



# FOR LEASE

2725 S Jones Blvd #110  
Las Vegas, NV 89146

**±1,391 SF | OFFICE**

## Property Specs

|                 |   |
|-----------------|---|
| LEASE RATE      | <b>\$1.50/SF/MG</b>                     |
| CAM RATE        | <b>\$0.25/SF</b>                        |
| TOTAL AVAILABLE | <b>Unit 110   ±1,391 SF</b>             |
| LEASE TYPE      | <b>MG (Modified Gross)</b>              |
| USE             | <b>Single Story Professional Office</b> |
| BUILDING CLASS  | <b>B</b>                                |
| ZONNING         | <b>CP (Commercial Professional)</b>     |
| APN             | <b>163-11-604-009</b>                   |
| PARKING SPOTS   | <b>56 Surface</b>                       |
| YEAR BUILT      | <b>1997</b>                             |

- Only one unit left / Flexible terms and rates
- Unit has a break room and bathroom
- Turn-key unit with great visibility along Jones Blvd.
- Located in a densely populated area
- High concentration of professional office along this central submarket



OR TEXT 22853 TO 39200

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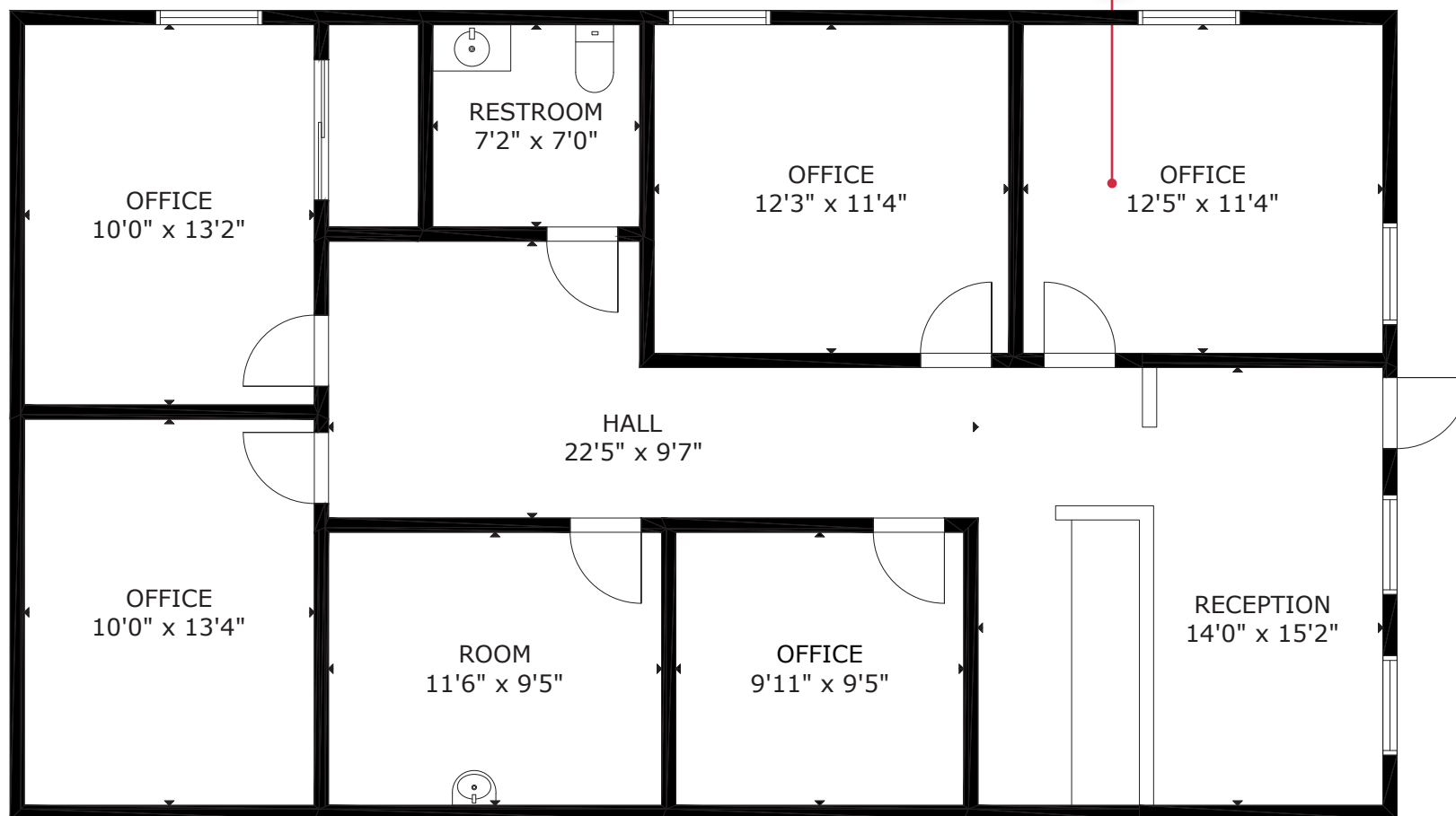
# SUMMARY



# FLOOR PLAN



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FOR A 3D TOUR



| SUITE | TOTAL SF  | LEASE RATE   | CAM RATE  | LEASE TYPE     | ZONING                          |
|-------|-----------|--------------|-----------|----------------|---------------------------------|
| 110   | ±1,391 SF | \$1.50/SF/MG | \$0.25/SF | Modified Gross | CP<br>(Commercial Professional) |

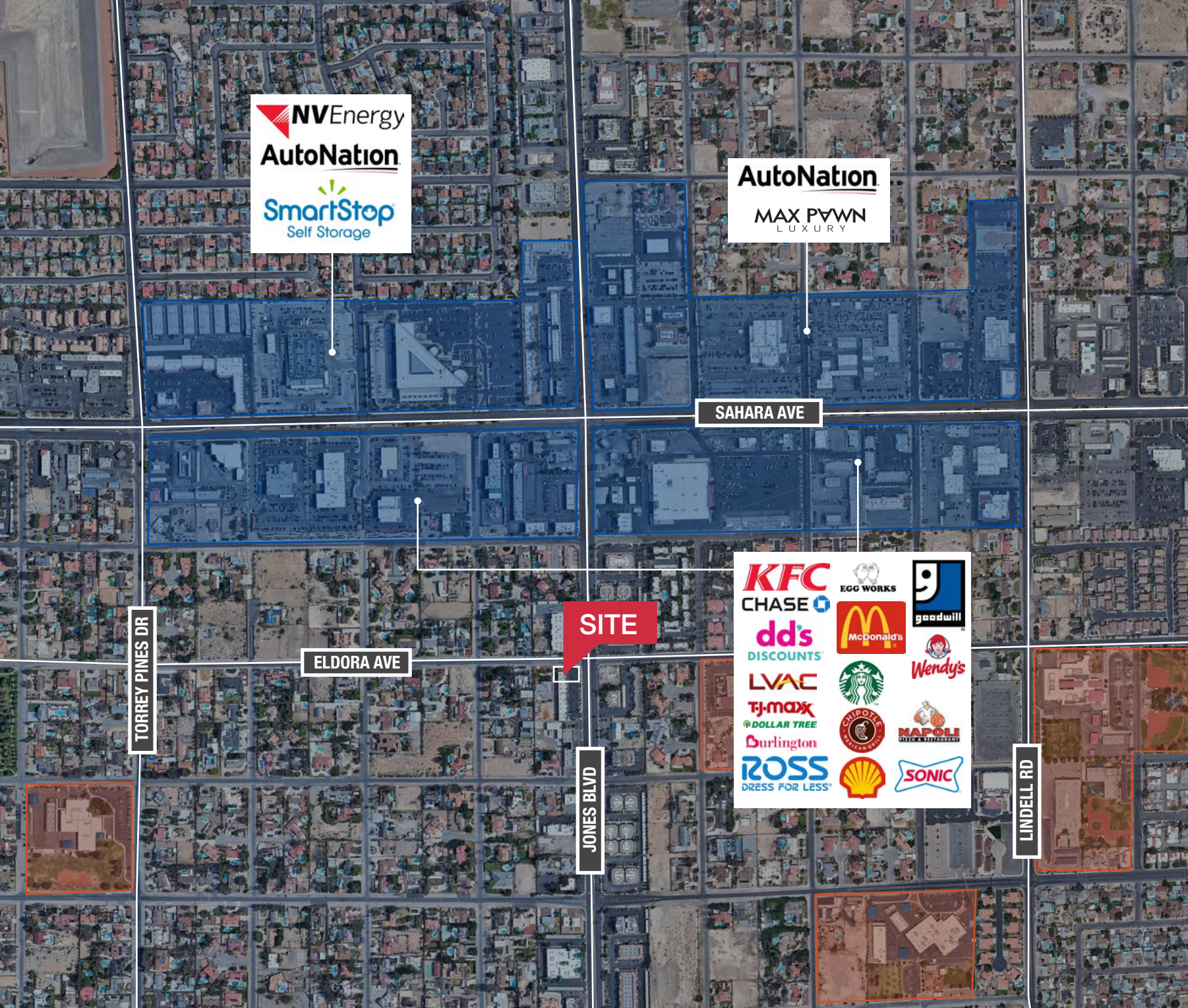


PHOTOS



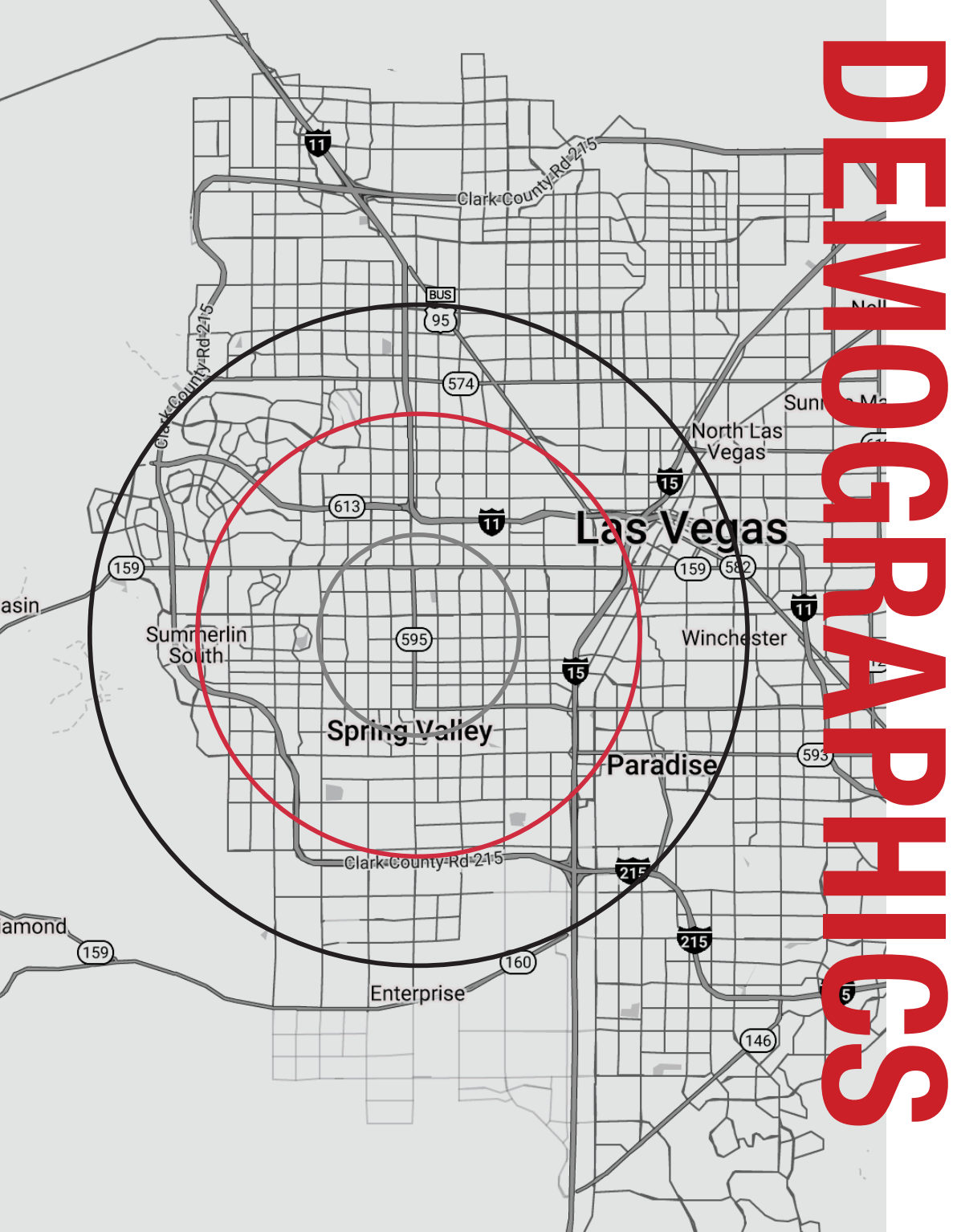


# AREA MAP



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





# DEMOGRAPHICS

| POPULATION             | 1-mile    | 3-mile   | 5-mile   |
|------------------------|-----------|----------|----------|
| 2024 Population        | 9,537     | 183,288  | 459,088  |
| HOUSEHOLDS             | 1-mile    | 3-mile   | 5-mile   |
| 2024 Households        | 3,648     | 72,625   | 187,331  |
| INCOME                 | 1-mile    | 3-mile   | 5-mile   |
| 2024 Average HH Income | \$102,158 | \$77,237 | \$84,634 |

## Traffic Counts

| STREET       | AADT   |
|--------------|--------|
| S Jones Blvd | 37,625 |
| W Sahara Ave | 48,263 |

## 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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