

LONGFORD PLAZA BLDG. 24

3235 E. Warm Springs Rd. Las Vegas, NV 89120

AVAILABLE
For Lease



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010
www.mdlgroup.com

Michael Greene, CCIM
Vice President
Lic#: S.0186326
702.388.1800
mgreen@mdlgroup.com

Luke Ramous
Senior Advisor
Lic#: S.0188531
702.388.1800
lramous@mdlgroup.com

Hayim Mizrachi, SIOR, CCIM
CEO | Principal | Broker
Lic#: B.0143643.CORP | PM.0167653.BKR
702.388.1800
hmizrachi@mdlgroup.com



Property Highlights

- Size: ±7,989 SF
- Zoning: Commercial Professional (CP)
- ± 0.46 AC
- This facility is designed to support a comprehensive medical practice, featuring two distinct lobby and reception areas, five exam rooms, one dedicated procedure room, one operating room, and a sterile/clean room. For administration, the space provides six private offices and a conference room. Staff amenities include a break room for dining, a separate staff lounge, and a total of five restrooms distributed throughout the facility for both patient and staff use
- Ideal for medical use tenants
- Located in a business park with multiple professional services and businesses

Lease Details



\$3.10 PSF NNN

Lease Rate



±7,989 SF

Space Available



South Las Vegas

Submarket

Demographics

	1 mile	3 miles	5 miles
Population			
2025 Population	12,714	129,677	409,836
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$137,514	\$116,668	\$105,760



LONGFORD PLAZA BLDG. 24 3235 E. Warm Springs Rd.

+ Parcel ID	177-12-518-004
+ Zoning	Commercial Professional (CP)
+ Year Built	2007
+ Property Size	±7,989 SF
+ Lot Size	±0.46 AC
+ Cross Streets	Warm Springs & Pecos Rd
+ Submarket	South Las Vegas
+ Traffic Counts	Warm Springs ±25,000 VPD Pecos Rd ±22,000 VPD

Property Overview

MDL Group is pleased to present 3235 E Warm Springs Rd (the "Property"), a turn-key surgery center ready for immediate occupancy.

This fully built-out facility features high-end finishes throughout, offering a polished, professional environment from day one. The highly functional layout is perfectly suited for most medical uses, featuring a strategic mix of private offices, exam rooms, conference rooms, multiple restrooms, and expansive open work areas. With two welcoming lobbies, custom built-in workstations, built-in storage, and upgraded break areas already in place, the Property minimizes downtime and maximizes comfort for both staff and patients.

Area Overview

3235 E Warm Springs Rd is positioned in a well connected and dynamic commercial corridor in Las Vegas, offering convenient access to major thoroughfares and nearby amenities. The area is home to a variety of professional services and businesses contributing to a vibrant business community. Just minutes from Harry Reid International Airport and close to retail, dining, and parks, the location supports both tenant convenience and workforce accessibility. With its proximity to key transportation routes and diverse commercial mix, this address offers an attractive environment for office and service oriented enterprises.

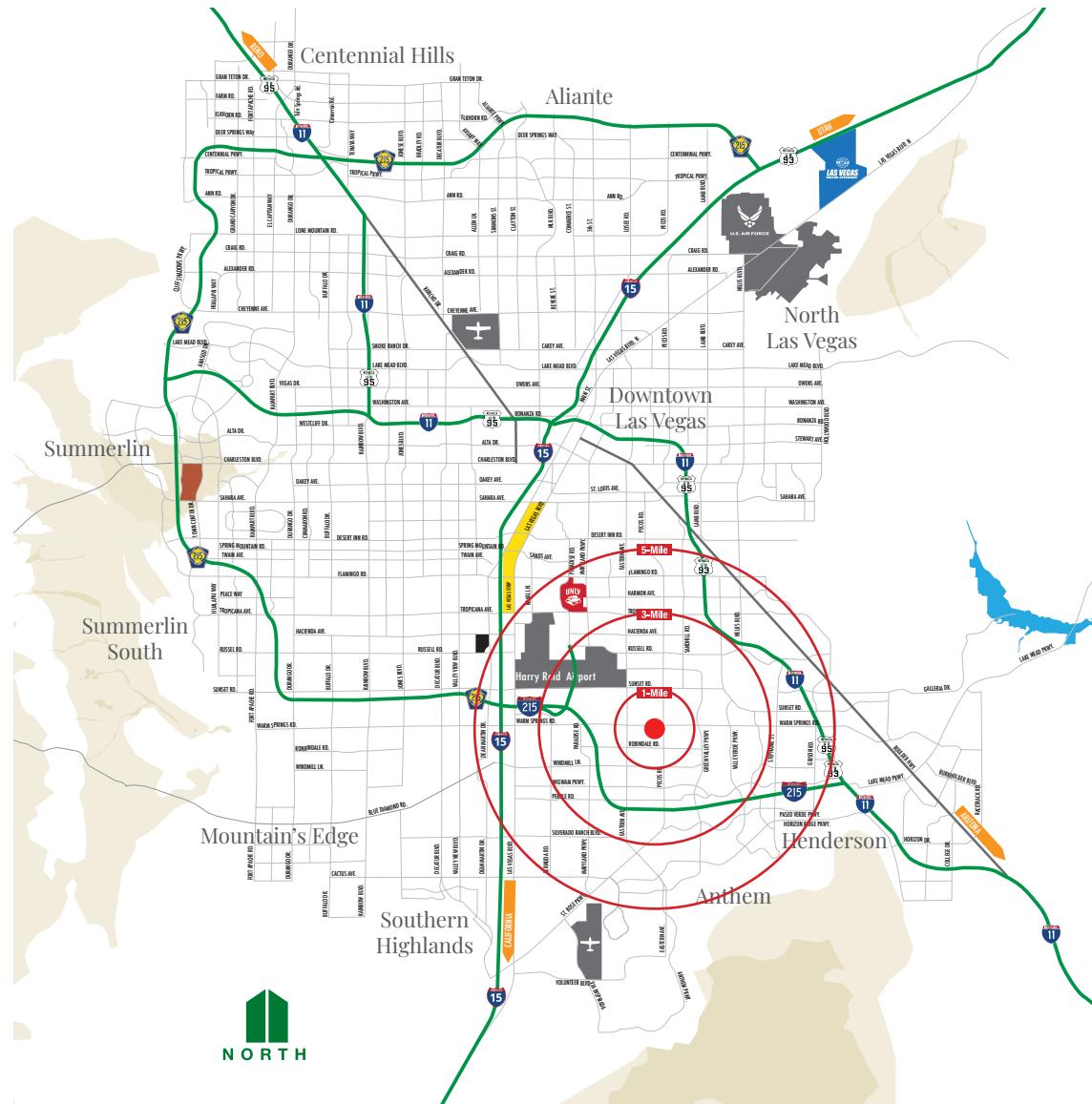
Population	1 mile	3 miles	5 miles
2010 Population	12,676	125,954	363,406
2020 Population	12,923	130,535	403,459
2025 Population	12,714	129,677	409,836

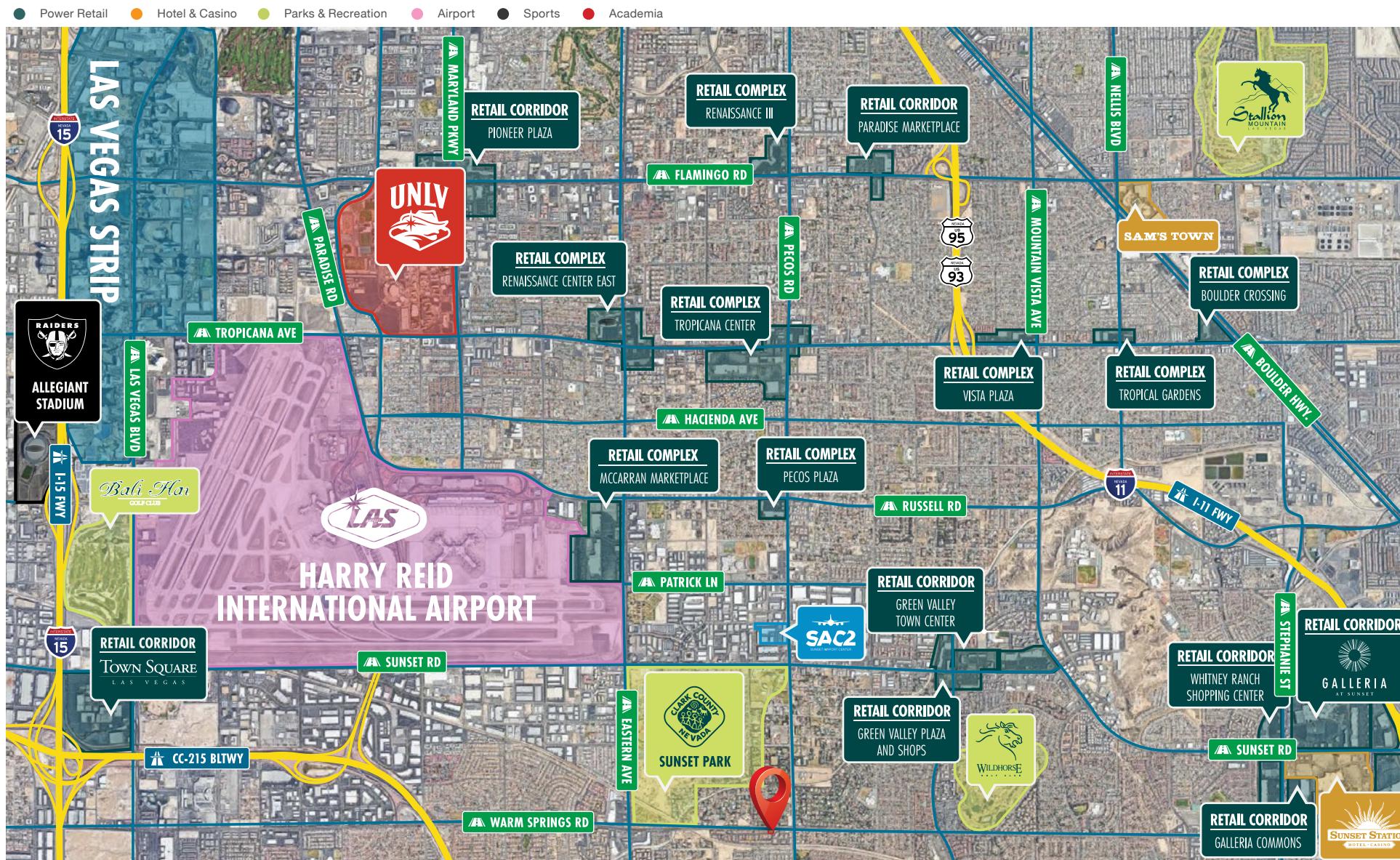
2030 Population	12,647	130,669	421,056
2010-2020 Annual Rate	0.19%	0.36%	1.05%
2020-2025 Annual Rate	-0.31%	-0.13%	0.30%
2025-2030 Annual Rate	-0.11%	0.15%	0.54%
2025 Median Age	43.0	42.4	40.3

Households	1 mile	3 miles	5 miles
2025 Wealth Index	126	99	81
2010 Households	4,781	50,387	145,484
2020 Households	4,930	52,670	164,644
2025 Total Households	4,922	53,445	170,271
2030 Total Households	4,946	54,301	176,660
2010-2020 Annual Rate	0.31%	0.44%	1.24%
2020-2025 Annual Rate	-0.03%	0.28%	0.64%
2025-2030 Annual Rate	0.10%	0.32%	0.74%

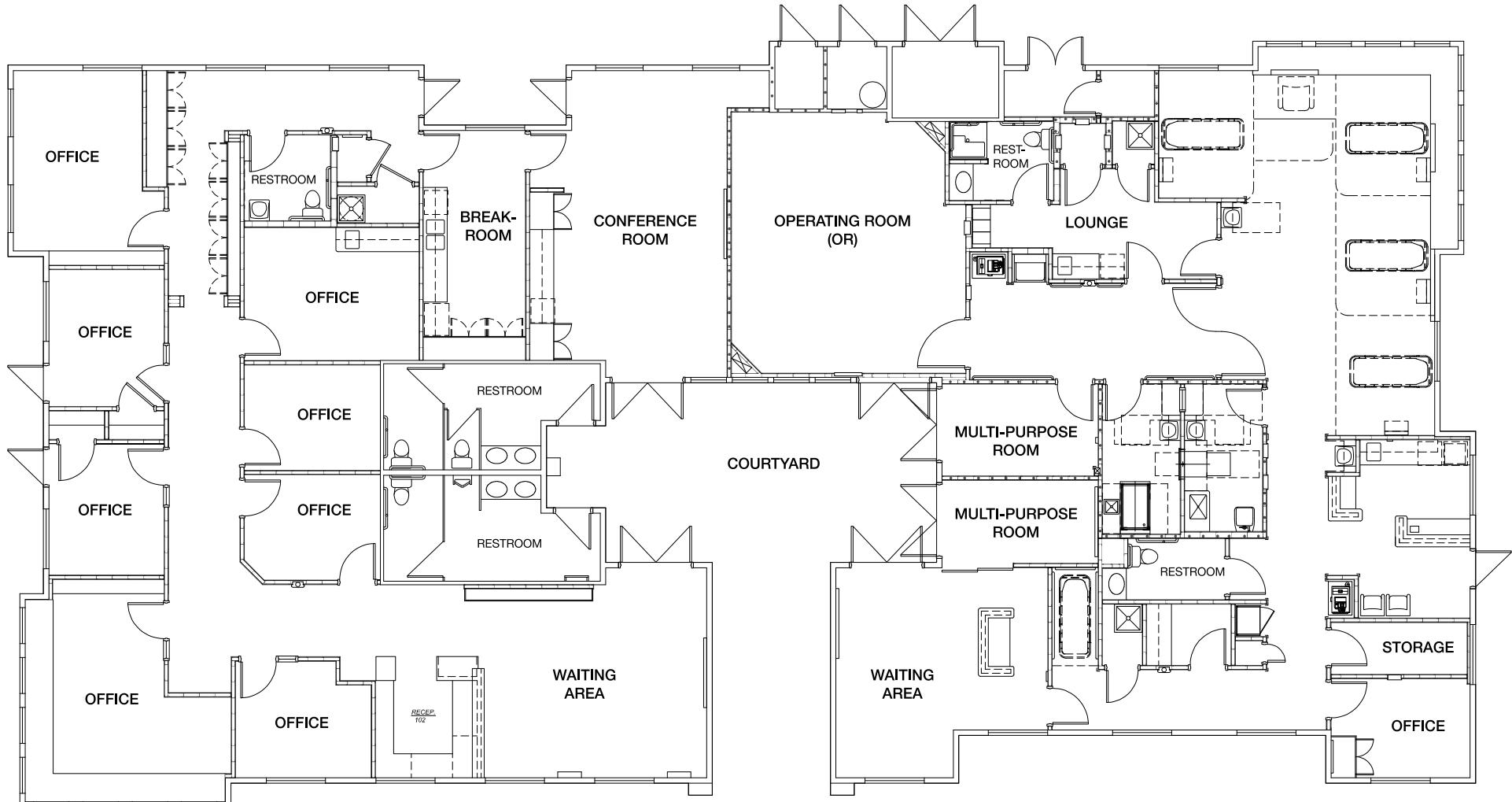
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$137,514	\$116,668	\$105,760
2030 Average Household Income	\$152,757	\$129,469	\$117,543
2025-2030 Annual Rate	2.12%	2.10%	2.14%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	5,202	55,413	170,573
2020 Total Housing Units	5,184	55,819	181,300
2025 Total Housing Units	5,127	56,107	185,303
2025 Owner Occupied Housing Units	3,409	31,909	84,704
2025 Renter Occupied Housing Units	1,513	21,536	85,567
2025 Vacant Housing Units	205	2,662	15,032
2030 Total Housing Units	5,203	57,486	192,637
2030 Owner Occupied Housing Units	3,478	33,102	89,304
2030 Renter Occupied Housing Units	1,468	21,199	87,356
2030 Vacant Housing Units	257	3,185	15,977





Floor Plan



Property 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

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



Nevada Tax Advantages

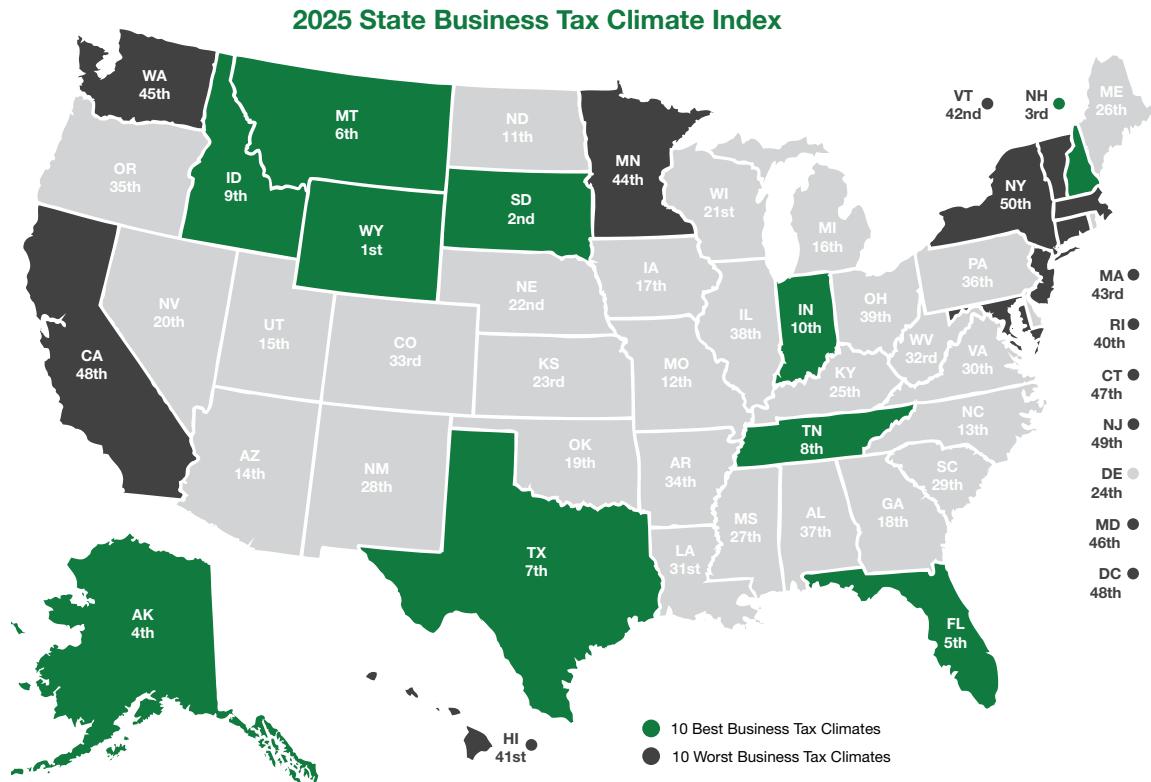
NEVADA

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 9th, Oregon 35th and Utah 15th.

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



Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2025 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.

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)