

OFFERING MEMORANDUM

FLAMINGO COURTYARD

3075 E. Flamingo Road, Las Vegas, NV 89121



COLDWELL BANKER
COMMERCIAL
PREMIER

SUBJECT

Lucas Mojonnier, CCIM
702-580-9800
Lucas.Mojonnier@cbcvegas.com
NV License #S.0187331

Jerry Steklachick
702-518-2526
Jerry.Stek@cbcvegas.com
NV License #S.0197947

DISCLAIMER

FLAMINGO COURTYARD

3075 E. Flamingo Road, Las Vegas, NV 89121

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Lucas Mojonnier, CCIM

(702) 580-9800

Lucas.Mojonnier@cbcvegas.com

NV #S.0187331

Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com

NV #S.0197947



COLDWELL BANKER
COMMERCIAL
PREMIER

EXCLUSIVE SUMMARY

FLAMINGO COURTYARD

3075 E. Flamingo Road, Las Vegas, NV 89121



PROPERTY DESCRIPTION

Coldwell Banker Commercial Premier proudly presents Flamingo Courtyard for exclusive acquisition—a ±36,601 square foot multi-tenant retail/office property offering exceptional investment potential. Constructed in 1985 and renovated in 2016, this asset combines prime location and high occupancy to deliver robust cash flow, with significant opportunities to enhance curb appeal, re-tenant spaces, and increase rents for long-term value appreciation.

This neighborhood center is fully leased with a weighted average lease term of twenty-five (25) months. The property is anchored by Movement Fitness, which occupies sixty-seven (67%) percent of the center, invested a significant amount into tenant improvements, and is committed to an additional five years. Additional tenants include a church, private salon suites, Allstate insurance agency, and an accounting firm, showcasing a well-rounded tenant mix.

OFFERING SUMMARY

List Price:	\$5,250,000
Price / SF:	\$143.43
In-Place NOI:	\$334,393.02
CAP Rate:	6.37%
Lot Size:	± 3.11 Acres
Building Size:	± 36,601 SF
Zoning:	Commercial General (CG)
APN:	162-24-513-004

PROPERTY WEBSITE

[Click Here](#)

Lucas Mojonner, CCIM

(702) 580-9800

Lucas.Mojonner@cbcvegas.com

NV #S.0187331

Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com

NV #S.0197947



COLDWELL BANKER
COMMERCIAL
PREMIER

AERIAL PHOTO

FLAMINGO COURTYARD

3075 E. Flamingo Road, Las Vegas, NV 89121



Lucas Mojonnier, CCIM

(702) 580-9800

Lucas.Mojonnier@cbcvegas.com

NV #S.0187331

Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com

NV #S.0197947



COLDWELL BANKER
COMMERCIAL
PREMIER

RENT ROLL

FLAMINGO COURTYARD

3075 E. Flamingo Road, Las Vegas, NV 89121

Unit	Tenant Name	Size (RSF)	% OF GLA	LEASE START	LEASE EXPIRE	REMAINING TERM	MONTHLY GROSS RENT	2025 GROSS RENT PSF	ANNUAL GROSS RENT	ANNUAL INCREASES	Options to Renew
100	Iglesia En Accion LV (Church In Action)	±3,075	8.40%	12/01/2021	11/30/2026	13 months	\$3,624.87	\$1.18	\$43,498.38	3.00%	1-5 year option
100A-114	Movement Fitness LLC	±24,470	66.86%	06/05/2020	06/04/2030	55 months	\$22,000.00	\$0.90	\$264,000.00	3.00%	2-5 year option
116	Bellure Salon Suites	±3,342	9.13%	01/01/2022	12/31/2026	14 months	\$4,162.00	\$1.25	\$49,943.96	4.00%	None
116A-118	Allstate Insurance	±2,355	6.43%	12/01/2021	11/30/2026	13 months	\$2,904.78	\$1.23	\$34,857.42	3.00%	None
120	Vazquez & Associates Corporation, Inc.	±3,359	9.18%	06/01/2015	05/31/2028	31 months	\$4,743.78	\$1.41	\$56,925.36	3.00%	None
Total RSF		±36,601				WALT	Total Monthly	Avg. Rate	Total Annual		
Total RSF Occupied		±36,601				25 months	\$37,435.43	\$1.19	\$449,225.12		

*No warranty implied. Information taken from sources deemed accurate. Other parties to verify all.

Lucas Mojonnier, CCIM

(702) 580-9800

Lucas.Mojonnier@cbcvegas.com

NV #S.0187331

Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com

NV #S.0197947



COLDWELL BANKER
COMMERCIAL
PREMIER

EXPENSE SUMMARY

FLAMINGO COURTYARD

3075 E. Flamingo Road, Las Vegas, NV 89121

Expense Summary	Yearly	Monthly PSF
Electricity Expense	\$2,761.04	\$0.010
Sewer Expense	\$13,955.09	\$0.030
Water Expense	\$8,485.81	\$0.020
Landscaping	\$15,147.23	\$0.030
Trash Removal	\$0.00	\$0.000
Roof Expense	\$0.00	\$0.000
Pest Control	\$0.00	\$0.000
Lighting Repairs	\$0.00	\$0.000
Parking Lot	\$3,786.81	\$0.010
Porter Service	\$0.00	\$0.000
Security	\$0.00	\$0.000
Exterior Misc Repair/Maintenance	\$0.00	\$0.000
Property Taxes	\$35,856.19	\$0.080
Property Insurance (5% of GRI)	\$22,461.26	\$0.023
Management Fee	\$12,000.00	\$0.030
Marque	\$378.68	\$0.010
Estimated Expenses	\$114,832.11	\$0.243

Property Data	
Total Units	5
Total Square Footage	±36,601
Occupied SF	±36,601
Vacant SF	0
ACTUAL	±36,601
Gross Income	\$449,225.12
Expenses	\$114,832.11
Net Operating Income	\$334,393.02

**No warranty implied. Information taken from sources deemed accurate. Other parties to verify all.*

POA Distribution calculated 5/2023

Lucas Mojonnier, CCIM
 (702) 580-9800
 Lucas.Mojonnier@cbcvegas.com
 NV #S.0187331

Jerry Steklachick
 (702) 518-2526
 Jerry.Stek@cbcvegas.com
 NV #S.0197947



COLDWELL BANKER
COMMERCIAL
 PREMIER

TENANT PROFILES

FLAMINGO COURTYARD

3075 E. Flamingo Road, Las Vegas, NV 89121



HIGHLIGHTS

- **Long-Term Stability:** Committed to an additional 5-year lease extension, their first renewal, signaling confidence in the location since opening during the pandemic.
- **Market Leader:** One of the largest privately-owned health clubs in Las Vegas, with a strong local brand presence and loyal membership base including UNLV Athletics.
- **Innovative Community Partner:** First private business in the U.S. to host an American Job Center—launched in 2023 as the EmployNV Youth Hub—offering career coaching, training, and wraparound services for young adults (ages 16–24) in an inclusive, welcoming environment.
- **Paradise Smoothies:** On-site smoothie and nutrition bar, enhancing the member experience and creating an additional revenue stream.
- **Odin's Halls Brazilian Jiu-Jitsu:** Opening inside Movement Fitness, expanding service offerings and attracting additional membership traffic while creating an additional revenue stream.

MOVEMENT FITNESS

Suite:	100A - 114
Company:	Movement Fitness, LLC
Founded:	2020
Locations:	1
Size:	± 24,470 Sq. Ft.
Monthly Gross Rent:	\$22,000.00
Renewal Options:	2 - 5 Year Terms
Personal Guarantee:	Yes
Websites:	www.MovementFitnessLV.com www.ParadiseSmoothies.com www.BJJVegas.com

RENT SCHEDULE

BEGIN	END	MONTHLY GROSS RENT
06/01/2025	5/31/2026	\$22,000.00
06/01/2026	5/31/2027	\$22,000.00
06/01/2027	5/31/2028	\$22,660.00
06/01/2028	5/31/2029	\$23,339.80
06/01/2029	5/31/2030	\$24,040.00

Lucas Mojonner, CCIM

(702) 580-9800

Lucas.Mojonner@cbcvegas.com

NV #S.0187331

Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com

NV #S.0197947



COLDWELL BANKER
COMMERCIAL
PREMIER

TENANT PROFILES

FLAMINGO COURTYARD

3075 E. Flamingo Road, Las Vegas, NV 89121



V & A

Suite:	120
Tenant:	Vazquez and Associates Corporation, Inc.
Founded:	2015
Locations:	1
Size:	± 3,359 Sq. Ft.
Monthly Gross Rent:	\$4,743.78
Personal Guarantee:	Yes
Notes:	Bookkeeper & Tax Accountant. Been a tenant at this location since 2015 and recently renewed an additional three (3) year term.



ALLSTATE

Suite:	116A - 118
Tenant:	Diego Barraza
Founded:	2021
Locations:	1
Size:	± 2,355 Sq. Ft.
Monthly Gross Rent:	\$2,904.78
Personal Guarantee:	Yes
Website:	https://agents.allstate.com/diego-barraza-las-vegas-nv
Notes:	Diego Barraza is a licensed insurance agent in the states of Arizona, California, and Nevada.

Lucas Mojonnier, CCIM

(702) 580-9800

Lucas.Mojonnier@cbcvegas.com

NV #S.0187331

Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com

NV #S.0197947



COLDWELL BANKER
COMMERCIAL
PREMIER

TENANT PROFILES

FLAMINGO COURTYARD

3075 E. Flamingo Road, Las Vegas, NV 89121



BELLURE SALONS

Suite:	116
Tenant:	Brito Garcia Alejandro Miguel
Founded:	2021
Locations:	1
Size:	± 3,342 Sq. Ft.
Monthly Gross Rent:	\$4,162.00
Personal Guarantee:	Yes
Website:	www.BellureSalon.com www.instagram.com/belluresalonsuites



IGLESIA EN ACCION LV

Suite:	100
Tenant:	Mery Trujillo and Juan Carlos Gonzalez
Founded:	2022
Locations:	1
Size:	± 3,075 Sq. Ft.
Monthly Gross Rent:	\$3,624.87
Renewal Options:	1 - 5 Year Term
Personal Guarantee:	Yes
Website:	www.IglesiaEnAccionLV.org

Lucas Mojonier, CCIM

(702) 580-9800

Lucas.Mojonnier@cbcvegas.com

NV #S.0187331

Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com

NV #S.0197947



COLDWELL BANKER
COMMERCIAL
PREMIER

SITE PLAN

FLAMINGO COURTYARD

3075 E. Flamingo Road, Las Vegas, NV 89121

UNIT #	TENANT	SIZE
100	Iglesia En Accion LV (Church In Action)	± 3,075 Sq. Ft.
100A-114	Movement Fitness	± 24,470 Sq. Ft.
116	Bellure Salon Suites	± 3,342 Sq. Ft.
116A-118	Allstate Insurance Agency	± 2,355 Sq. Ft.
120	Vazquez & Associates Corporation, Inc.	± 3,359 Sq. Ft.



Lucas Mojonner, CCIM

(702) 580-9800

Lucas.Mojonner@cbcvegas.com

NV #S.0187331

Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com

NV #S.0197947

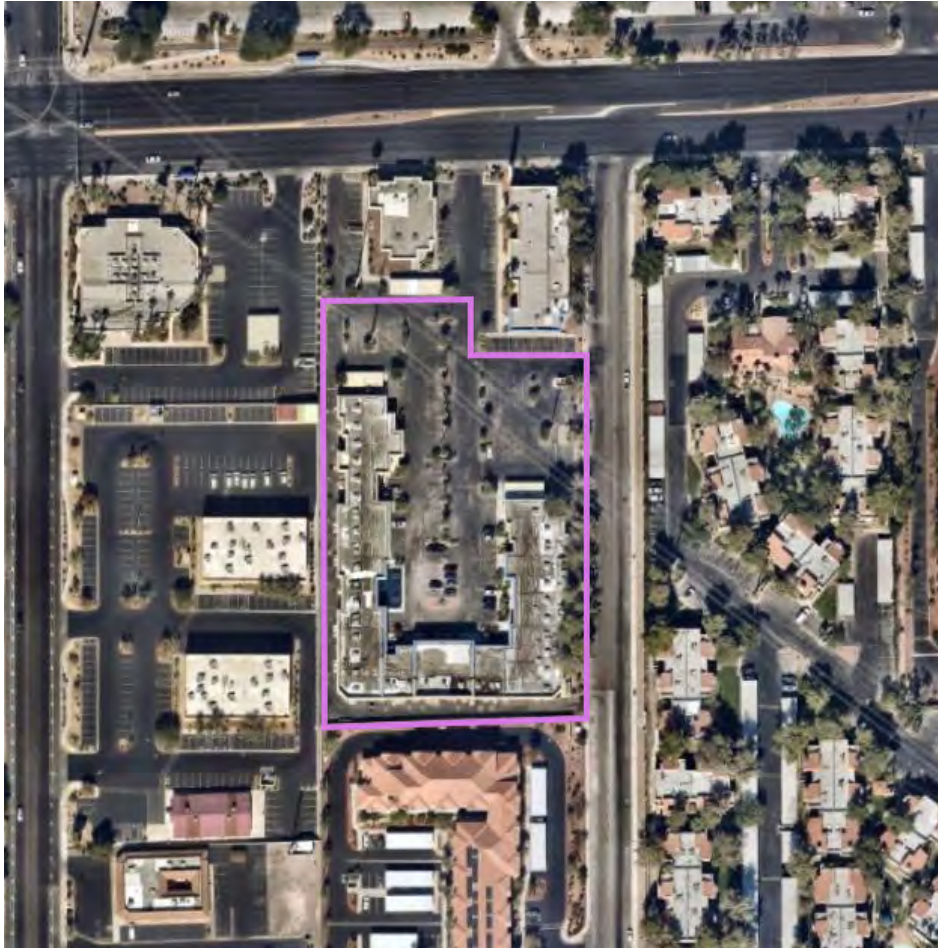


COLDWELL BANKER
COMMERCIAL
PREMIER

PARCEL MAP

FLAMINGO COURTYARD

3075 E. Flamingo Road, Las Vegas, NV 89121



(702) 580-9800

Lucas.Mojonner@cbcvegas.com

NV #S.0187331

Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com

NV #S.0197947

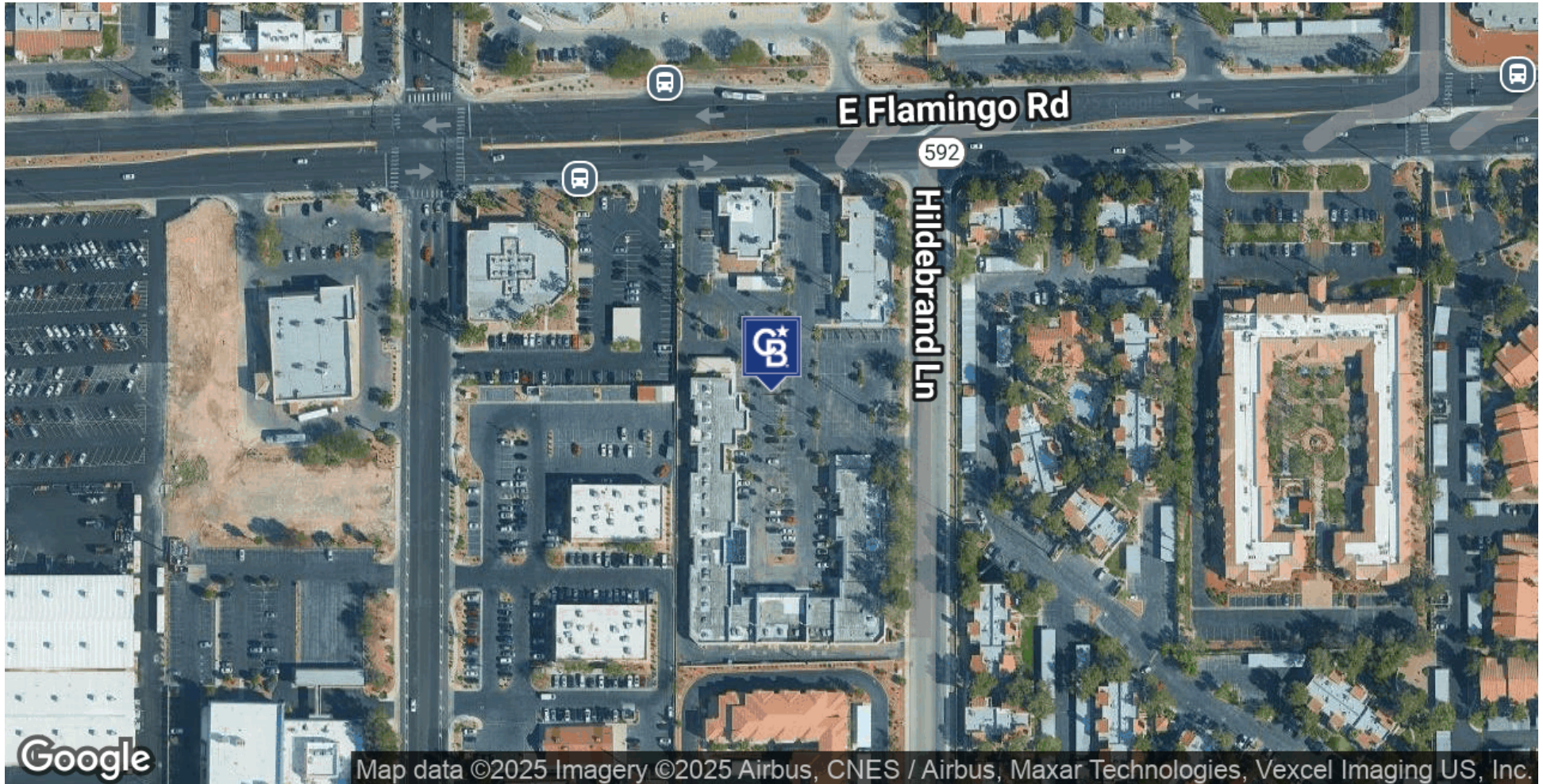


COLDWELL BANKER
COMMERCIAL
PREMIER

LOCATION MAP

FLAMINGO COURTYARD

3075 E. Flamingo Road, Las Vegas, NV 89121



Lucas Mojonnier, CCIM

(702) 580-9800

Lucas.Mojonnier@cbcvegas.com

NV #S.0187331

Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com

NV #S.0197947



COLDWELL BANKER
COMMERCIAL
PREMIER

AERIAL MAP

FLAMINGO COURTYARD

3075 E. Flamingo Road, Las Vegas, NV 89121



Lucas Mojonnier, CCIM

(702) 580-9800

Lucas.Mojonnier@cbcvegas.com

NV #S.0187331

Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com

NV #S.0197947



COLDWELL BANKER
COMMERCIAL
PREMIER

RETAILER MAP

FLAMINGO COURTYARD

3075 E. Flamingo Road, Las Vegas, NV 89121



Lucas Mojonnier, CCIM
 (702) 580-9800
 Lucas.Mojonnier@cbcvegas.com
 NV #S.0187331

Jerry Steklachick
 (702) 518-2526
 Jerry.Stek@cbcvegas.com
 NV #S.0197947



COLDWELL BANKER
COMMERCIAL
 PREMIER

MARKET OVERVIEW

FLAMINGO COURTYARD

3075 E. Flamingo Road, Las Vegas, NV 89121

Central East Las Vegas Retail

12 Mo Deliveries in SF

500K

12 Mo Net Absorption in SF

270K

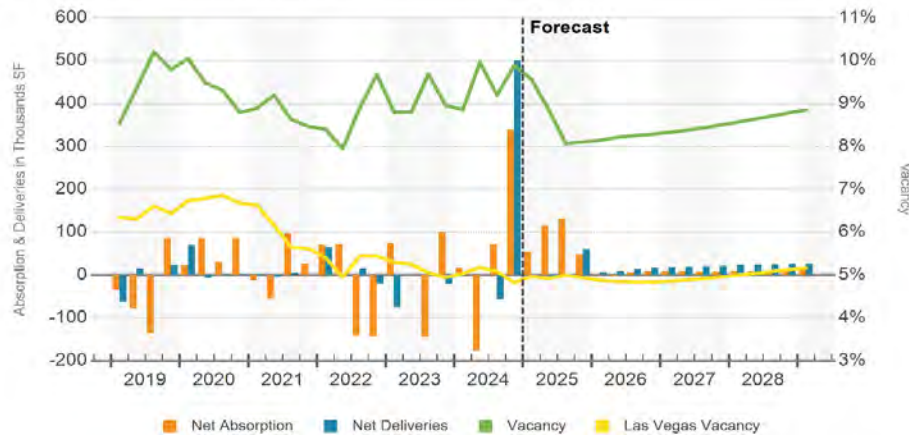
Vacancy Rate

9.7%

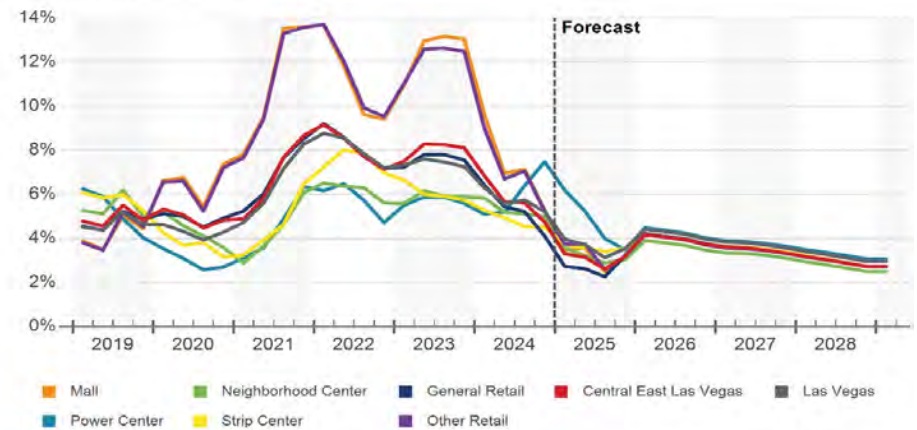
Market Asking Rent Growth

3.5%

NET ABSORPTION, NET DELIVERIES & VACANCY



MARKET ASKING RENT GROWTH (YOY)



Lucas Mojonnier, CCIM

(702) 580-9800

Lucas.Mojonnier@cbcvegas.com

NV #S.0187331

Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com

NV #S.0197947

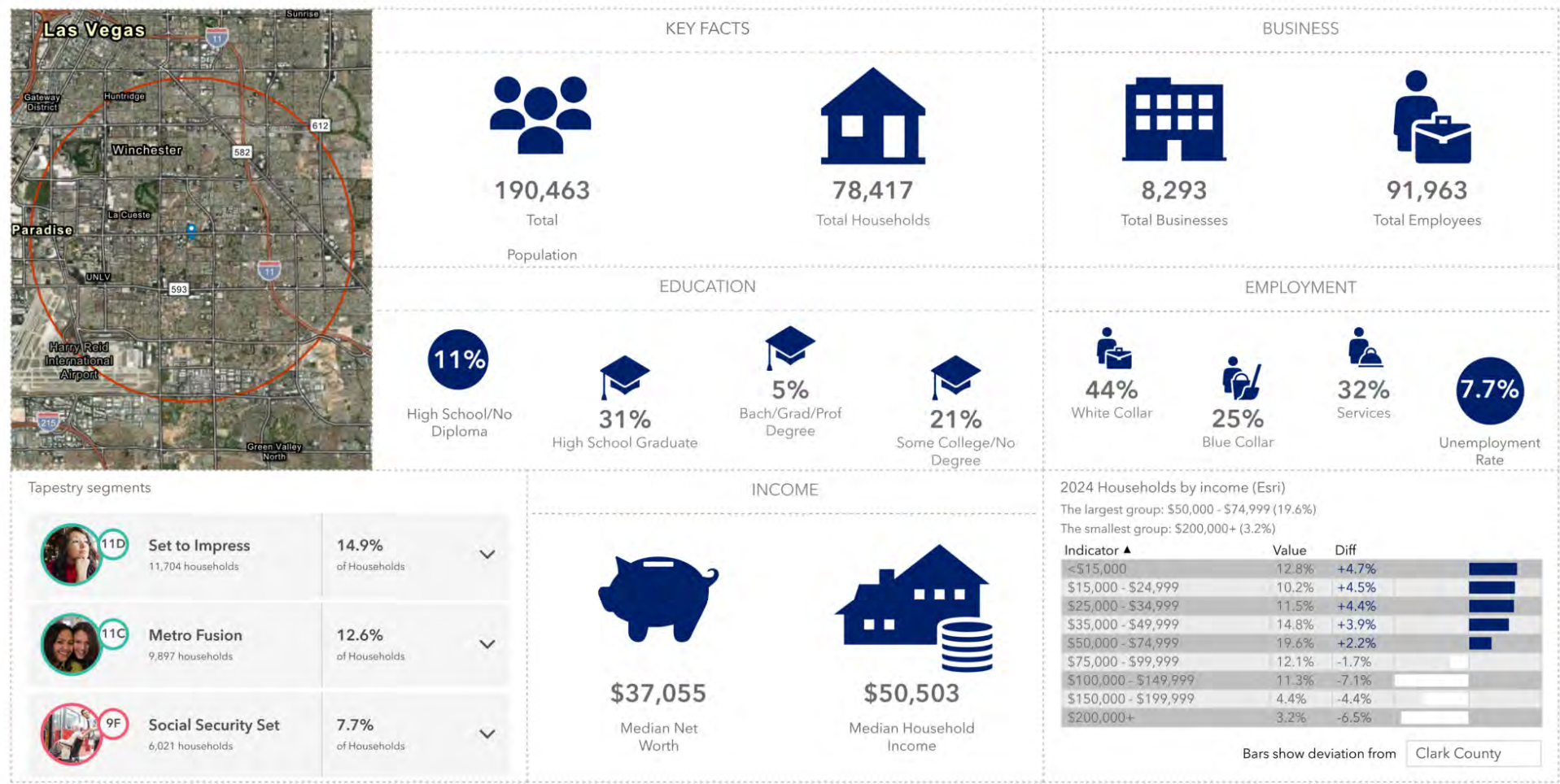


COLDWELL BANKER
COMMERCIAL
PREMIER

DEMOGRAPHICS - 3 MILES

FLAMINGO COURTYARD

3075 E. Flamingo Road, Las Vegas, NV 89121



Lucas Mojonnier, CCIM
(702) 580-9800
Lucas.Mojonnier@cbcvegas.com
NV #S.0187331

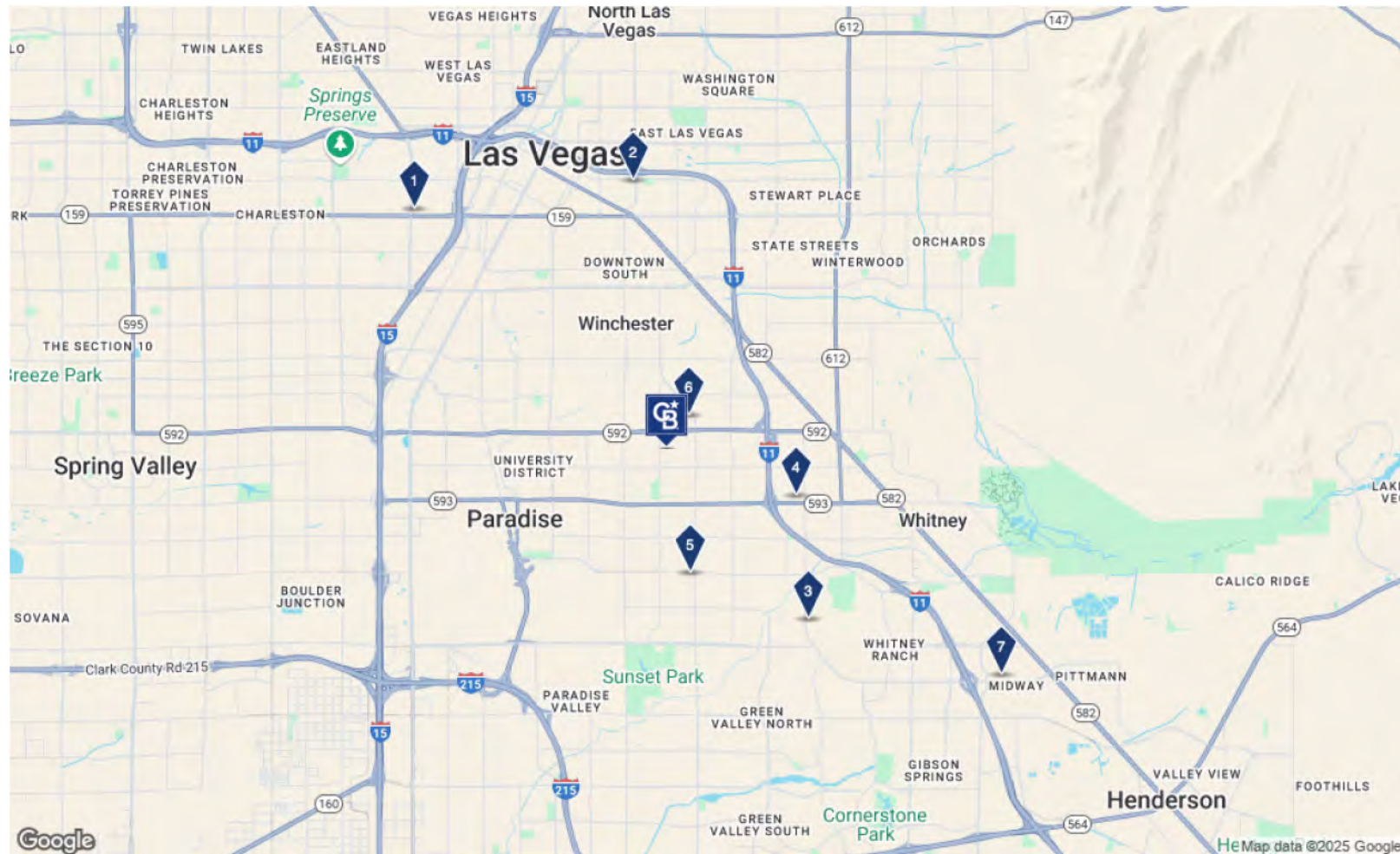
Jerry Steklachick
(702) 518-2526
Jerry.Stek@cbcvegas.com
NV #S.0197947



SALE COMPS SUMMARY

FLAMINGO COURTYARD

3075 E. Flamingo Road, Las Vegas, NV 89121



Lucas Mojonnier, CCIM

(702) 580-9800

Lucas.Mojonnier@cbcvegas.com

NV #S.0187331

Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com

NV #S.0197947



COLDWELL BANKER
COMMERCIAL
PREMIER

SALE COMPS SUMMARY

FLAMINGO COURTYARD

3075 E. Flamingo Road, Las Vegas, NV 89121

Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$3,550,000	\$4,623,086	\$4,280,666	\$6,800,000
Sale Price Per SF	\$113	\$147	\$147	\$209
Cap Rate	4.8%	6.0%	6.5%	6.8%
Sale Price Per AC	\$173,253	\$839,008	\$1,793,929	\$6,153,846

Property Attributes	Low	Average	Median	High
Building SF	22,000 SF	33,747 SF	31,307 SF	47,568 SF
Year Built	1966	1981	1983	1990
% Leased At Sale	100%	100%	100%	100%
Star Rating	★★★★☆ 3	★★★★☆ 3	★★★★☆ 3	★★★★☆ 3

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	Rancho Center 2202-2204 W Charleston Blvd Las Vegas, NV 89102	Retail ★★★★☆	1966	22,968 SF	2/26/2025	\$4,800,000 (\$208.99/SF)	-

Lucas Mojonnier, CCIM
(702) 580-9800
Lucas.Mojonnier@cbcvegas.com
NV #S.0187331

Jerry Steklachick
(702) 518-2526
Jerry.Stek@cbcvegas.com
NV #S.0197947



COLDWELL BANKER
COMMERCIAL
PREMIER

SALE COMPS SUMMARY

FLAMINGO COURTYARD

3075 E. Flamingo Road, Las Vegas, NV 89121

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
2	Stewart Square 235 N Eastern Ave Las Vegas, NV 89101	Retail ★★★★☆	1973	39,600 SF	2/6/2025	\$6,800,000 (\$171.72/SF)	6.84% Actual
3	Peppertree Ridge 6250 Mountain Vista St Henderson, NV 89014	Retail ★★★★☆	1983	31,307 SF	2/6/2025	\$3,550,000 (\$113.39/SF)	4.77% Actual
4	Vista Plaza Shopping Center 4500 E Tropicana Ave Las Vegas, NV 89121	Retail ★★★★☆ Part of a Portfolio	1979/1989	43,562 SF	10/8/2024	\$5,202,183 (\$119.42/SF)	-
5	Pecos Plaza 3317-3375 E Russell Rd Las Vegas, NV 89120	Retail ★★★★☆ Part of a Portfolio	1987/2001	47,568 SF	8/22/2024	Not Disclosed	-
6	Renaissance III Shopping Center 3320 E Flamingo Rd Las Vegas, NV 89121	Retail ★★★★☆ Part of a Portfolio	1987	29,226 SF	6/17/2024	\$3,761,331 (\$128.70/SF)	-
7	Star Square 712-738 W Sunset Rd Henderson, NV 89011	Retail ★★★★☆	1990	22,000 SF (100%)	4/16/2024	\$3,625,000 (\$164.77/SF)	6.45% Actual

Lucas Mojonnier, CCIM

(702) 580-9800

Lucas.Mojonnier@cbcvegas.com

NV #S.0187331

Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com

NV #S.0197947



COLDWELL BANKER
COMMERCIAL
PREMIER

MEET THE ADVISORS

FLAMINGO COURTYARD

3075 E. Flamingo Road, Las Vegas, NV 89121



LUCAS MOJONNIER, CCIM

Investment Sales & Leasing Specialist

Direct: (702) 580-9800
Lucas.Mojonnier@cbcvegas.com

NV #S.0187331



JERRY STEKLACHICK

Commercial Specialist

Direct: (702) 518-2526
Jerry.Stek@cbcvegas.com

NV #S.0197947

Lucas Mojonnier, CCIM
(702) 580-9800
Lucas.Mojonnier@cbcvegas.com
NV #S.0187331

Jerry Steklachick
(702) 518-2526
Jerry.Stek@cbcvegas.com
NV #S.0197947



COLDWELL BANKER
COMMERCIAL
PREMIER

OFFERING MEMORANDUM

SALE PRICE

\$5,250,000

FLAMINGO COURTYARD

3075 E. Flamingo Road, Las Vegas, NV 89121



**COLDWELL BANKER
COMMERCIAL**
PREMIER

Lucas Mojonnier, CCIM

(702) 580-9800

Lucas.Mojonnier@cbcvegas.com

NV #S.0187331

Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com

NV #S.0197947

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

