

MEDICAL OFFICE | FOR LEASE | ±2,500 SF



NAIVegas

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 South Durango Drive,
Las Vegas, NV 89113
702.383.3383 | naivegas.com

2400 W Charleston Blvd | Las Vegas, NV 89102

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Property Summary

PROPERTY ADDRESS	2400 W Charleston Blvd Las Vegas, NV 89102
LEASE RATE	\$2.00/SF/Mo
CAMS	\$0.37/SF/Mo
AVAILABLE SQFT	±2,500
ZONING	C-P (Professional Medical Office)
LEASE TYPE	NNN

- Renovated Single Story Office Building
- Prominent Medical District Area
- Minutes from I-15 and UMC Hospital
- Convenient Parking
- Ready for immediate occupancy

FOR MORE INFORMATION

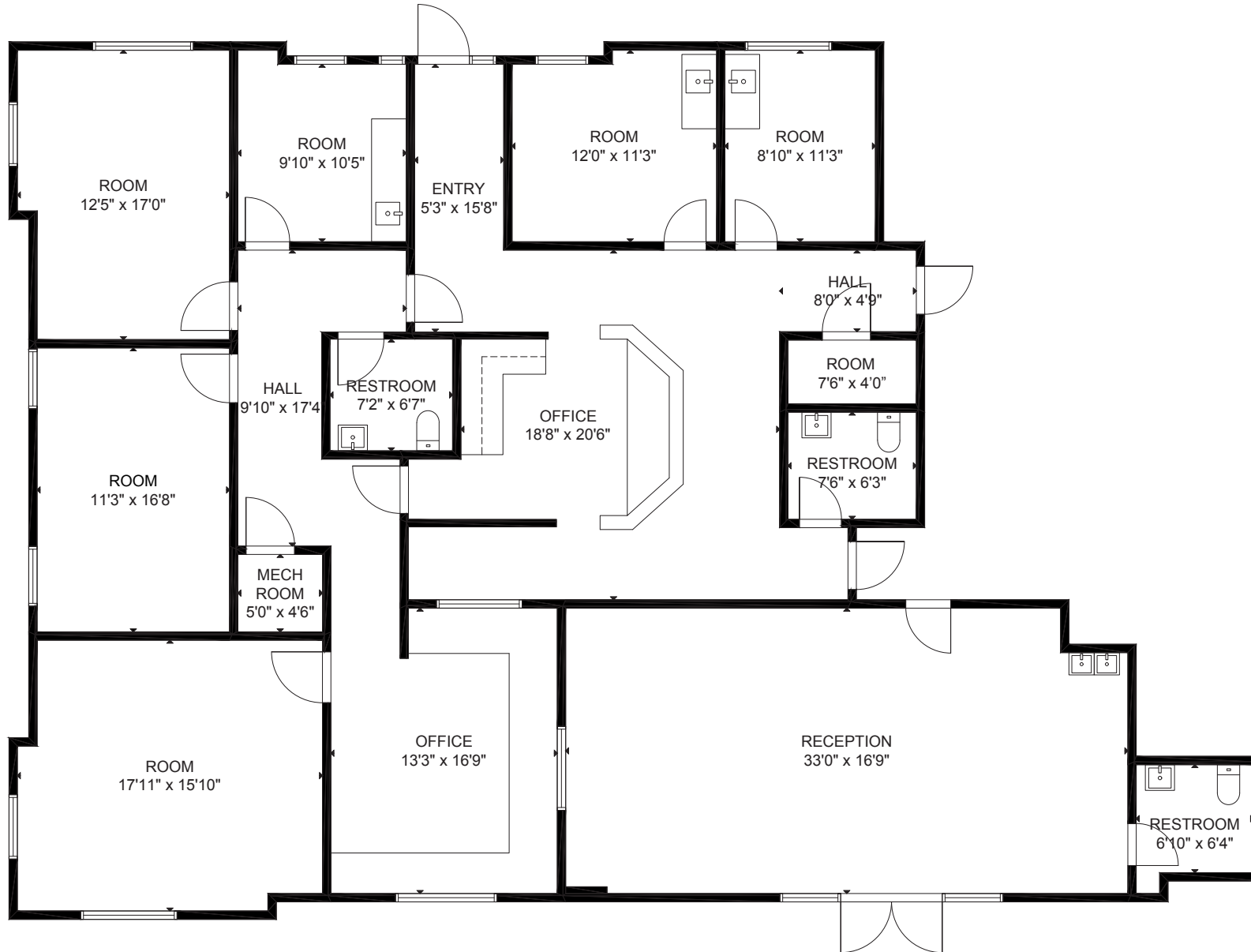


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OR TEXT 21148 TO 39200



Floor Plan









Area Map



Area Map



Demographics

POPULATION	1-mile	3-mile	5-mile
2021 Population	8,802	177,269	515,499
HOUSEHOLDS	1-mile	3-mile	5-mile
2021 Households	3,477	65,058	185,616
INCOME	1-mile	3-mile	5-mile
2021 Average HH Income	\$107,110	\$55,402	\$57,658

Traffic Counts

STREET	CPD
W Charleston Blvd / S Rancho Dr	38,225
S Rancho Dr / Sherman Pl	23,888
W Charleston Blvd / S Tonopah Dr	39,500





Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 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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