

FOR SALE

2760 S Maryland Parkway, Las Vegas, NV 89109

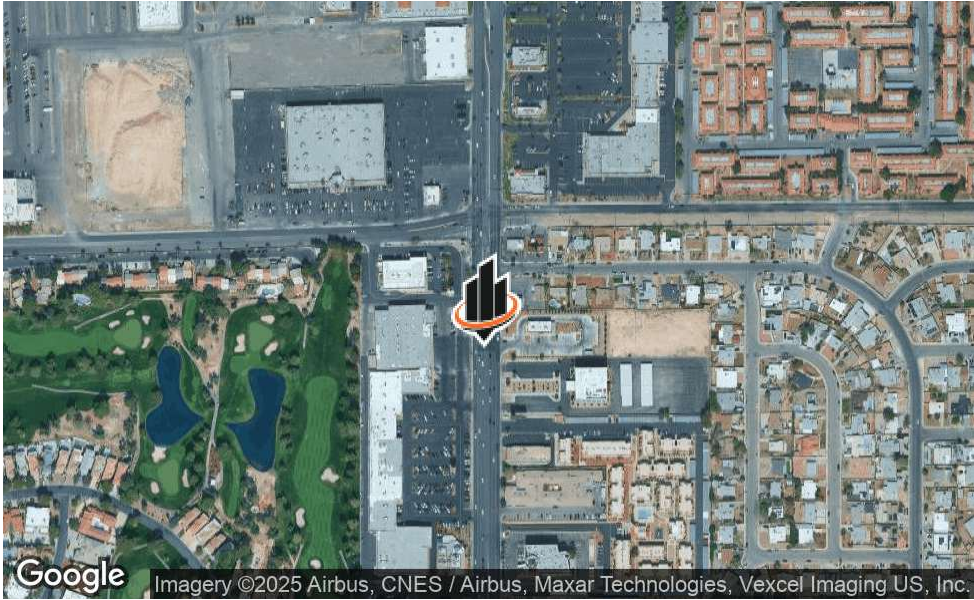


PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|------------------------------------|-----------------------|
| SALE PRICE: | \$325 Per Square Foot |
| COMMERCIAL CONDOMINIUM SIZE RANGE: | 2,500 - 19,000 SF |
| LOT SIZE: | 1.93 Acres |
| PRICE / SF: | \$325.00 |
| COMPLETION DATE: | August 2026 |
| APN: | 162-11-201-003 |



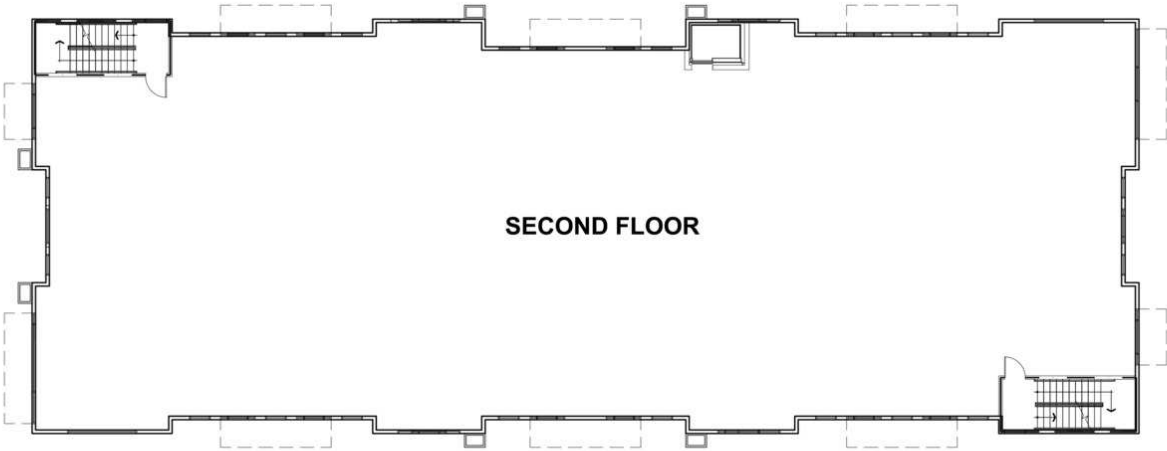
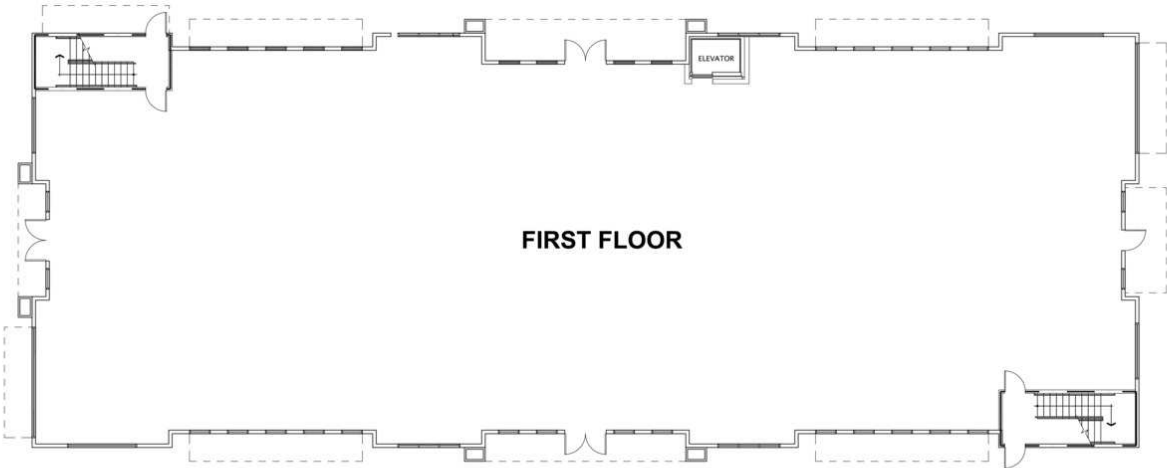
PROPERTY DESCRIPTION

Presenting an exceptional opportunity for office building investors, this brand-new construction at 2760 South Maryland Parkway offers custom floorplans and owner-occupier opportunities in a prime location next to Sunrise Hospital and Medical Center. With a focus on modern functionality and convenience, this property is designed to accommodate a variety of business needs, providing ample flexibility for tailored workspaces. The proximity to the esteemed medical center enhances the property's appeal, making it an ideal choice for businesses in the healthcare industry. Elevate your investment portfolio with this contemporary commercial property that embodies innovation, adaptability, and the potential for strategic growth.

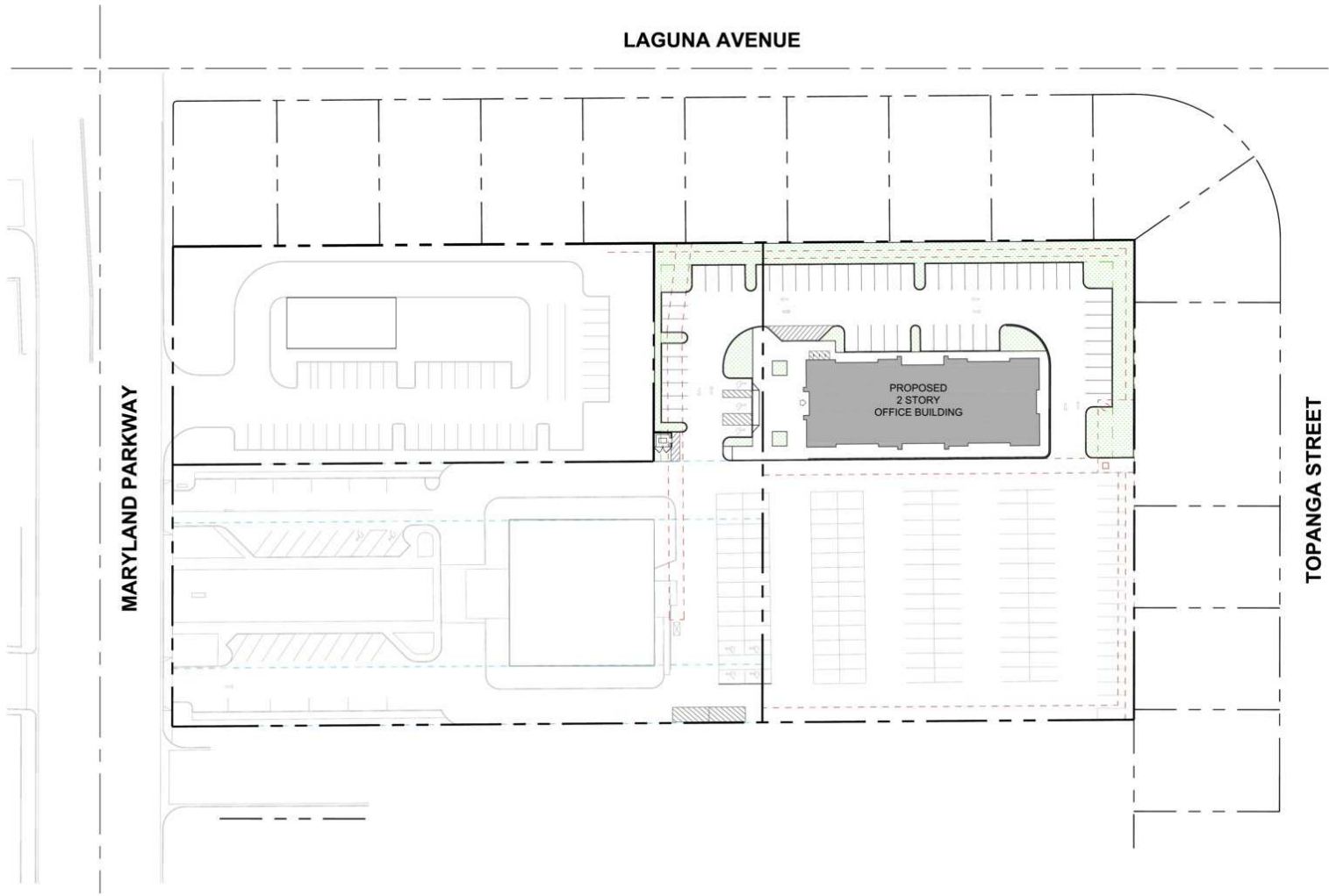
PROPERTY HIGHLIGHTS

- Strategic location in bustling Las Vegas
- Versatile floor plan for customizable spaces
- Ample room for expansion and scalability
- Contemporary design and high-end finishes

FLOOR PLANS



SITE PLAN

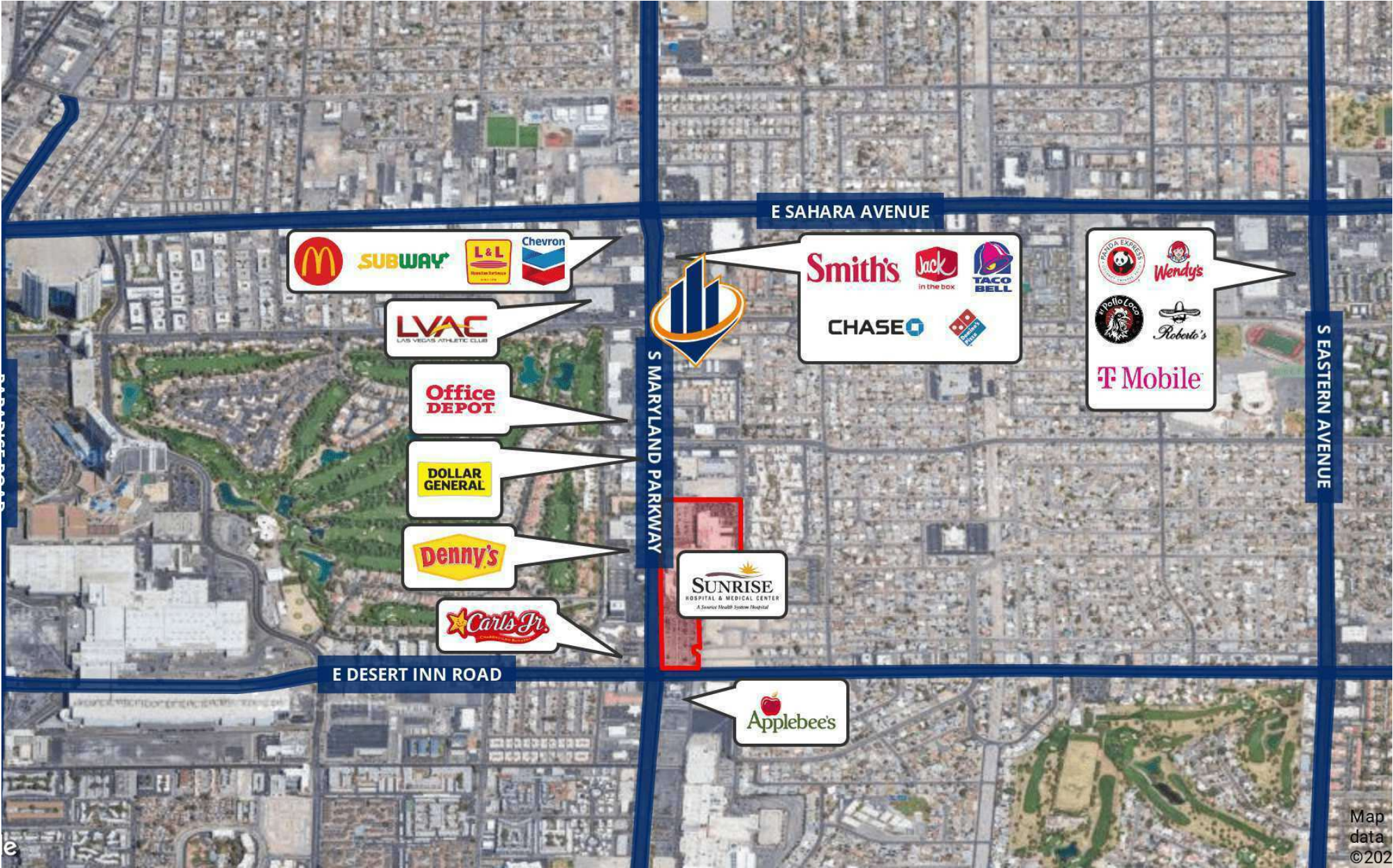


SCALE: 1" = 400'

AERIAL



LOCATION MAP



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

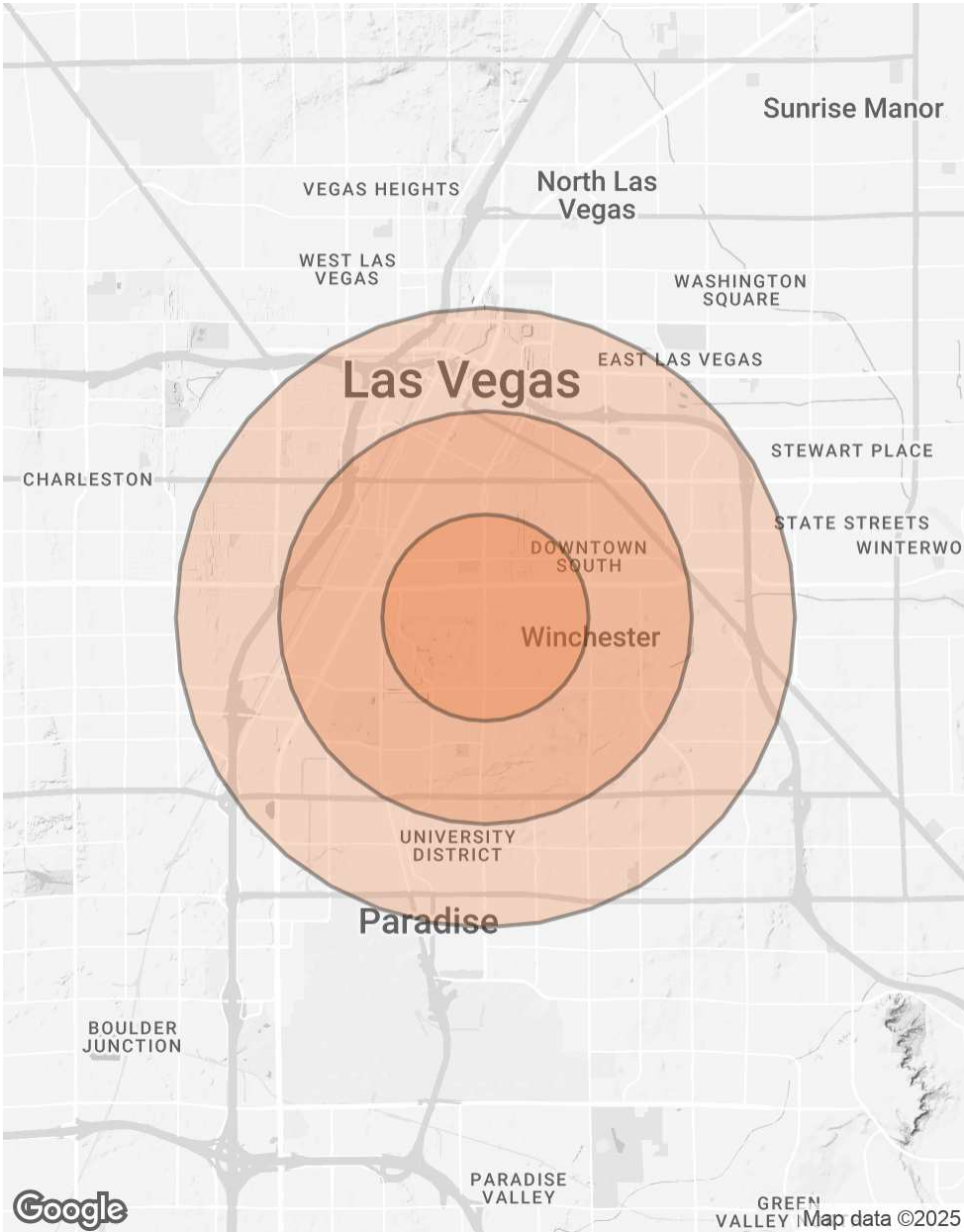
POPULATION 1 MILE 2 MILES 3 MILES

| | | | |
|----------------------|--------|--------|---------|
| TOTAL POPULATION | 24,137 | 95,418 | 187,274 |
| AVERAGE AGE | 40 | 40 | 40 |
| AVERAGE AGE (MALE) | 40 | 40 | 40 |
| AVERAGE AGE (FEMALE) | 39 | 40 | 40 |

HOUSEHOLDS & INCOME 1 MILE 2 MILES 3 MILES

| | | | |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 9,833 | 43,272 | 81,726 |
| # OF PERSONS PER HH | 2.5 | 2.2 | 2.3 |
| AVERAGE HH INCOME | \$67,289 | \$60,969 | \$60,916 |
| AVERAGE HOUSE VALUE | \$419,517 | \$369,904 | \$357,611 |

Demographics data derived from AlphaMap





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