

FOR LEASE

±3,621 SF | CP Zoning

2948 E Russell Rd
Las Vegas , NV 89120



Property Summary

| | |
|-----------------|--|
| LEASE RATE | \$1.75 PSF/FG |
| SPACE AVAILABLE | Suite A ±1,416 SF Suite B ±2,205 SF |
| MONTHLY RENT | Suite A \$2,478.00 Suite B \$3,858.75 |
| YEAR BUILT | 1973 |
| LOT SIZE | 0.46 AC |
| ZONING | CP |

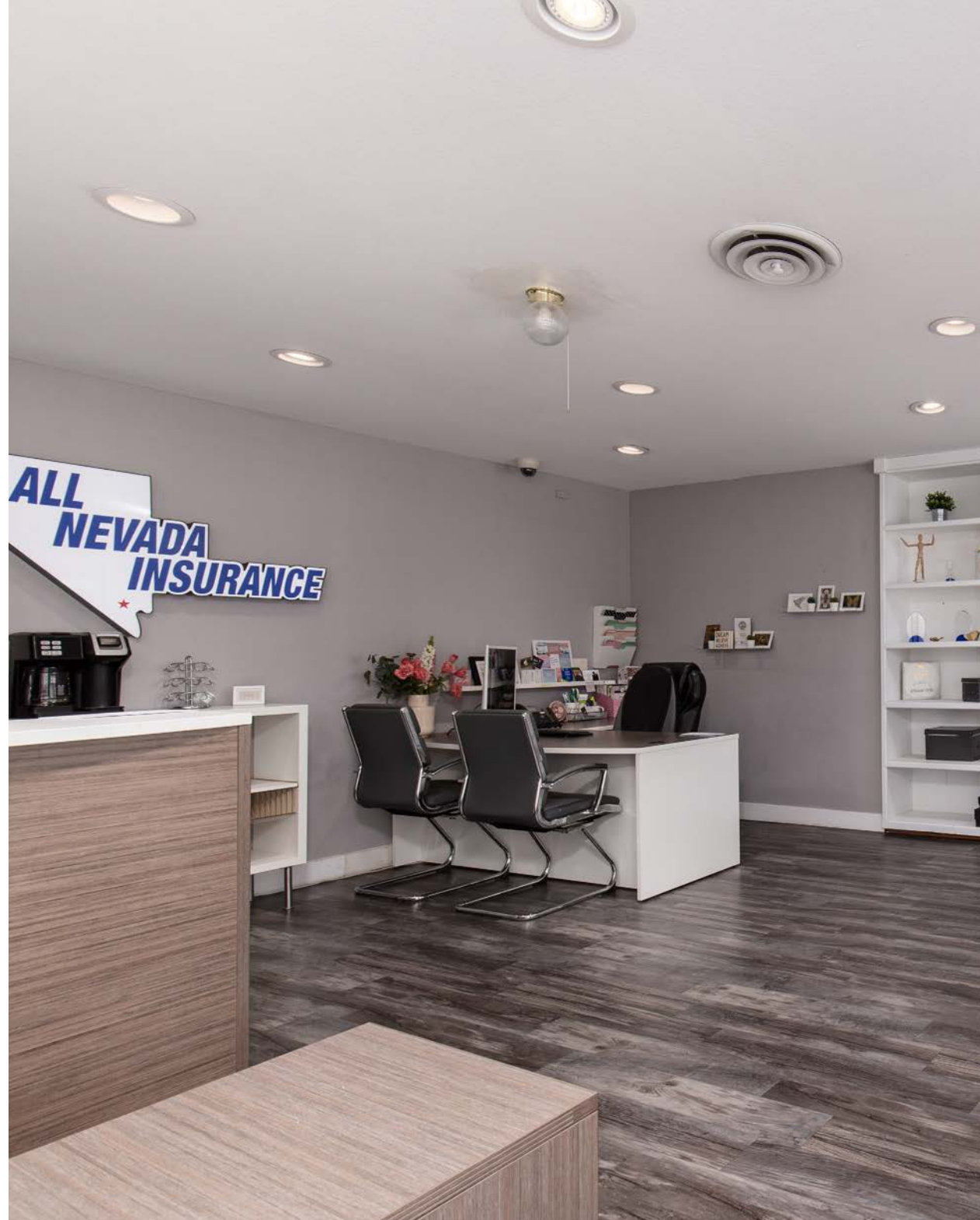
- Newly remodeled
- Front and rear parking
- Former day care space available
- Insurance space available
- Full Gross rent includes base rent, landscaping, property taxes, trash, water and sewer
- Landlord bills Tenant back for power usage
- Internet and phone Tenant's responsibility
- Perfect for another day care, insurance office, chiropractor, eye doctor, attorney, CPA/Accountant, solar company or any regular office use.
- Minutes from 215, Harry Reid Airport, I-15 and US 95

FOR MORE INFORMATION

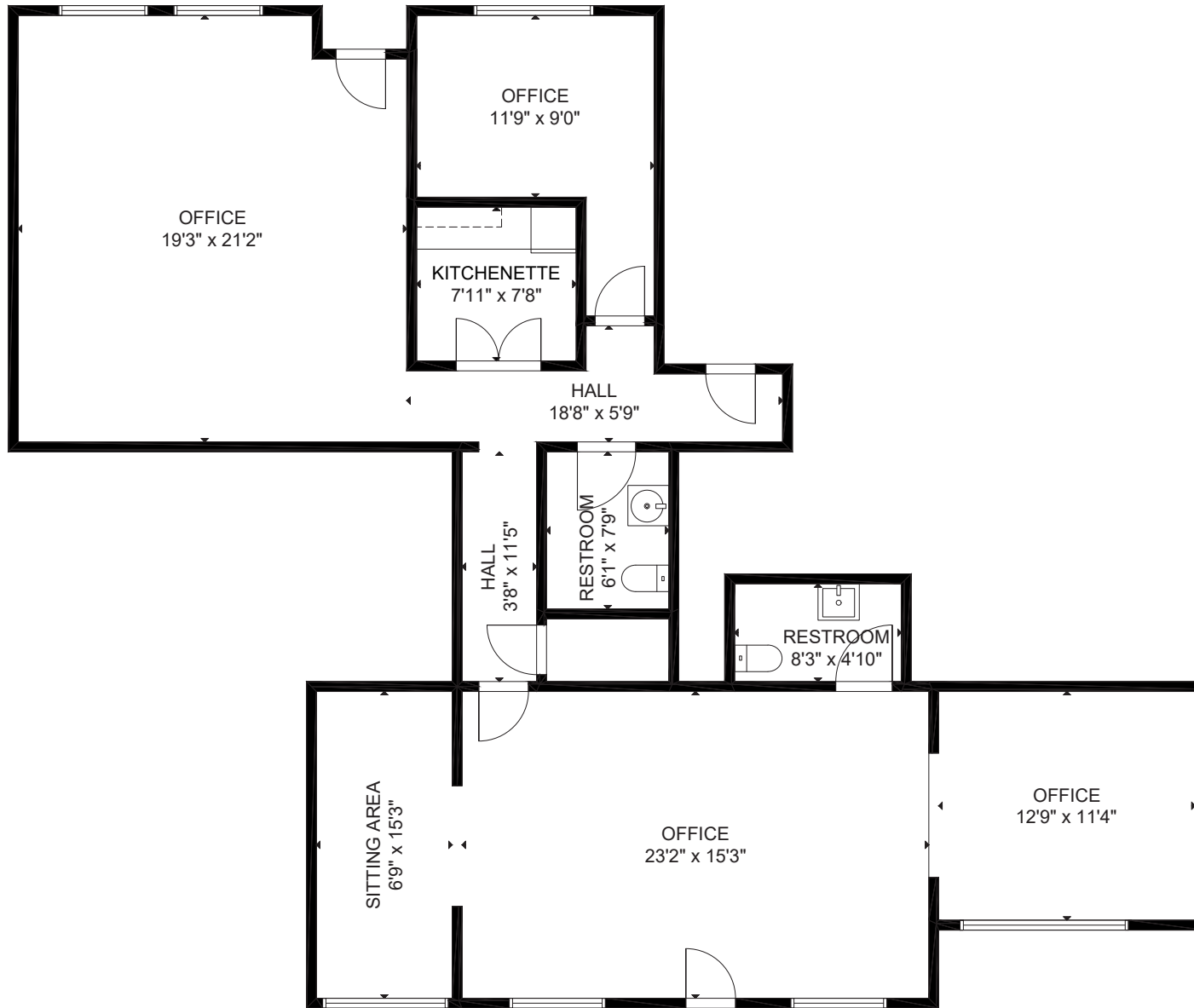


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OR TEXT 21681 TO 39200

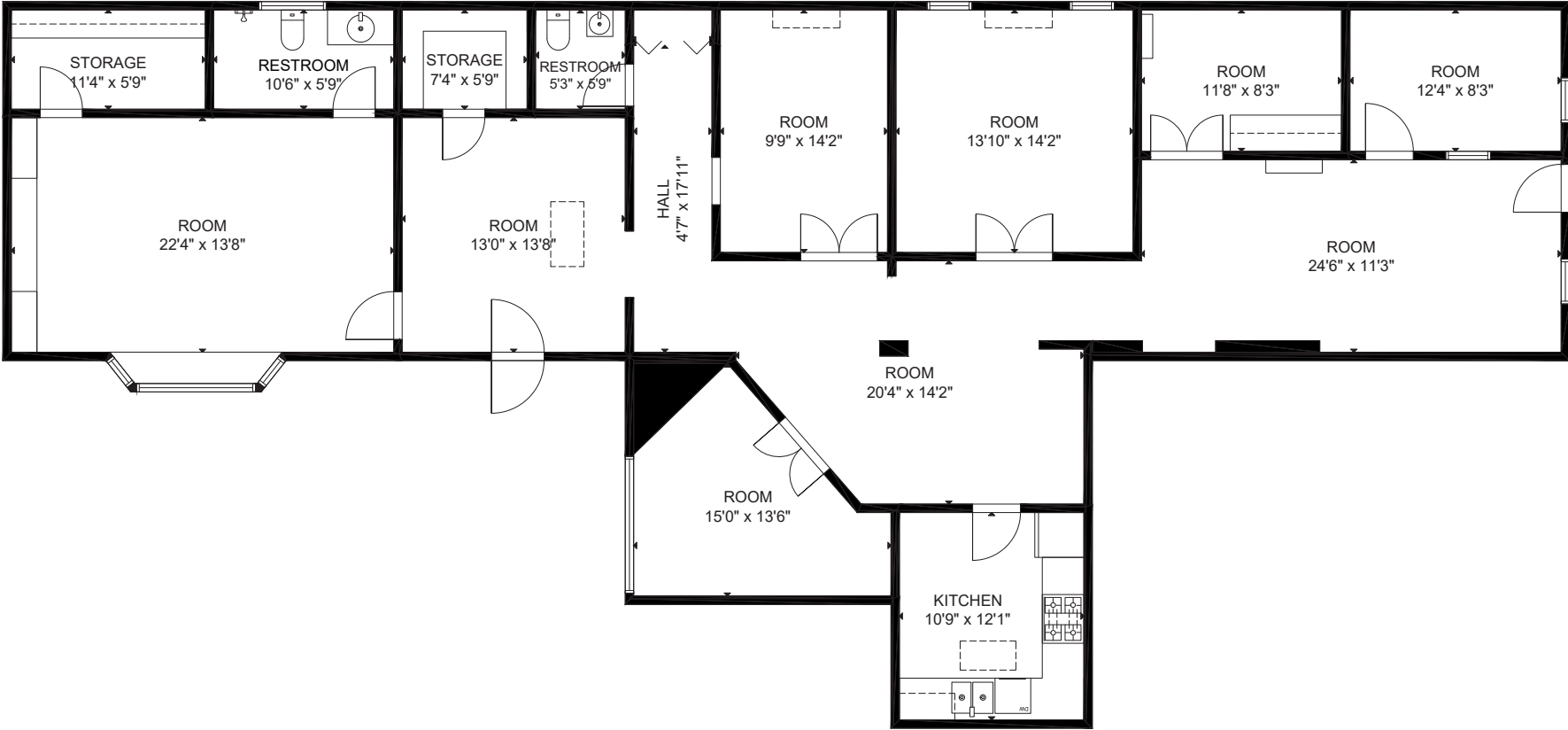


Floor Plan - Office





Floor Plan - Preschool





Area Map



Area Map

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

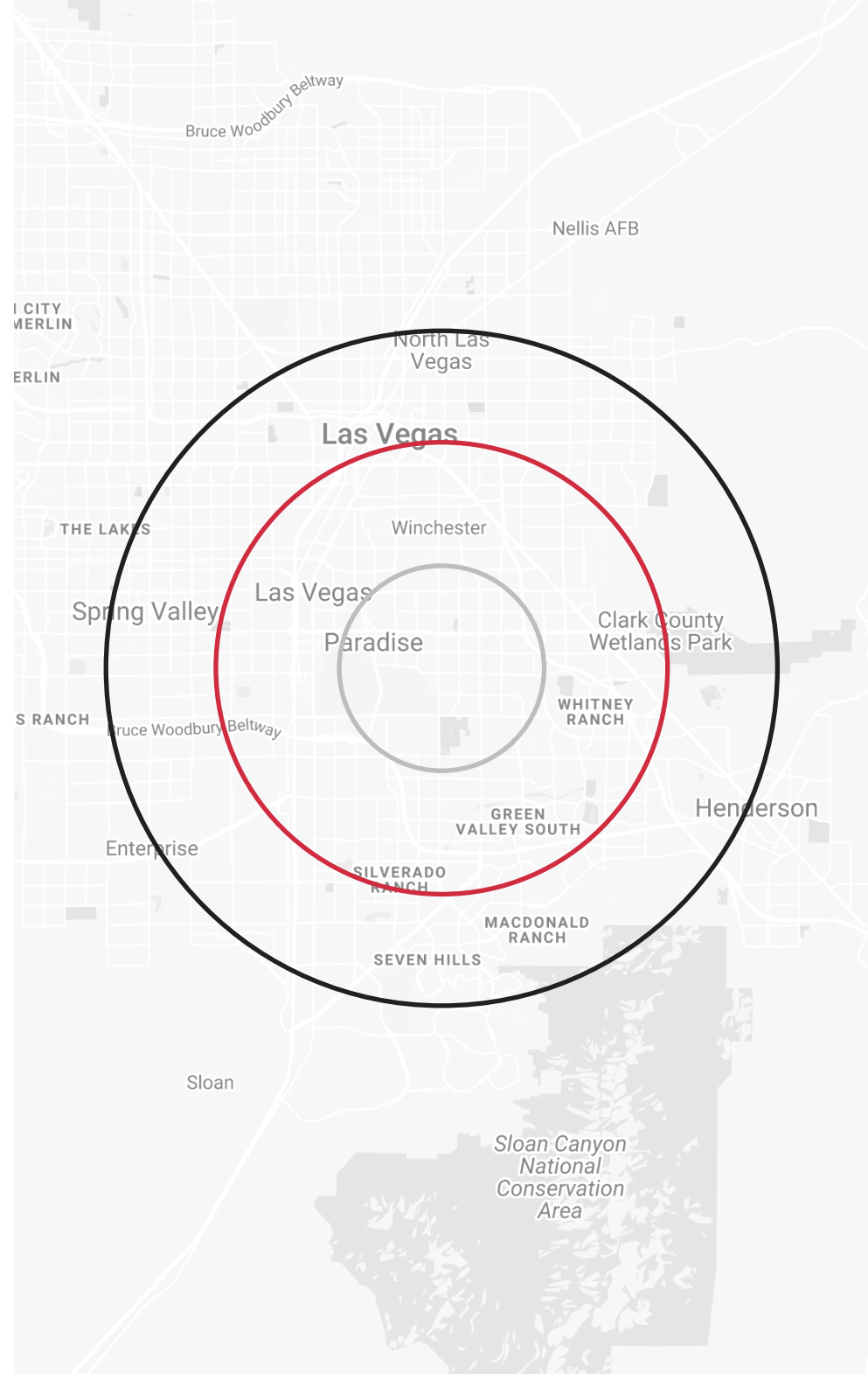


Demographics

| POPULATION | 1-mile | 3-mile | 5-mile |
|------------------------|---------------|---------------|---------------|
| 2022 Population | 11,121 | 140,340 | 408,107 |
| HOUSEHOLDS | 1-mile | 3-mile | 5-mile |
| 2022 Households | 4,538 | 58,046 | 166,774 |
| INCOME | 1-mile | 3-mile | 5-mile |
| 2022 Average HH Income | \$79,660 | \$78,073 | \$82,736 |

Traffic Counts

| STREET | CPD |
|------------------------------|------------|
| E Russell Rd / S Pecos Rd | 28,800 |
| S Eastern Ave / Callahan Ave | 36,500 |





Distance to Major Cities

| | |
|-------------------------|-----------|
| Salt Lake City, Utah | 302 miles |
| Las Vegas, Nevada | 120 miles |
| Los Angeles, California | 387 miles |
| San Diego, California | 449 miles |
| Denver, Colorado | 630 miles |
| Phoenix, Arizona | 419 miles |

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>



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