

NORTH LAS VEGAS GATEWAY

1941 JEFFERSON STREET | NORTH LAS VEGAS, NV 89030



DEVELOPED BY:



FOR LEASE



[CLICK HERE FOR DRONE FLYOVER](#)



PROPERTY HIGHLIGHTS

PROPERTY DETAILS

RETAIL SPACE: **±22,221 SF**

RENT: **INQUIRE WITH BROKER**

ZONING: **R-A DC**

OPPORTUNITY BENEFITS



Experience the pinnacle of commercial architecture with our cutting-edge building, equipped with high-capacity utilities to meet the needs of any user. Featuring a modern and contemporary design, the efficient layout is engineered to handle substantial power, water, and HVAC requirements.



Turnkey building in an underserved submarket with an above-market 5:1000 parking ratio. Just minutes from I-15, this property offers convenience for both employees and patients.



Be amongst the first to establish your presence in this premier development within the North Las Vegas Gateway Masterplan. Featuring expansive ceilings and enhanced utility capacities, this space is built to support a range of medical practices and is a dynamic and growing hub designed to attract high foot traffic.

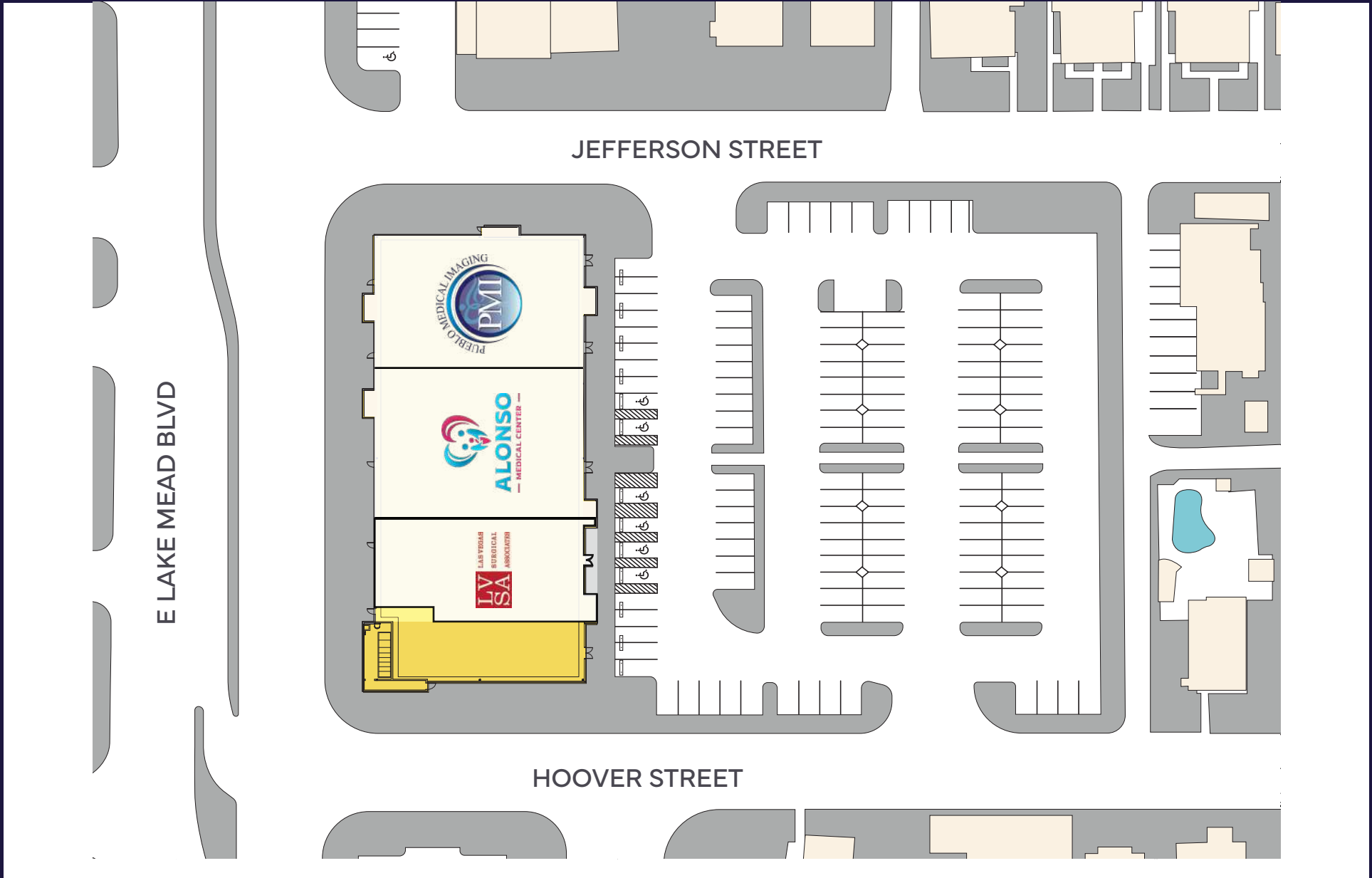
SITE PLAN



LEASED



AVAILABLE



FLOOR PLAN

 AVAILABLE



SUITE	TENANT	SQ FT
1	AVAILABLE	2,856
2	Las Vegas Surgical Associates	5,000
3	Alonso Medical	7,518
4	Pueblo Medical Imaging	6,876

AMENITIES & TRANSIT



DRIVE TIME & DEMOGRAPHICS

POPULATION

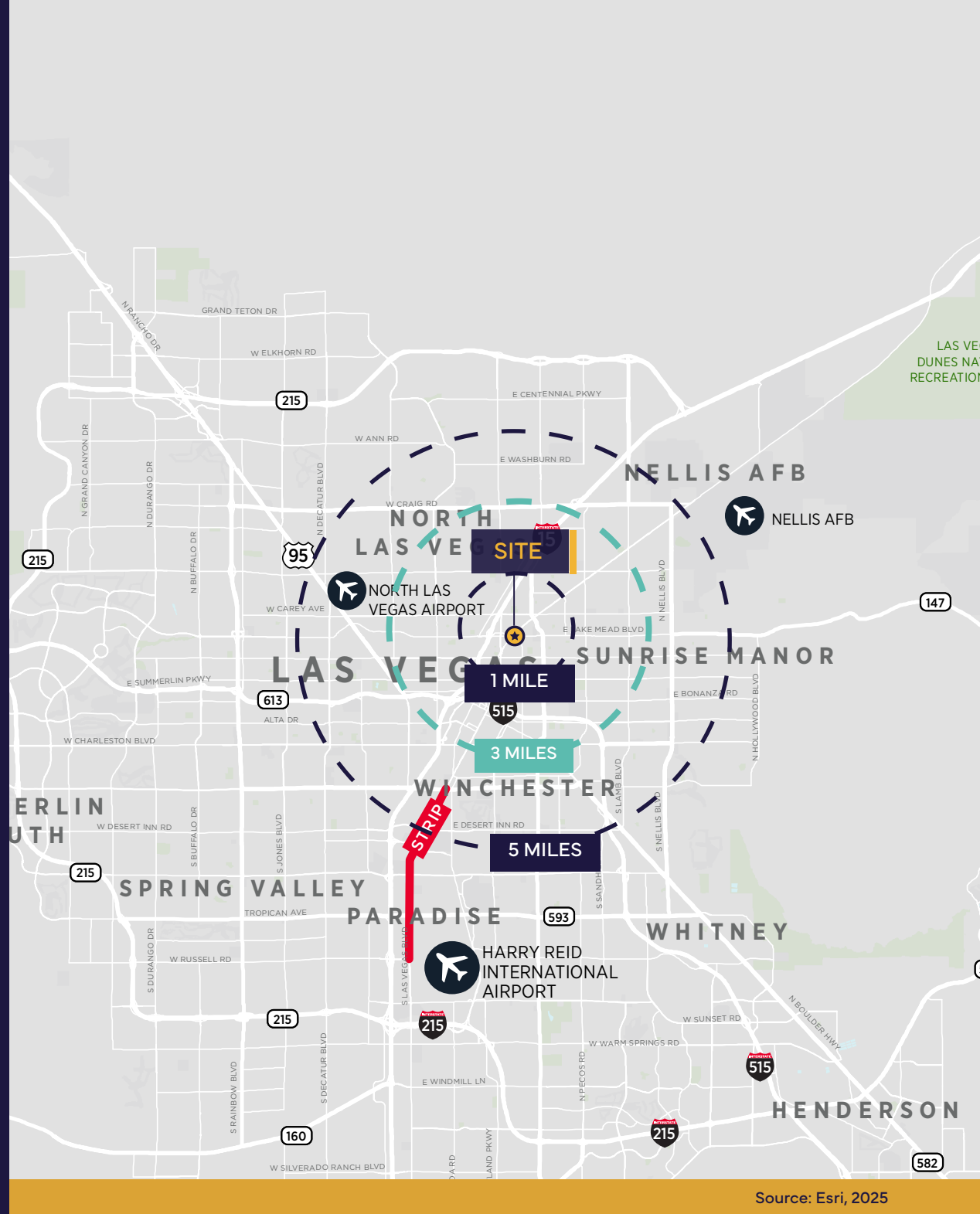
1 MILE	25,424
3 MILES	195,850
5 MILES	501,000

AVG HH INCOME

1 MILE	\$55,357
3 MILES	\$61,167
5 MILES	\$71,720

OF HOUSEHOLDS

1 MILE	6,966
3 MILES	65,499
5 MILES	170,610



LEASING

PLEASE CONTACT US FOR MORE INFORMATION:

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