



1321 S. Rainbow Blvd.  
Stes. 230 & 240  
Las Vegas, NV 89146

## PROPERTY HIGHLIGHTS

West Park Plaza is in the heart of the West sub-market and is a three-building campus with ample and covered parking.

CBRE is pleased to offer for sub-lease, Suites 230&240 at the West Park Plaza, approximately 2,417 square feet. The upstairs medical/office suite comes complete with six (6) private offices, a large open bullpen, an executive-style conference room, a break room, and one (1) private restroom. The suite has three (3) separate entrance/exit points and offers a check-in area for patients.

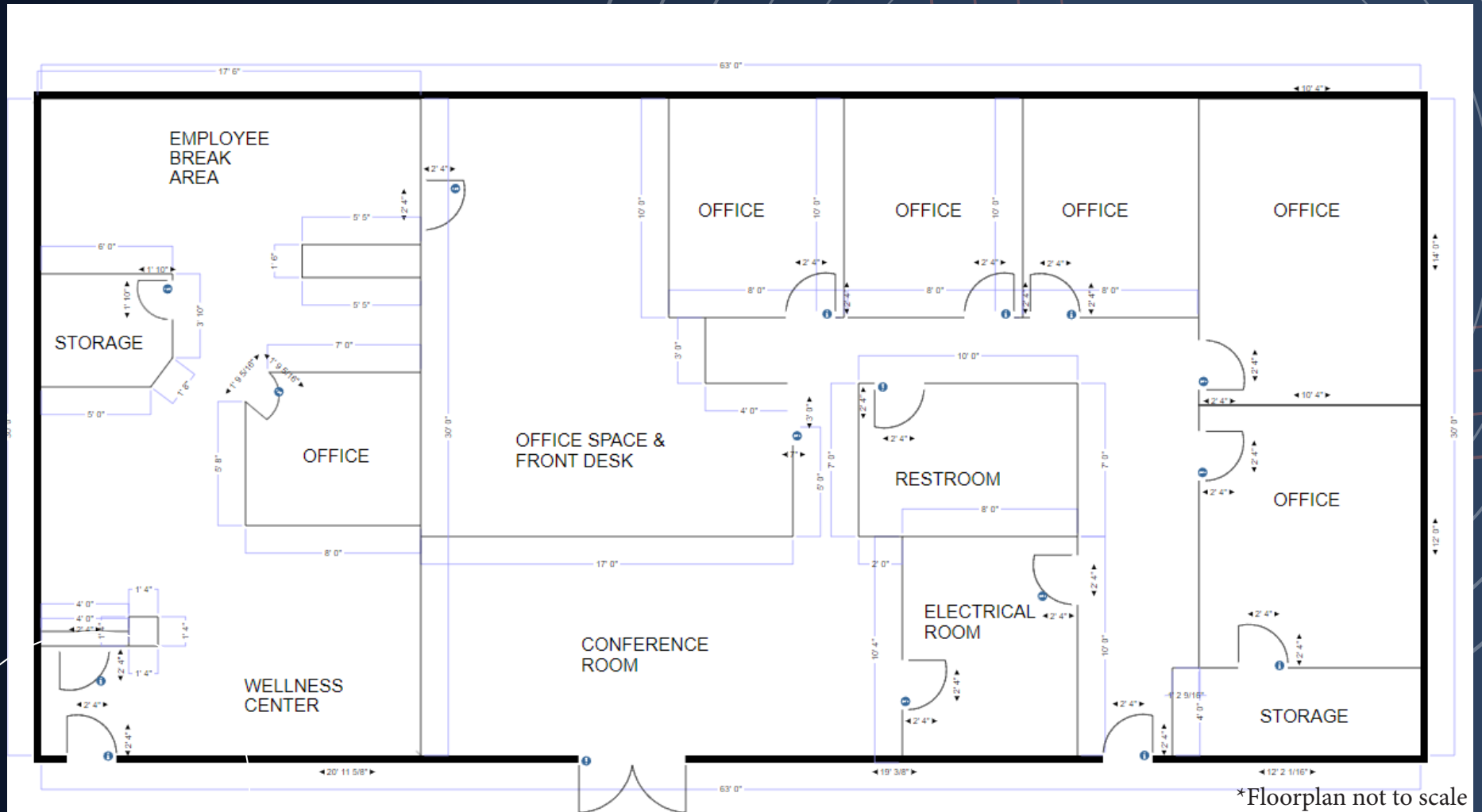
Nearby amenities include restaurants, shopping and much more.

- ◆ Size: Approximately 2,417 sf
- ◆ Lease Rate: \$1.48/SF (NNN)
- ◆ Estimated CAMs: \$0.68/SF
- ◆ Sublease Expiration: 4/30/2026
- ◆ 5:48/1000
- ◆ Zoning: C-1



# FLOORPLAN

## SUITE 230 & 240





1321

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## AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population	17,609	186,924	472,980
2024 Daytime Population	19,484	182,962	563,026
<b>EDUCATION</b>			
Some College - No Degree	23.5%	21.9%	21.4%
Associate's Degree	9.1%	8.3%	8.1%
Bachelor's Degree	13.6%	15.1%	17.2%
Graduate or Professional Degree	6.1%	6.7%	8.5%
<b>HOUSEHOLD INCOME</b>			
Median Household Income	\$63,123	\$60,756	\$63,799
<b>HOUSEHOLDS</b>			
Current Year Estimate	6,539	72,281	190,839



# 1321

S. RAINBOW BLVD.  
STES. 230 & 240

**LINDA GONZALES**

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