

Sandwich Retail School Restaurant Office Convenience 89c to \$1.75

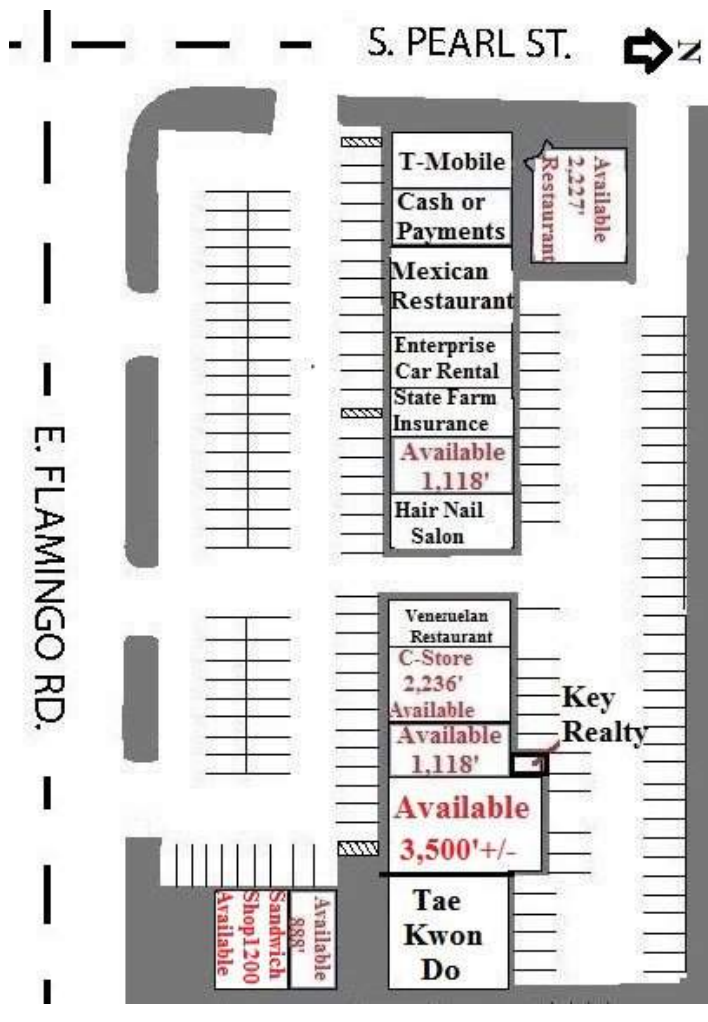


3620 3650 3654 E. Flamingo Rd, Las Vegas, NV 89121

Listing ID: 30214834
Status: Active
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Car Wash, Convenience Store
Contiguous Space: 888 - 7,340 SF
Total Available: 13,405 SF
Lease Rate: \$0.89 - 2.50 PSF (Monthly)
Unit Price: \$10.68 - 30 PSF (Annual)
Base Monthly Rent: \$879.12 - 3,115
Lease Type: NNN
Ceiling: 12 ft.

Overview/Comments

- 3620, 3650, 3654 E. Flamingo Rd. Las Vegas NV 89121
- * Fantastic frontage, visibility, signage, location, traffic count, bus line
- Special intro starting rate for select suites as low as 89c to \$1.75 rent per square foot plus 40c cams for the operating expenses in a long-term progressive lease for immediate occupancy. This is complete including sewer, water, trash, property taxes, and hazard insurance. All tenants pay their own electricity, gas, and phone/data.
- Available fully equipped turn-key sandwich shop, ice cream, deli, butcher, etc..
- * Available school, classrooms, learning center, daycare, church, bible study,
- * Available restaurant, hood, fire suppression, grease trap, cooler, freezer.
- * 22 separate retail office suites in the complex ranging from 888' - 7,340'.
- Long-term tenants Key Advantage Realty 30yrs, State Farm 10 yrs, Enterprise Rental Car 18 yrs, and T-Mobile. All bring a daily crowd of foot traffic.
- Diva Express Beauty Salon, Mexican restaurant, and Venezuelan Fast Food,
- High volume of repeat clients and customers returning daily.
- Clark County zoned C-2 General Commercial retail office medical uses.
- Land use is 40.355 - General Commercial. Neighborhood Shopping Center
- Complex has quality maintenance standards and local property management
- 44,000 cars per day drive past our street monument sign
- Over 158 parking spaces give the complex a ratio of 6:1,000
- * Each suite has its own private HVAC roof unit(s).
- Very dense mature trade area w middle/upper-middle-class locals
- NEC of Pearl St, between Sandhill Rd. and Pecos Rd, just west of I-95



More Information Online

<http://www.catylist.com/listing/30214834>

QR Code

Scan this image with your mobile device:



- Owner/Lessor/Developer making dreams happen daily
- * Michael Hawkes, Listing Broker Salesman, NV License BS.0145012

General Information

Taxing Authority:	Clark County	Gross Building Area:	27,889 SF
Tax ID/APN:	161-18-402-012	Building/Unit Size (RSF):	27,889 SF
Zoning:	CLARK COUNTY C-2 GENERAL COMMERCIAL	Usable Size (USF):	24,881 SF
Building Name:	Sandwich Retail School Restaurant Office	Core Factor:	11%
	Convenience 89c - \$1.75	Land Area:	2.22 Acres

Retail-Commercial Type Car Wash, Convenience Store, Day Care Facility, Free-Standing Building, Garden Center, Mixed Use, Movie Theatre, Parking Facility, Post Office, Restaurant, Retail-Pad, Service Station/Gas Station, Street Retail, Tavern/Bar/Nightclub, Vehicle Related, Other

Available Space

Suite/Unit Number:	3620 #2	Date Available:	09/01/2019
Suite Floor/Level:	1	Lease Rate:	\$0.99 PSF (Monthly)
Space Available:	1,118 SF	Lease Type:	NNN
Minimum Divisible:	1,118 SF	Conference Rooms:	1
Maximum Contiguous:	1,118 SF	Offices:	2
Space Subcategory 1:	Office Showroom	Operating Expenses:	\$4.80 PSF (Annual)
Space Subcategory 2:	Research & Development	Rent Escalators:	Percentage Lease
Space Type:	Relet		

Space Description * Special Intro Rate Starting as low as 99c rent plus 40c operating expenses (sewer, water, trash, insurance, taxes) for immediate occupancy in a long term progressive lease. * Or ask about our remodeling and improvement allowance, * Or ask about our "AS IS" discount for your own improvements * Or ask about our Free Rent Fixturization period * 3620 #2 is 1,118 rentable square feet. Reception area, front signing office, rear open bull-pen for cubicles or workstations, small private office, large private office, one private restroom rear door for deliveries. New tile and fresh paint. * Perfect for mortgage, insurance, finance company, title loans, CPA, bookkeeping, staffing, optometrist, chiropractor, payday loans, call center, etc... Base rent plus cams and operating expenses.

Available Space

Suite/Unit Number:	3620-11	Date Available:	09/01/2019
Suite Floor/Level:	1	Lease Term (Months):	60 Months
Space Available:	2,227 SF	Lease Rate:	\$1.25 - 2.50 PSF (Monthly)
Minimum Divisible:	2,227 SF	Lease Type:	NNN
Maximum Contiguous:	2,227 SF	Kitchen/Breakroom:	Yes
Space Subcategory 1:	Food Processing	Operating Expenses:	\$4.80 PSF (Annual)
Space Subcategory 2:	Strip Center	Rent Escalators:	Step-Up Lease
Space Type:	Relet		

Space Description * Special Intro Rate Starting as low as 1.25c rent plus 40c operating expenses (sewer, water, trash, insurance, taxes) for immediate occupancy in a long term progressive lease. * Or ask about our remodeling and improvement allowance, * Or ask about our "AS IS" discount for your own improvements * Or ask about our Free Rent Fixturization period 3620 suite 11 is a 2,227' rentable square foot 2nd generation free-standing restaurant, supper club, take-out eatery, commercial kitchen, with a hood with fire suppression, floor drains, walk-in cooler and freezer, grease trap, enclosed patio, kitchen, two ADA restrooms, back door for deliveries. Could apply for liquor, beer/wine, and slot machine licenses. Could be Dotty's, or similar with food, drinks, and slots, etc.. Could be a commercial kitchen for taco truck or catering business. Base rent plus cams and operating expenses.

Available Space

Suite/Unit Number:	3620-9	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	09/01/2019
Space Available:	1,118 SF	Lease Term (Months):	60 Months
Minimum Divisible:	1,118 SF	Lease Rate:	\$0.99 PSF (Monthly)
Maximum Contiguous:	1,118 SF	Lease Type:	NNN
Space Subcategory 1:	Office Showroom	Operating Expenses:	\$4.80 PSF (Annual)
Space Subcategory 2:	Medical	Rent Escalators:	Step-Up Lease

Space Description * Special Intro Rate Starting as low as 99c rent plus 40c operating expenses (sewer, water, trash, insurance, taxes) for immediate occupancy in a long term progressive lease. * Or ask about our remodeling and improvement allowance, * Or ask about our "AS IS" discount for your own improvements * Or ask about our Free Rent Fixturization period * 3620 suite 9 is 1,118' rentable square foot 2nd generation retail sales office, - almost ready to go. Choose your own flooring. One large room,

one ADA restroom, rear door for deliveries. Could be insurance, taxes, facials, massage, immigration, attorney, CPA, mortgage, DMV, pawn, pay-day loans, etc.. Base rent plus cams and operating expenses.

Available Space

Suite/Unit Number:	3650 #2-3	Date Available:	09/01/2019
Suite Floor/Level:	1	Lease Term (Months):	60 Months
Space Available:	2,236 SF	Lease Rate:	\$0.89 PSF (Monthly)
Minimum Divisible:	2,236 SF	Lease Type:	NNN
Maximum Contiguous:	2,236 SF	Kitchen/Breakroom:	Yes
Space Subcategory 1:	Food Processing	Operating Expenses:	\$4.80 PSF (Annual)
Space Subcategory 2:	Fashion/Specialty	Rent Escalators:	Step-Up Lease
Space Type:	Relet		

Space Description * Special Intro Rate Starting as low as 89c rent plus 40c operating expenses (sewer, water, trash, insurance, taxes) for immediate occupancy in a long term progressive lease. * Or ask about our remodeling and improvement allowance, * Or ask about our "AS IS" discount for your own improvements * Or ask about our Free Rent Fixturization period * 3650 E Flamingo suite #2-3 is 2,236 rentable square feet. It was a beer, wine, tobacco, slots cigarettes, cigars, convenience store. The last operator had wine and beer licenses along with cigarettes and cigar sales. He also had slot machines. Maybe you could add liquor or Marijuana sales? Some counters, shelves, humidor, racks, display cases, cooler, drink machine, etc are still available. One large retail room, humidor room, one private ADA restroom, two rear doors for deliveries, large dishwashing 3-bowl sink, handwashing sink, floor drains, etc... Perfect for c-store, liquor store, snack counter, party store, kids store, 99 cent store, tattoo shop, candy shop, Base rent plus cams - operating expenses costs.

Available Space

Suite/Unit Number:	3650 #5-7	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	09/01/2019
Space Available:	3,500 SF	Lease Term (Months):	60 Months
Minimum Divisible:	1,118 SF	Lease Rate:	\$0.89 PSF (Monthly)
Maximum Contiguous:	7,340 SF	Lease Type:	NNN
Space Subcategory 1:	Strip Center	Operating Expenses:	\$4.80 PSF (Annual)
Space Subcategory 2:	Fashion/Specialty		

Space Description * Special Intro Rate Starting as low as 89c rent plus 40c operating expenses (sewer, water, trash, insurance, taxes) for immediate occupancy in a long term progressive lease. * Or ask about our remodeling and improvement allowance, * Or ask about our "AS IS" discount for your own improvements * Or ask about our Free Rent Fixturization period 3650 E Flamingo suite #5-7 is about 3,500'+/- rentable square feet. It was real estate school for last 30 years. Three suites combined into two extra large classrooms, several extra large offices, two private restrooms, rear door for delivery, rear parking lot for staff and students. ?? Could be a school, classrooms, instruction, training center, lecture, convention, Bible study, church, hall, auditorium, call center, gym, furniture store, office, mortgage assembly, manufacturer, many different uses?? Base rent plus cams / operating expenses

Available Space

Suite/Unit Number:	3650-4	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	09/01/2019
Space Available:	1,118 SF	Lease Rate:	\$0.99 PSF (Monthly)
Minimum Divisible:	1,118 SF	Lease Type:	NNN
Maximum Contiguous:	1,118 SF	Operating Expenses:	\$4.80 PSF (Annual)
Space Subcategory 1:	Strip Center	Rent Escalators:	Step-Up Lease
Space Subcategory 2:	Governmental		

Space Description * Special Intro Rate Starting as low as 99c rent plus 40c operating expenses (sewer, water, trash, insurance, taxes) for immediate occupancy in a long term progressive lease. * Or ask about our remodeling and improvement allowance, * Or ask about our "AS IS" discount for your own improvements * Or ask about our Free Rent Fixturization period * 3650 suite #4 is 1,118' rentable square foot 2nd generation retail sales office, - almost turn-key ready to go. Reception area, one office, private ADA restroom, the rear door for deliveries. Parking in rear. Was a medical supply store. Could be a smoke shop, chiropractor, auto parts, any type of small office or retail. Base rent plus cams and operating expenses.

Available Space

Suite/Unit Number:	3654 #2	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	09/01/2019
Space Available:	1,200 SF	Lease Term (Months):	60 Months
Minimum Divisible:	1,200 SF	Lease Rate:	\$1.75 PSF (Monthly)
Maximum Contiguous:	1,200 SF	Lease Type:	NNN
Space Subcategory 1:	Food Processing	Kitchen/Breakroom:	Yes
Space Subcategory 2:	Strip Center	Operating Expenses:	\$4.80 PSF (Annual)

Space Description * Special Intro Rate Starting as low as 1.75c rent plus 40c operating expenses (sewer, water, trash, insurance, taxes) for immediate occupancy in a long term progressive lease. * Or ask about our remodeling and improvement allowance, * Or ask about our "AS IS" discount for your own improvements * Or ask about our Free Rent Fixturization period ??? Sandwich Shop, Snack, Fast Food, Deli, Butcher, Mini-Mart, Market, Smoke, C-Store??? FREE USE of all fixtures, furnishings, and equipment. Special intro starting as low as \$1.75 rent plus 40c per square foot operating expenses (sewer, water, trash, etc...) for immediate occupancy in a long-term progressive lease. (\$2, a month) Does have a bread oven, heating and cooling food tables, 3-bowl sink, counters, display cases, tables, chairs, restroom, shelves, food prep area, reach-in cooler and freezer, refrigerator, soft drink dispensers. Does not have a hood, nor fire suppression, nor grease trap, nor drive-thru. 3654-2 is 1,200' rentable square feet and was a Subway sandwich shop restaurant for 30 years. Tremendous legacy. Huge amount of repeat customers. End Cap. Turn Key. Ready to Go. Directly facing E. Flamingo with 30,000 cars a day. Awesome signage, frontage, visibility, access, parking, foot traffic. Between Sandhill and Pecos 1/2 mile west of I-95 freeway. Owned by a developer and real estate broker.

Available Space

Suite/Unit Number:	3654 - 1	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	09/01/2019
Space Available:	888 SF	Lease Rate:	\$0.99 PSF (Monthly)
Minimum Divisible:	888 SF	Lease Type:	NNN
Maximum Contiguous:	888 SF	Operating Expenses:	\$4.80 PSF (Annual)
Space Subcategory 1:	Institutional	Rent Escalators:	Step-Up Lease
Space Subcategory 2:	Theme/Festival		

Space Description * Special Intro Rate Starting as low as 99c rent plus 40c operating expenses (sewer, water, trash, insurance, taxes) for immediate occupancy in a long term progressive lease. * Or ask about our remodeling and improvement allowance, * Or ask about our "AS IS" discount for your own improvements * Or ask about our Free Rent Fixturization period * 3654 suite 1 is 888' rentable square foot 2nd generation retail sales office, - almost turn-key ready to go. One private office, one large open area for bull pen, rear storage area and one private ADA restroom. Was a home mortgage loan company. Could be fabric store, cell phone repair, dress shop, tailor, private mailboxes, chiropractor, tattoo shop, etc.. Rent plus cams and operating expenses.

Area & Location

Retail Clientele:	General, Family, Business, Traveler, Tourist, Recreation, Convention, Casino, Other	Largest Nearby Street:	Sandhill and Pecos
Property Located Between:	Sandhill and Pecos	Feet of Frontage:	428
Property Visibility:	Excellent	Traffic/Vehicle Count:	44,000
		Highway Access:	I-95

Building Related

Tenancy:	Multiple Tenants	Passenger Elevators:	0
Total Number of Buildings:	4	Freight Elevators:	0
Number of Stories:	1	Heat Source:	Central
Property Condition:	Average	Air Conditioning:	Package Unit
Year Renovated:	2003	Internet Access:	DSL
Ceiling Height:	12		

Land Related

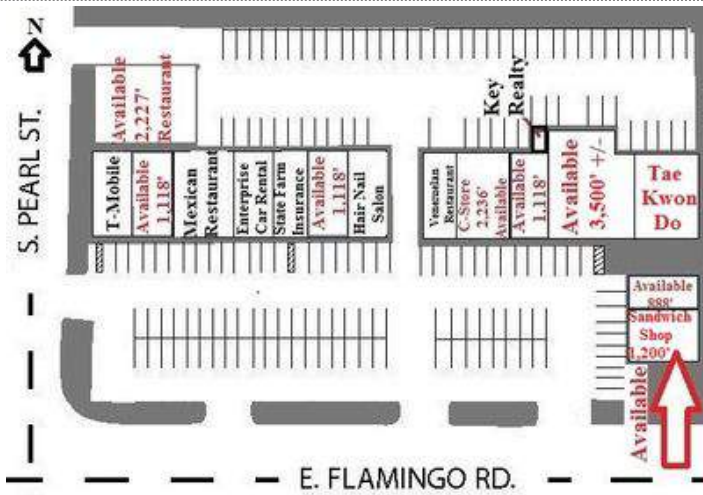
Zoning Description:	Clark County zoned C-2 (General Commercial) allowing for retail, office and medical uses.
Water Service:	Municipal
Sewer Type:	Municipal

Location

Address:	3620 3650 3654 E. Flamingo Rd, Las Vegas, NV 89121	MSA:	Las Vegas-Henderson-Paradise
County:	Clark	Submarket:	University East (Retail)



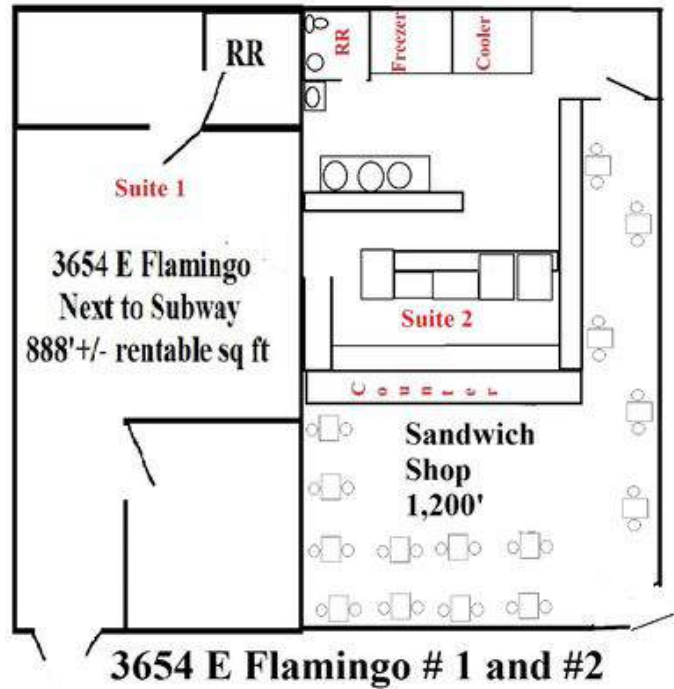
Property Images



1 Close Up Complex Site Plan



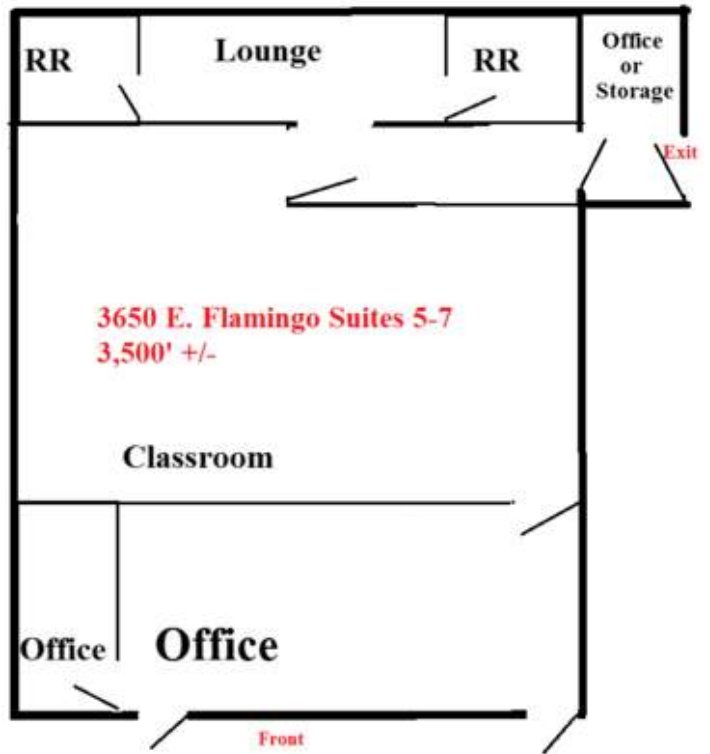
3620, 3650, 3654, E. Flamingo (2)



Sandwich Shop 1,200' Floor Plan



Your Name Here



3650 #5-7



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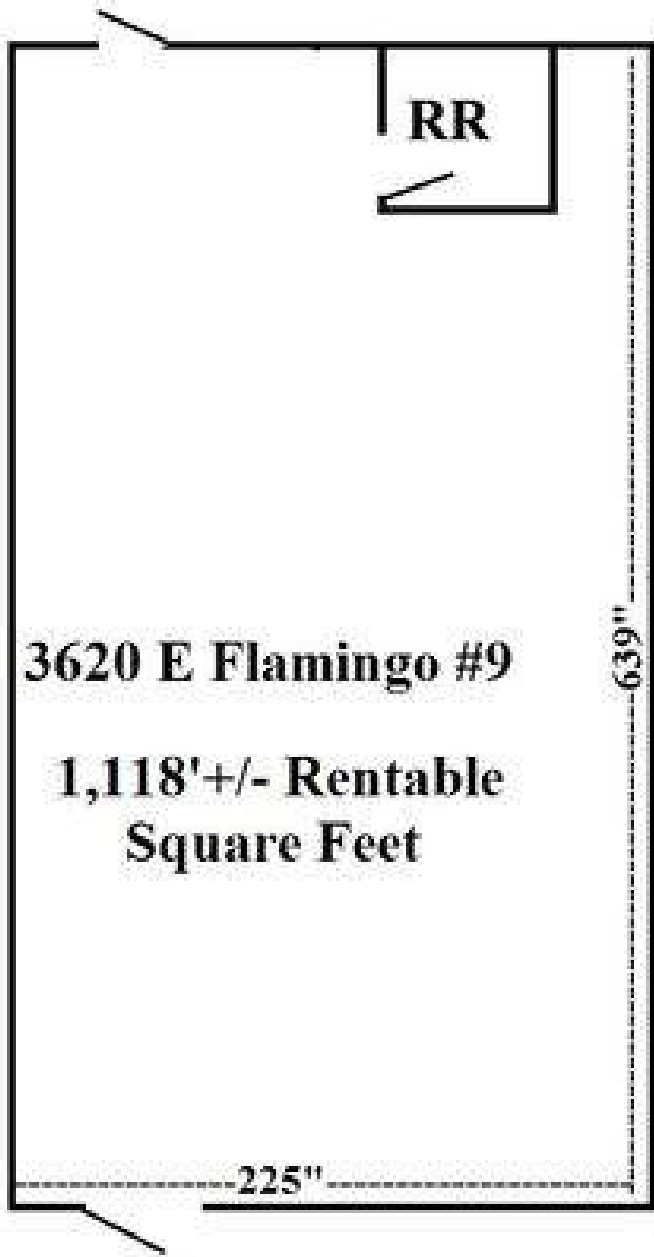
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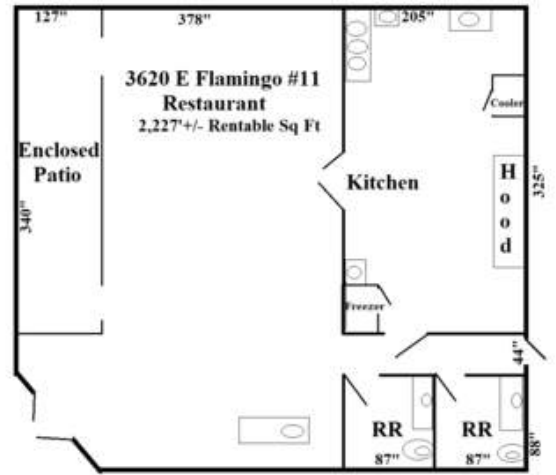
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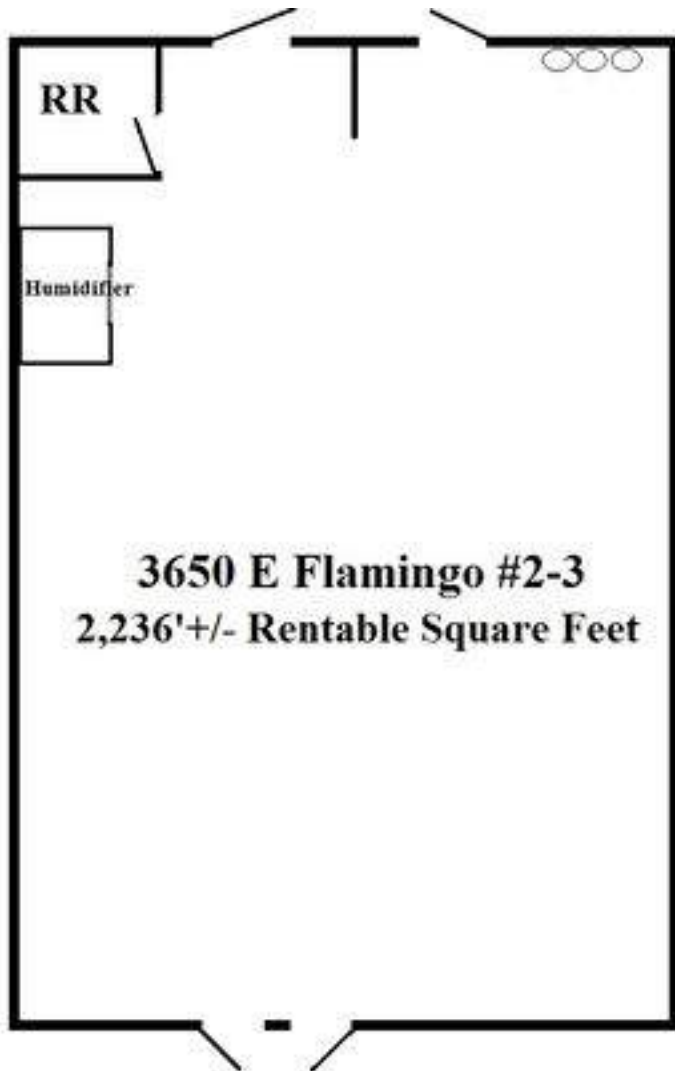
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3620 E Flamingo #9



3620 E Flamingo #11 Restaurant

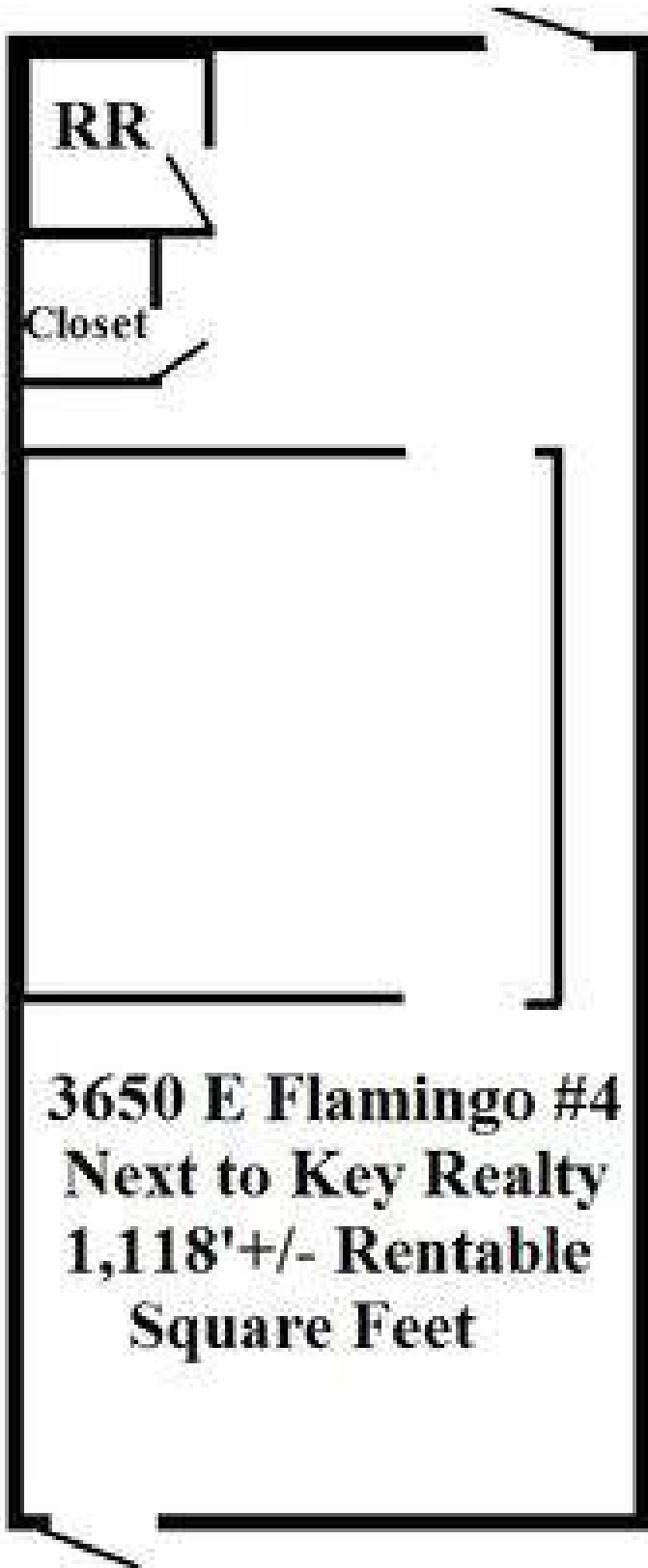


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3650 E Flamingo #2-3



3620 3650 E Flamingo (12)



3650 E Flamingo #4
Next to Key Realty
1,118'+/- Rentable
Square Feet

3650 E Flamingo #4



3620 3650 E Flamingo (9)



C-Store



3620 3650 E Flamingo (11)



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3620 3650 E Flamingo (1)



3620 3650 E Flamingo (5)



3620 3650 E Flamingo (10)



3620 3650 E Flamingo (6)



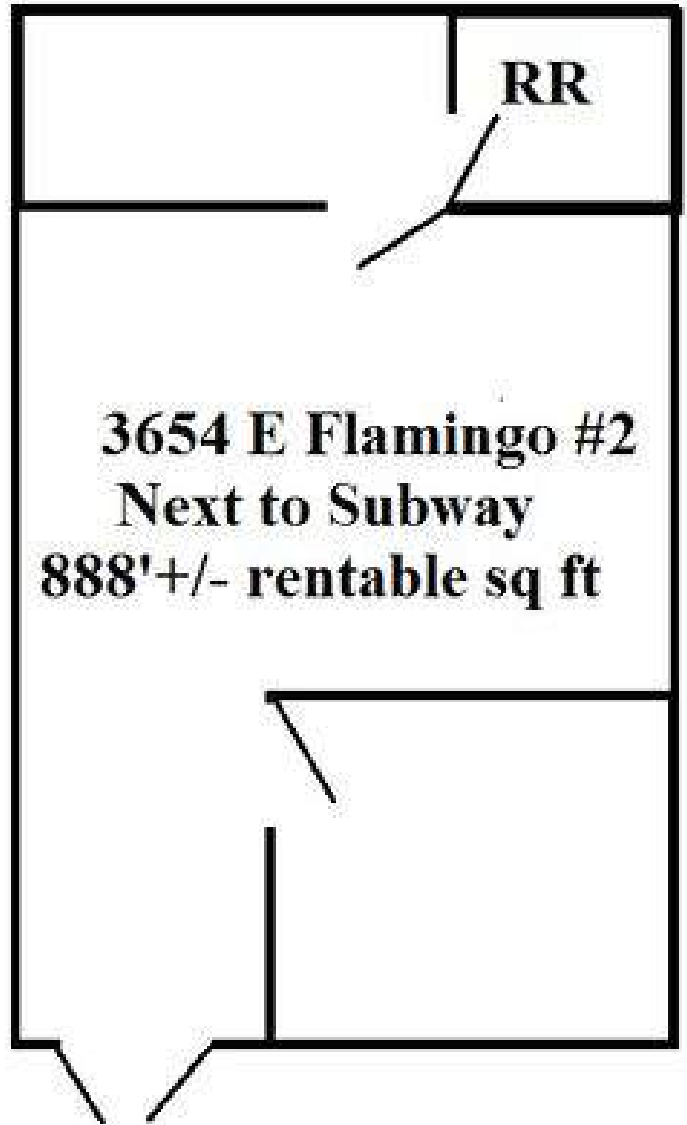
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3654 E Flamingo Suite 2



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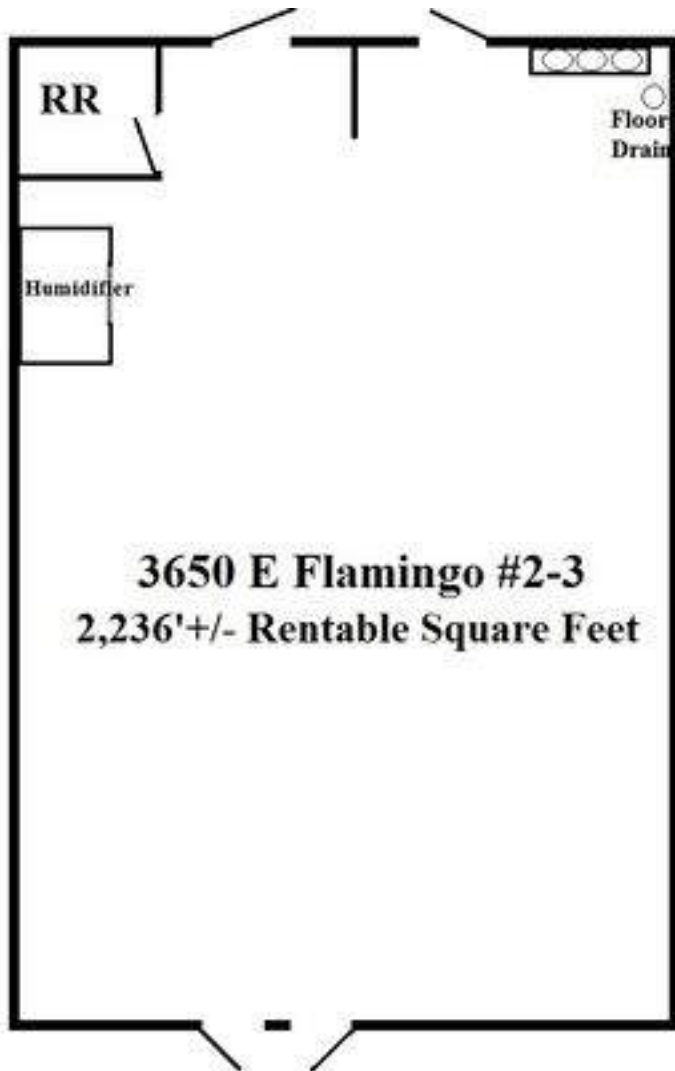
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3620 E Flamingo #2



3650 E Flamingo #2-3 C-Store

Property Contacts



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