

FOR LEASE

4660 & 4680 South Eastern Avenue, Las Vegas, NV 89119



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.50 - 1.75 SF/month (MG)
BUILDING SIZE:	9,051 SF
AVAILABLE SF:	1,225 - 1,500 SF
LOT SIZE:	2 Acres
YEAR BUILT:	1980
ZONING:	Neighborhood Commercial (NC)
APN:	162-24-302-010

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PROPERTY OVERVIEW

The property consists of a two (2) story professional office building with on-site management. There is a common area courtyard for the tenants and visitors to enjoy. The building is serviced by an elevator and stairs for quick and easy access. Covered parking is available and ample unreserved parking is available.

PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Ample parking for tenants and visitors
- Flexible floor plans to accommodate various business needs
- Well-maintained landscaping and outdoor areas
- On-site property management for tenant convenience

PROPERTY PHOTOS



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AERIAL



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ADDITIONAL PHOTOS



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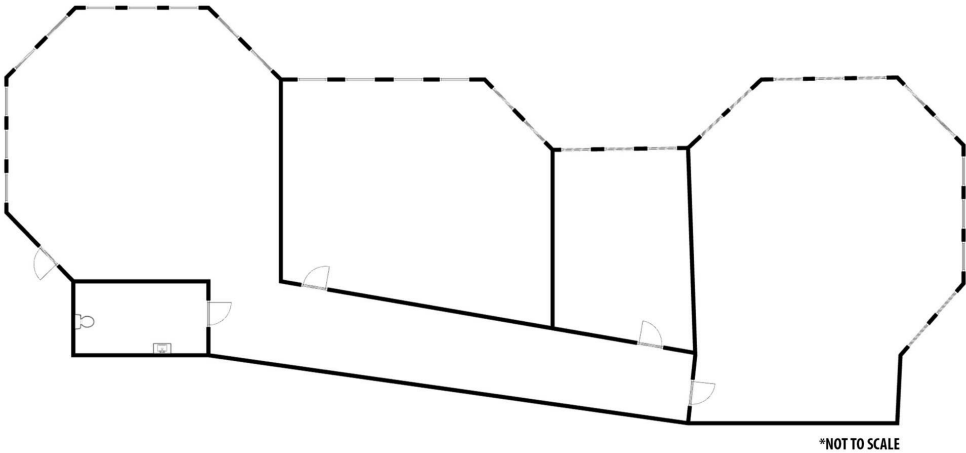
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SUITE 108A | FLOORPLAN



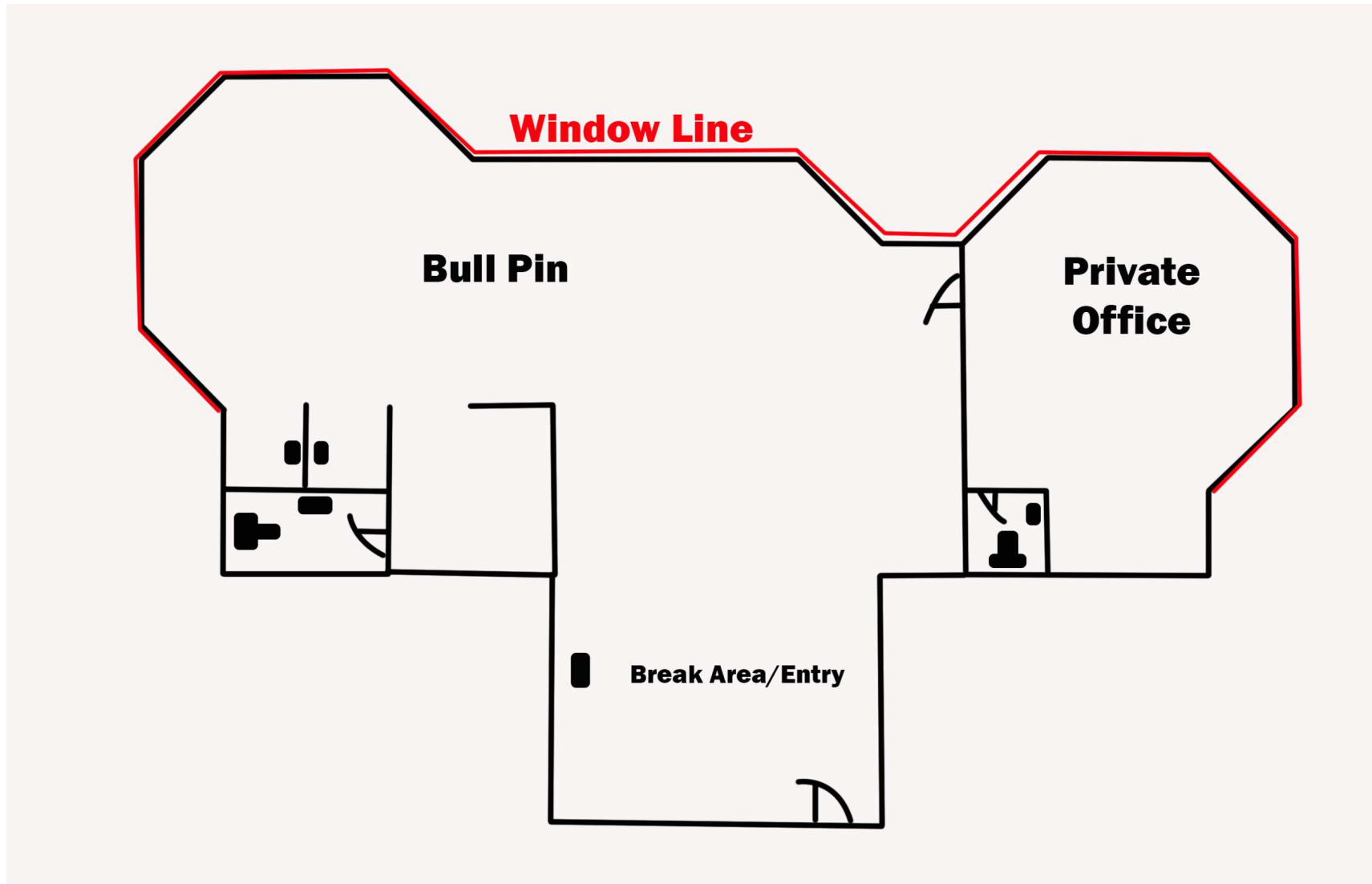
Size: ±1,225 SF

Asking Rate: \$1.75 MG

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FLOOR PLANS - SUITE 209 - 1,500 SF - AVAILABLE FOR LEASE - \$1.50 PSF MODIFIED GROSS



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LOCATION MAP



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EASTERN OFFICE PARK | 4660 & 4680 South Eastern Avenue Las Vegas, NV 89119

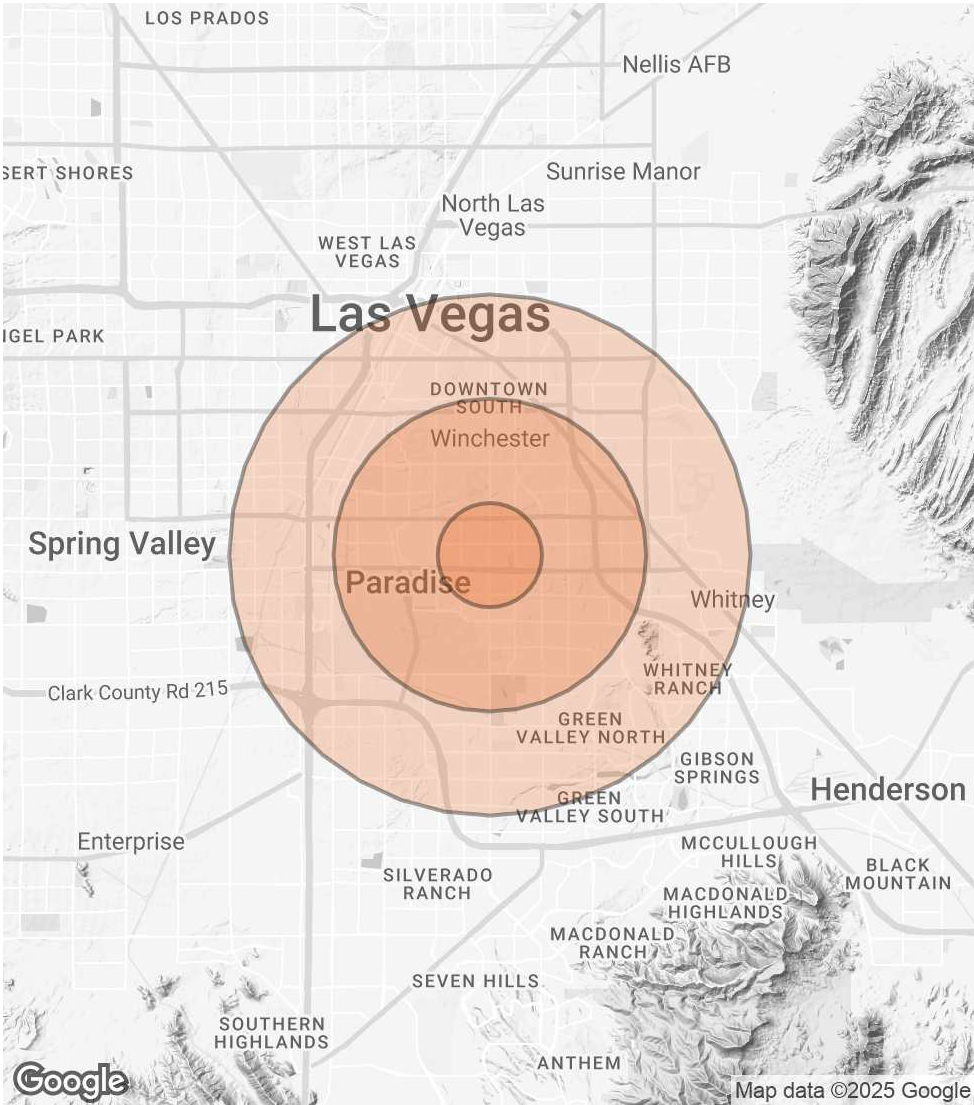
SVN | THE EQUITY GROUP 8

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	28,379	150,253	414,542
AVERAGE AGE	39.8	38.1	38.1
AVERAGE AGE (MALE)	40.0	37.6	37.7
AVERAGE AGE (FEMALE)	41.2	38.8	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	13,904	75,640	197,856
# OF PERSONS PER HH	2.0	2.0	2.1
AVERAGE HH INCOME	\$48,052	\$46,787	\$51,413
AVERAGE HOUSE VALUE	\$158,666	\$176,175	\$189,237

2020 American Community Survey (ACS)



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