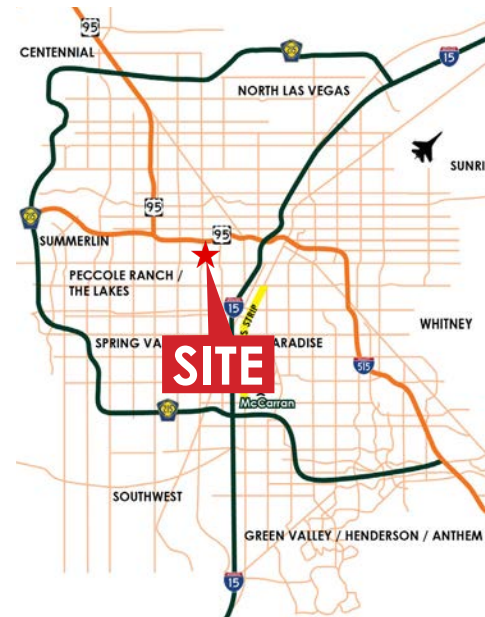**Sun**
Commercial Real Estate, Inc.

PROPERTY HIGHLIGHTS

The complex is situated in a very active business area featuring extensive services, many within walking distance. Some of the surrounding businesses are Wells Fargo, Denny's, U-Haul, Smith's, Capriotti's, Del Taco, Citibank, LVAC, and Kindred Hospital, as well as a number of automotive dealerships. Freeway access is via the Sahara Avenue on-ramp to Interstate 15 about 2 miles to the East, as well as direct access to the Las Vegas Strip directly down Sahara Avenue.

- Excellent single story medical office
- Direct exposure on Sahara Avenue
- Ample parking
- Active digital sign

DEMOGRAPHICS

2020	1 MILE	3 MILE	5 MILE
POPULATION			
Estimated Population	23,233	170,666	472,314
Estimated Households	7,934	63,301	183,619
INCOME			
Est. Median HH Income	$40,099	$42,004	$43,581
Est. Average HH Income	$57,430	$61,105	$64,375

Source: STDB

Travis Laub
Associate
702-342-0660
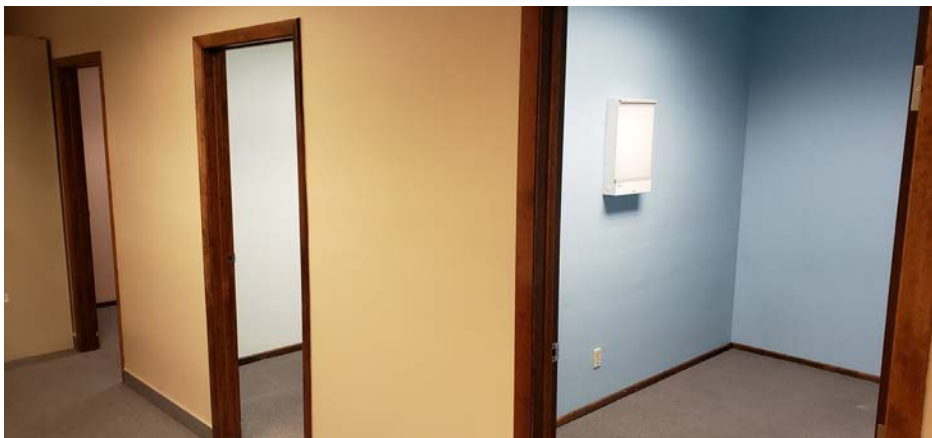travisl@suncommercialre.com
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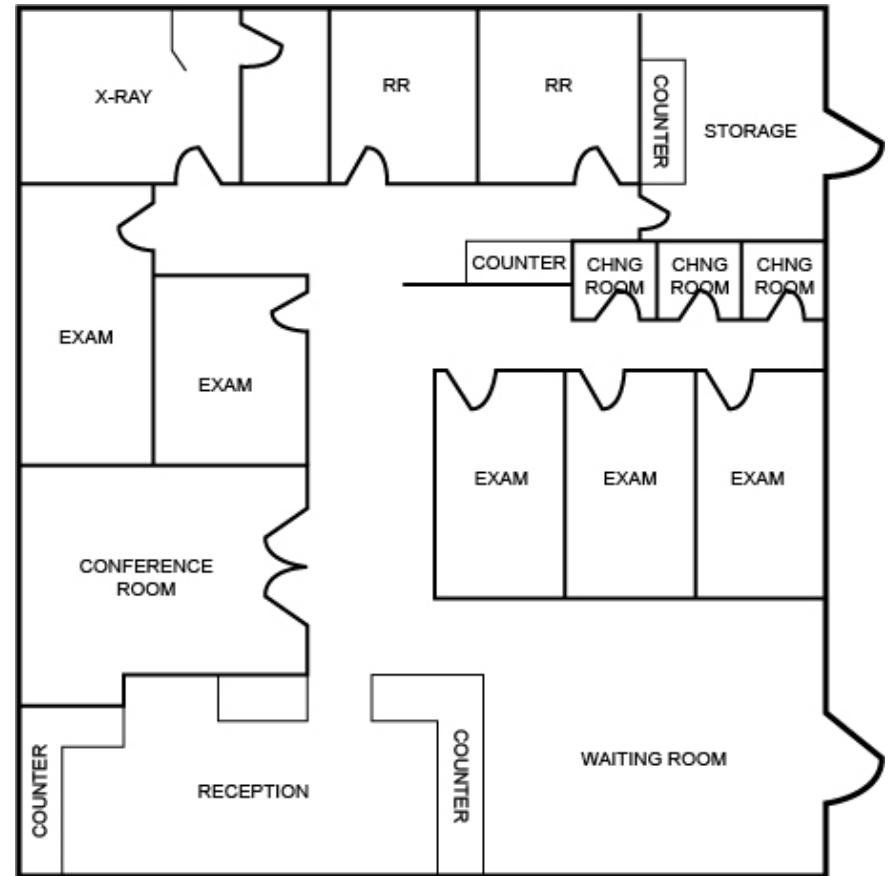Fax 702-968-7301
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This medical space features a large reception area and waiting room, 5 treatment rooms, 3 changing rooms, conference room, 3 changing rooms, private office, x-ray (including modern machine), and 2 restrooms. offices or exam rooms, a break room, two restrooms, and a large storage room.

Floor plan labels: X-RAY, RR, RR, COUNTER, STORAGE, COUNTER, CHNG ROOM, CHNG ROOM, CHNG ROOM, EXAM, EXAM, EXAM, EXAM, EXAM, CONFERENCE ROOM, COUNTER, RECEPTION, COUNTER, WAITING ROOM

*Not to Scale

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