

Flamingo Arville Plaza

4455 W Flamingo Rd, Las Vegas, NV 89103

SWC Flamingo Rd & Arville St

2,680 SF AVAILABLE



Flamingo Arville Plaza is located at the southwest corner of Flamingo Rd and Arville St.

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Las Vegas, NV 89103

2,680 SF Second Generation Restaurant With Grease Trap and Drive-Thru Potential* Available

- Located in close proximity to Palms Resort and Casino, Gold Coast Hotel and Casino, and Rio Hotel and Casino
- High traffic corridor with over 73,800 vehicles per day (combined)
- Zoning: General Commercial (C-2)
- Year Built: 1989



TRAFFIC COUNTS

Flamingo Rd - 56,000 VPD

Arville St - 17,800 VPD

Source: TRINA, NV DOT 2019



POPULATION

1 Mile	3 Miles	5 Miles
24,877	158,401	408,984



AVERAGE HHI

1 Mile	3 Miles	5 Miles
\$46,812	\$53,631	\$62,053

Source: SitesUSA 2020



*SUBJECT TO LOCAL/STATE APPROVALS AND REGULATIONS

Site Plan

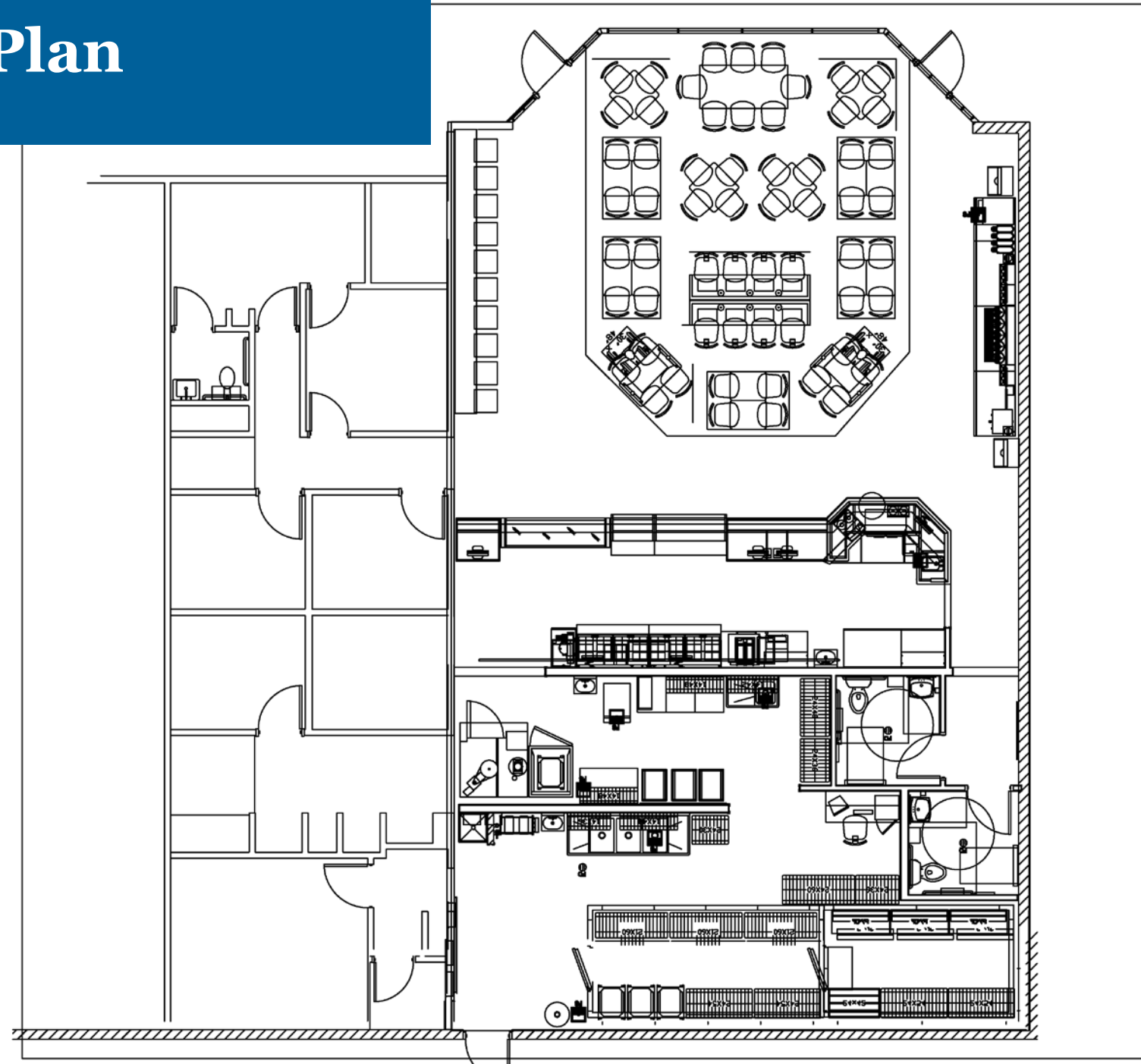
Suite	Tenant	Size (SF)
4405	Bourbon Street Sports Bar	6,483
4415	AVAILABLE	2,680
4423	Nursecore	3,583
4425	Wireless Avenue	1,350
4427	Flow Barber Shop	1,200
4429	Bella Ma Salon	1,200
4433	Thai Spice	3,078
4437	Lockdown Rooms	2,489
4439	Toridokoro Raku	1,200
4441	Mr. Bill's Pipe & Tobacco	1,200
4443	Tax Etc.	1,200
4445	State Farm	1,200
4447	Japan Mini Mart	850
4449	Oodle Noodle	1,570
4455	Pasta Mia	3,716
4459	J Sake Bar	900
4461-65	Umiya Sushi & Sake Bar	3,200
4469	Jimmy John's	3,840

*Drive-thru subject to local/state approvals and regulations



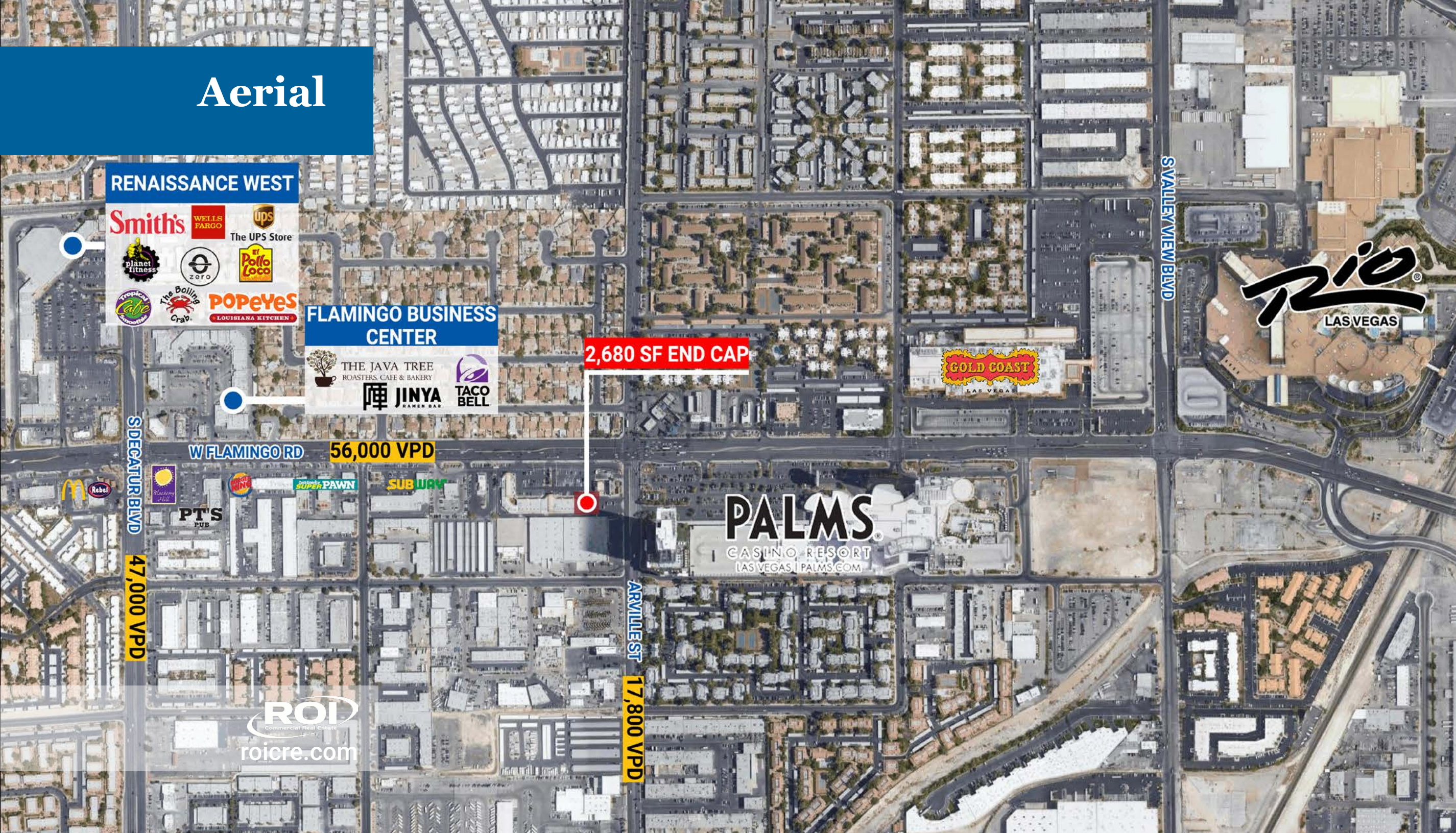
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Floor Plan



*Drive-thru subject to local/state approvals and regulations

Aerial




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CALL US FOR MORE INFO

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