

3909 S. Maryland Parkway - FOR LEASE

3909 S Maryland Parkway, Las Vegas NV 89119

MARYLAND COURT

CALDERON LAW
IMMIGRATION

NOW LEASING
(702) 262-6185

Sky Mesa
COMMERCIAL CAPITAL
702-262-6185

STAUNCH GROUP
TAX SERVICES
702-586-7030

CALDERON LAW
IMMIGRATION
702-227-3726

Prepared By
REAL ESTATE &
PROPERTY MANAGEMENT
702-227-3726

FOR LEASE 320 sq ft & up

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3909



THE PROPERTY

Location	3909 S Maryland Parkway Las Vegas, NV 89119
County	Clark
Cross Street	Maryland and Flamingo

HIGHLIGHTS

- Monument Signage
- 24/7 Access
- Security Gates
- Private Garage
- Covered Parking
- High Traffic Frontage
- Newly Renovated
- Suite size range from 340 square feet to over 7,791 square feet
- Property Manager On Site



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
33,511	145,919	448,726

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$41,277	\$57,542	\$55,929

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
15,057	60,969	172,324

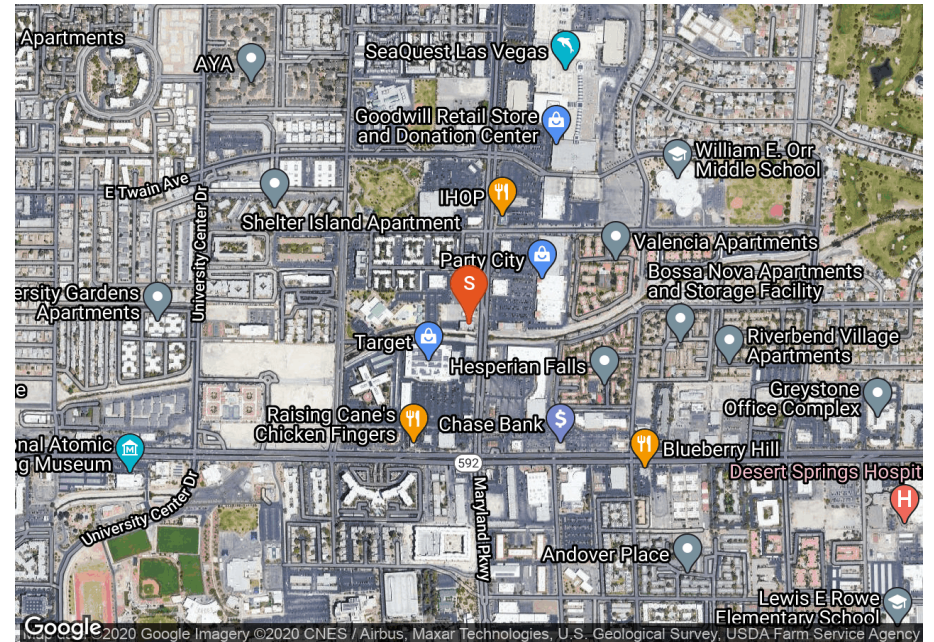
Suite Tenant	Floor	Square Feet	Total Rent Lease Type	Notes
206	2	424	\$6,900 NNN	
300	3	350	NNN	Includes Electricity
400 Available	4	432	\$675 NNN	Includes Electricity
405 Available	4	1,893	\$3,250 NNN	

Suite Tenant	Floor	Square Feet	Total Rent	Lease Type	Notes
408 Available	4	1,447	\$2,500	NNN	
411 Available	4	1,068	\$1,800	NNN	

Close to:

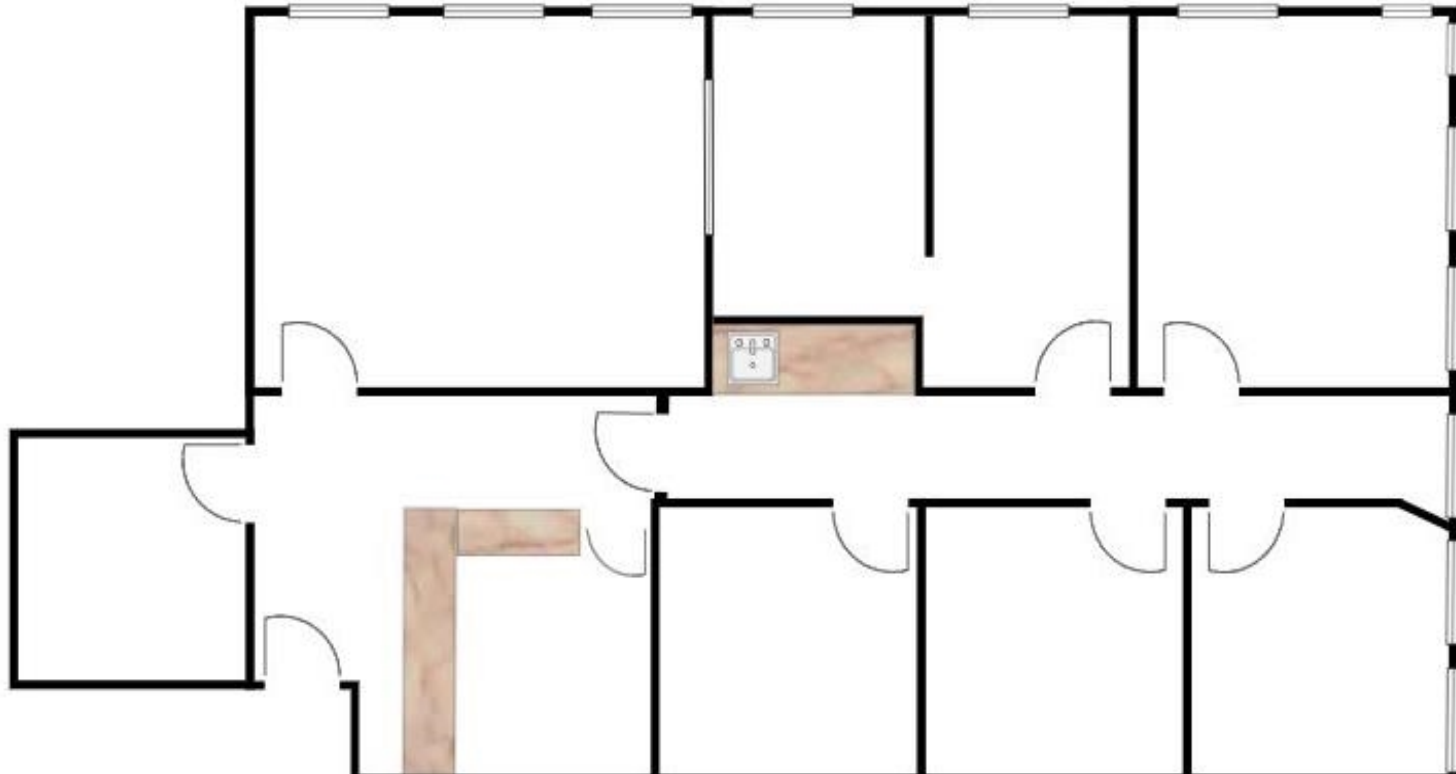
- Sunrise Hospital
- Desert Springs Hospital
- Las Vegas Strip
- McCarran Airport
- Downtown Las Vegas
- Freshly remodel mid-rise professional office building, we will build to suite office space to tenants needs. View of city, Las Vegas Strip, Downtown and Mountains. Suite size range from 340 square feet to over 7,791 square feet can accommodate reservations system tenants, call centers, medical uses, small business that need to be centrally located with security and private entry system

Locator Map



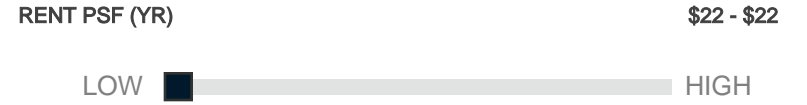
Regional Map





1

RENT PSF (YR)	\$22.20
RENT PSF (MO)	\$1.85
DISTANCE	1.7 miles



Maryland GK Legacy
 2770 S Maryland Parkway
 Las Vegas, NV 89109

S



LEASE TYPE	NNN
RENT PSF (YR)	\$6,900.00
RENT PSF (MO)	\$575.00



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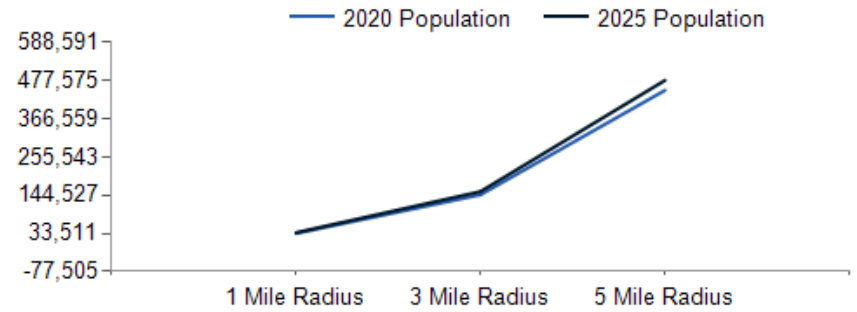


#	Property Name	Address	City
S	3909 S. Maryland Parkway - FOR LEASE	3909 S Maryland Parkway	Las Vegas
1	Maryland GK Legacy	2770 S Maryland Parkway	Las Vegas

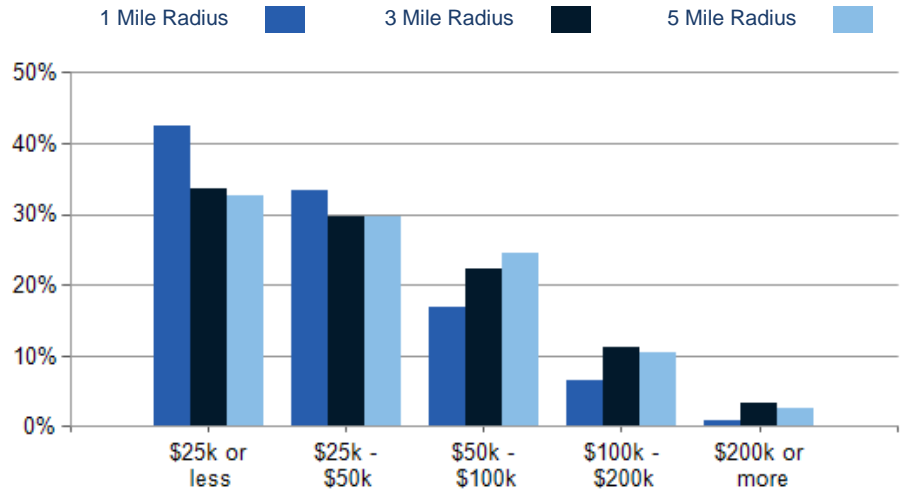
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	34,305	146,198	423,224
2010 Population	33,332	136,700	418,452
2020 Population	33,511	145,919	448,726
2025 Population	35,513	155,007	477,575
2020-2025: Population: Growth Rate	5.85%	6.10%	6.25%

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,956	11,711	32,123
\$15,000-\$24,999	2,418	8,727	24,167
\$25,000-\$34,999	2,243	8,008	22,902
\$35,000-\$49,999	2,784	10,085	28,292
\$50,000-\$74,999	1,790	8,931	26,909
\$75,000-\$99,999	755	4,671	15,242
\$100,000-\$149,999	716	4,855	12,958
\$150,000-\$199,999	252	1,998	5,187
\$200,000 or greater	143	1,983	4,543
Median HH Income	\$29,357	\$37,246	\$37,787
Average HH Income	\$41,277	\$57,542	\$55,929

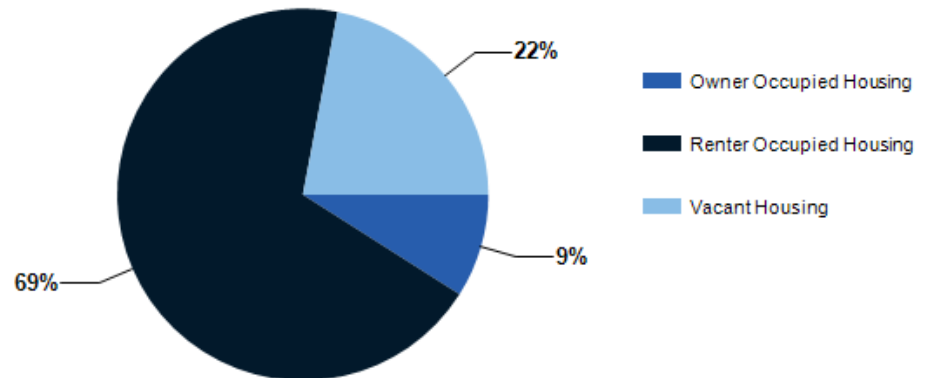
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	18,178	71,530	185,247
2010 Total Households	15,256	57,556	161,742
2020 Total Households	15,057	60,969	172,324
2025 Total Households	15,965	64,781	183,571
2020 Average Household Size	2.16	2.37	2.55
2020-2025: Households: Growth Rate	5.90%	6.10%	6.35%



2020 Household Income

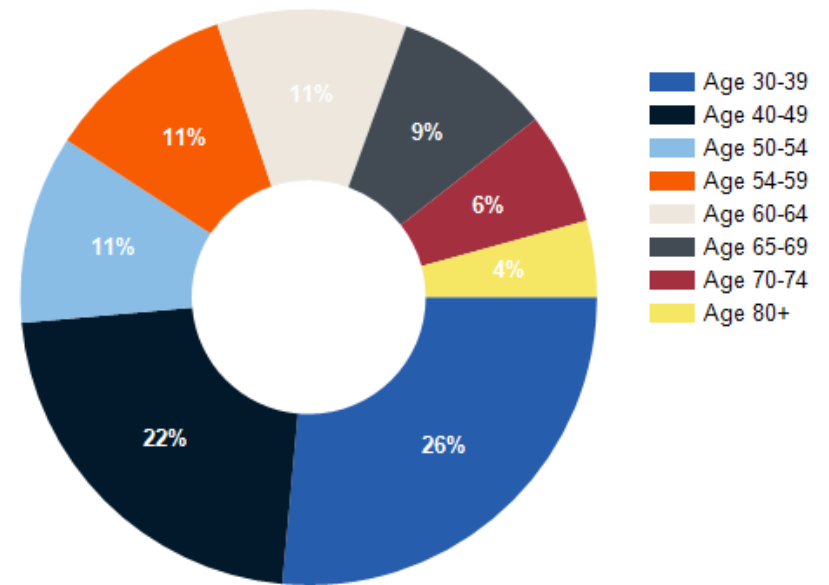


2020 Own vs. Rent - 1 Mile Radius

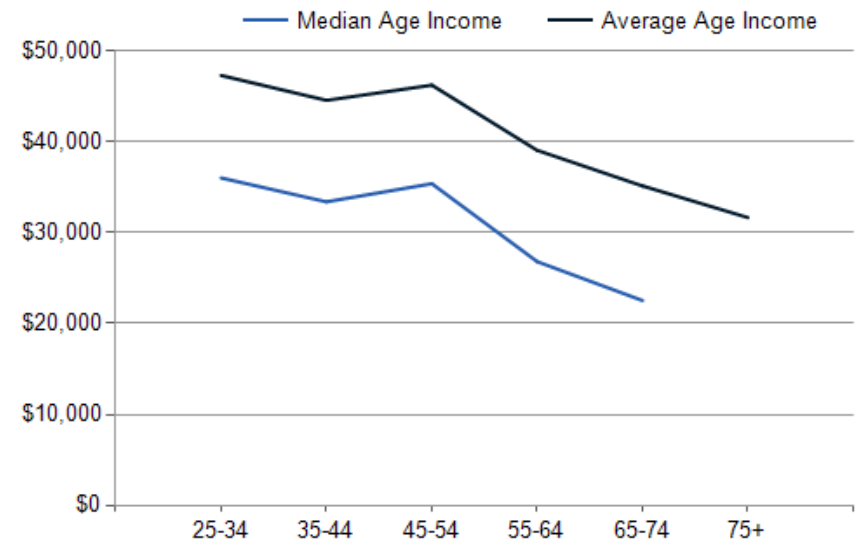


Source: esri

2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	2,556	10,389	33,265
2020 Population Age 35-39	2,341	9,737	30,332
2020 Population Age 40-44	2,077	9,204	27,949
2020 Population Age 45-49	2,013	8,897	27,533
2020 Population Age 50-54	1,961	9,115	27,654
2020 Population Age 55-59	1,976	9,505	28,069
2020 Population Age 60-64	1,970	9,415	26,786
2020 Population Age 65-69	1,647	8,248	23,640
2020 Population Age 70-74	1,167	6,701	19,542
2020 Population Age 75-79	793	4,756	13,062
2020 Population Age 80-84	468	2,962	8,121
2020 Population Age 85+	461	2,986	7,253
2020 Population Age 18+	26,995	117,683	352,349
2020 Median Age	35	39	38
2025 Median Age	36	40	38



2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$36,039	\$42,168	\$42,441
Average Household Income 25-34	\$47,324	\$58,644	\$56,993
Median Household Income 35-44	\$33,408	\$39,502	\$40,681
Average Household Income 35-44	\$44,582	\$61,990	\$60,770
Median Household Income 45-54	\$35,402	\$46,476	\$47,711
Average Household Income 45-54	\$46,256	\$69,644	\$67,363
Median Household Income 55-64	\$26,815	\$38,045	\$39,011
Average Household Income 55-64	\$39,074	\$59,099	\$57,749
Median Household Income 65-74	\$22,534	\$33,428	\$32,824
Average Household Income 65-74	\$35,154	\$53,588	\$50,780
Average Household Income 75+	\$31,668	\$44,394	\$41,710



Sky Mesa is a Real Estate Consulting, Financing, Management and Development Company specializing in office, industrial, retail and raw land in Western United States including Nevada, California, Arizona, Utah, Las Vegas, Reno, Los Angeles, San Diego Anthony R. Castrignano, who has been in the real estate industry since 1981, founded the company. He is currently a real estate broker licensed in California and Nevada and a Mortgage Broker in the state of Nevada. He sits on the board of several companies and is active in community charity organizations.

Sky Mesa has quietly and efficiently carved a unique niche to serve the client needs in the real estate industry with its ability to combine financing, real estate brokerage and management along with design consulting to insure a successful project.

Sky Mesa is a unique in-house "full service" operation, which provides each client with the following services:

- Real Estate Marketing
- Sales
- Leasing
- Property Management
- Commercial Property Services
- Commercial Financing
- Performance Analysis
- Development Services
- Entitlement Processing
- Land Acquisition
- Site Analysis



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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Sky Mesa Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Sky Mesa Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Sky Mesa Commercial has not verified, and will not verify, any of the information contained herein, nor has Sky Mesa Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

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