



FOR SALE

2948 E Russell Rd
Las Vegas, NV 89120

- 100% Leased
- Close proximity to the I-215 and Harry Reid International Airport

±4,500 SF OFFICE

Property Specs

LIST PRICE	\$949,000.00
TOTAL AVAILABLE	±4,500 SF
TOTAL AC	±0.46 Ac
YEAR BUILT	1973
ZONING	CP

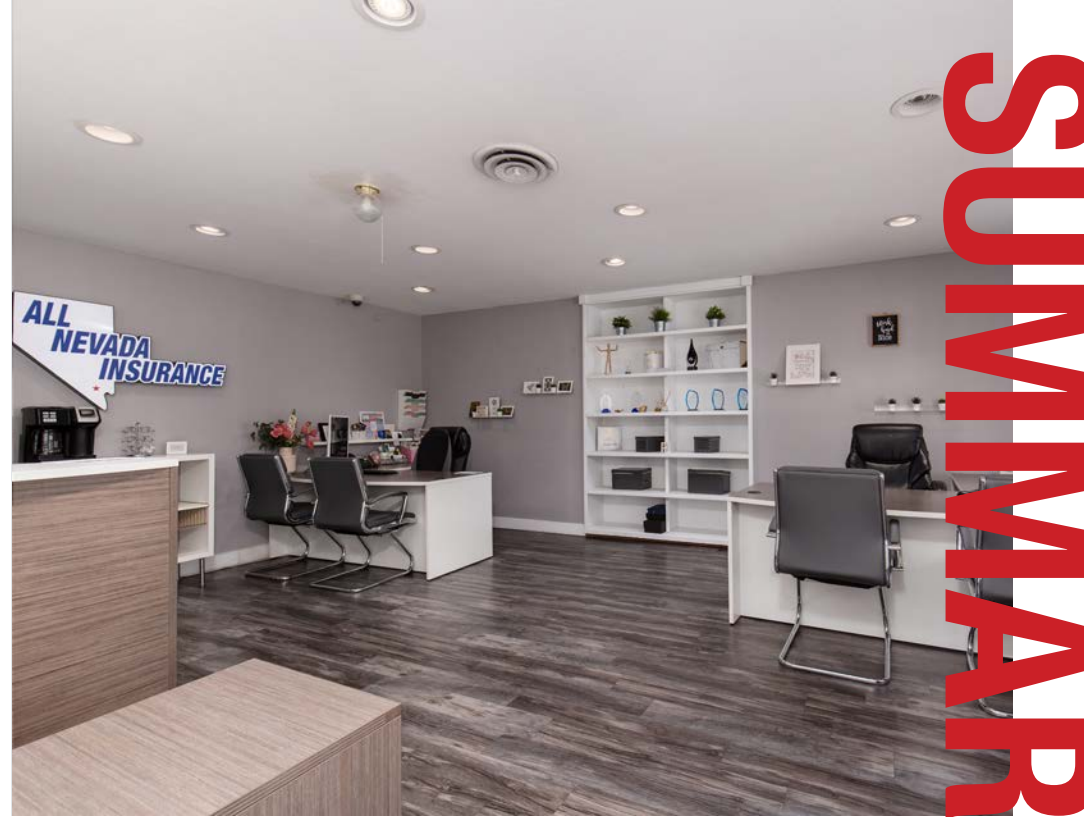
- 100% leased office building
- Building currently leased by a Daycare operator and pays \$7,725.52 per month on a full gross lease. Tenant is currently in the second year of an initial three-year lease term with 4% annual increases. The Tenant has three, (3), three- year option periods available at an automatic 4% annual increase. Original lease date was May 15, 2023, with one month given as free rent and zero Tenant Improvement Allowance given.
- Subject property is close to the 215 and Harry Reid Airport.
- Surrounded by high density residential



OR TEXT 22179 TO 39200

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SUMMARY



PHOTOS





PHOTOS



AREA MAP

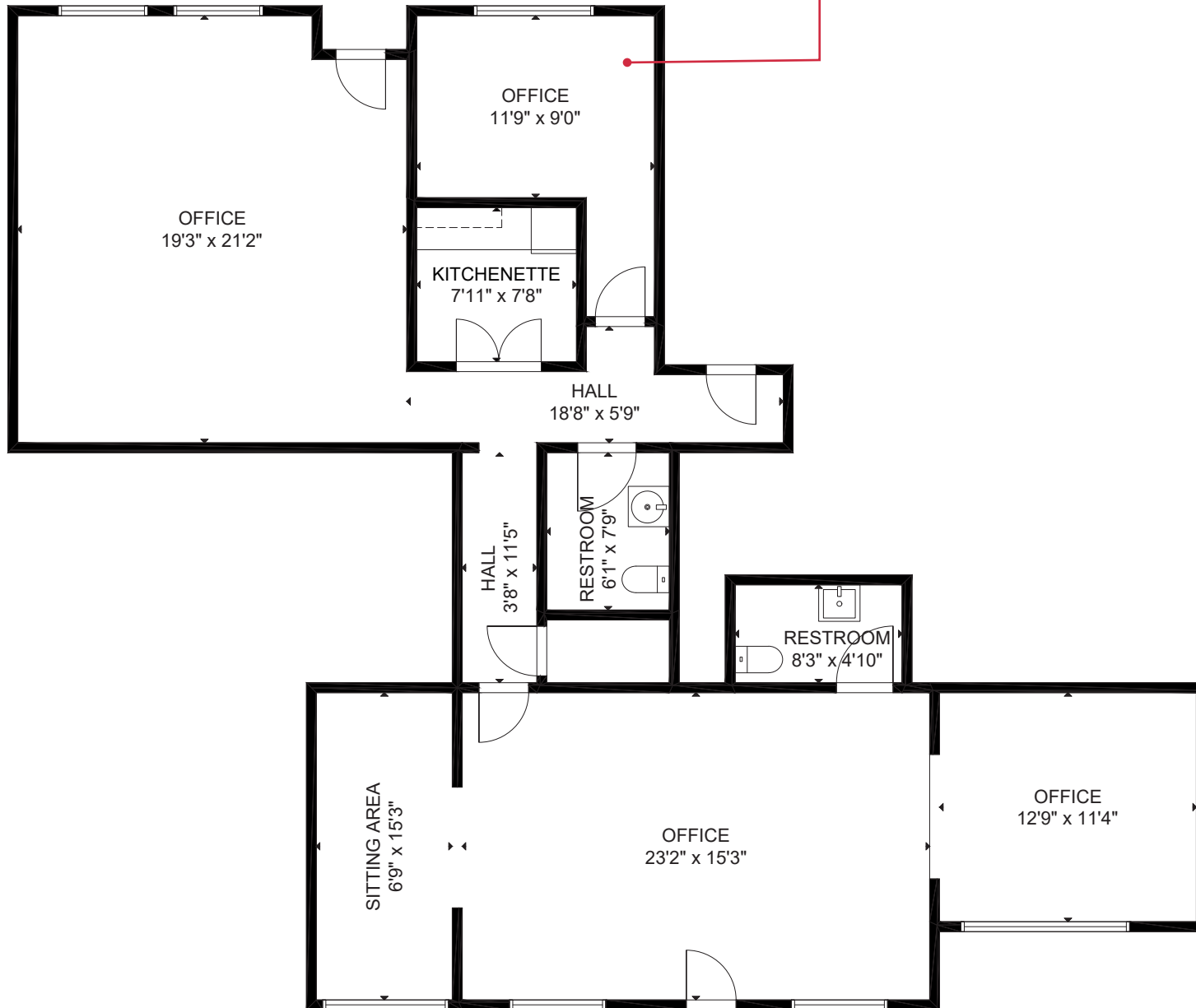


- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

OFFICE



CLICK HERE
FOR A 3D TOUR



FLOOR PLAN

PRESCHOOL

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FLOOR PLAN



DEMOGRAPHICS

POPULATION

2024 Population

1-mile

11,554

3-mile

138,810

5-mile

409,102

HOUSEHOLDS

2024 Households

1-mile

4,729

3-mile

57,807

5-mile

168,231

INCOME

2024 Average HH Income

1-mile

\$92,174

3-mile

\$82,782

5-mile

\$85,583

Traffic Counts

STREET

Pecos Rd

AADT

28,800

Callahan Ave

36,500

Cities Nearby

Reno, Nevada

441 miles

Los Angeles, California

270 miles

Salt Lake City, Utah

420 miles

Denver, Colorado

748 miles

Phoenix, Arizona

301 miles

San Antonio, Texas

1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No Obligation

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325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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