

MARIANA'S

MARKETPLACE

UNDER NEW OWNERSHIP

TENANT IMPROVEMENTS AVAILABLE!



±20,000 SF
AVAILABLE FOR LEASE

CENTRAL RETAIL LOCATION

3220 EAST FLAMINGO ROAD, LAS VEGAS, NV 89121

LISTED BY:



MARIANA'S MARKETPLACE

TABLE OF CONTENTS

- 03 LISTING SNAPSHOT
- 04 PROPERTY HIGHLIGHTS
- 05 TRADE AREA MAP
- 06 AERIAL VIEWS
- 08 SITE PLAN
- 10 GALLERY



QSR / GAS / C-STORE / CARWASH PAD



LISTING SNAPSHOT

SHOP SPACE
±826 - 7,380 SF
\$2.00+ PSF NNN

JUNIOR BOX
±11,043 - ±20,000 SF
Contact Broker for Lease Rate

RETAIL PADS
GL or BTS
Contact Broker for Lease Rate

NEW TENANT SECURED:

WELCOME MARIANA’S SUPERMARKETS!

PROPERTY HIGHLIGHTS

- ±20,000 SF opportunity adjacent to Mariana’s!
- Motivated new ownership with Tenant Improvement Allowance available for qualified tenants!
- Retail pads available – ideal for QSR and C-Store user
- Located at the signalized intersection of Flamingo Rd. and Pecos Rd. (±78,500 VPD) and positioned to serve a growing population of ±463,617 residents within a 5-mile radius
- Large neighborhood center with a mix of national, regional, local tenants such as Planet Fitness, Sonic, AT&T, Marco’s Pizza, and Panda Express
- Located within close proximity to the Las Vegas Strip, UNLV, Harry Reid International Airport, and the I-15 and US-95 Freeways

TRADE AREA DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2025 POPULATION	±16,732	±201,022	±463,617
2025 AVERAGE HOUSEHOLD INCOME	\$98,351	\$73,445	\$79,609
2025 HOUSEHOLDS	±7,212	±82,907	±185,149

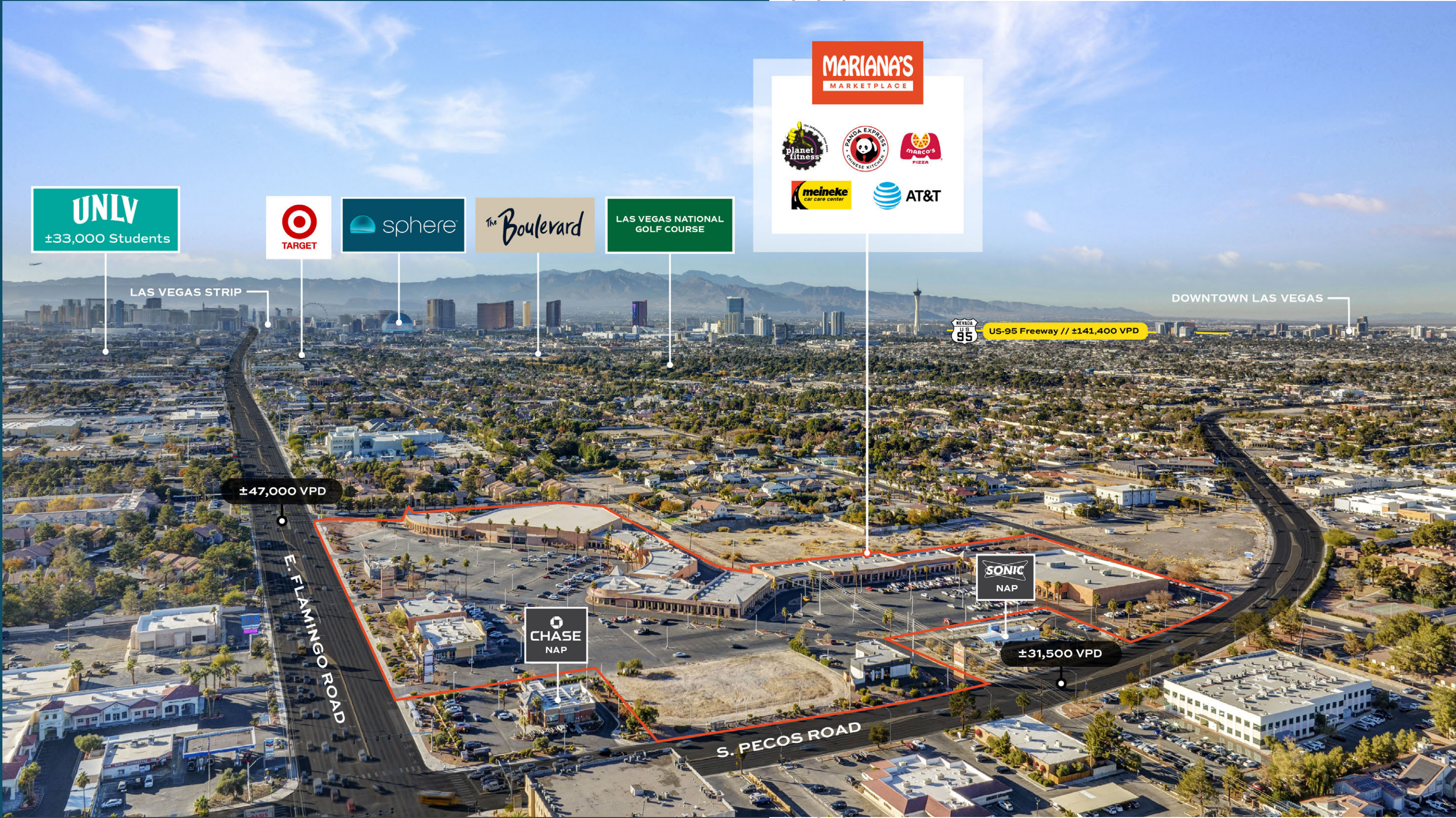
TRADE AREA MAP



- = Retail
- = Entertainment/Casinos
- = Hospitals
- = Universities
- = Parks & Recreation
- = Subject

© 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.





MARIANA'S

MARKETPLACE

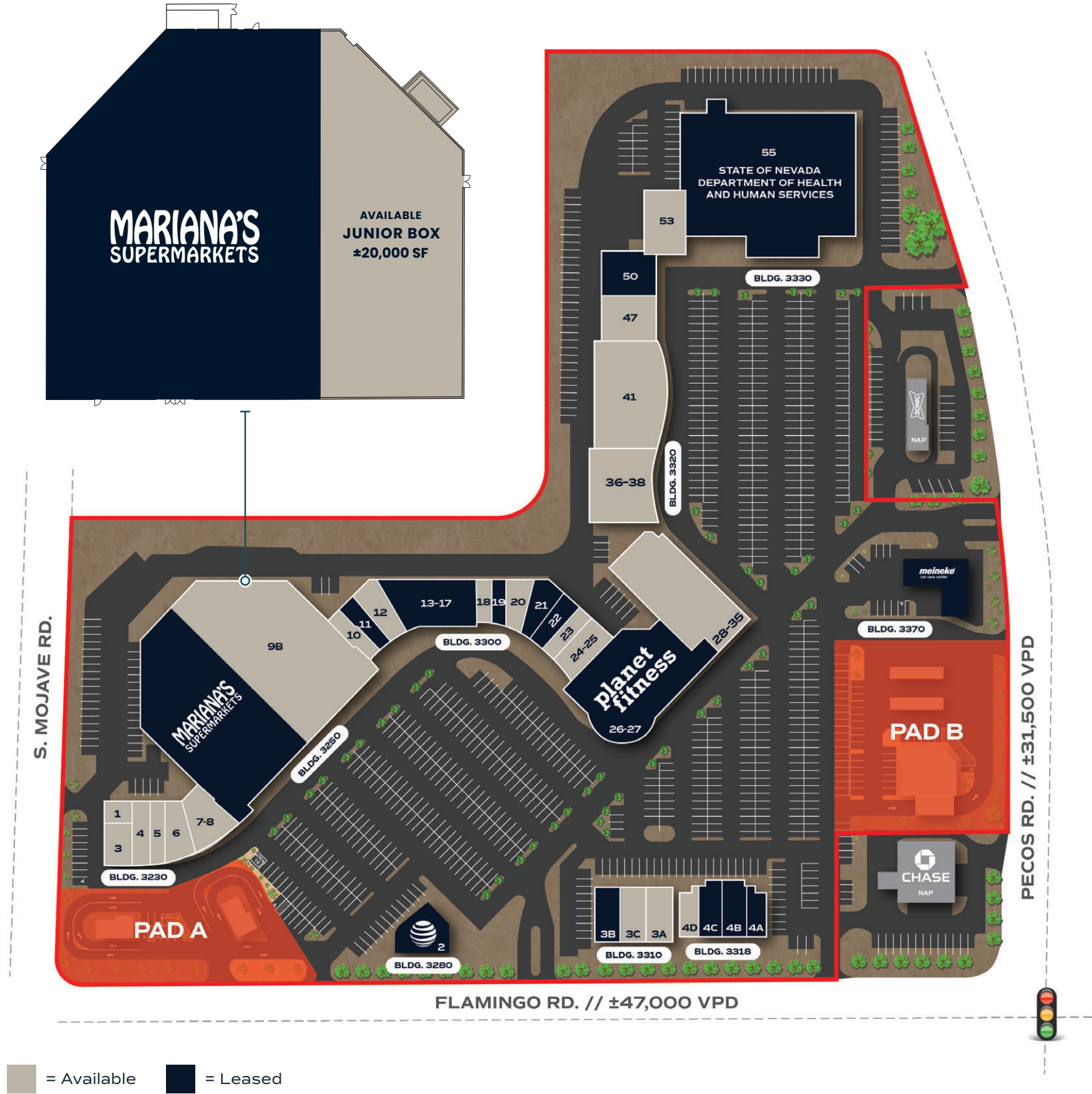
SITE PLAN

BUILDING 3250

SUITE	TENANT	SIZE
9A	Mariana's SuperMarkets	±40,560 SF
9B	Available	±20,000 SF

PADS

SUITE	TENANT	SIZE
Pad A	QSR(s)	TBD
Pad B	Gas / C-Store / Carwash / QSR(s)	TBD



BUILDING 3230

SUITE	TENANT	SIZE
1	Available	±1,475 SF
3	Available	±826 SF
4	Available	±1,428 SF
5	Available	±1,407 SF
6	Available	±2,042 SF
7-8	Available	±2,604 SF

BUILDING 3250

SUITE	TENANT	SIZE
9A	Mariana's SuperMarket	±40,560 SF
9B	Available	±20,000 SF

BUILDING 3280

SUITE	TENANT	SIZE
2	AT&T	±3,313 SF

BUILDING 3300

SUITE	TENANT	SIZE
10	Available	±1,137 SF
11	E-File Tax Services	±1,690
12	Available	±2,219 SF
13-17	Ichabod's Lounge	±7,185 SF
18	Available	±945 SF
19	Nail House	±1,053 SF
20	Available	±2,041 SF
21	Adah's Hair Castle	±1,552 SF
22	Kim's Passion for Paws	±1,636 SF
23	Available	±1,347 SF
24-25	Available	±2,577 SF
26-27	Planet Fitness	±15,265 SF
28-35	Available	±11,303 SF

BUILDING 3310

SUITE	TENANT	SIZE
3A	Available	±1,554 SF
3C	Available	±2,459 SF
3B	America First Federal Credit Union	±2,975 SF

BUILDING 3318

SUITE	TENANT	SIZE
4A	Panda Express	±1,798 SF
4B	Marco's Pizza	±1,400 SF
4C	Freeway Insurance Services	±2,133 SF
4D	2nd Gen Restaurant Available	±2,188 SF

BUILDING 3320

SUITE	TENANT	SIZE
36-38	Available	±7,380 SF
41	Available	±11,043 SF
47	Available	±3,542 SF
50	Las Vegas-Clark County Urban League CAA	±3,650 SF
53	Available	±3,611 SF

BUILDING 3330

SUITE	TENANT	SIZE
55	State of Nevada Department of Health & Human Services	±38,151 SF

BUILDING 3370

SUITE	TENANT	SIZE
6	Meineke	±2,945 SF

JOIN OUR TENANTS



CONCEPTUAL SITE PLAN
PAD A



© 2025 Colliers. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



■ = Available
■ = Not A Part



© 2025 Colliers. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

CONCEPTUAL SITE PLAN
PAD B



PECOS RD. // ±31,500 VPD

Surrounded by established retail, restaurants, and service amenities from local and national brands.



MARIANA'S

MARKETPLACE

UNDER NEW OWNERSHIP

RETAIL FOR LEASE

TENANT IMPROVEMENTS AVAILABLE!



3220 EAST FLAMINGO ROAD, LAS VEGAS, NV 89121

CENTRAL RETAIL LOCATION

Malan + Marcello Investment Team

AREEBA MOTEN

Senior Associate
+1 702 727 3780
areeba.moten@colliers.com
License # NV-S.0194559

TREVOR OLKOWSKI

Associate
+1 702 836 3766
trevor.olkowski@colliers.com
License # NV-BS.0145996

DEANA MARCELLO

Executive Vice President
+1 702 727 3779
deana.marcello@colliers.com
License # NV-S.174174

LISTED BY:

