

# Grand Flamingo Centre

Retail Space for Lease  
 ±1,150 to ±2,300 SF of Retail Space  
 9695-9827 W Flamingo Rd  
 4180-4220 S Grand Canyon, Las Vegas, NV 89147

**RETAIL SPACE  
 AVAILABLE**

## PROPERTY FEATURES

- ±1,150 to ±2,300 SF end cap available
- ±1,228 SF inline available
- Great Access next to Flamingo & 215 Beltway
- Affluent Demographics bordering Summerlin
- Come Join Las Vegas Athletic Club, Starbucks, Vegas Discount Nutrition, Bodyheat Tanning!

## Tenants:



## Area Tenants:



## 2018 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	20,794	145,170	301,077
Households	8,463	58,474	119,432
Median Household Income	\$57,547	\$63,787	\$62,430



**Drew Trammell**  
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Suite	Tenant	SF
9695 W Flamingo	Blue Macaw Mexican Restaurant	7,059
9701 W Flamingo	Starbucks	1,530
	Jon Smith Subs	1,414
	State Farm Insurance	1,438
	Ageless Men's Health	1,607
9755 W Flamingo	Under Contract	6,803
9809 W Flamingo	Zaba's Mexican Grill	2,462
	Bodyheat Tanning	1,981
	Wax Hair Removal Bar	1,052
	The Sweat Store	1,363
	Greens & Protein	2,337
9827 W Flamingo	Rise & Shine Breakfast	7,300
4180 S Grand Canyon	Vegas Discount Nutrition	4,919
4220 S Grand Canyon	Protein Source	1,144
	Push IV	1,194
	BuyLegalMeds.com	1,228
	<b>AVAILABLE</b>	<b>1,228</b>
	Polish Me Nails	1,228
	Eyelash Lounge	1,064
	<b>AVAILABLE (divisible)</b>	<b>2,300</b>



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