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CAMBRIDGE GROUP LTD

# ALEXANDER SQUARE

3940 N MLK BLVD. & 1445 W ALEXANDER ST. NORTH LAS VEGAS 89032



Alexander Square at 3940 N. Martin Luther King Blvd offers a well-positioned neighborhood retail and office opportunity in the growing North Las Vegas submarket. The multi-building center sits on approximately 4 acres at the signalized intersection of Martin Luther King Blvd and Alexander Road, providing strong visibility and convenient access for tenants and customers. Surrounded by dense residential neighborhoods and daily-need retail, the property benefits from consistent local traffic and a diverse mix of service, medical, and retail users. Suite 104-105 offers a turn-key medical facility with several exam rooms, 2 bathrooms, and a reception office/waiting room.

LOCATION: 3940 N MLK BLVD  
CROSS STREETS: MLK BLVD & ALEXANDER ST  
PROPERTY TYPE: RETAIL/OFFICE SHOPPING CENTER  
ZONING DESCRIPTION: PLANNED UNIT DEVELOPMENT (PUD)



### HIGHLIGHTS:

- AMPLE PARKING
- HIGH TRAFFIC COUNTS
- DIVERSE TENANT MIX
- SECOND GEN RETAIL SPACE
- SECOND GEN MEDICAL SPACE
- ROOMS W/ SINK
- PRIVATE BATHROOMS

### AVAILABLE SPACES:

3940 N MLK Blvd  
Suite #: 104-105 |  
Lease Rate: \$1.50/SF  
Lease Type: NNN (.47/sf)  
Size: 2,475 +/- SF

1445 W Alexander  
Suite #: C107  
Lease Rate: \$1.25/SF  
Lease Type: NNN (.47/sf)  
Size: 2,245 +/- SF

### FOR MORE INFORMATION:

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