

LAS VEGAS SURGICAL CENTER

870 South Rancho Drive | Las Vegas, NV 89106

For Sale

12,270 SF



Lincoln

Margaret Hand

702.460.4419

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NV Lic. B.1001380.INDV

Lincoln Property Company

3150 N. Tenaya Way | Suite 405

Las Vegas, NV 89128

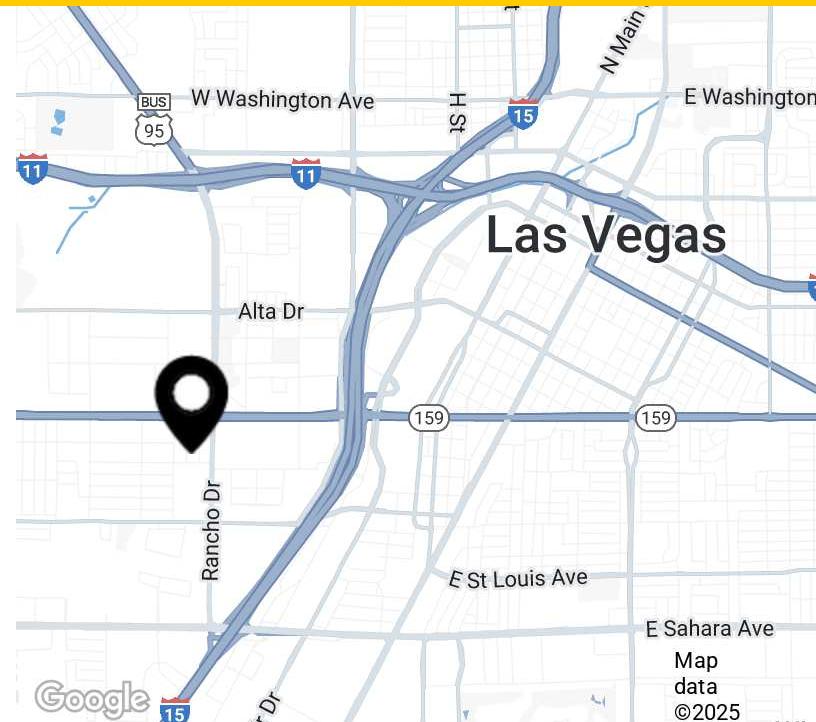
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Offering Summary

Sale Price:	\$1,900,000
Building Size:	12,270 SF
Land Size:	1.04 Acres
Year Built:	1983
Zoning:	T4 C

Property Overview

Las Vegas Surgical Center ("LVSC") is a vacant ambulatory surgery center consisting of a 12,270 SF building situated on 1.04 acres of land in the thriving Las Vegas area. The building features a comprehensive layout, including 4 ORs, 2 Procedure Rooms, 6 Preop Bays, 8 PACU Bays, and 14 Step Down Chairs.

Location Overview

Located in the Northwest Las Vegas submarket, LVSC is surrounded by restaurant, office and medical users. It sits across from University Medical Center, a 541 bed acute care hospital.

Property Highlights

- 4 ORs
- 2 Procedure Rooms
- 6 Preop Bays
- 8 PACU Bays
- 14 Step Down Chairs

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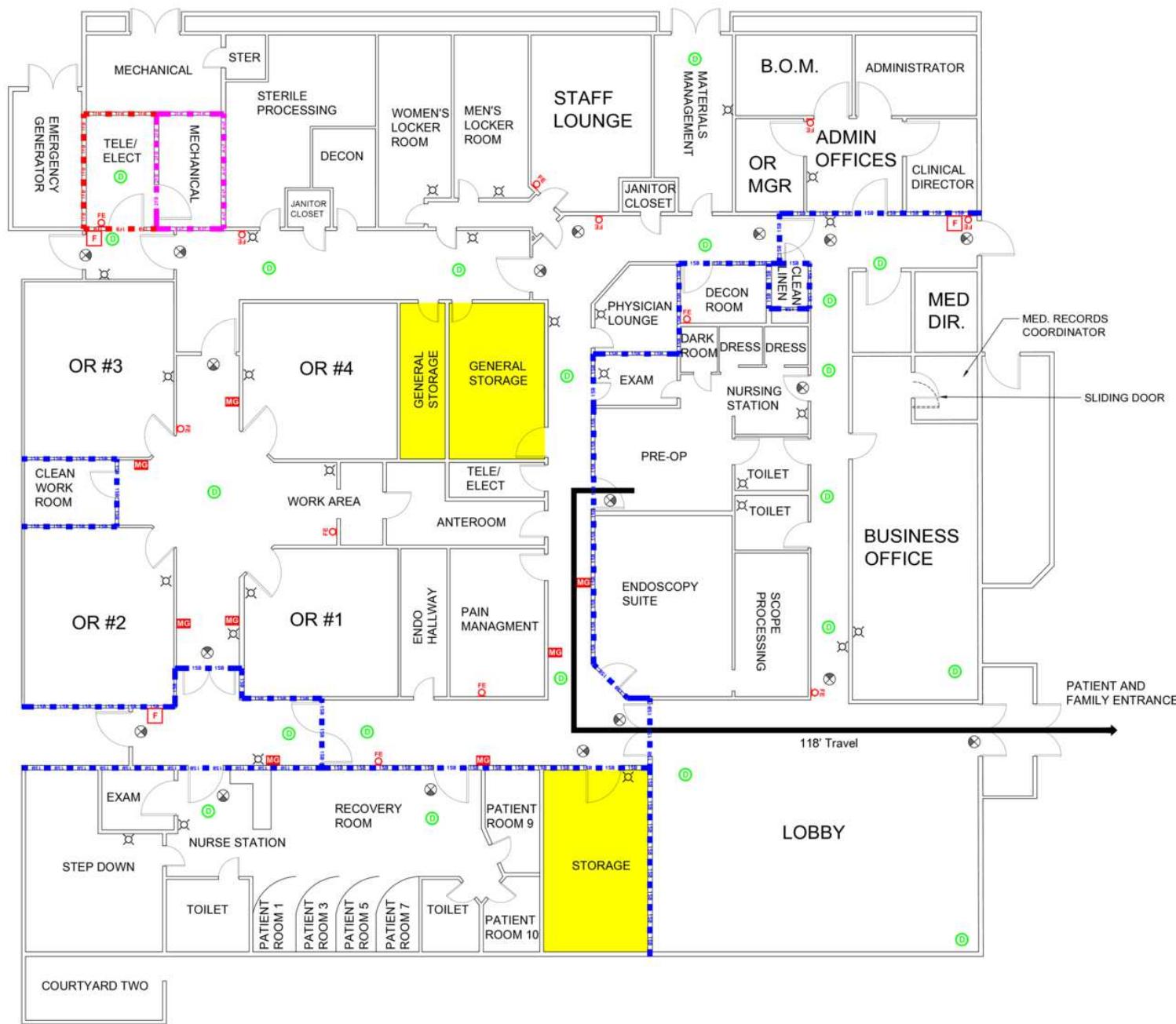
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Floorplan

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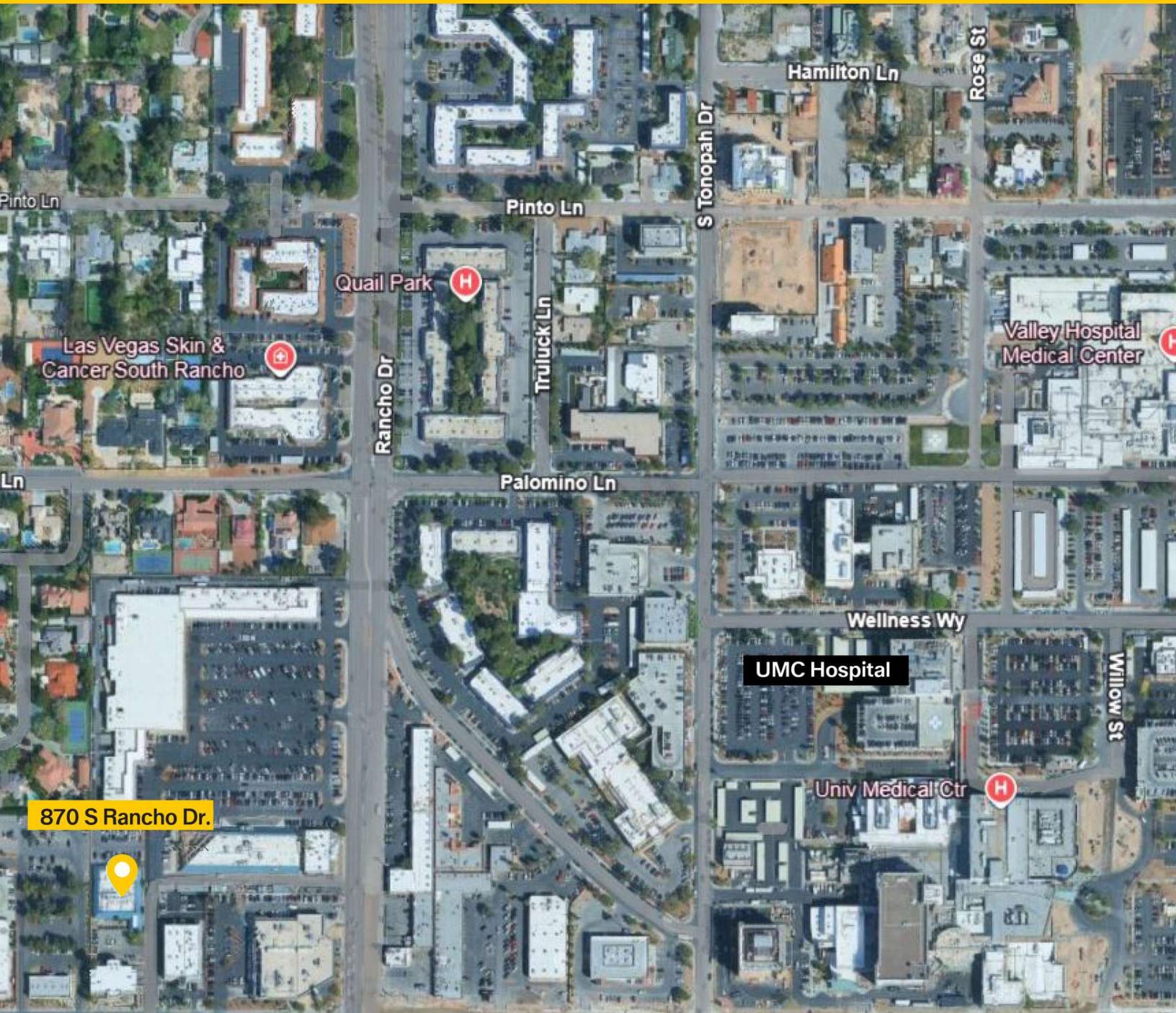
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Nearby Amenities

12,270 SF



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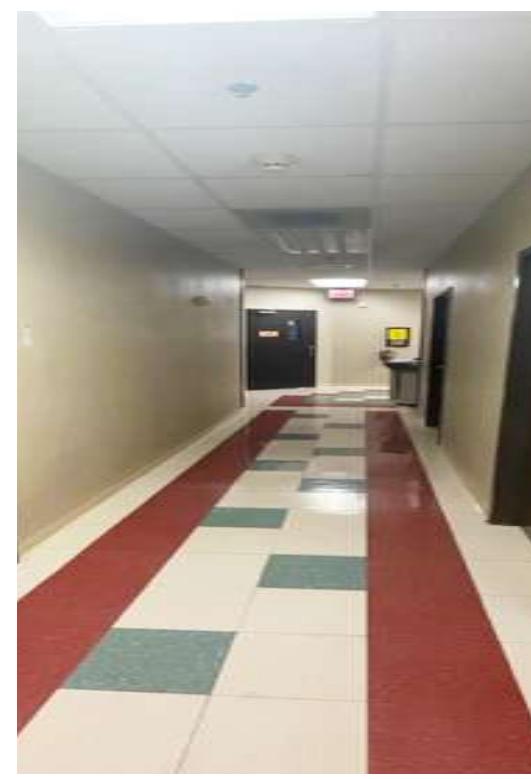
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Property Amenities

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Demographics Map & Report

12,270 SF



Population	1 Mile	3 Miles	5 Miles
Total Population	278	1,291	9,050
Average Age	46	46	43
Average Age (Male)	45	45	43
Average Age (Female)	47	47	44
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	110	514	3,769
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$164,145	\$148,494	\$105,558
Average House Value	\$886,940	\$808,748	\$634,351

Demographics data derived from AlphaMap

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