



THE EQUITY GROUP

ERIC ROGOSCH

Vice President

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NV #S.52003

FOR LEASE

PHOENIX PLAZA

6360-6480 W. Flamingo Road, Las Vegas, NV 89103

W FLAMINGO ROAD | $\pm 40,500$ CPD

PROPERTY SUMMARY



PROPERTY DESCRIPTION

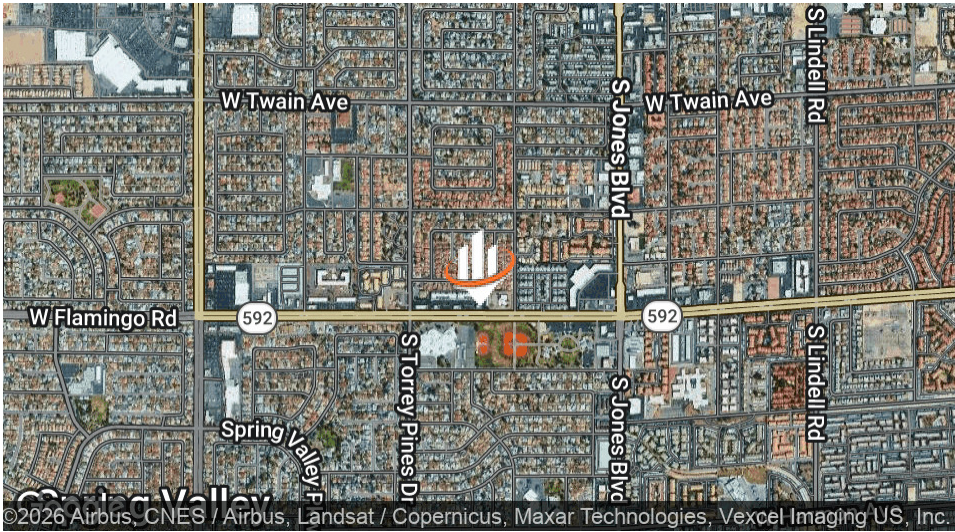
Phoenix Plaza is a well-maintained, recently renovated retail and office center located along the high-traffic W. Flamingo Road retail corridor. This property offers high visibility and strong co-tenancy, making it an excellent location for businesses seeking a thriving commercial environment. The available space features convenient inline positioning, covered parking in the rear, and recent upgrades, including fresh exterior paint and newly restriped parking. Join a dynamic tenant mix, including Archi's Thai Kitchen, Pizza Hut, Style House Salon, State Farm Insurance, Bella Orthodontics, and more. Don't miss this opportunity to establish your business in a prime, high-traffic location!

OFFERING SUMMARY

LEASE RATE:	\$1.50-2.50/SF [NNN]
AVAILABLE SF:	±800 - 2,400 SF

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PROPERTY HIGHLIGHTS

- ±2,400 SF Second-Generation Office Space (Suite 12)
- ±800 SF Second-Generation Retail (Suites 11 and 27)
- ±1,550 SF with Flamingo Frontage (Suite 6380 #B)
- Prime Location at the Signalized Intersection of W. Flamingo Rd & S. Torrey Pines Dr
- High Visibility – Directly Across from Kenny Guinn Middle School (±1,080+ Students & 50+ Staff)
- New Pylon Sign

ADDITIONAL PHOTOS



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LEGEND

Available

Occupied

Partial



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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
6370 W. Flamingo Rd. #1	Occupied	2,400 SF	NNN	-	-
6370 W. Flamingo Rd. #3	RD Envios	1,200 SF	NNN	-	-
6370 W. Flamingo Rd. #5	1st Priority Realty	4,000 SF	NNN	-	-
6370 W. Flamingo Rd. #8	State Farm	1,600 SF	NNN	-	-
6370 W. Flamingo Rd. #10	My Way Barbershop	800 SF	NNN	-	-
6370 W. Flamingo Rd. #11	Available	800 SF	NNN	\$2.50 SF/month	-
6370 W. Flamingo Rd. #12	Available	2,400 SF	NNN	\$1.50 SF/month	Former Professional Office with Spacious Cathedral Ceiling Entry, and 7-8 Private Offices
6370 W. Flamingo Rd. #14A-T	Partial	150 - 250 SF	NNN	\$2.00 - 2.50 SF/month	Executive Suites
6370 W. Flamingo Rd. #17	Pizza Hut	1,800 SF	NNN	-	-
6370 W. Flamingo Rd. #18	Super Puff	1,200 SF	NNN	-	-
6370 W. Flamingo Rd. #19	Browista LV	1,200 SF	NNN	-	-
6370 W. Flamingo Rd. #20	Purple Potato Bakery	1,200 SF	NNN	-	-
6370 W. Flamingo Rd. #21	World Tae Kwon Do Federation	1,200 SF	NNN	-	-
6370 W. Flamingo Rd. #22	Cafe Indo Rasa	1,600 SF	NNN	-	-
6370 W. Flamingo Rd. #24	Copper Cobra Tattoo	800 SF	NNN	-	-
6370 W. Flamingo Rd. #25	Style House Salon	800 SF	NNN	-	-

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
6370 W. Flamingo Rd. #26	Pet Grooming	800 SF	NNN	-	-
6370 W. Flamingo Rd. #27	Available	800 SF	NNN	\$2.50 SF/month	-
6370 W. Flamingo Rd. #28	Noosh Bakery	2,400 SF	NNN	-	-
6370 W. Flamingo Rd. #30	Axum Palace	3,600 SF	NNN	-	-
6360 W. Flamingo Rd.	Archi's Thai	3,600 SF	NNN	-	-
6380 W. Flamingo Rd. #A	Available	2,400 SF	NNN	\$2.50 SF/month	Built out for Pharmacy. Call broker for more info
6380 W. Flamingo Rd. #B	Available	1,550 SF	NNN	\$2.50 SF/month	Second Generation Retail Pad Space with Frontage on Flamingo Rd.
6380 W. Flamingo Rd. #C	Geiger Insurance	800 SF	NNN	-	-
6440 W. Flamingo Rd. #A	Bella Orthodontics	3,500 SF	NNN	-	-
6480 W. Flamingo Rd. #A	LV Best Foot Spa	2,200 SF	NNN	-	-
640 W. Flamingo Rd. #B	LV Clark County Urban League	5,974 SF	NNN	-	-

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TRADE AREA MAP



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