

PHOENIX PLAZA

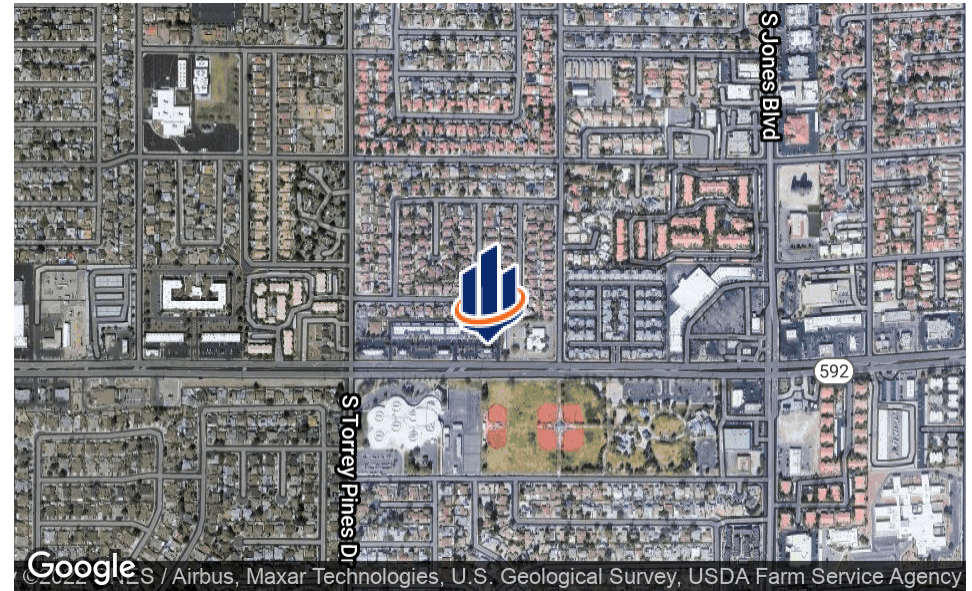
6360-6480 W. FLAMINGO RD, LAS VEGAS, NV



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PROPERTY DESCRIPTION

Phoenix Plaza is a well maintained and recently renovated retail and office property located on the busy W. Flamingo Road retail corridor. The subject property features inline space with covered parking in the back and recent new paint and parking restripe. Join tenants such as: Archi's Thai Kitchen, Pizza Hut, Style House Salon, Affordable Braces, Infinity Math Institute, and many more.

PROPERTY HIGHLIGHTS

- ±55,000 SF Neighborhood Center with Retail and Office suites available
- Located on signalized intersection of W. Flamingo Road and S. Torrey Pines Drive
- Executive suites available (Call for Details)
- Directly across from Kenny Guinn Middle School [6-8 Grade] with over 980 students (2019) and 50+ teachers and administrators

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OFFERING SUMMARY

LEASE RATE:	\$1.75 - 2.00 SF/month [NNN]
AVAILABLE SF:	+/- 150 - 1,200 SF
ESTIMATED CAMS:	\$0.48/SF

DEMOGRAPHICS

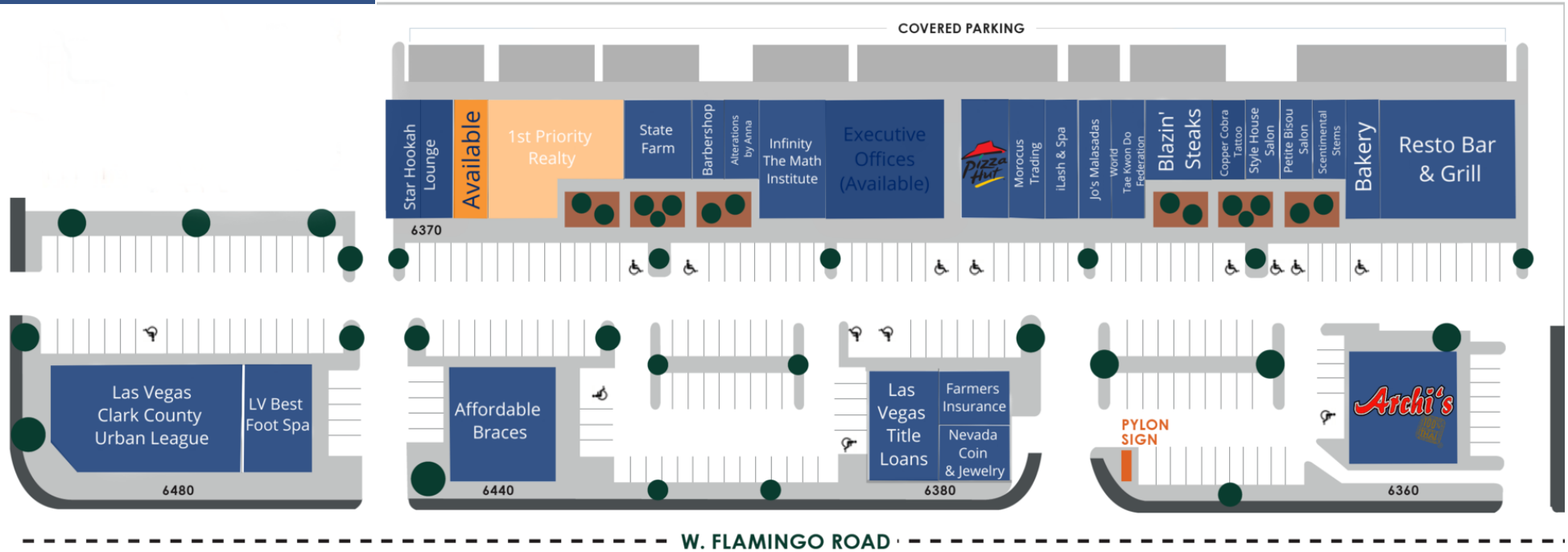
	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	9,633	35,014	63,062
TOTAL POPULATION	23,418	84,013	157,804
AVERAGE HH INCOME	\$58,887	\$64,694	\$65,569

LEGEND

Available

Available Soon

Occupied



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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
6370 W. Flamingo Rd. #1	Star Hookah Lounge	2,400 SF	NNN	-
6370 W. Flamingo Rd. #24	Copper Cobra Tattoo	800 SF	NNN	-
6370 W. Flamingo Rd. #14A-T	Executive Suites Available	150 - 450 SF	NNN	\$2.00 - 2.25 SF/month
6360 W. Flamingo Rd.	Archi's Thai	3,600 SF	NNN	-
6370 W. Flamingo Rd. #3	Available	1,200 SF	NNN	\$1.75 - 2.00 SF/month
6370 W. Flamingo Rd. #5	Available Soon	4,000 SF	NNN	\$1.75 - 2.00 SF/month
6370 W. Flamingo Rd. #8	State Farm	1,600 SF	NNN	-
6370 W. Flamingo Rd. #10	Barbershop	800 SF	NNN	-
6370 W. Flamingo Rd. #11	Alterations by Anna	800 SF	NNN	-
6370 W. Flamingo Rd. #12	Infinity - The Math Institute	2,400 SF	NNN	-
6370 W. Flamingo Rd. #17	Pizza Hut	1,800 SF	NNN	-
6370 W. Flamingo Rd. #18	Morocus Trading	1,200 SF	NNN	-
6370 W. Flamingo Rd. #19	iLash & Spa	1,200 SF	NNN	-
6370 W. Flamingo Rd. #20	Jo's Malasadas	1,200 SF	NNN	-
6370 W. Flamingo Rd. #21	World Tae Kwon Do Federation	1,200 SF	NNN	-
6370 W. Flamingo Rd. #22	Blazin' Steaks	1,600 SF	NNN	-
6370 W. Flamingo Rd. #25	Style House Salon	800 SF	NNN	-
6370 W. Flamingo Rd. #26	Petite Bisou Salon	800 SF	NNN	-
6370 W. Flamingo Rd. #27	Scentimental Stems	800 SF	NNN	-

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SUITE	TENANT	SIZE	TYPE	RATE
6370 W. Flamingo Rd. #28	Bakery	2,400 SF	NNN	-
6370 W. Flamingo Rd. #30	Resto Bar & Grill	3,600 SF	NNN	-
6380 W. Flamingo Rd. #A	Las Vegas Title Loans	2,400 SF	NNN	-
6380 W. Flamingo Rd. #B	Nevada Coin & Jewelry	1,550 SF	NNN	-
6380 W. Flamingo Rd. #C	Farmers Insurance	800 SF	NNN	-
6440 W. Flamingo Rd. #A	Affordable Braces	3,500 SF	NNN	-
6480 W. Flamingo Rd. #A	LV Best Foot Spa	2,200 SF	NNN	-
640 W. Flamingo Rd. #B	LV Clark County Urban League	5,974 SF	NNN	-

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