

FOR LEASE

MEDICAL SUITES AVAILABLE

SAN MARTIN MEDICAL ARTS PAVILION
8285 W. ARBY AVENUE
LAS VEGAS, NV 89113



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PROPERTY HIGHLIGHTS

San Martin Medical Arts Pavilion, a Class A medical office building on St. Rose San Martin Hospital campus, offers seamless hospital access, free covered parking, and a referral network. Strategically located off the 215 Beltway at Durango and Buffalo Drive in Las Vegas's fastest-growing sub-market.



ON-CAMPUS LOCATION

Premier medical office building located on-campus with direct access to St. Rose San Martin Hospital



EXCEPTIONAL CONNECTIVITY

Seamless access to I-215, off of Durango Drive and Buffalo Drive



AMPLE COVERED PARKING

Provide superior convenience with abundant covered parking (5:1,000 ratio), enhancing patient and staff experience



CONVENIENT WALKABLE AMENITIES

Access to a wide variety of amenities, including dining, banking and retail



MEDICAL SUITES



AVAILABLE:
±455 - ±3,685 RSF



LEASE RATE:
\$2.15 NNN



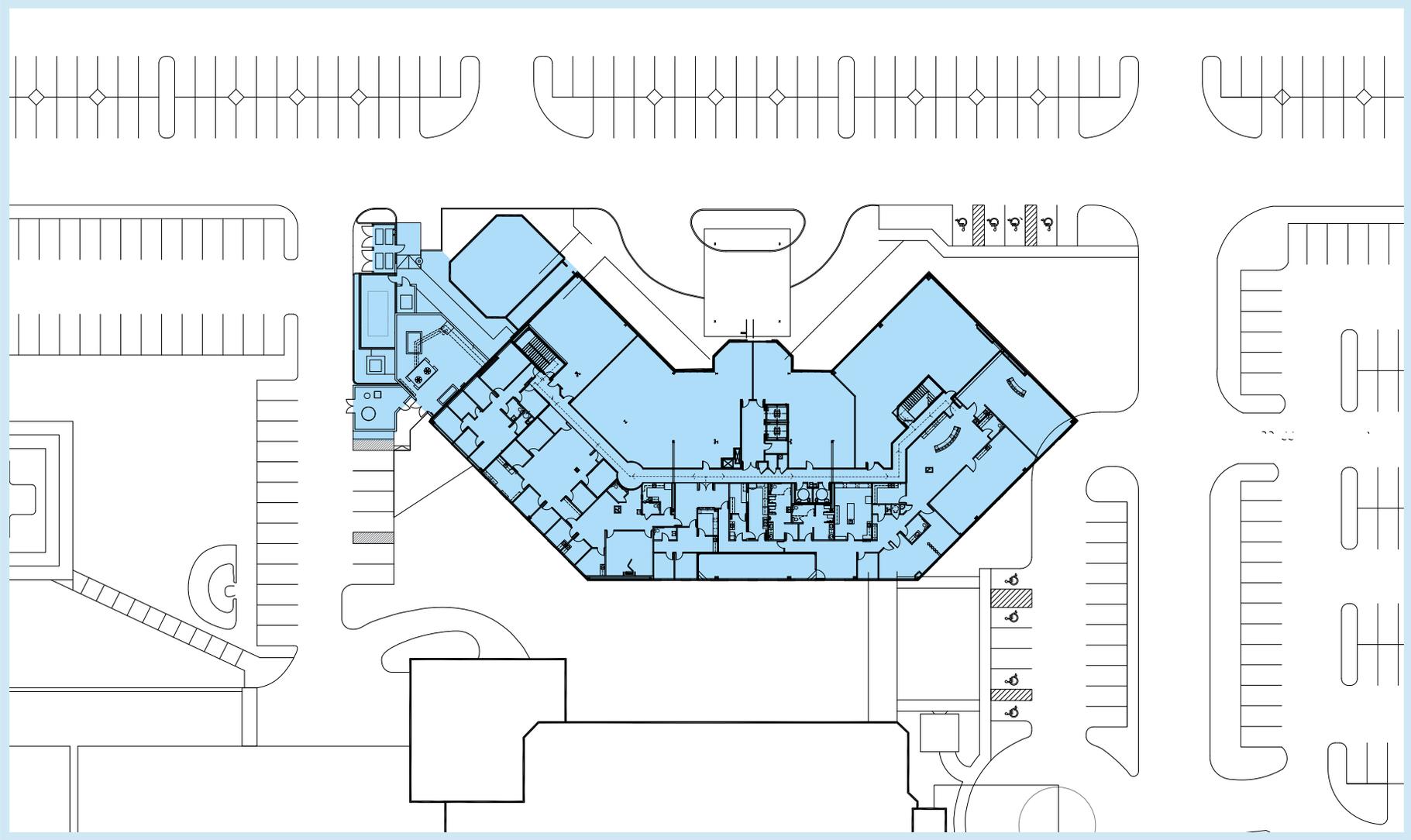
CAMS:
\$0.90 PSF



PARKING RATIO:
5:1,000

SUITE 145	±3,685	RSF
SUITE 155	±455	RSF
SUITE 175	±1,957	RSF
SUITE 225	±1,466	RSF

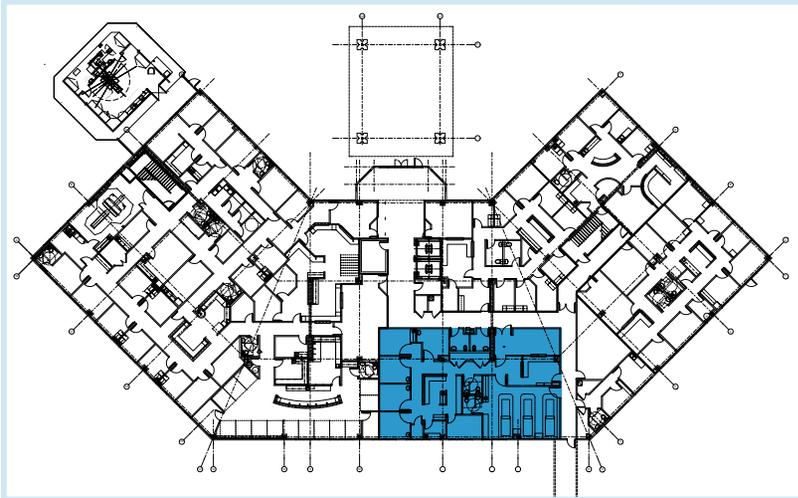
SITE PLAN



SUITE 145

± 3,685 RSF

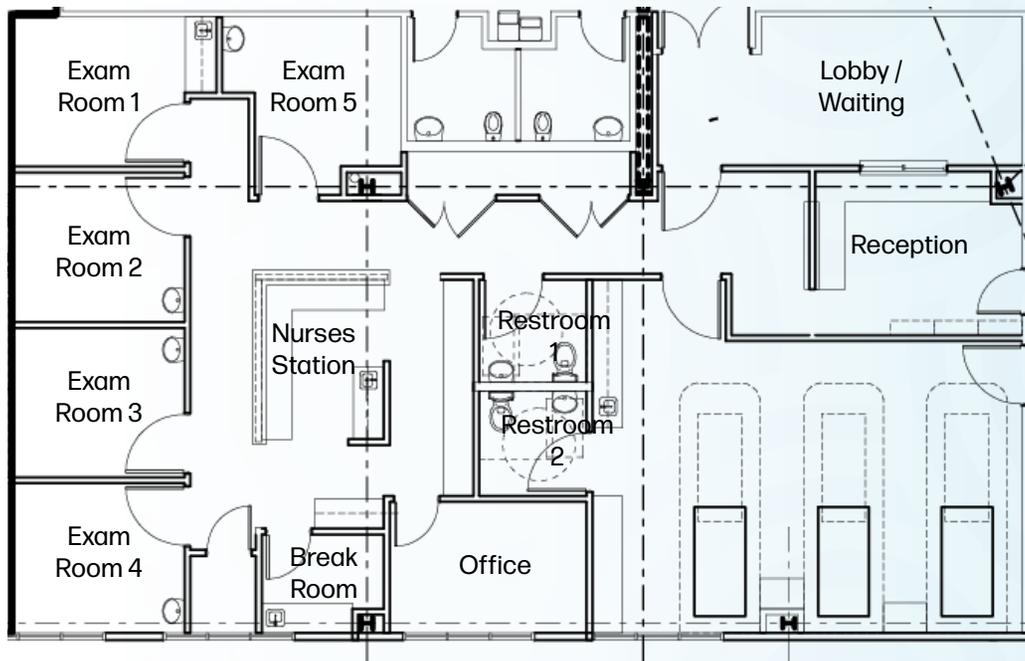
VIRTUAL TOUR



SUITE FEATURES

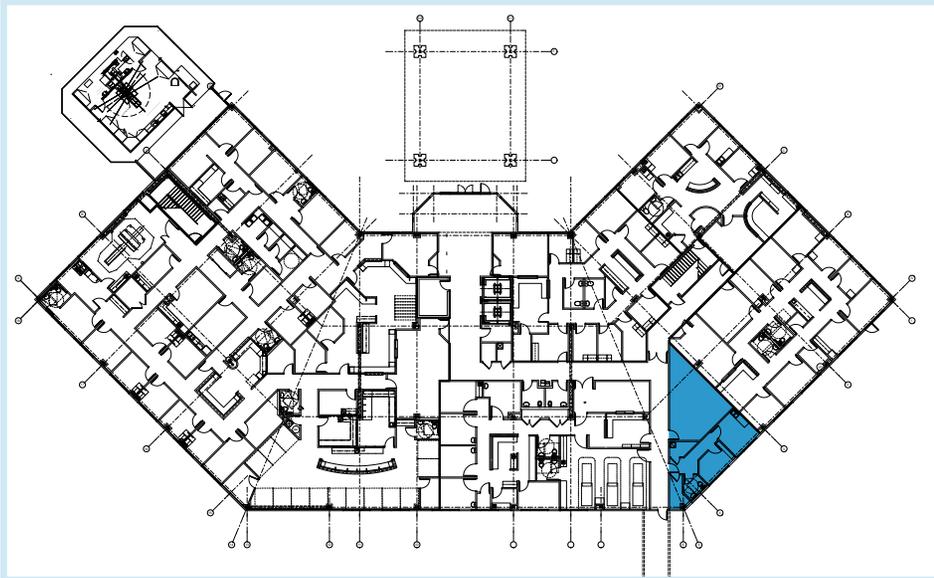
- Reception / Waiting Area
- 5 Exam rooms with plumbing
- 1 Office
- Nurse/MA station with sink
- 1 Solid Utility Station
- Break Area
- 2 Restrooms

Previous wound care facility, suite has large hyperbaric chamber area



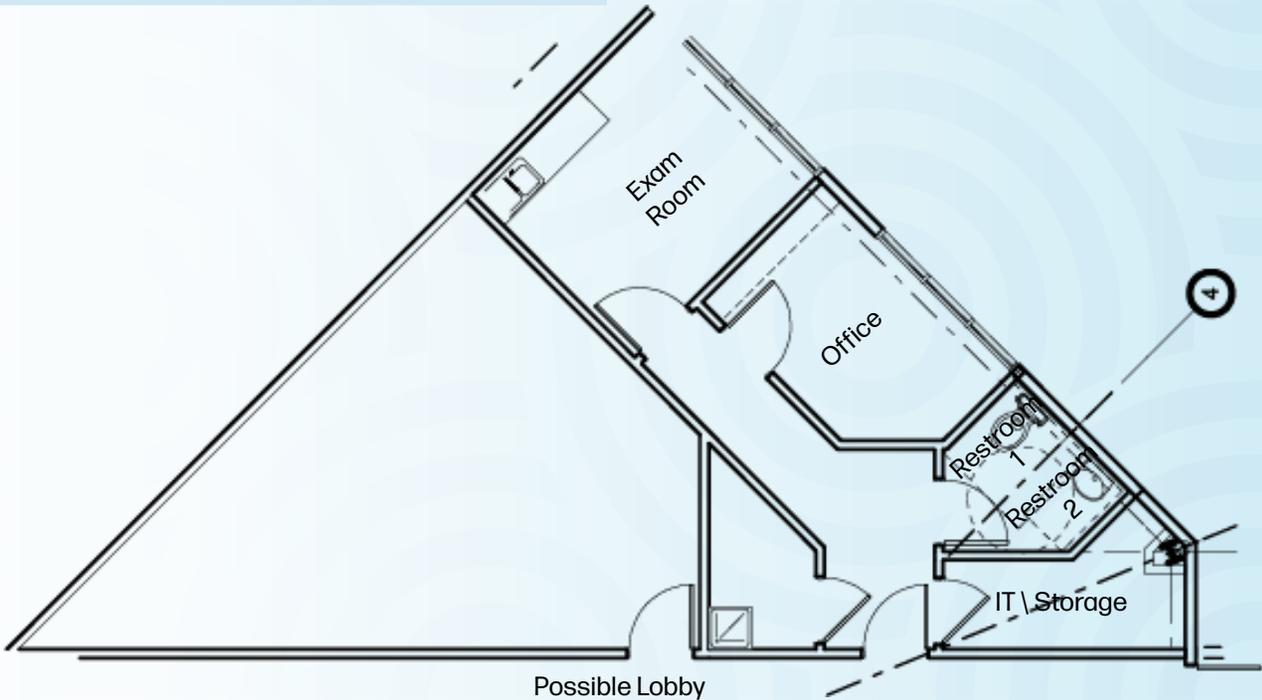
SUITE 155

± 455 RSF



SUITE FEATURES

- 1 Exam Room
- 1 Office
- IT/Storage
- 1 Restroom



SUITE 175

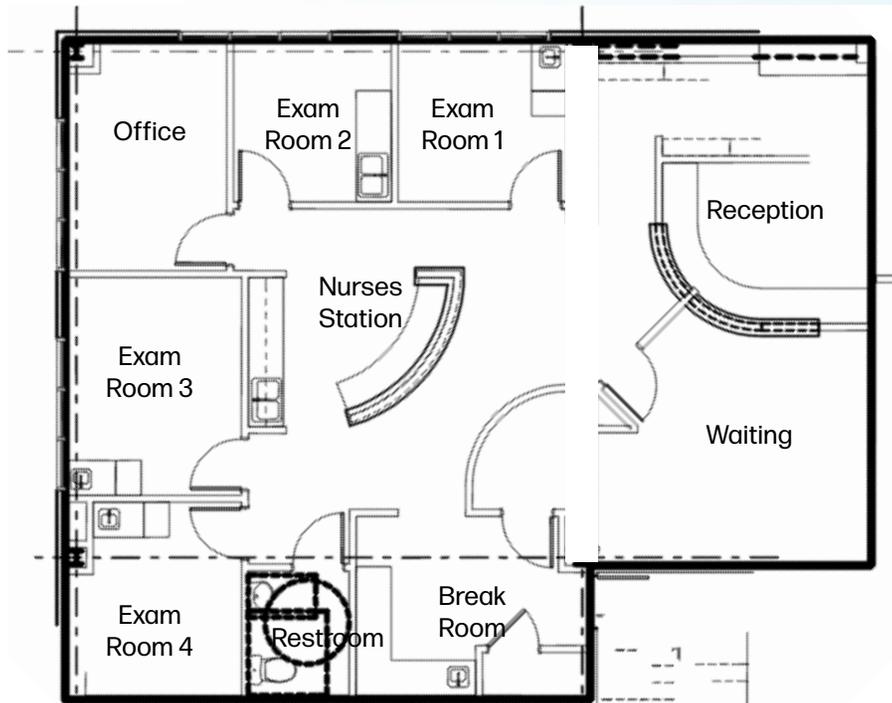
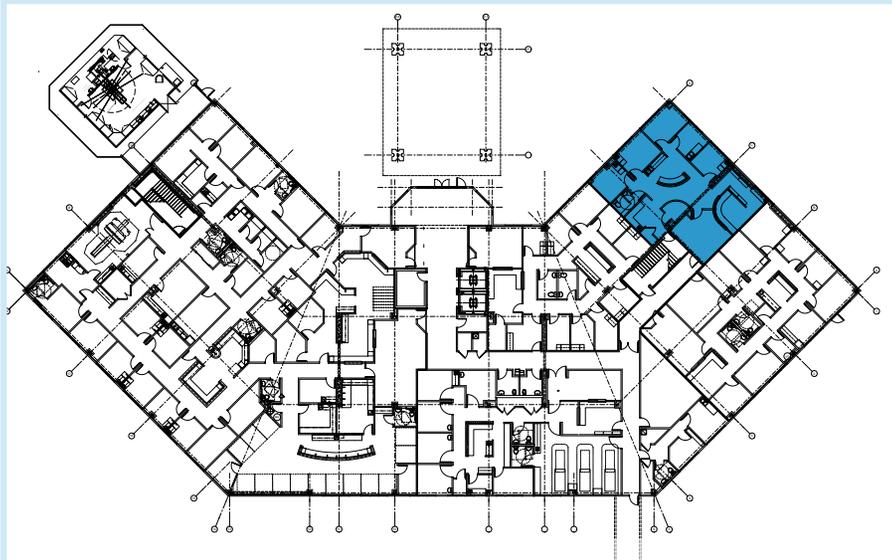
± 1,957 RSF

VIRTUAL TOUR



SUITE FEATURES

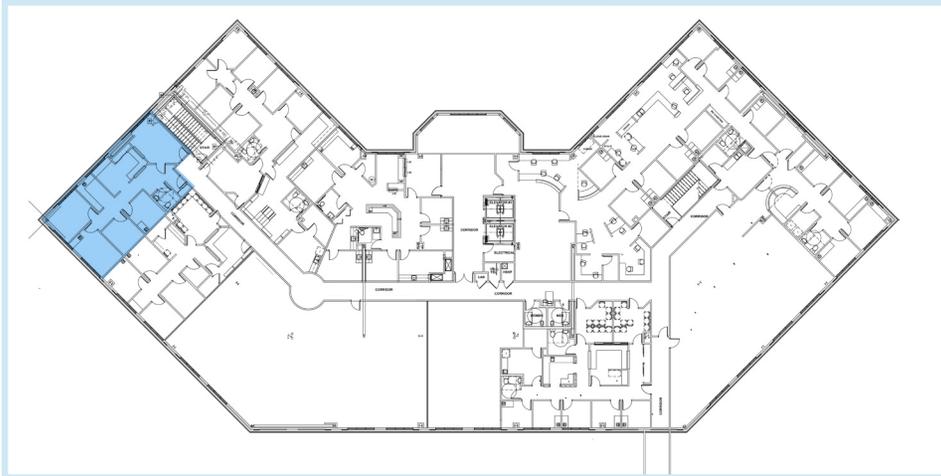
- Large Reception / Waiting
- 4 Exam Rooms with Plumbing
- Nurses/MA station with sink
- 1 Office
- 1 Lab
- Break Area
- 1 Restroom



SUITE 225

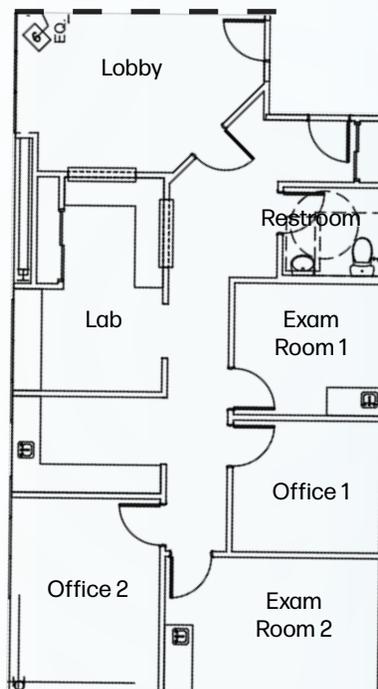
± 1,466 RSF

VIRTUAL TOUR



SUITE FEATURES

- Reception/Waiting
- 2 Exam Rooms with Plumbing
- Lab
- 2 Offices
- 2 Ingress/Egress, Access for Patients and Providers
- 1 Restroom



ABOUT ST. ROSE DOMINICAN SAN MARTIN CAMPUS

The Dignity Health - St. Rose Dominican, San Martin Campus is a 147-bed acute care hospital located in southwest Las Vegas, Nevada, opened in 2006 to serve the area's growing population. It is recognized for its quality care and has received numerous awards, including being named a "High Performing" hospital by U.S. News & World Report in 2023-24 and ranked #1 in Nevada by Newsweek in America's Best in State Hospitals 2026 List.

St. Rose Dominican, San Martin Campus offers a comprehensive range of medical services, including cardiology (with an accredited Chest Pain Center and Open Heart Surgery Center), a 24-hour Emergency Department, full rehabilitative and surgical services, an Intensive Care Unit (ICU) with iPET interactive patient engagement system, and a Joint Replacement Center. Other services include bariatric programs, palliative care, on-site laboratory services, and advanced radiology with digital diagnostics like MRI and CT. The San Martin Campus is also accredited as a Center of Excellence in Robotic Surgery.

Source: [DignityHealth.org](https://www.dignityhealth.org)



WHY LAS VEGAS?

Las Vegas, NV is a vibrant and bustling city known for a tourism, entertainment, strong economy and highly-skilled workforce. Las Vegas attracts millions of tourists each year and is home to iconic landmarks such as the Las Vegas Strip, where visitors can enjoy luxurious resorts, extravagant shows, and endless dining and shopping options. Las Vegas also offers a variety of other recreation options, including hiking in nearby Red Rock Canyon, exploring the Hoover Dam, catching a major league game and taking scenic helicopter tours of the Grand Canyon. Las Vegas is a thriving community with both urban and rural locals.



SMART & DIVERSE WORKFORCE

Las Vegas has a diverse, educated and highly-skilled workforce and has experienced an influx in immigration, as individuals seek a market that offers low cost of living and direct access to recreation, entertainment and culture.

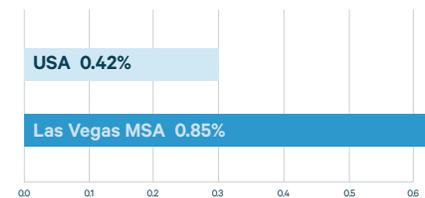


Source: U.S. Bureau of Labor Statistics

LAS VEGAS MSA
POPULATION **2,418,659**

MEDIAN AGE
Nevada 38.9 years
U.S. 39.1 years

% ANNUAL POPULATION GROWTH (2025 - 2030)



EDUCATION ATTAINMENT

Associates Degree	9.4%
Bachelor's Degree	19.9%

CONSISTENT LEVELS OF POPULATION GROWTH

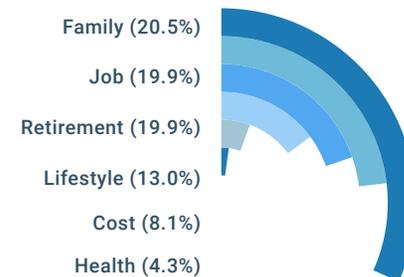


2024: 1.6% Increase

5-year Forecast: 9.8% Increase

Source: Oxford Economics

CLARK COUNTY POPULATION 2025 PRIMARY REASONS FOR MOVING TO NEVADA



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