

FOR LEASE

±6,971 RSF - ±9,371 RSF | TWO STORY MEDICAL OFFICE BUILDING

OFFERING \$1.00/SF NNN INCENTIVE RATE!

**TERMS AND CONDITIONS APPLY



3920

S EASTERN AVE

L A S V E G A S , N V

CBRE

PROPERTY HIGHLIGHTS

CBRE is excited to introduce 3920 S. Eastern Avenue, a 32,927 square foot, two-story medical office building designed to offer a professional setting tailored for medical groups and businesses of all sizes.

Located within the Eastern Medical Corridor, a beautiful multi-tenant complex consisting of five buildings at the signalized intersection of Viking Rd. and Eastern Ave, this property is ideal for medical tenants. It promotes synergy with existing occupants, including Desert Radiologists and Viva Diagnostics Imaging.



AVAILABLE SUITES

Building	Suite	Square Footage	Lease Rate Range
3920	Suite 200 (Shell Condition)	±6,971 RSF	\$1.00 - \$1.75 PSF NNN
3920	Suite 202	±9,371 RSF	\$1.00 - \$1.75 PSF NNN

*This incentive is being offered by the ownership of the The Riley Building to Brokers who meet conditions to earn the incentivized rate. Seller has the right to terminate the \$1.00/ SF modified gross rate at anytime. CBRE does not accept nor assume any responsibility or liability, direct or indirect, relating to this broker incentive. All CBRE brokers eligible to receive this incentive must disclose such incentive to the lessee prior to signing a leasing agreement.



PROPERTY OVERVIEW

3920 S. EASTERN AVE | LAS VEGAS, NV 89119



SUBMARKET
East Las Vegas



BUILDING SIZE
32,927 SF



CAMS
\$0.42 PSF



YEAR BUILT
1986



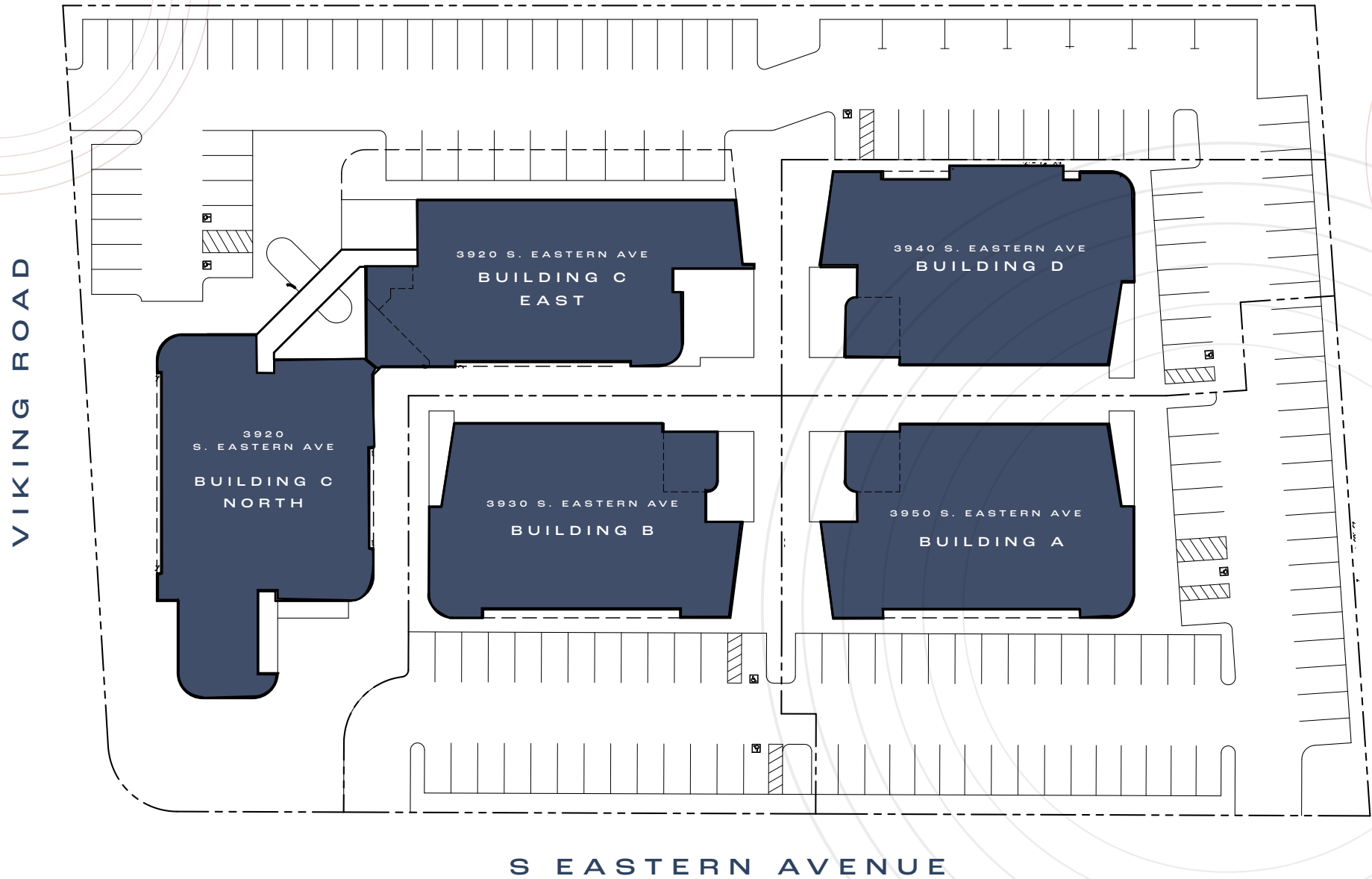
PARKING
160 Surface
Parking Spaces



ZONING
Commercial Professional
(CP)



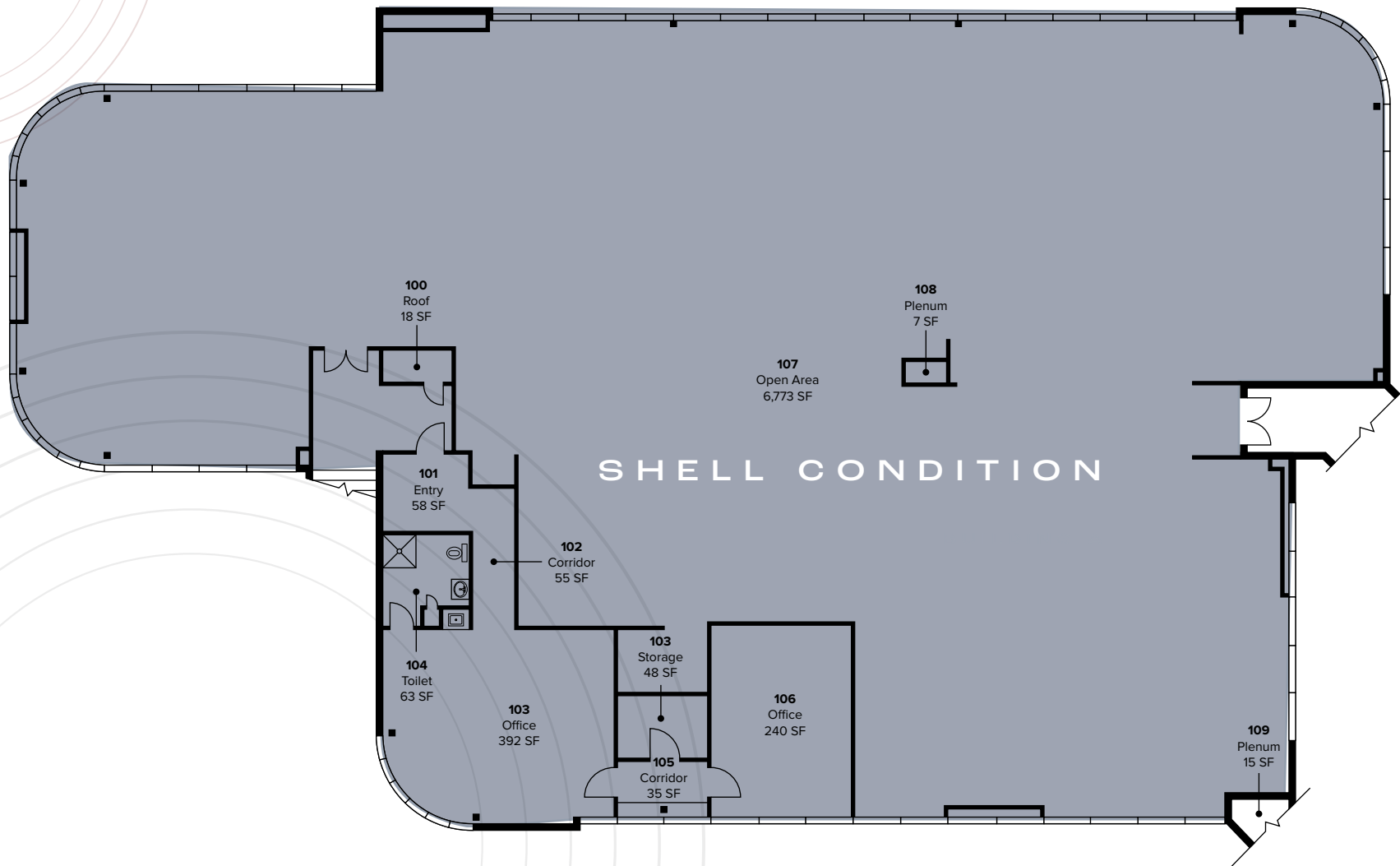
SITE PLAN



FLOOR PLAN

SUITE 200

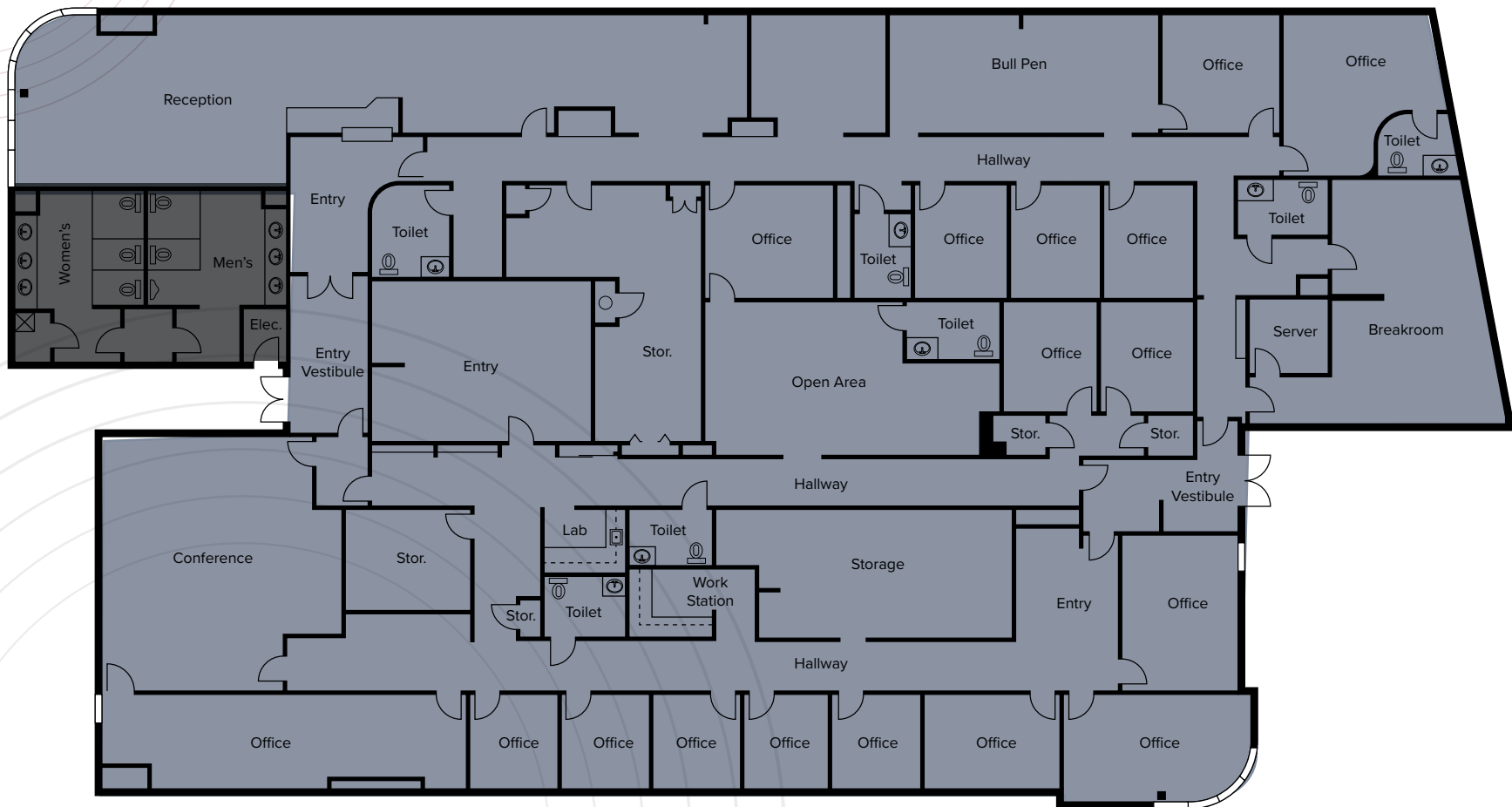
6,971 RSF



FLOOR PLAN

SUITE 202

9,371 RSF



CONCEPT PLAN

SUITE 202

9,371 RSF



MAP



LAS VEGAS MARKET OVERVIEW

We're #1!

Nevada/Las Vegas #1 Rankings

- Las Vegas - top travel destination for Americans (Family Destinations Guide, 2023)
- Las Vegas - top destination for relocating homeowners (Redfin, 2023)
- Best City In America for Pre-IPO Startups (Crowdfund Capital Advisors, 2023)
- Las Vegas - top convention destination in the US (Exhibit City News, 2023)

QUALITY OF LIFE



294
Average
Sunny
Days



15
National
Parks
& Forests



6
State
Parks



53
Golf
Courses

NOTABLE ACCOLADES

#2

Nevada's population growth U.S. ranking (U.S. Census Bureau, 2020)

#7

Fastest growing city in America, and #1 in the Sunbelt as a whole (CoStar, 2025)

#8

Best state to start a business (Wallethub, 2023)

#8

Quality of infrastructure Nevada (U.S. News & World Report, 2023)

SPORTS TEAMS



NHL
(Las Vegas
Golden Knights)



NFL
(Las Vegas
Raiders)



WNBA
(Las Vegas Aces)



AHL
(Henderson
Silver Knights)



NLL
(Las Vegas
Desert Dogs)



USLC
(Las Vegas
Lights)



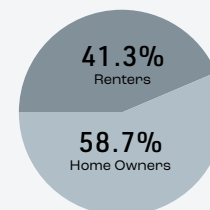
MILB
(Las Vegas Aviators Oakland A's affiliate)

58.7% HOME OWNERSHIP RATE

Las Vegas
MSA

\$445,490
Average Home
Value

Source: ESRI

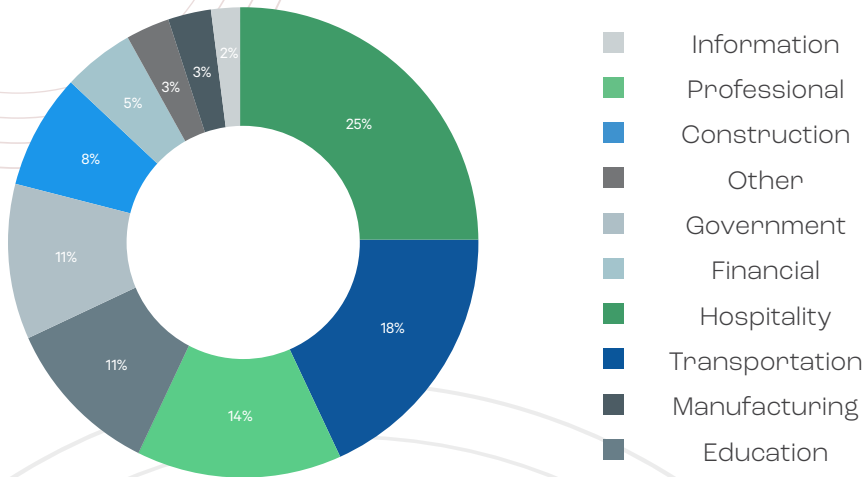


Source: Oxford Economics 2024

HOW WE WORK

A THRIVING KNOWLEDGE ECONOMY

Sectors % Of Overall Employment
February 2025, %



Source: ESRI

Employers	Employees	Employers	Employees
1 MGM Resorts International	74,500	13 Scientific Games	9,000
2 Cox Holdings, Inc.	55,000	14 Diamond Resorts	8,174
3 Caesars Entertainment	54,000	15 Red Rock Resorts	7,800
4 Las Vegas Sands	46,000	16 Party Gals	7,500
5 Johnson Electric	40,000	17 Marshall Retail Group/ InMotion	7,500
6 Wynn Resorts	30,200	18 Action Messenger Service	7,500
7 MGM Hospitality	30,000	19 MetricFox	7,500
8 Boyd Gaming	25,000	20 Golden Entertainment	6,940
9 Clark County School District	17,820		
10 IGT	12,000	Paris Business Ctr	
11 Station Casinos	11,600	New Castle Corp	
12 Hempworx Official	10,001	Ruffin Co	

All employers listed are private unless otherwise noted as federal, county, or municipal.
Source: Zippia.com

EDUCATION ATTAINMENT

High School Diploma	26.2%
Some College	21.7%
Associate's Degree	9.0%
Bachelor's Degree	18.1%
Advanced Degree	9.1%

Source: ESRI

16th Las Vegas Ranked 16th On Cbre's
"The Next 25 Tech Markets To Watch" List.

Source: CBRE 2024 Scoring Tech Talent

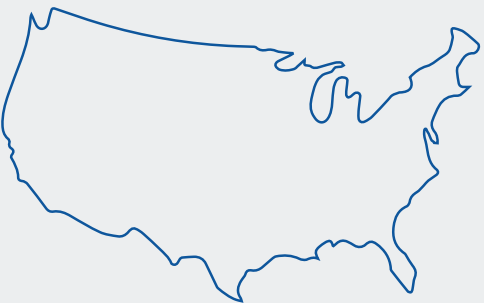
WORKFORCE

1,224,775
December 2024

1,103,793
December 2021

Source: U.S. Bureau of Labor Statistics

ONE OF THE NATION'S MOST TAX-FRIENDLY STATES



- NO** Corporate Income Tax
- NO** Personal Income Tax
- NO** Franchise Tax on Income
- NO** Inheritance or Gift Tax
- NO** Unitary Tax
- NO** Estate Tax

7th

THE TAX FOUNDATION 2024 STATE BUSINESS TAX
CLIMATE INDEX RANKS NEVADA #7 BEST STATE IN THE U.S.

Source: The Tax Foundation

WHAT WE DO

Las Vegas is a top global destination for entertainment, gaming, shopping and dining. We're home to 10 Michelin Star restaurants and a host of world-renowned museums.



Major Shopping Destinations

- Fashion Show Mall
- Crystals (City Center)
- Downtown Summerlin
- Forum Shops (Caesars Palace)
- Grand Canal Shops at the Venetian
- Galleria at Sunset
- Town Square
- Miracle Mile Shops at Planet
- Hollywood Resort



Popular Non-Gaming Attractions

- Springs Preserve
- Las Vegas Philharmonic
- Henderson Symphony Orchestra
- Bellagio Gallery of Fine Art
- Las Vegas Arts District
- The Sphere

RESTAURANTS + THEATERS

10
Michelin Star
Restaurants

The Smith Center
for Performing
Arts

UNLV Performing
Arts Center

Zappos Theater

Planet Hollywood

Park Theater
at Park MGM Las Vegas

Pearl Theater



86 Museums In Las Vegas Select Top Museums

- The Neon Museum
- Las Vegas Natural History Museum

- Discovery Children's Museum
- The Mob Museum
- Nevada State Museum
- Shelby American, Inc.
- Hollywood Car Museum



Professional Sports

NHL
Golden Knights

AHL
Henderson Silver
Knights
NFL
Las Vegas Raiders

WNBA
Las Vegas Aces
NLL
Las Vegas Desert Dogs
USLC
Las Vegas Lights
MILB
Las Vegas Aviators,
Future Las Vegas A's



RECORD HIGH
\$85.2 Billion In Visitor Spending
LVCVA 2024

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S EASTERN AVE

L A S V E G A S , N V

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