

# FOR LEASE

## 4130 N MARTIN L KING BLVD

4130 N Martin Luther King Blvd North Las Vegas, NV 89032



### PROPERTY DESCRIPTION

3,000 square feet within Park at Northpointe, a high-quality office development on Martin L King Blvd near Craig Rd and Alexander Rd within a growing North Las Vegas submarket. This is an excellent location for professional or medical users with expanding client potential from nearby housing deliveries. \$2.00/Sq.Ft. MG.

### PROPERTY HIGHLIGHTS

- High-quality, bright and engaging space
- Growing submarket with expanding client/customer base
- Rare footprint for this submarket
- Enjoy multiple shared common areas for training
- Large multipurpose room

### OFFERING SUMMARY

Lease Rate: \$2.00 SF/month (MG)

Available SF: 3,000

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,632	41,885	116,398
Total Population	17,144	132,119	370,064
Average HH Income	\$66,280	\$68,378	\$63,750

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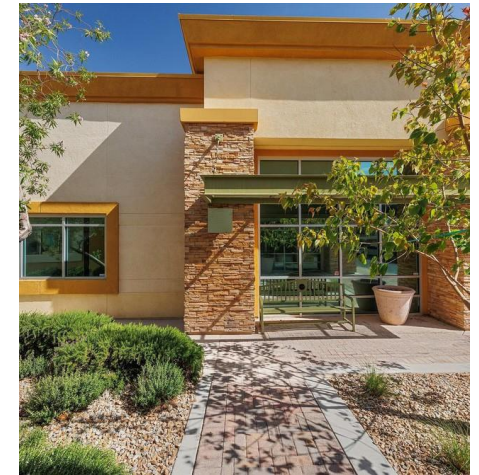
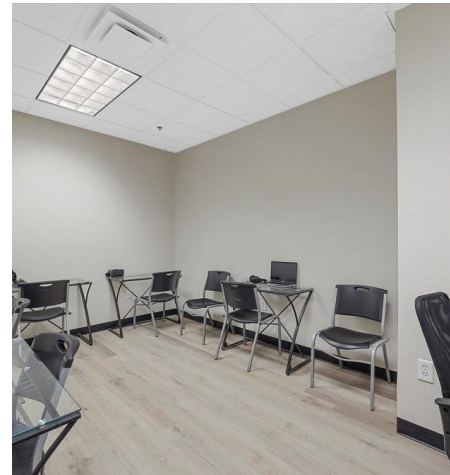
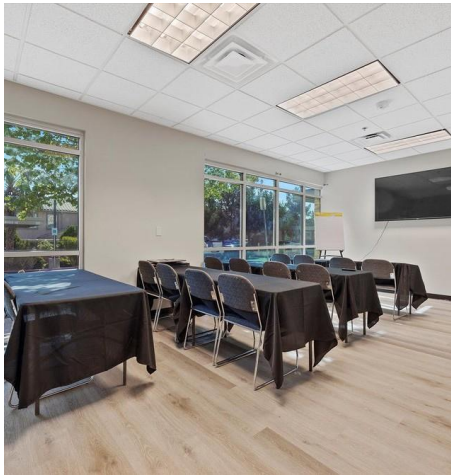
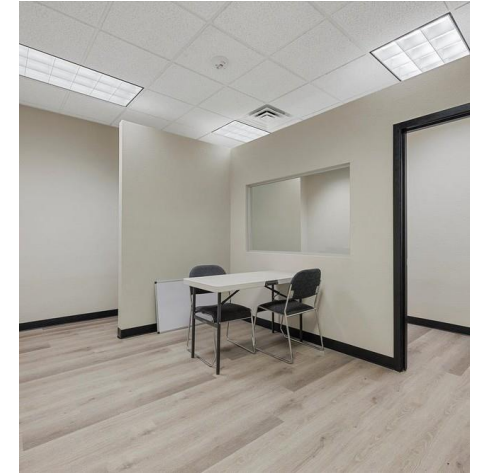


**COLDWELL BANKER**  
**COMMERCIAL**  
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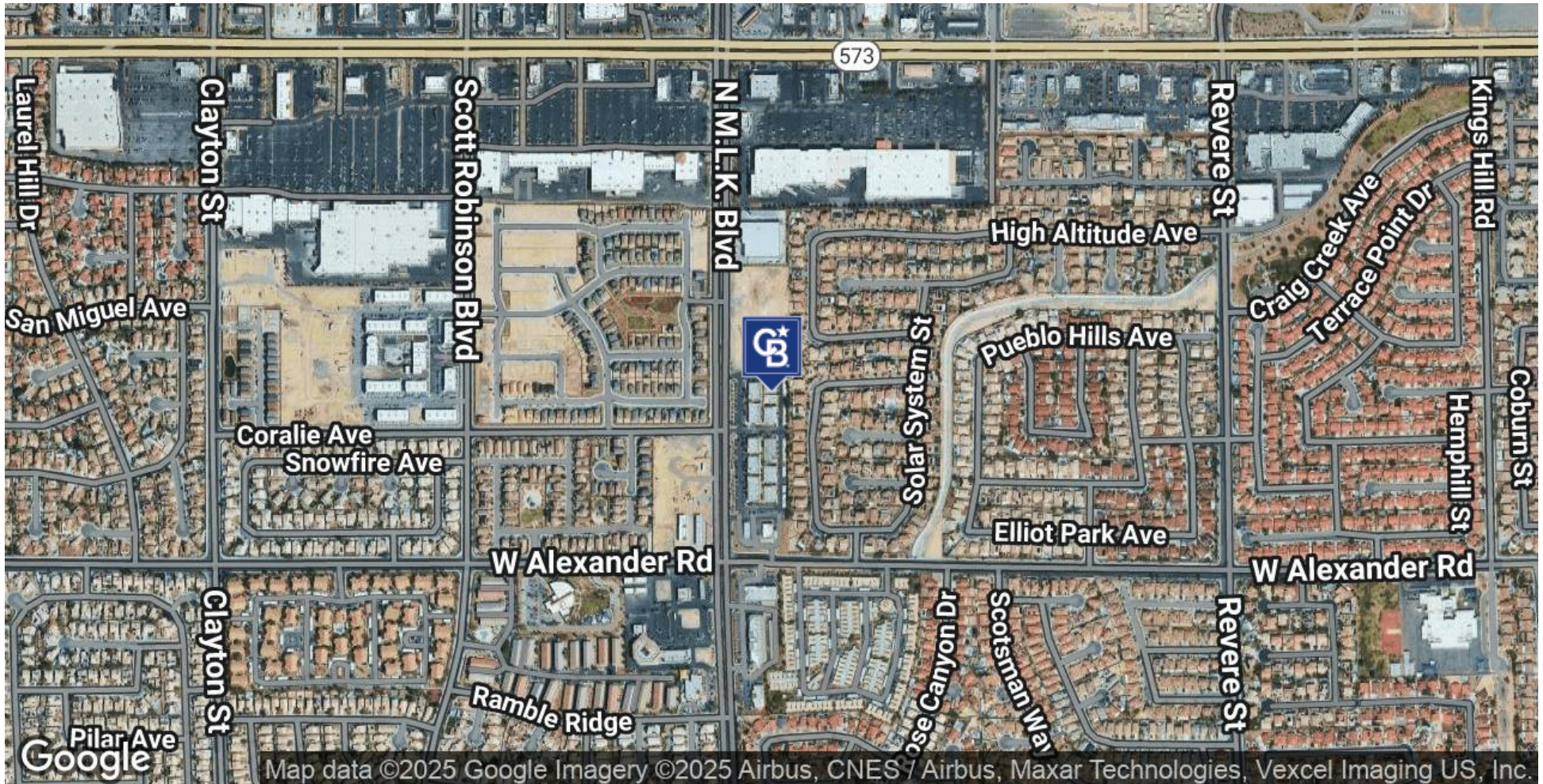




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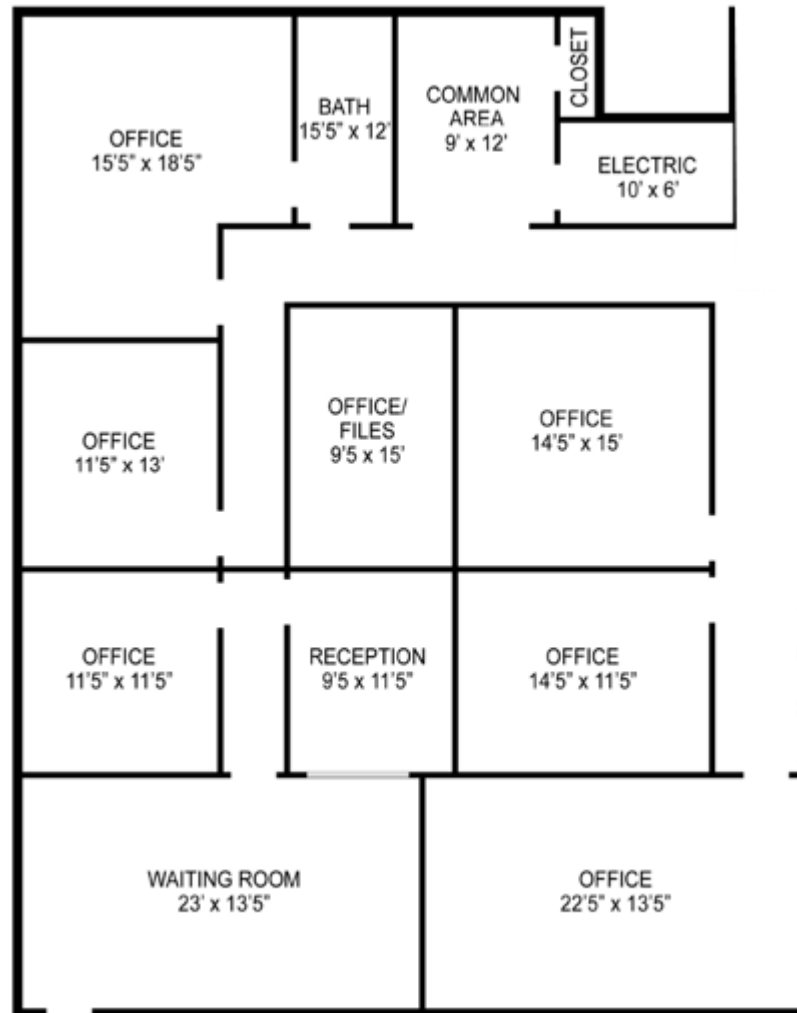


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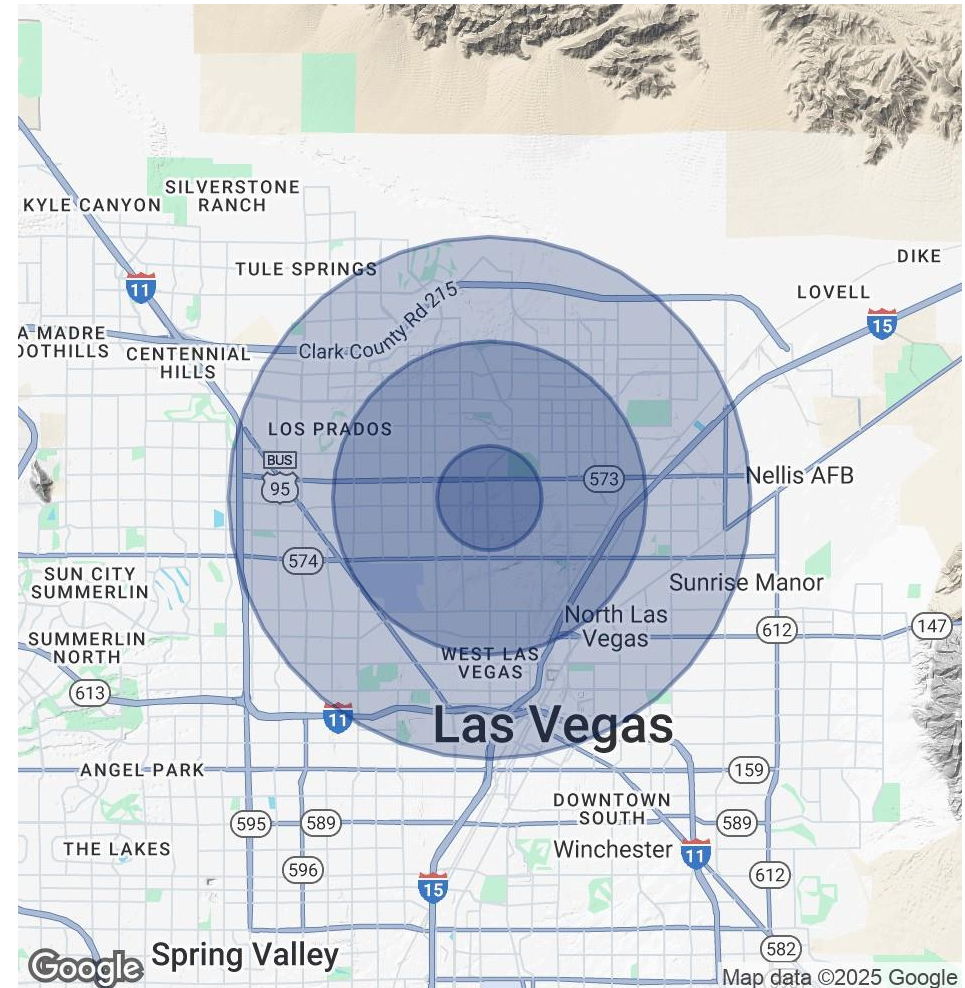
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,144	132,119	370,064
Average Age	28.9	31.2	31.7
Average Age (Male)	28.4	30.6	31.2
Average Age (Female)	30	31.9	32.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,632	41,885	116,398
# of Persons per HH	3	3.2	3.2
Average HH Income	\$66,280	\$68,378	\$63,750
Average House Value	\$237,174	\$236,766	\$250,192

2020 American Community Survey (ACS)



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