

2980 S. JONES BLVD, STE. #A & #F

Las Vegas, NV 89146

AVAILABLE
For Lease



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2980 S. Jones Boulevard

+ Parcel Number	163-12-301-006
+ Zoning	Neighborhood Commercial (C-1)
+ Year Built	2005
+ Property Size	±19,680 SF
+ Lot Size	±1.95 AC
+ Parking	122 stalls (28 covered)
+ Submarket	West Central
+ Traffic Counts	Sahara Ave. // ±41,000 VPD Jones Blvd. // ±36,500 VPD

Lease Details



\$2.00 PSF MG

Lease Rate



\$0.15 PSF

CAM Charge



±2,187 SF - ±5,381 SF

Available Space

Property Highlights

- Availabilities ranging from ±2,187 RSF - ±5,381 RSF
- Excellent existing build-out and tenant improvements for a variety of medical uses including pediatric, dental, and more
- Prime frontage along Jones Boulevard
- Ample covered and uncovered parking

Property Overview

MDL Group is pleased to present suites A and F at **2980 S. Jones Boulevard, Las Vegas, NV 89146** (the "Property"), a ±19,500 RSF medical/professional office building on a spacious ±1.95 acre lot. There are two suites available for lease, ranging from ±2,187 - ±5,381 RSF. The property offers exceptional 2nd generation medical space, ample parking and frontage along South Jones Boulevard.

Area Overview

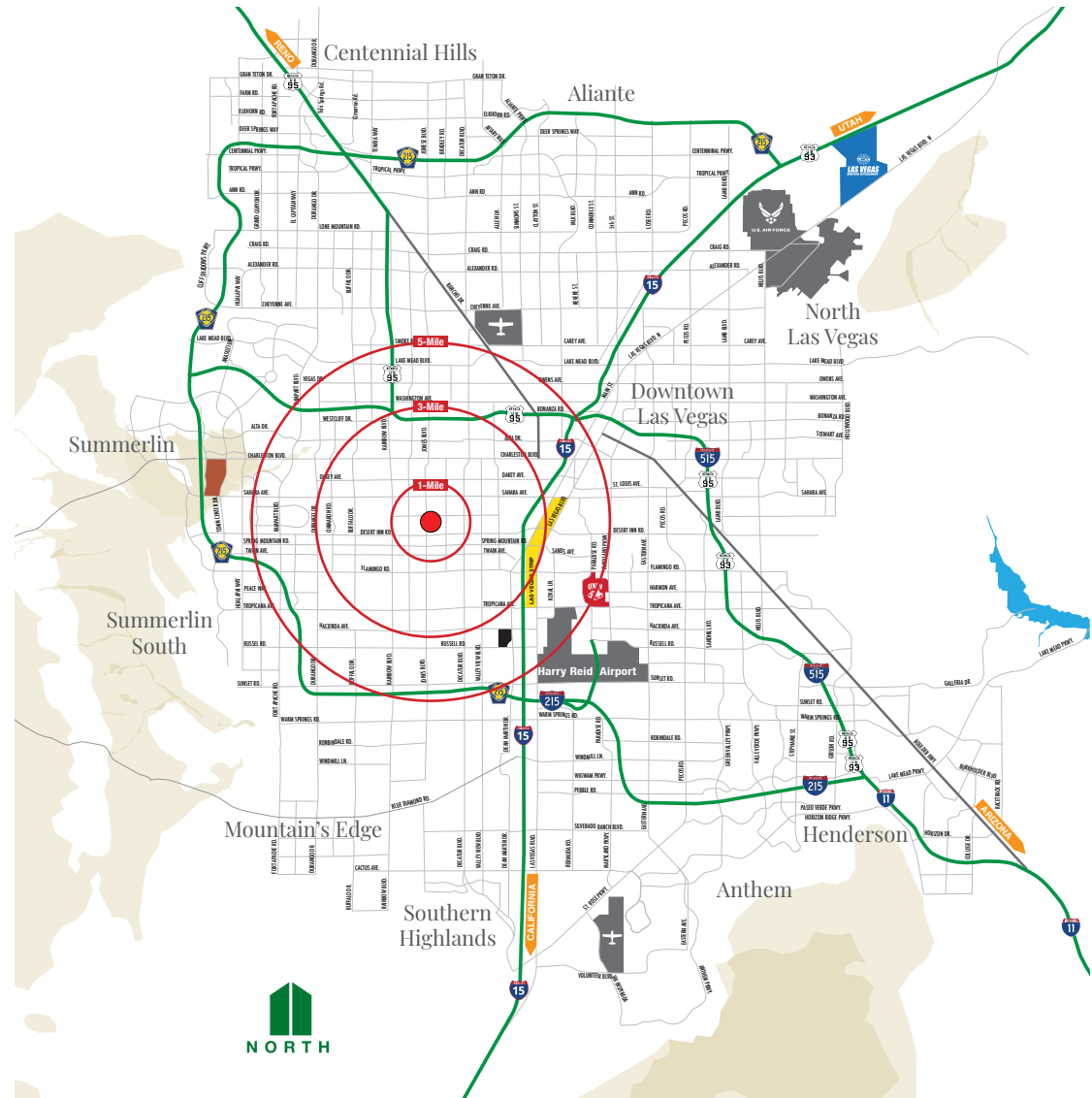
The property is situated in between the Spring Valley and Summerlin areas of Las Vegas. Located south of W. Sahara Avenue on S. Jones Boulevard, the property is surrounded by many existing and future business developments. Additionally, the property is 15 minutes from the heart of the Las Vegas Strip.

Population	1 mile	3 miles	5 miles
2010 Population	13,687	179,761	418,855
2020 Population	13,998	182,125	442,377
2024 Population	13,864	181,114	449,322
2029 Population	13,985	184,713	464,209
2010-2020 Annual Rate	0.22%	0.13%	0.55%
2020-2024 Annual Rate	-0.23%	-0.13%	0.37%
2024-2029 Annual Rate	0.17%	0.39%	0.65%
2024 Median Age	40.2	39.5	39.0

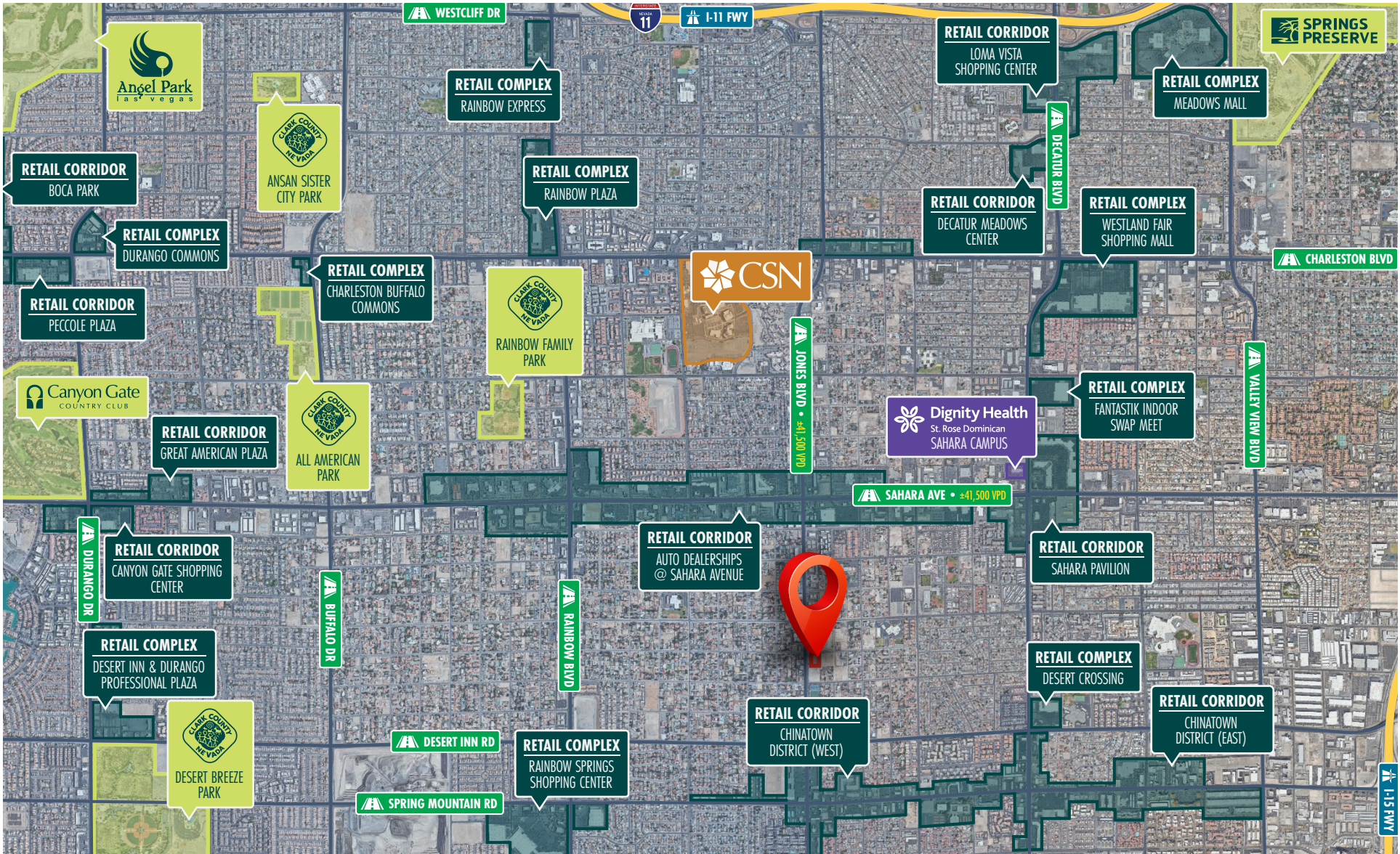
Households	1 mile	3 miles	5 miles
2024 Wealth Index	80	57	62
2010 Households	5,163	70,026	164,416
2020 Households	5,396	71,745	178,663
2024 Total Households	5,392	72,660	183,745
2029 Total Households	5,497	74,972	192,146
2010-2020 Annual Rate	0.44%	0.24%	0.83%
2020-2024 Annual Rate	-0.02%	0.30%	0.66%
2024-2029 Annual Rate	0.39%	0.63%	0.90%

Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$93,163	\$78,168	\$84,226
2029 Average Household Income	\$110,404	\$91,447	\$98,140
2024-2029 Annual Rate	3.45%	3.19%	3.11%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	5,909	82,474	204,200
2020 Total Housing Units	5,807	77,711	200,627
2024 Total Housing Units	5,732	77,728	203,548
2024 Owner Occupied Housing Units	2,573	31,869	79,477
2024 Renter Occupied Housing Units	2,819	40,791	104,268
2024 Vacant Housing Units	340	5,068	19,803
2029 Total Housing Units	5,845	80,173	212,600
2029 Owner Occupied Housing Units	2,704	33,687	84,788
2029 Renter Occupied Housing Units	2,794	41,285	107,358
2029 Vacant Housing Units	348	5,201	20,454



- Retail Center
- Golf & Recreation
- Hospital
- Academia

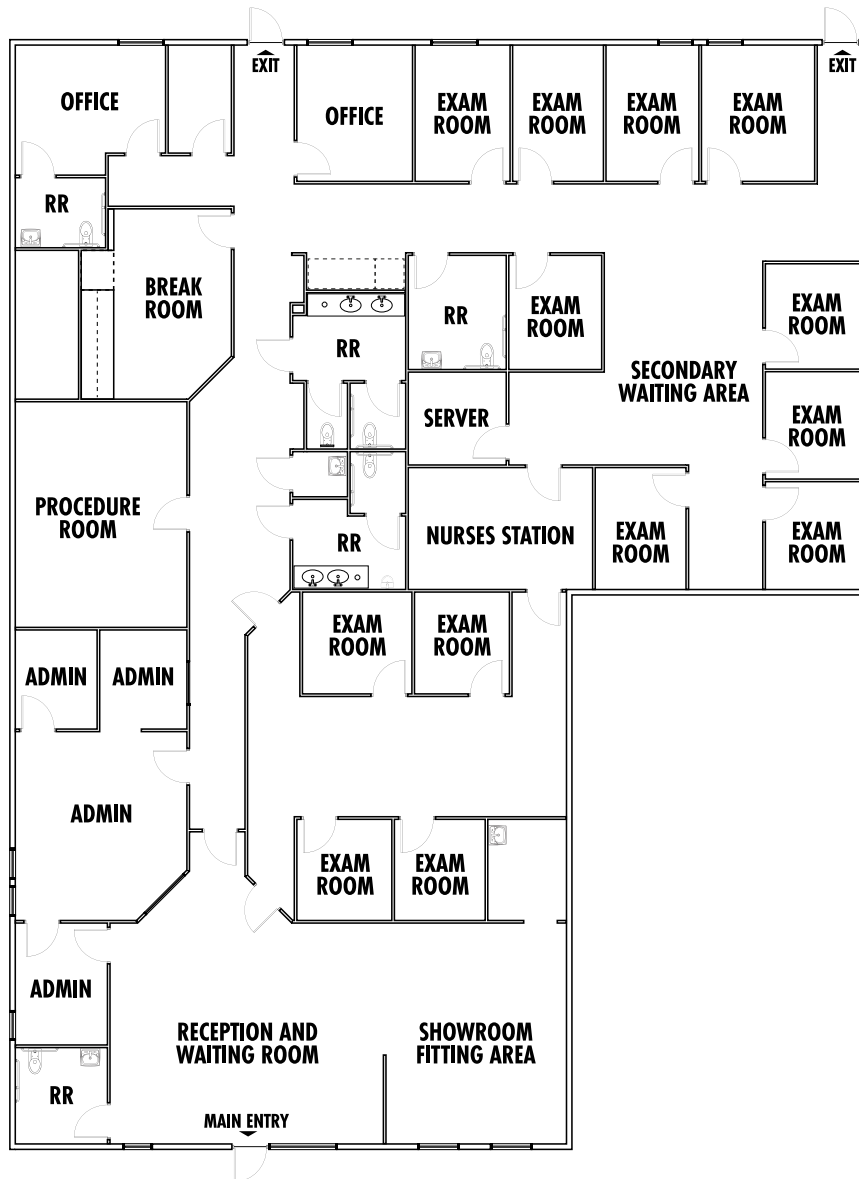




Site Plan Details

- + **Parcel Number:** 163-12-301-006
- + **Building Size:** ±19,680 SF
- + **Year Built:** 2005
- + **Zoning:** Neighborhood Commercial (C-1)
- + **Lot Size:** ±1.95 AC
- + **Available Suites:** #A & #F
- + **Parking Spaces:** 122 Total
 - **Surface:** 94
 - **Covered:** 28
- + **Frontage:** Jones Blvd.
- + **Cross Streets:** Coley Ave & Jones Blvd.
- + **Traffic Count:** Sahara Ave. // ±41,000 VPD
Jones Blvd. // ±36,500 VPD

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



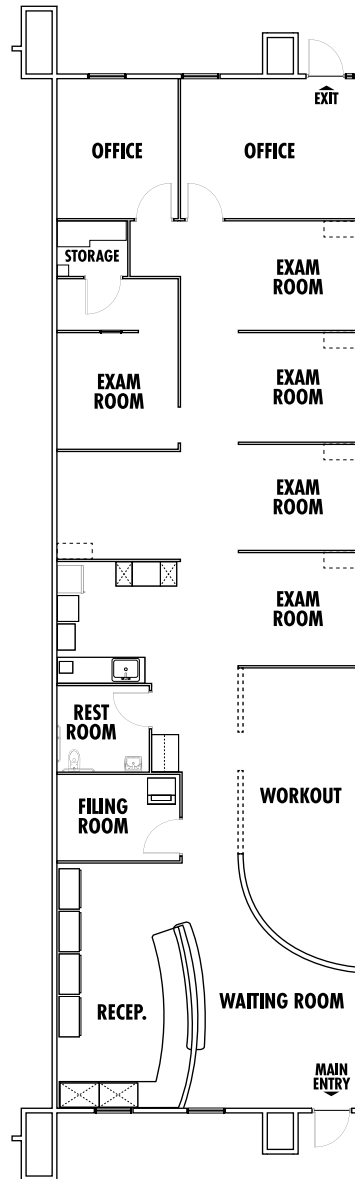
Suite A Details

- + **Total SF:** ±5,381
- + **Lease Rate:** \$2.00 PSF MG
- + **CAM Charges:** \$0.15 PSF
- + **Availability:** Immediately

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Suite A Photos





Suite F Details

- + **Total SF:** ±2,178
- + **Lease Rate:** \$2.00 PSF MG
- + **CAM Charges:** \$0.15 PSF
- + **Availability:** Immediately

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Suite F Photos



Clark County Nevada


Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**

Land Area
(Square Miles)

 **2,265,461**

Population

 **298**

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

City of Las Vegas



Synopsis

The City has cultivated and championed a variety of important projects for the benefit of the community. Some highlights include the newest property MSG Sphere at the Venetian, scheduled to open 2023. MSG Sphere at the Venetian will be the first of its kind ever created. Once completed, it will be a 18,000-seat concert hall with a state of the art acoustic technology, costing \$2.2 billion.

Universal Studios is coming to Las Vegas! Universal Studios is building its first ever permanent horror experience. Just North of the Las Vegas Strip, the 110,000 square foot attraction will add on to the 20-acre Area15 entertainment district. The City is looking forward to the new developments and is anticipating these attractions to be groundbreaking additions to the Las Vegas entertainment scene.


The City is also bringing new technologies and industry to Las Vegas.

The heart of the Innovation District is the International Innovation Center @ Vegas. The City of Las Vegas continues to be a hub for innovation and technology with opening 2 Innovation Centers for established and emerging tech companies developing smart technologies.

Quick Facts

 **±141**
Size (Sq. Mi.)

 **641,903**
Population

 **4,525**
Pop. Density (Per Sq. Mi.)

Source: www.wikipedia.com,
vegasdevmap.com

Nevada Tax Advantages

NEVADA

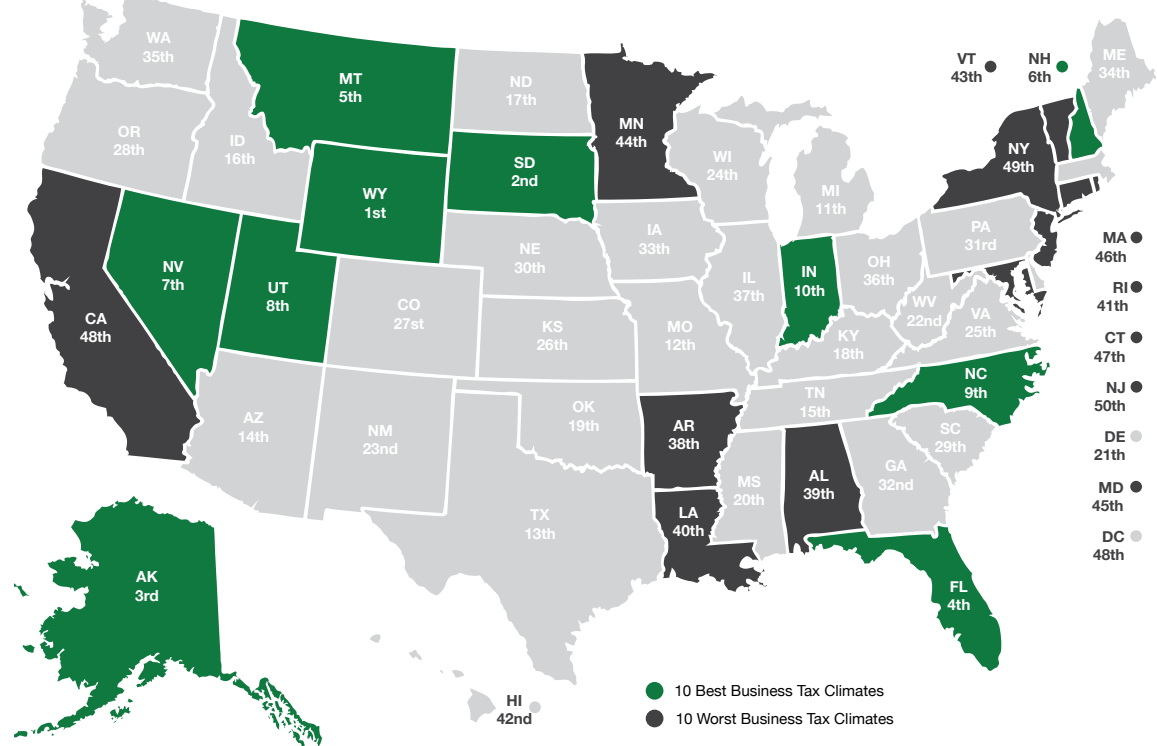
Nevada has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation’s 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor’s Office of Economic Development; www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day’s drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world’s freight from the Pacific Coast to America’s Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



Service you deserve. People you trust.



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Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

Professional Sports



Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has four major league professional teams: the Vegas Golden Knights of the NHL (began play in 2017 as the region's first major pro team), the Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: www.wikipedia.com



Market Overview

Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



Shipping and Mailing Services



FedEx.



Freight Service Center
3 Mi

Freight Center
3 Mi

Customer Service Center
5 Mi

Distribution Center
10 Mi

Ship Center
8 Mi

Cargo Center
3 Mi

UPS Air Cargo
18 Mi

Air Cargo
20 Mi

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