

Fully Improved Retail Pad For Lease

Listed By:

Colliers

NEC FLAMINGO ROAD & UNIVERSITY CENTER

Las Vegas, NV 89119

SUBJECT
±0.44 AC



University Center Dr.
±21,400 VPD

E. Flamingo Rd.
±48,500 VPD

CENTRALLY LOCATED NEAR LAS VEGAS STRIP CORRIDOR

NEC FLAMINGO RD. & UNIVERSITY RD.

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LISTING SNAPSHOT

Ground Lease Rate

Contact Broker

Land Space

±0.44 AC

APN (a portion of)

162-15-803-006



PROPERTY HIGHLIGHTS

- Fully improved retail pad in build-ready condition – ideal for QSR
- Excellent visibility with 130 feet of frontage on E. Flamingo Rd.
- Located at the high traffic signalized intersection of Flamingo Rd. and University Center Dr. with ±69,900 VPD
- Strong daytime population with ±739,357 consumers and an estimated ±519,855 employees within a 5-mile radius
- Less than 1-mile from the Hughes Center – a ±68-acre mixed use master planned complex, consisting of ±1.5M square feet of class A office space
- The Las Vegas Convention Center, Las Vegas Strip, University of Nevada Las Vegas, and Harry Reid International Airport all located within 2-miles of the site

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2024 Population	35,321	140,863	411,863
2024 Average Household Income	\$53,098	\$71,771	\$72,305
2024 Total Households	18,102	63,875	171,032

Leasing Experts

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NEARBY TRAFFIC GENERATORS



The HC – Howard Hughes Center (*±1.2 miles from subject*)

Hughes Center is a ±68-acre mixed-use office and retail campus that is located in the heart of Las Vegas. It offers ±1.5MM SF of space, occupied by ±2,791 employees, and is comprised of 10 office buildings, 10 retail buildings and a 3.1-acre development site.



MSG Sphere (*±1.6 miles from subject*)

The MSG Sphere has made global headlines and is home to a wide variety of events including original attractions, residencies, corporate events, e-sports, and more. With ±17,500 seats, the sphere has an outdoor high-resolution LED screen that encompasses ±580,000 SF and surrounds the circular structure.



Las Vegas Convention Center (*±1.8 mile from subject*)

The Las Vegas Convention Center is one of the busiest facilities in the world – hosting nearly 2 million visitors each year. It is comprised of a ±4.6MM SF facility that is home to conventions, meetings, special events and some of world's largest industry tradeshows. The West Hall expansion will add ±1.4MM SF of meeting and exhibit space, with The Las Vegas Loop offering a first-of-its-kind transportation across the 200-acre campus.



Formula 1 Headquarters/Race Track (*±2 miles from subject*)

The Formula 1 Las Vegas Grand Prix is a professional street race around the center of Las Vegas with part of the track incorporating the iconic Strip and is scheduled to bring \$1B in economic value to the city over the next 10 years. 315,000 people attended F1 in the 2023 inaugural year.



World-Famous Las Vegas Strip (*±1.6 miles from subject*)

Lined with upscale casino hotels and ±150,000 hotel rooms, the neon-soaked Strip is quintessential Las Vegas. The Strip offers a variety of gambling floors, shops, restaurants, a variety of attractions and performance venues for music, comedy, and circus-style acts.



University of Nevada Las Vegas (*±0.7 miles from subject*)

UNLV is a premier metropolitan research university. Its 332-acre main campus offers 250+ undergraduate and graduate majors with ±32,911 enrolled students.

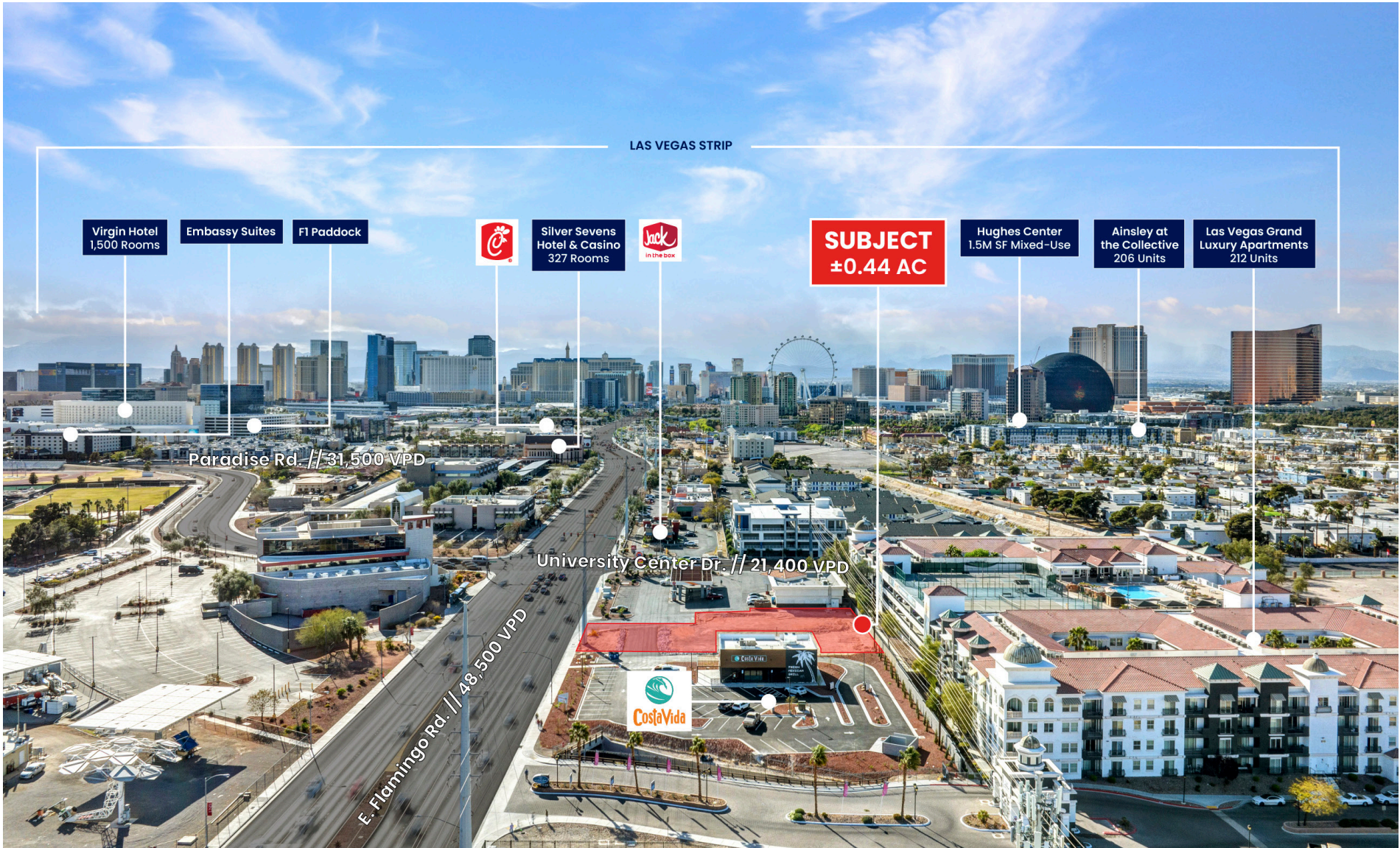


Harry Reid International Airport (*±1.6 miles from subject*)

Main airport that services Southern Nevada and welcomed over ±58.4MM passengers in 2024.



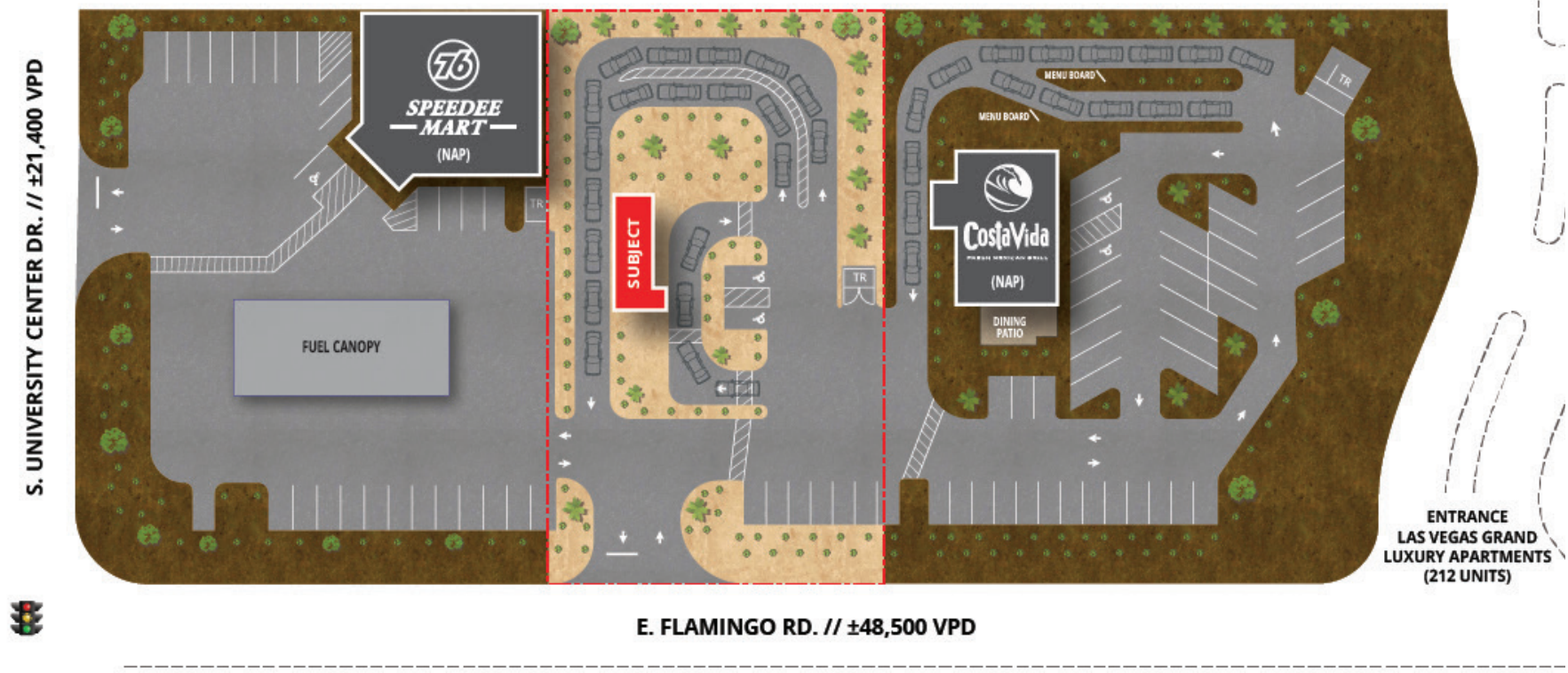
Legend:
 ■ = Retail Power Centers
 ■ = Golf Courses
 ■ = Hospital
 ■ = Hotel & Casinos
 ■ = Airport
 ■ = Schools







SITE PLAN



NEC FLAMINGO RD. & UNIVERSITY CENTER


 = Available
  = Not A Part



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Malan + Marcello Investment Team

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