

# RETAIL SPACE FOR LEASE

## Renaissance III Shopping Center

3330 E. Flamingo Road, Las Vegas, NV 89121



### Property Details

Building Type:	Retail Shopping Center
Year Built:	1987
APN:	162-13-812-009
Property Sq. Ft:	±255,639
Space Available:	±550-10,483 SF Units
Lease Rates:	In-line Space: \$1.00 - \$1.50/SF Pad: \$1.50 - \$1.75/SF
Lease Type:	NNN estimated \$0.37/SF
Zoning:	C-2

### Property Highlights

- Immediate occupancy!
- Located NWC of Flamingo Road & Pecos Road
- Tenant improvements negotiable
- Come join national tenants: Planet Fitness, Panda Express, Sonic, Zabas, AT&T & more
- Great traffic counts

#### Robin Civish, CCIM

Senior Associate  
702.734.4505  
rcivish@voitco.com

6385 S. Rainbow Blvd., Suite 100, Las Vegas, NV 89118  
702.734.4500 Tel | 702.733.7690 Fax | Lic #01333376 | www.voitco.com

# Voit

REAL ESTATE SERVICES

# RETAIL SPACE FOR LEASE

## Renaissance III Shopping Center

3330 E. Flamingo Road, Las Vegas, NV 89121

ID#	SF	Tenant
32301-2	1,475	Prommisory Testing Center
32303	826	1st Academy School Insurance
32304	1,428	VACANT
32305	1,407	VACANT
32306	2,042	VACANT
32307	1,332	Pizza
32308	1,272	Pizza
32309	60,560	Food 4 Less (Tenant Dark)
330010	1,137	Vegas Insurance & Tax Services
330011	1,690	Chiropractor
330012	2,219	Designer Tanning / Body Heat
330013-16	5,888	Ichabod's Lounge
330017	1,297	Executive Suites
330018	945	Smoke Shop
330019	1,053	Nails Expo
330020	2,041	Gem Optical
330021	1,476	Adah's Hair Castle
330022	1,636	Virginia's Classic Cuts Groomin
330023	1,347	VACANT
330024-25	2,577	Planned Parenthood
330026	14,669	Planet Fitness
332027	596	Eyebrow Threading
332028-35	10,483	VACANT
332029	820	VACANT
332036-37	2,788	VACANT
332038-40	4,592	VACANT
332041-46	11,043	Ace Hardware
332047-49	3,475	Las Vegas Urban League
332050-52	3,650	Nevada Urban League
332053-54	3,611	Church
332055	38,151	State of Nevada Welfare Division

ID#	SF	Tenant
PAD 3220 1A	900	RPM Nutrition
PAD 3220 1B	1,800	Flamingo Spa & Massage
PAD 3220 1C	1,905	American Family Insurance
PAD 3220 1D	550	On-site Management Office
PAD 3280 2	3,264	AT&T
PAD 3310 3A	1,554	Froyo Time
PAD 3310 3B	3,052	Federal Credit Union
PAD 3310 3C	2,459	VACANT
PAD 3318 4A	1,798	Panda Express
PAD 3318 4B	1,400	VACANT (Former sandwich shop)
PAD 3318 4C	2,480	VACANT
PAD 3318 4D	2,188	Zaba's Mexican Grill
PAD 3360 5	12,159	The Ritz
PAD 3370 6	2,939	Your Auto Service

Site Plan



**Robin Civish, CCIM**  
 Senior Associate  
 702.734.4505  
 rcivish@voitco.com

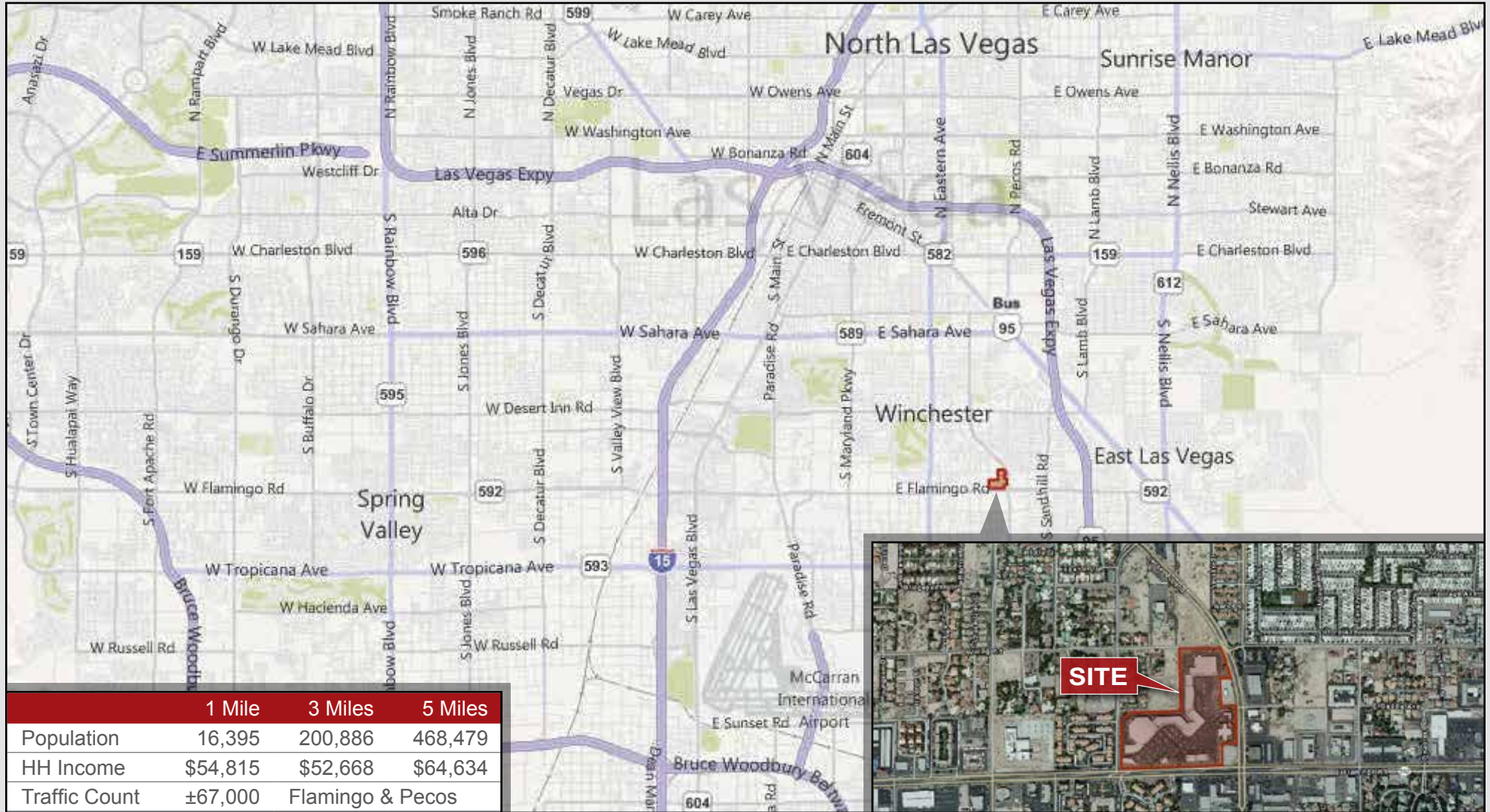
6385 S. Rainbow Blvd., Suite 100, Las Vegas, NV 89118  
 702.734.4500 Tel | 702.733.7690 Fax | Lic #01333376 | www.voitco.com

**Voit**  
 REAL ESTATE SERVICES

# RETAIL SPACE FOR LEASE

## Renaissance III Shopping Center

3330 E. Flamingo Road, Las Vegas, NV 89121



	1 Mile	3 Miles	5 Miles
Population	16,395	200,886	468,479
HH Income	\$54,815	\$52,668	\$64,634
Traffic Count	±67,000	Flamingo & Pecos	

**Robin Civish, CCIM**  
 Senior Associate  
 702.734.4505  
 rcivish@voitco.com

6385 S. Rainbow Blvd., Suite 100, Las Vegas, NV 89118  
 702.734.4500 Tel | 702.733.7690 Fax | Lic #01333376 | www.voitco.com

**Voit**  
 REAL ESTATE SERVICES