

3530



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KUMON

Family Practice
All Insurance Accepted
No Appointment
Necessary
Walk-ins Welcome

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& INFUSION CENTERS
100-268-8185



NORTH AMERICAN
COMMERCIAL

FOR SUBLEASE



Description

North American Commercial is pleased to exclusively market 3530 Volunteer Blvd for **Sub-lease**.

The unit consists of $\pm 2,400$ Square Feet and is currently built out as an American Urgent Care suitable to most medical/professional uses. The space features a lobby/waiting area, Front Desk, Restrooms, Multiple Exam/Office rooms, a Break room and LED lighting. The Inspirada Corridor is one of the new fastest growing Sub-Markets in the Henderson Area and services a multitude of rooftops and commercial real estate in the area. West Henderson Hospital is minutes away and expecting to open late 2024.

Parking is ample and property is in close proximity to St. Rose Parkway which services Tens of Thousands of daily drivers in the Las Vegas Market.

*Tenant to verify all building specifications

Property Specifications

Property Address: 3530 Volunteer Blvd

Parcel Number: 191-10-712-004

Parcel size: 0.73 Acres

Property Type: Retail

Office SF: $\pm 2,400$

Lease Rate: \$2.82

CAM: \$0.45

Remaining Term: 9 Years

Parking: Festival Parking

Year Built: 2023



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AMERICAN URGENT CARE

Internal Medicine
Pediatrics
School Physicals
Auto Accidents

Ultrasound
X-Rays
EMG
Lab
IV fluids
Pharmacy



Kevin Jackson

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Property Map



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