

# FOR SALE – PRIME MEDICAL / OFFICE BUILDING

## 7580 W Sahara Ave, Las Vegas, NV 89117

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### Exceptional Owner-User or Investment Opportunity

Discover a rare chance to own a **high-visibility two-story medical/office building** in one of Las Vegas' most desirable corridors. This ±11,483 SF property, built in 2003/remodeled in 2017, offers a professional medical buildout, strong curb appeal, and unmatched exposure on West Sahara Avenue. Perfect for healthcare practices, professional offices, or investors seeking a stable income property in a high-growth market.

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### Key Selling Points

- **Turnkey Medical Buildout** – Reception, exam rooms, nurses' station, and support areas already in place.
  - **Prime Location** – Minutes from Summerlin, Canyon Gate, US-95, and CC-215 with strong daily traffic counts.
  - **High Visibility & Signage** – Monument and building signage along West Sahara for maximum exposure.
  - **Flexible Ownership Options** – Ideal for an **SBA owner-user purchase** or investment lease-up strategy.
  - **Growing Demographics** – 5-mile population of nearly **484,000**, projected to exceed **520,000 by 2029**.
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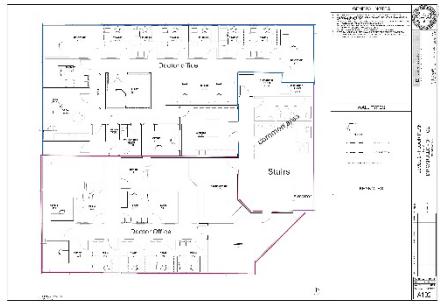
### Property Snapshot

- **Building Size:** ±11,483 SF (two stories)
  - **Lot Size:** ±0.75 acres
  - **Zoning:** C-1 (City of Las Vegas – Neighborhood Commercial)
  - **Year Built:** 2003 remodeled 2017
  - **Parking:** ±21 striped spaces
  - **APN:** 163-03-412-013
  - **Elevator**
  - **Common restrooms**
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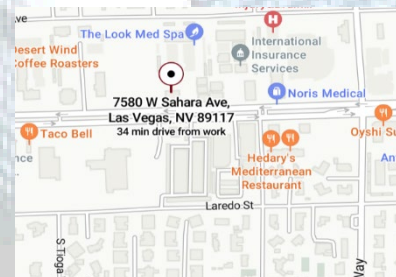


## Investment Potential

- **Healthcare Demand:** Las Vegas continues to see expanding healthcare needs, driving medical office absorption.
- **Immediate Usability:** Save on costly tenant improvements with existing medical infrastructure.
- **Future Value:** Excellent opportunity to reposition with cosmetic updates and capture higher rental rates.



Second Floor plan



## Contact

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*Information deemed reliable but not guaranteed. Buyer to verify all details.*

