

# 4450

E. Washington Ave.  
Las Vegas, NV 89110



**NORTH AMERICAN  
COMMERCIAL**

**FOR LEASE**

# PROPERTY DETAILS

Situated on:	<b>±0.69 Acres</b>
APN:	<b>140-29-212-002</b>
Address:	<b>4450 E. Washington Ave. Las Vegas, NV 89110</b>
Built in:	<b>2001</b>
Zoning:	<b>(c-1)</b>
Square Footage:	<b>±1,100 - ±2,300</b>
Remodeled:	<b>2025</b>
Tenancy:	<b>Multiple</b>
Ideal For:	<b>General Medical Uses</b>
Parking:	<b>Ample parking</b>
Asking Rate:	<b>\$2.00 NNN</b>
CAMS:	<b>TBD</b>

- Suites available: ±1,100 – 2,300 SF
- Excellent visibility and access from E. Washington Ave
- Ample on-site parking and convenient patient access
- Surrounded by strong residential density
- Remodeled in 2025
- Visible Signage

\*Tenant to verify all building aspects pertaining to the lease\*

ASKING LEASE RATE  
**\$2.00 NNN**

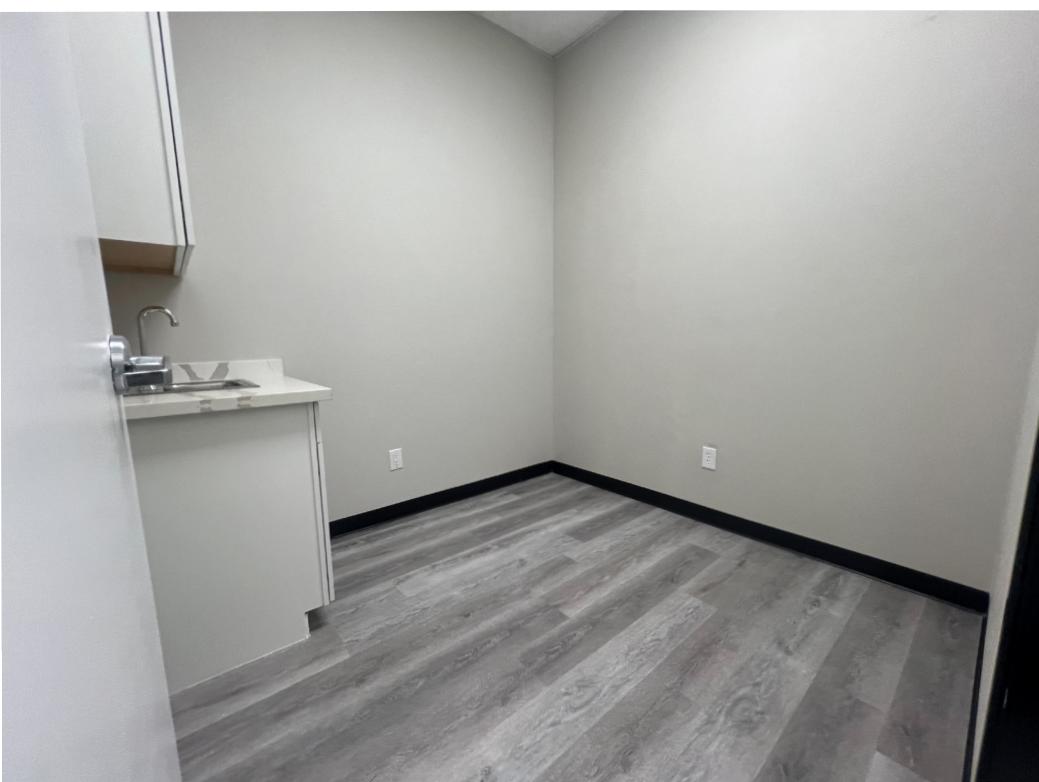
CAMS: TBD

TOTAL SF  
**±1,100 - 2,300 SF**

LEASE TERM  
**NEGOTIABLE**

PRODUCT TYPE  
**MEDICAL OFFICE**





# MARKET SUMMARY

## E. LAS VEGAS, NV

The East Las Vegas medical market continues to demonstrate exceptional stability and growth, supported by a strong and expanding residential population, steady employment base, and ongoing investment in community infrastructure. The area's accessibility, visibility, and proximity to major arterial corridors make it an attractive location for medical, dental, and wellness providers seeking to serve both established neighborhoods and the broader East Valley population.

### INVESTMENT UPSIDE

The demand for quality medical space in the Las Vegas Valley continues to strengthen as healthcare providers expand to meet the needs of the region's growing population. With limited new medical developments and increasing patient demand in established neighborhoods, well-located properties like this offer excellent leasing potential and long-term value stability. Las Vegas's pro-business environment, favorable tax climate, and steady population growth further enhance the appeal for medical, dental, and wellness operators seeking to establish or expand their presence in the market.





## SITUATED IN THE HEART OF THE HIGHLY DESIRABLE AIRPORT SUBMARKET

The property at 4450 E. Washington Avenue is strategically located within the East Las Vegas corridor, a well-established area surrounded by residential neighborhoods, schools, and community services. With excellent visibility along Washington Avenue and close proximity to Nellis Boulevard, this location offers convenient access for patients and staff alike—ideal for medical, dental, or wellness practices seeking a professional and accessible setting.

**Low Vacancy Rates:** The submarket continues to see low vacancy rates, currently hovering around 10%, indicating strong tenant demand and limited available inventory.

**Proximity to Amenities:** The property benefits from nearby dining establishments, hotels, and retail options that support workforce convenience and business operations.

**Nearby Businesses:** Major corporations and logistics hubs are in the vicinity, highlighting the submarket's appeal for businesses needing reliable supply chain solutions.



## LAS VEGAS BUSINESS INFORMATION

### Business Assistance

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

### Nevada Tax Climate:

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income

### LABOR OVERVIEW

- **Southern Nevada features some of the lowest labor costs in the region.**
- **The U.S. Bureau of Labor Statistics reports that the Las Vegas metropolitan area employs over 105,800 individuals in the distribution, public transportation, warehousing, and manufacturing sectors.**
- **Over 60,000 students are enrolled in The University of Nevada Las Vegas, and the College of Southern Nevada.**
- **Over the next five years, manufacturing jobs are projected to increase by 1.6%, while transportation and warehousing jobs are expected to rise by 0.8%.**
- **Industrial employment sectors in Las Vegas are anticipated to grow at a faster rate than the national average.**
- **By the end of 2023, employment growth in Las Vegas reached 4.1%.**

# DEMOGRAPHICS

 POPULATION	2 MILE	5 MILE	10 MILES
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2029 Projection	25,403	385,503	1,515,000
2024 Population	23,736	356,587	1,406,000
Growth 2024-2029	1.4%	1.6%	1.5%

 HOUSEHOLDS	2 MILE	5 MILE	10 MILES
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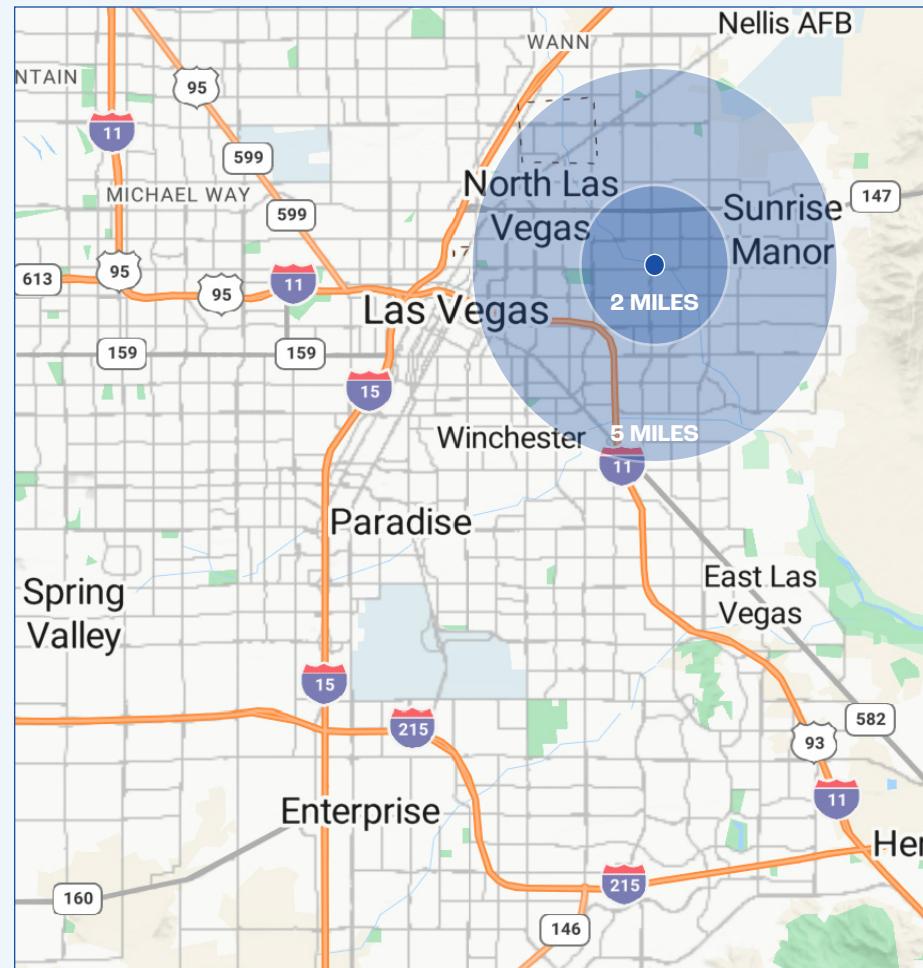
2029 Projection	9,401	156,477	588,541
2024 Population	8,798	144,871	546,611
Growth 2024-2029	1.4%	1.6%	1.5%

 HH INCOME	2 MILE	5 MILE	10 MILES
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2024 Average Household Income	\$52,000	\$55,000	\$68,000
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 BUSINESSES	2 MILE	5 MILE	10 MILES
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# of Businesses	2,943	22,613	68,192
# of Employees	34,837	303,599	682,577





# ABOUT US

## NORTH AMERICAN COMMERCIAL

**North American Commercial** is the leader in Southern Nevada for providing unsurpassable sales, leasing and management services. Our company was built from the ground up to specialize in adding value and increasing net operating income (NOI) for our clients. At the core of our company culture is a commitment to excellence and aggressive standards that help our clients achieve their short and long-term investment goals.

North American Commercial currently provides sales, leasing, tenant representation, asset management, property management and facilities management services to our clients. Each one of our agents and employees has gone through rigorous training that allows them to have a performance-based track record that embodies first class service.

North American Commercial is proud to take an active role with Southern Nevada CCIM, IREM, BOMA and ICSC. Each one of these affiliate organizations has fundamentals and relationships that allow us to benefit our clients and drive home results.



# OUR TEAM



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AVAILABLE FOR LEASE