

DECATUR FLAMINGO GARDEN

4170 S Decatur Boulevard | Las Vegas, NV 89103

FOR LEASE

Rate: \$9.00-\$12.00 /SF/Yr NNN

PROPERTY HIGHLIGHTS

Highly motivated owner
Low rents
Great Location
Potential T.I.

Traffic Count: 51,500 cars per day



The Decatur & Flamingo Garden which consists of four separate buildings attached in Garden Style located near the famous Chinatown of Las Vegas which is one of the largest in the country in terms of number of out-of-state visitors. It is also very close to Gold Coast, The Palms and the Orleans Hotel & Casino. The buildings are highly visible to traffic and walking pedestrians. The bus stops are nearby. The owner will negotiate with a strong tenant(s).

www.virtusco.com

Contact:

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

virtus
commercial

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TENANTS

Unit	Tenant	Sq Ft
A1	Jian Bin	1,250
A2,3	Tana Business	1,710
A4,5	Goddess Hair & Nail Salon	1,800
A6,7,8,9	Renewed Mind Adult Day Care	3,247
B1,2	Church	1,650
B3	Anteneh Mekonnen	1,152
B4	Van Group	2,318
B5-6	AVAILABLE	2,318
B7	Arif Mart	1,100
C1,2	Nueva Vida Counseling	2,100
C4	Distinctive Contractors	900
C5	Leased	425
C7	Jesus Chris World Outreach	1,440
D1,2	Elbe Institute	1,785
D3	Golden Harvest Church	920
D4	City of Grace Christian Church	920
D5	Tatto Shop	900
D6	Vegas Crystal Healing	900
D9-11	AVAILABLE	3,080
S1	Tana Business	270

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