

**FOR SALE - 100% OCCUPIED MEDICAL BLDG
WITH CELL TOWER ON EXTRA LARGE LOT**

THE PUEBLO BUILDING | 2458 EAST RUSSELL ROAD | LAS VEGAS, NV

Exclusively Listed by

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Each Office is Independently Owned and Operated

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Price:	\$2,300,000
Building SF:	5,321
Price / SF:	\$432.25
Rentable SF:	5,080
Occupancy:	100%
Floors:	1
Lot Size:	0.92 Acres
Signage:	Monument Sign
Year Built:	1994
Building Class:	A-
Parking:	Onsite (35+ parking spaces)
Parking Ratio:	6.5:1000
Zoning:	Commercial Professional (CP)

Property Highlights

- Asset Type: Two-tenant medical office building on extra large 0.92 parcel
- Occupancy: 100% (two dental tenants with long-term leases)
- Rent Roll Upside: Current leases are below market, providing immediate potential for increased NOI upon renewal or turnover
- Suite Details: Fully built-out dental offices with operatories, reception, and administrative space
- Tenant Stability: Leases recently renewed with 3-year terms and renewal options
- Location Advantage: Prime Russell Road frontage with quick access to I-215, McCarran/Harry Reid International Airport, and Henderson submarkets
- Parking: Ample on-site surface parking for staff and patients
- Additional Income: Existing cell tower lease offers diversified income or optional ground lease sale for added liquidity

Marketing Description

2458 E Russell Road is a well-maintained medical office building strategically located in the highly accessible East Russell corridor of Las Vegas, minutes from the airport, Sunset Park, and key commercial arterials. The property is 100% occupied, featuring two fully built-out dental suites designed to modern medical standards.

Each suite provides functional layouts with operatory rooms, private offices, reception areas, and upgraded finishes ideal for dental, orthodontic, or other medical users. The building benefits from strong visibility and signage along Russell Road and convenient on-site parking.

In addition to stable tenancy, the property includes an income-producing cell tower with potential for a separate ground lease sale, offering additional flexibility and upside for investors. With below-market rents and steady occupancy, this asset presents an excellent opportunity for investors seeking long-term value in central Las Vegas, Nevada.



Rent Roll



Suite	SqFt	Rent	Base Rent (\$/SF)	CAM (\$/SF)	TOTAL Monthly Rent plus CAMs (\$)	Annualized Rent	Lease Start Date	Lease Expire Date	Lease Type	Space Use	Condition
A	2,791	\$3,117	\$1.12	\$0.30	\$ 3,954	\$ 47,448	7/12/19	12/31/27	NNN	Medical Office	Full Build-Out
B	2,289	\$2,861	\$1.25	\$0.30	\$ 3,548	\$ 42,575	10/14/25	9/13/28	NNN	Medical Office	Full Build-Out
Cell Tower		\$2,096	NA	NA	\$ 2,096	\$ 25,147	9/1/97	8/31/27	Ground Lease (Net)	Cell Tower / Leased Land	Tenant Build-Out

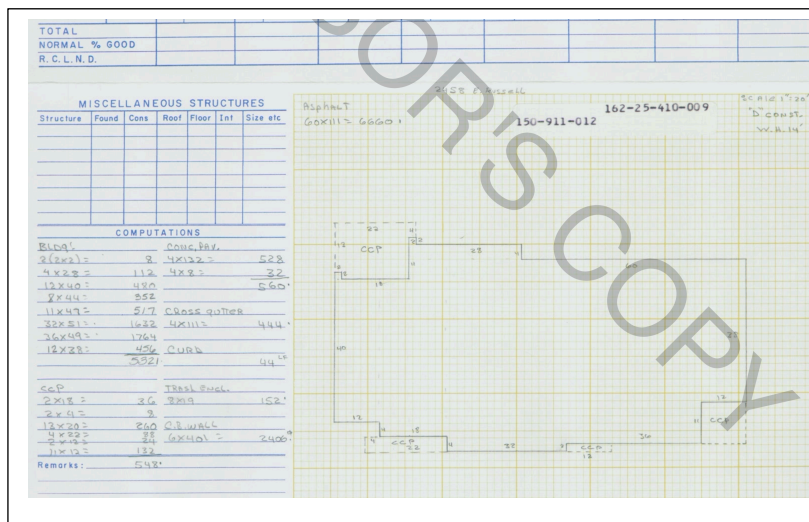
Suite A's base rent derived from a flat Modified Gross lease using \$0.30 CAM rate for comparison consistency. CAM income assumed to offset operating expenses in pro forma calculations.

Building RSF per Clark County Assessor: 5,321 SF | Leased RSF: 5,080 SF | Add-On Factor: ≈ 4.75 % (shared corridor/restrooms).

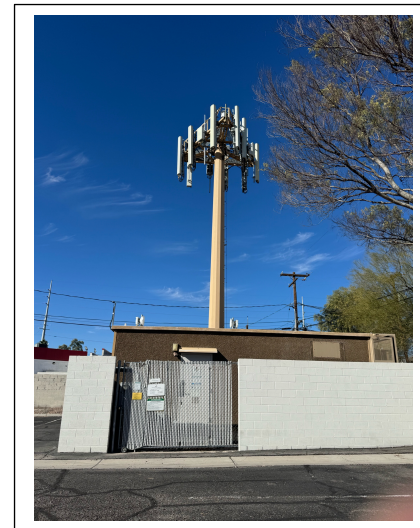
The following payment has been remitted.

Payment Number 4001262317
 Payment Date Oct 20, 2025
 Payment Currency USD
 Payment Amount 2,095.61

Invoice Number	Invoice Date	Invoice Description	Gross Amount	Amount Paid
PN-16391912	Nov 1, 2025	00412956, NOV-2025, VZL21120	61.04	61.04
PN-16391913	Nov 1, 2025	00412956, NOV-2025, VZL21120	57.53	57.53
PN-16391914	Nov 1, 2025	00412956, NOV-2025, VZL21120	1,917.78	1,917.78
PN-16391915	Nov 1, 2025	00412956, NOV-2025, VZL21120	59.26	59.26



From Clark County NV Assessor Site, original construction dimensions



Cell Tower Summary



Cell Tower Lease & Payment Reconciliation Summary

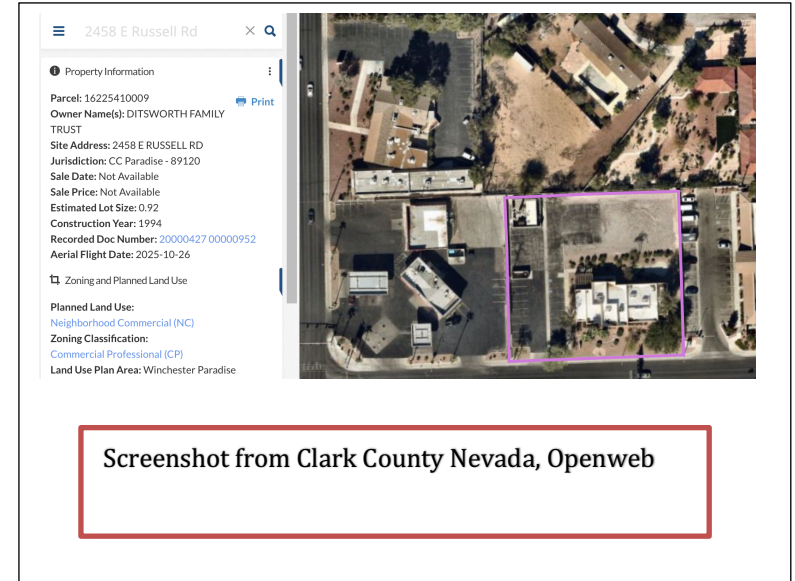
Property: 2458 E. Russell Road, Las Vegas, NV

Landlord: Ditsworth Family Trust

Tenant: Verizon Wireless (Southwestco Wireless, L.P.) / American Tower

Lease Overview

<u>Item</u>	<u>Details</u>
Commencement Date	September 1, 1997
Current Term	September 1, 2017 – August 31, 2027
Original Rent	\$1,000 per month
Escalation (1997–2027)	2% annually
Escalation (post-2027)	3% annually per 2015 Amendment
Next Renewal Term	September 1, 2027 – August 31, 2032
Lease Expiration (if all renewals exercised)	August 31, 2057



Screenshot from Clark County Nevada, Openweb

Payment Verification (November 2025)

Payment Date	Invoice Date	Payer	Expected Rent	Actual Payment	Variance	Notes
Oct 20, 2025	Nov 1, 2025	American Tower	\$1,708.63	\$2,095.61	+22.65%	Includes co-locate/equipment rent (Verizon/American Tower adjustment). Multiple line items in the remittance (e.g., small charges for equipment/tenants) explain the variance versus base rent. Payment total of \$2,095.61 reconciles to 2% annual escalation pattern plus additional licensed equipment income.

The actual rent payment of \$2,095.61 in November 2025 is consistent with the expected 2% annual escalation schedule and reflects additional co-location and equipment rent charges. This payment aligns with the lease provisions under the 2015 Third Amendment.

Date: November 2025

ADDITIONAL LAND SUMMARY



Development Potential Overview

Property Overview

The subject property sits on an oversized ±0.92-acre parcel, significantly larger than typical medical office sites in the immediate area.

The existing improvements occupy only a portion of the site, leaving excess land with potential for additional development, subject to buyer verification.

Original Development Intent

The property was originally designed to accommodate two medical office buildings ("twin buildings"), allowing for a total of four tenant suites.

Only one building was constructed, leaving the second pad as a future development opportunity.



Property Overview

Potential Development Scenarios

Construction of a second medical office building

Expansion to four total tenant suites

Owner-user + income-producing hybrid configuration

Long-term hold with phased development

Site Characteristics Supporting Expansion

Large 0.92-acre parcel

Existing parking infrastructure (35+ spaces)

Investment Perspective

This property offers a rare combination of:

In-place income

Below-market rents

Excess land for expansion

Creating a dual-path investment:

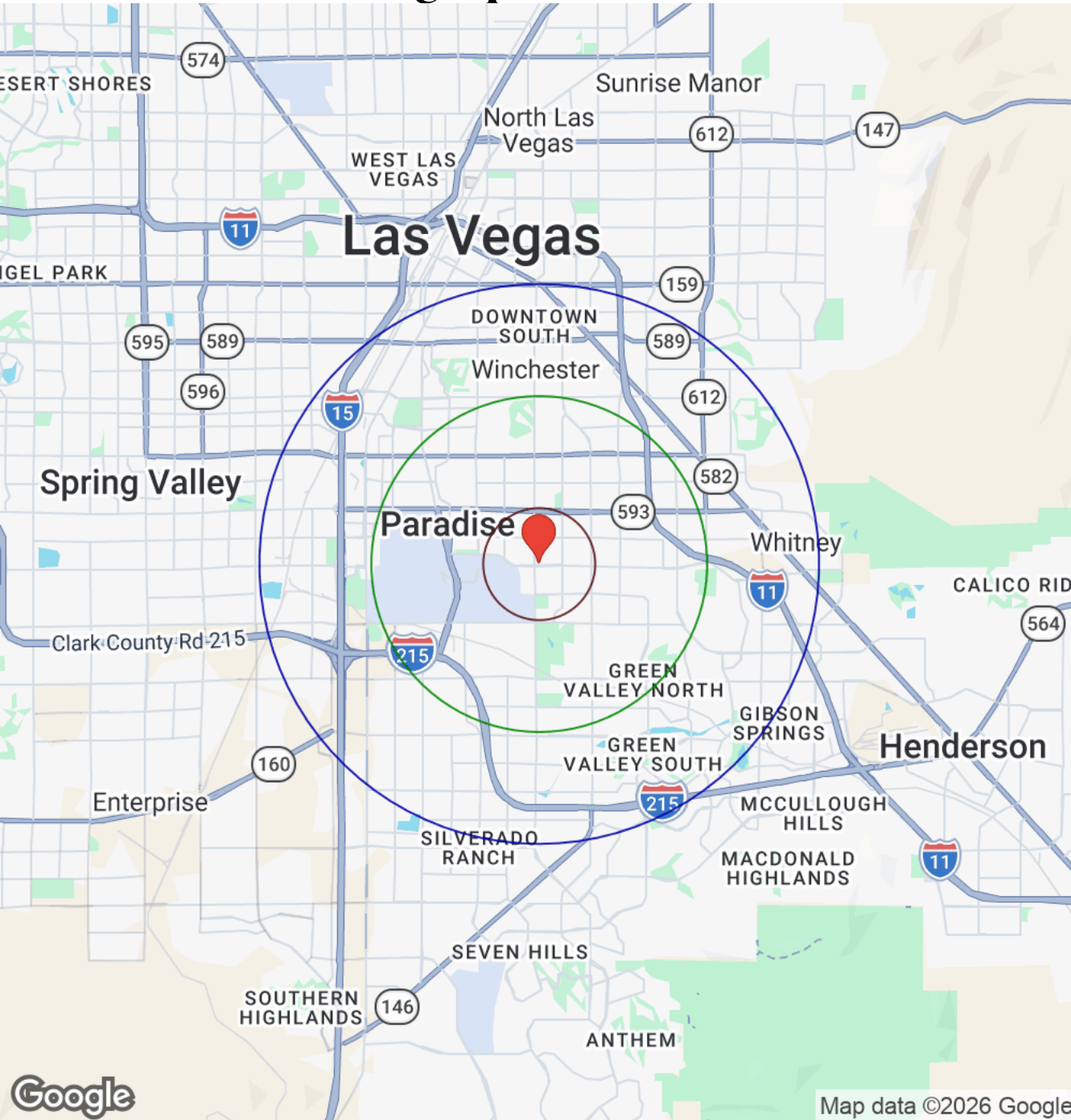
Stabilized yield today

Value-add through future development

*Photos on this pg are for information only and do not represent permitted designs



Detailed Demographics



Population	1 Mile	3 Miles	5 Miles
Male	6,092	70,747	208,344
Female	6,030	66,913	200,668
Total Population	12,123	137,660	409,012

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,365	49,489	147,981
Black	1,432	19,878	55,298
Am In/AK Nat	34	468	1,309
Hawaiian	52	909	2,904
Hispanic	4,643	47,162	140,537
Asian	1,092	13,615	42,864
Multiracial	455	5,644	16,851
Other	50	468	1,268

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,514	63,987	188,672
Occupied	5,156	59,630	174,312
Owner Occupied	2,128	21,450	71,722
Renter Occupied	3,028	38,180	102,590
Vacant	357	4,357	14,359

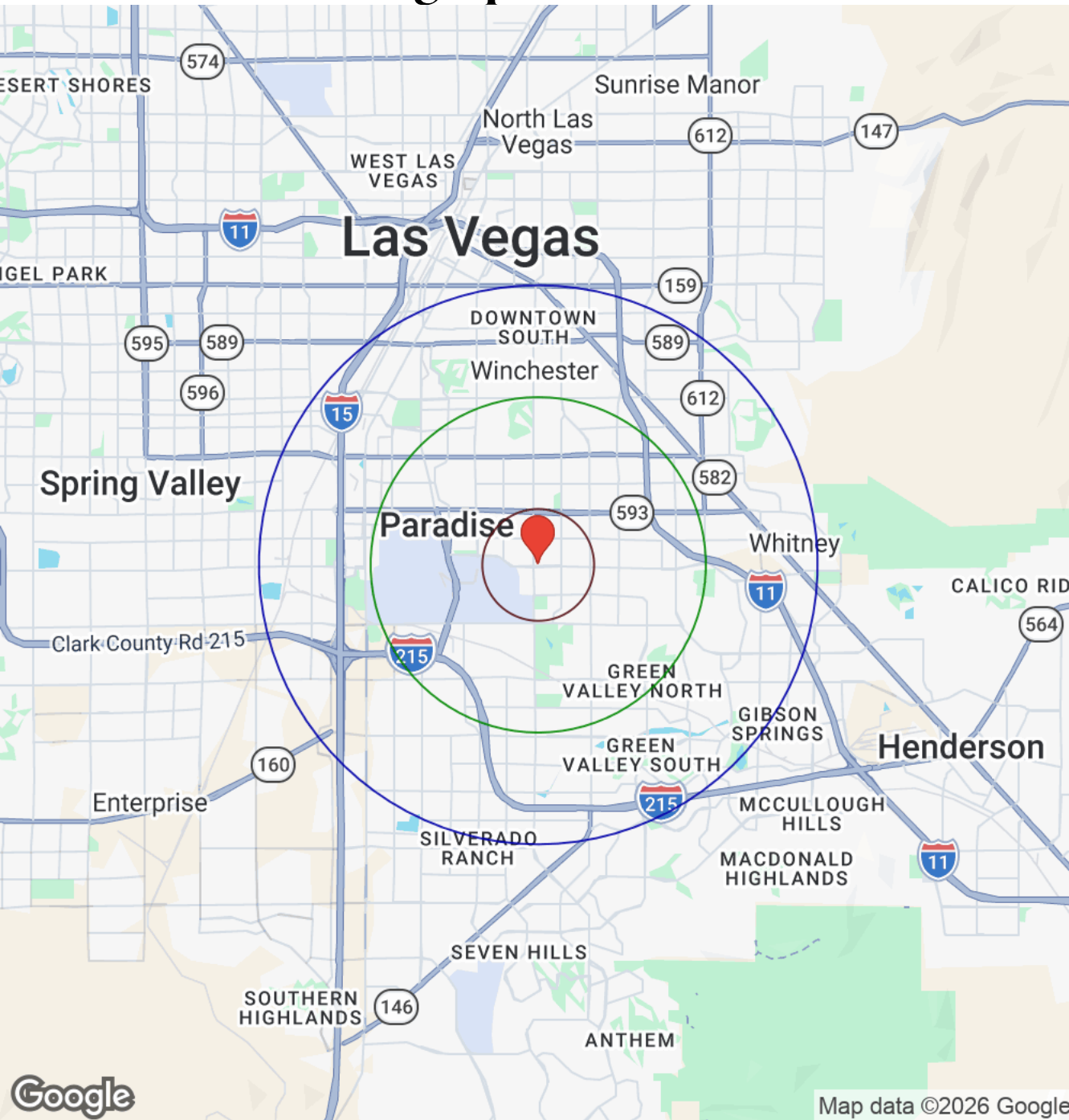
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 4	577	6,945	21,129
Ages 5 - 9	574	7,105	21,421
Ages 10 - 14	638	7,165	22,390
Ages 15 - 19	671	7,615	23,068
Ages 20 - 24	791	9,625	25,784
Ages 25 - 29	917	10,626	30,050
Ages 30 - 34	909	11,254	32,256
Ages 35 - 39	844	10,301	29,803
Ages 40 - 44	797	9,615	28,436
Ages 45 - 49	763	8,576	25,782
Ages 50 - 54	738	8,931	27,246
Ages 55 - 59	768	8,568	26,754
Ages 60 - 64	801	8,453	26,082
Ages 65 - 69	723	7,239	22,138
Ages 70 - 74	597	5,944	18,129
Ages 75 - 79	447	4,497	13,900
Ages 80 - 84	305	2,806	8,259
Ages 85+	261	2,396	6,384

Distance: ○ 1Mile ○ 3Miles ○ 5Miles



Map data ©2026 Google

Detailed Demographics



Income	1 Mile	3 Miles	5 Miles
Median	\$66,712	\$61,949	\$65,295
Under \$10k	248	4,178	13,062
\$10k - \$15k	110	1,914	5,192
\$15k - \$20k	202	2,107	6,003
\$20k - \$25k	358	2,681	7,296
\$25k - \$30k	184	2,485	6,855
\$30k - \$35k	183	3,301	8,565
\$35k - \$40k	215	2,488	7,410
\$40k - \$45k	85	2,747	7,101
\$45k - \$50k	135	2,333	6,683
\$50k - \$60k	623	4,764	12,910
\$60k - \$75k	526	6,279	17,221
\$75k - \$100k	954	8,033	23,194
\$100k - \$125k	408	5,041	15,645
\$125k - \$150k	395	3,544	10,469
\$150k - \$200k	334	4,011	12,230
Over \$200k	197	3,723	14,477

Distance: ○ 1Mile ○ 3Miles ○ 5Miles



Map data ©2026 Google

Property Photos



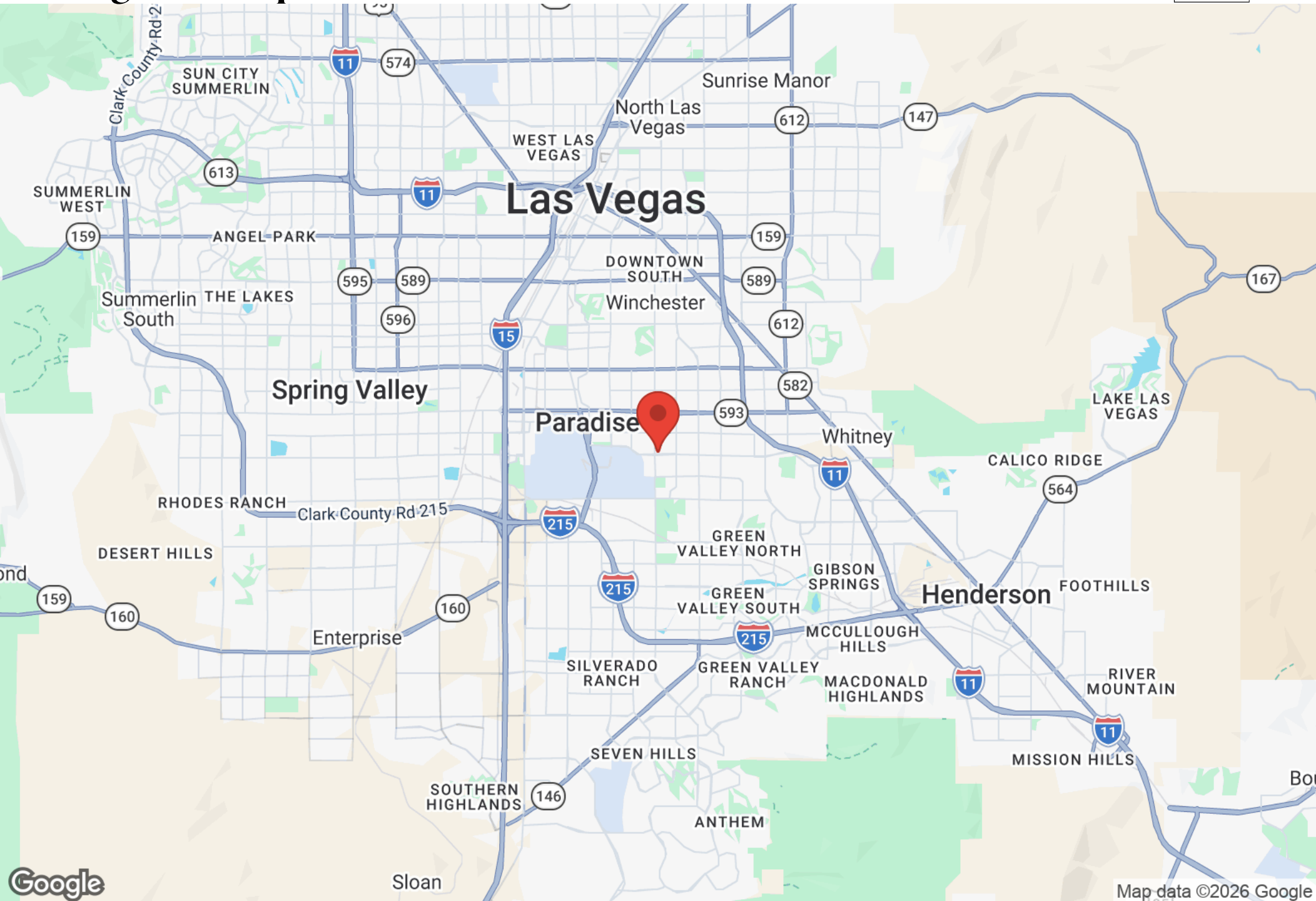
Aerial Map



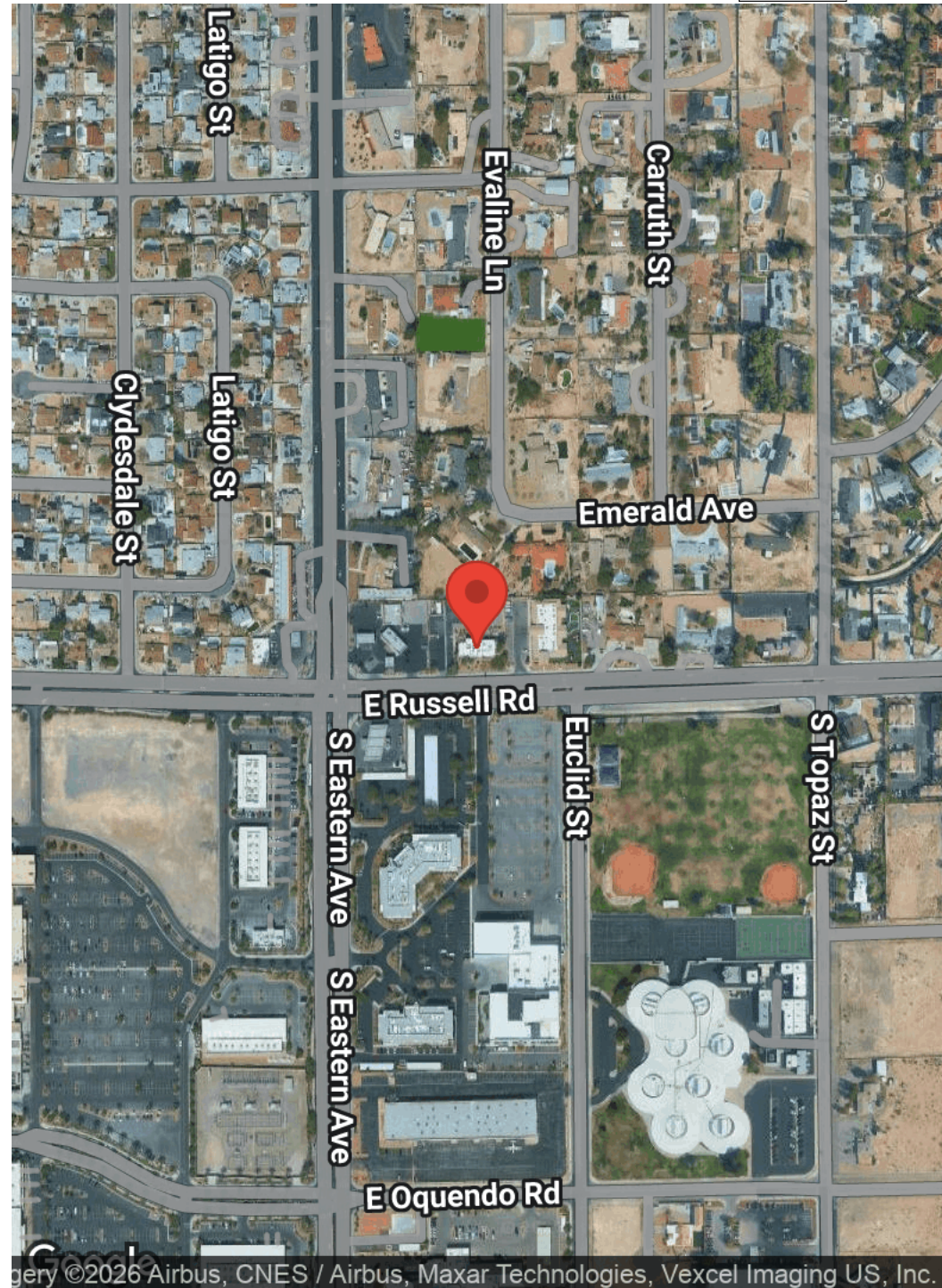
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Regional Map



Location Maps



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Ready for Your Business!

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