

LAKE MEAD MEDICAL BUILDING

1815 E. LAKE MEAD BOULEVARD, NORTH LAS VEGAS, NV 89030

NORTH VISTA HOSPITAL
ON CAMPUS MOB
FOR LEASE



MICHAEL K. HSU

First Vice President
Lic. S.51609.LLC
T +1 702 369 4866
C +1 702 768 6459
michael.hsu@cbre.com

TONYA GOTTESMAN

Vice President
Lic. S.0189043
T +1 702 369 4882
C +1 310 612 3592
tonya.gottesman@cbre.com

RYAN MARTIN, SIOR, CCIM

Senior Vice President
Lic. BS 0048284
T +1 702 369 4881
C +1 702 630 2671
ryan.martin@cbre.com

ANTONETTE ROLDA

Client Services Specialist
Lic. S.0199545
T +1 702 369 4877
C +1 714 493 0165
antonette.rola@cbre.com

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Property Highlights

The Lake Mead Medical Building is a three-story medical office building situated directly on the North Vista Hospital Campus.

- The only on-campus medical office building in North Las Vegas
- Available suites from 1,024 RSF to 5,087 RSF
- Options for immediate occupancy or the landlord can assist in constructing custom tenant improvements.
- Near numerous dining, retail and business services amenities
- Immediate access to I-15 & US-95



LEASE RATE

\$2.20/PSF/Month, MG
(Excludes In-Suite Janitorial)



SQUARE FEET

±1,024 – ±5,087 RSF

SUITE #	RSF	DESCRIPTION
Suite 103	±1,740 RSF	Previous Linear Accelerator Vault. <i>Storage only</i>
Suite 207	±1,024 RSF	2nd Gen Medical Suite
Suite 314	±2,872 RSF	2nd Gen Medical Suite
Suite 317	±2,215 RSF	2nd Gen Medical Suite
Suite 314/317	±5,087 RSF	2nd Gen Medical Suite



MULTI-TENANT MEDICAL OFFICE BUILDING

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Property Overview



PROPERTY NAME

Lake Mead Medical Building
(built in 2000)



IDEAL USE

Medical



BUILDING SIZE

±43,921 RSF



OF FLOORS

3



ZONING

Redevelopment Area/
Downtown Core (R-A DC)



ASKING RATE

\$2.20/PSF/Month, MG
(Excludes In-Suite Janitorial)



PARKING RATIO

4/1,000

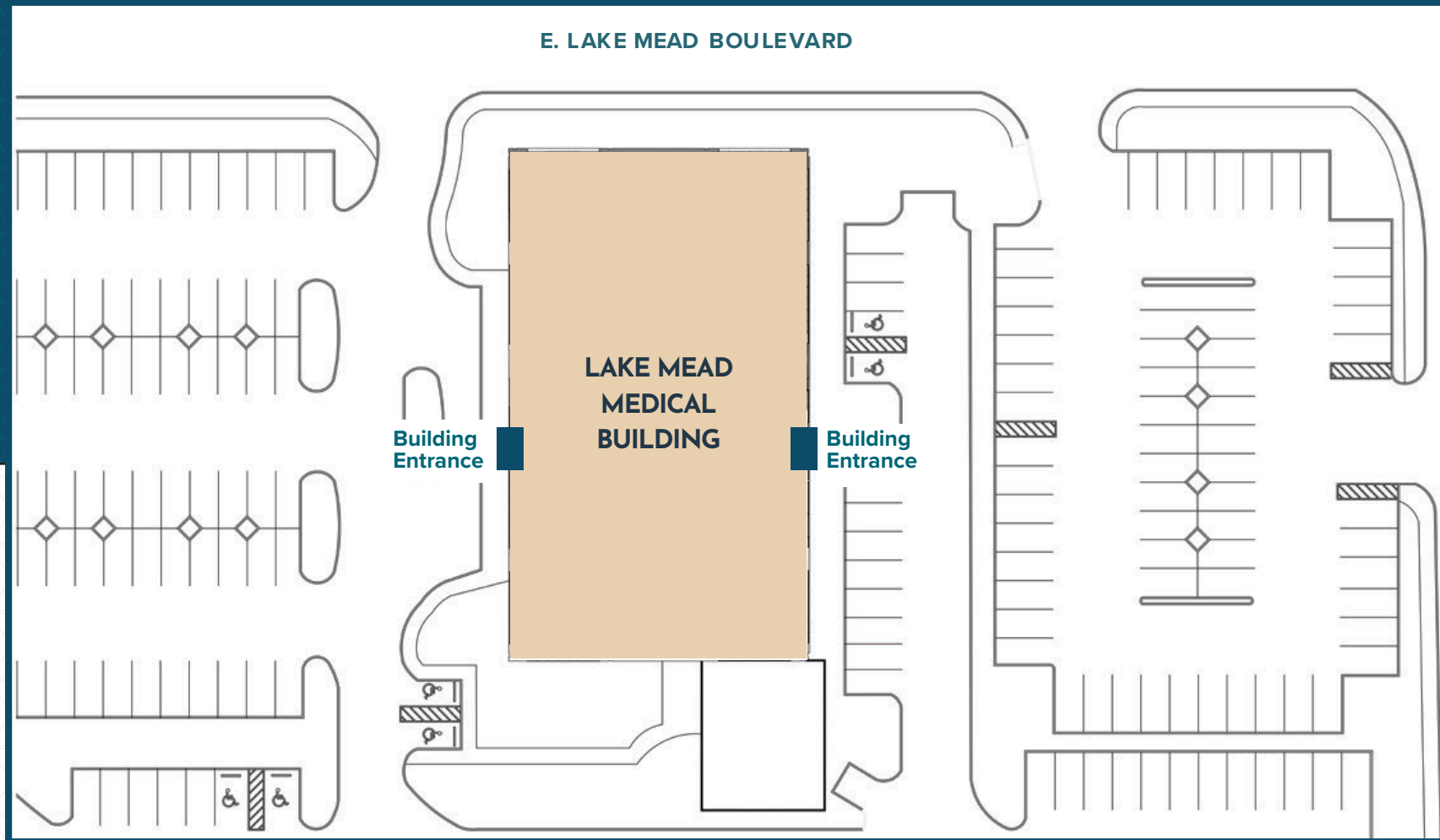


SIGNAGE

Building signage provides
prominent visibility

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Site Plan



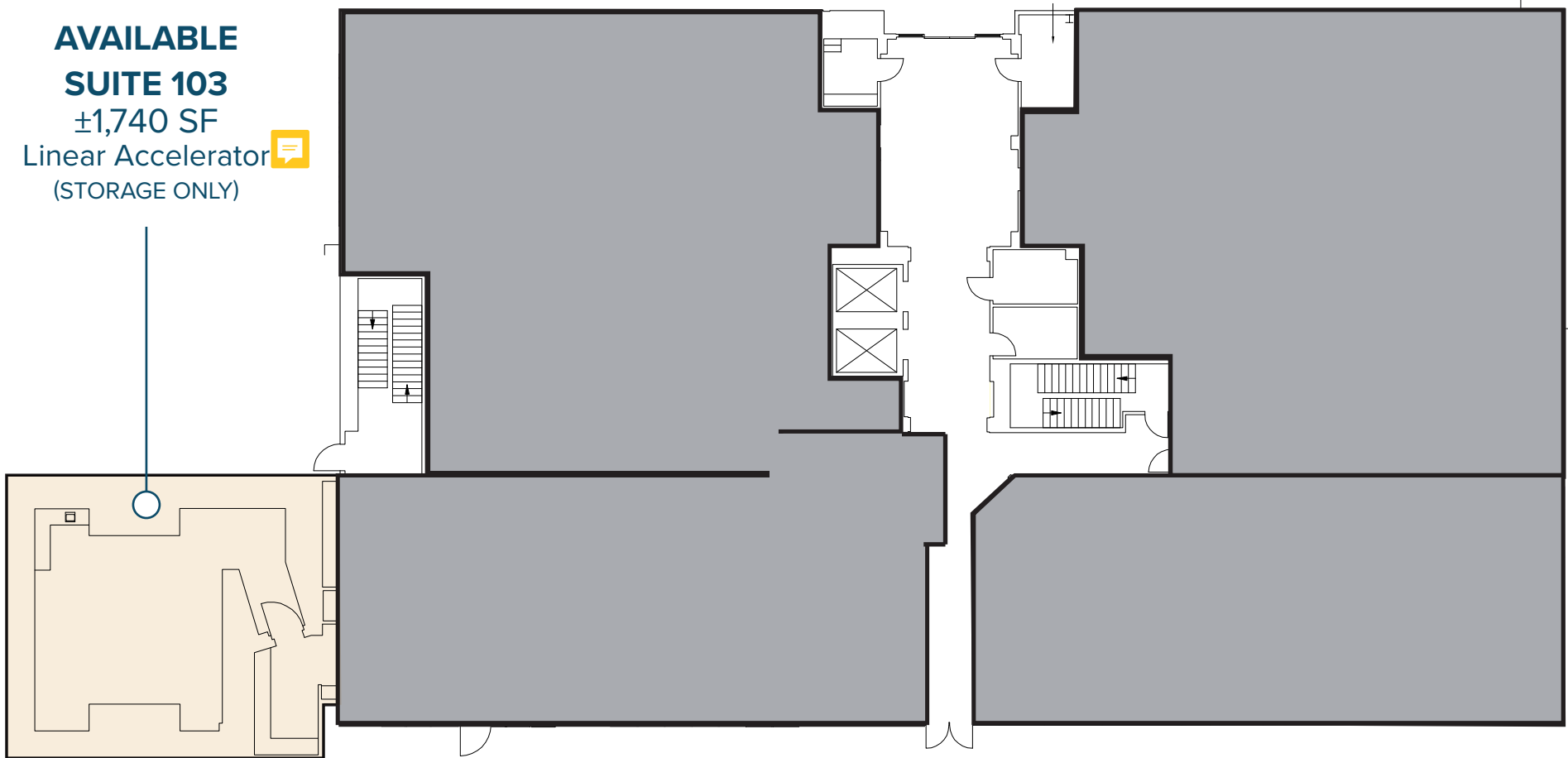
PROPERTY HIGHLIGHTS

- Offering turn-key tenant improvements at the North Vista on-campus MOB.
- Medical and Admin Space ranging from $\pm 1,024$ RSF to $\pm 5,087$ RSF.
- Conveniently located with easy access to both I-15 and US-95 freeways.

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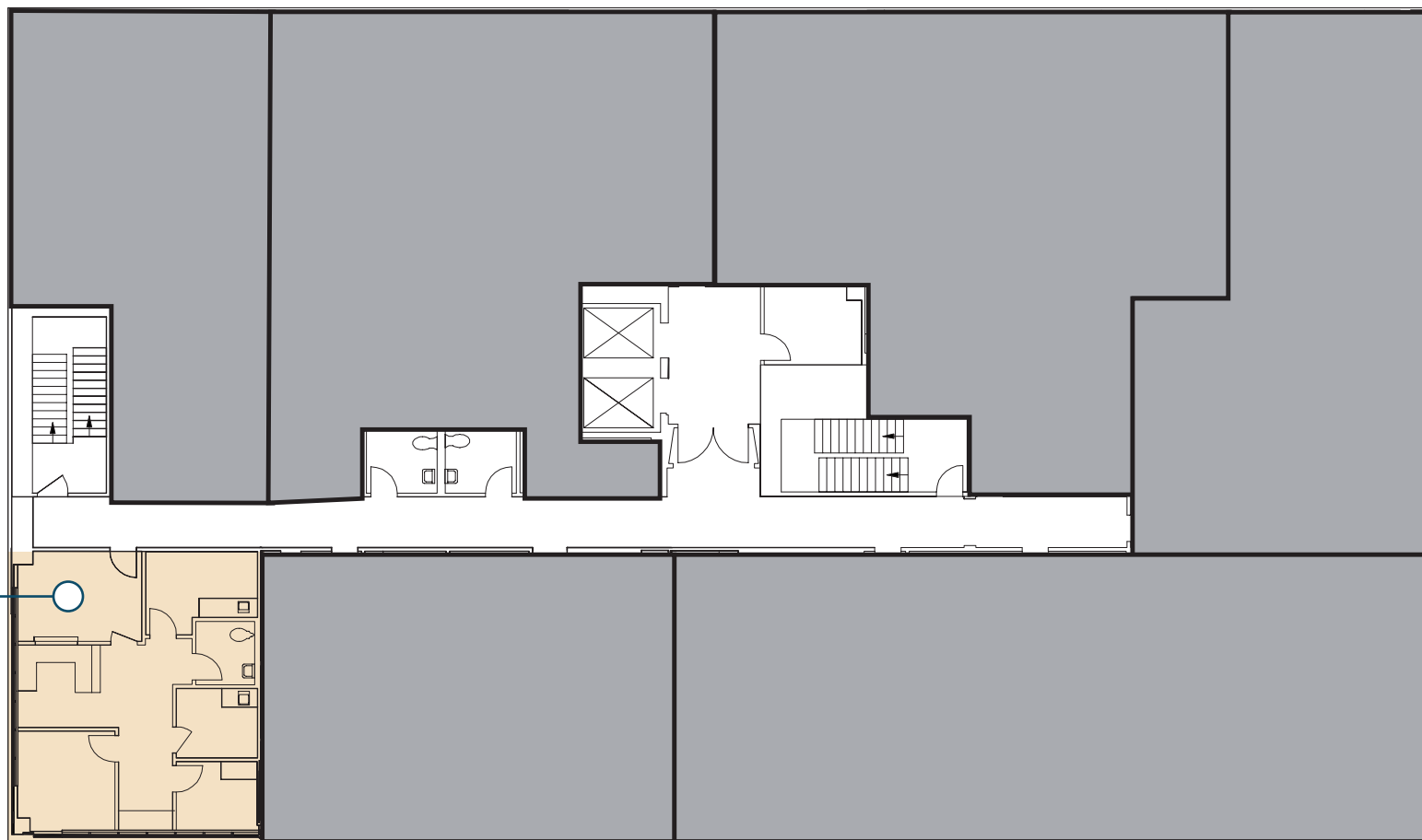
1st Floor

AVAILABLE
SUITE 103
±1,740 SF
Linear Accelerator 
(STORAGE ONLY)



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2nd Floor



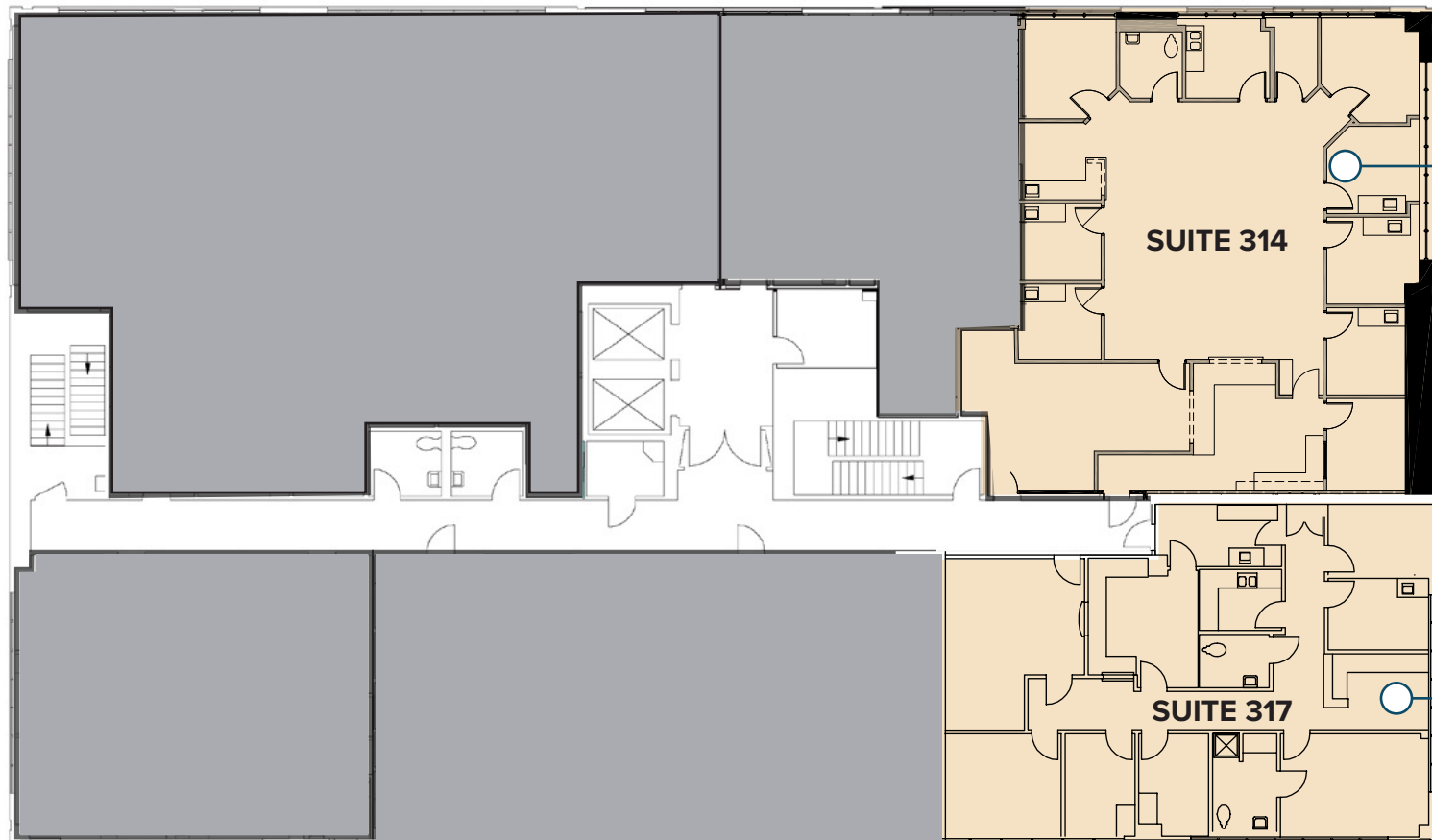
AVAILABLE
SUITE 207
±1,024 SF



360° VIRTUAL TOUR

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3rd Floor



AVAILABLE
SUITE 314
±2,872 RSF



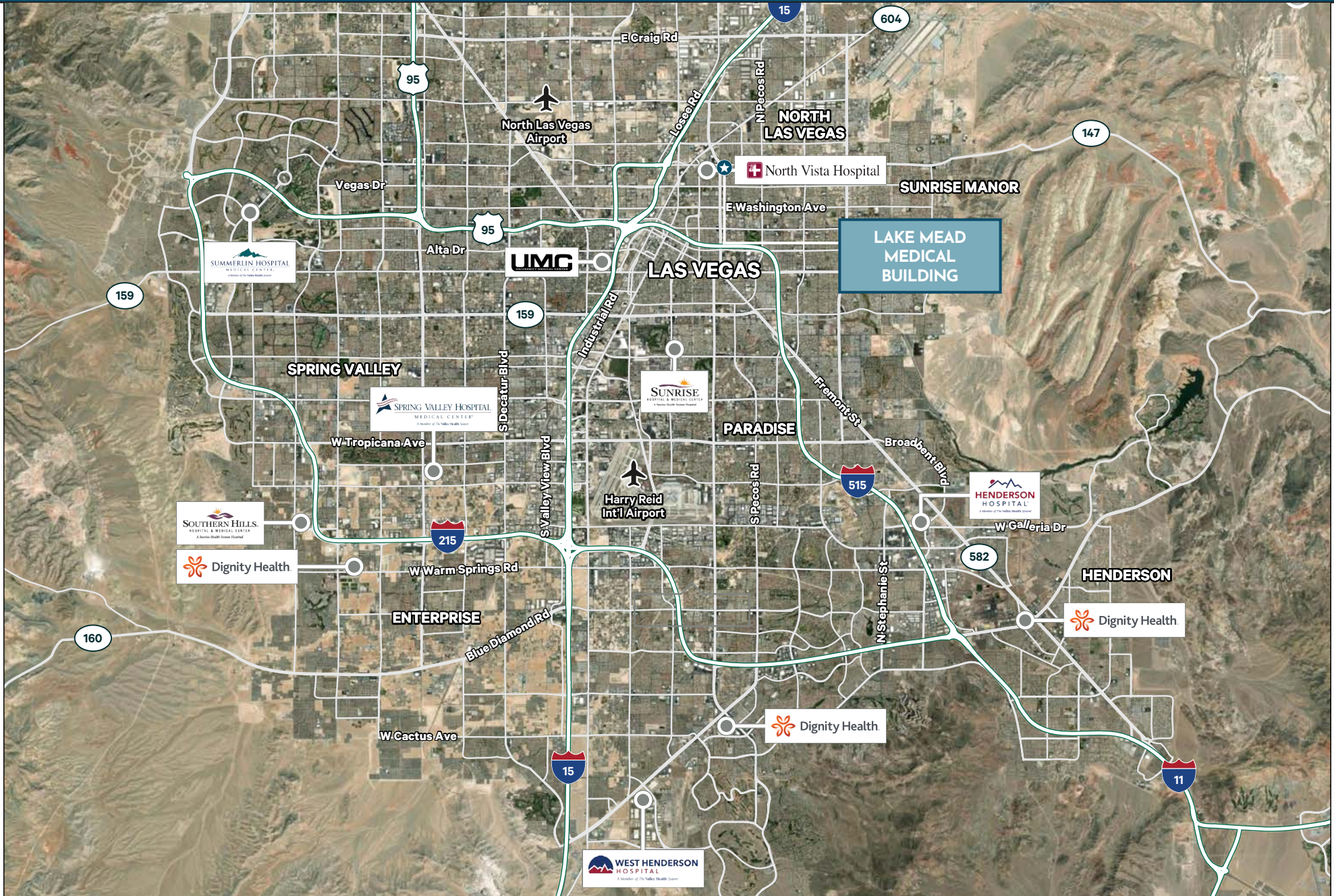
AVAILABLE
SUITE 317
±2,215 RSF



SUITE 314 & 317 CAN BE COMBINED FOR ± 5,087 RSF



Hospital Map



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Area Demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
2023 Population - Current Year Estimate	31,009	199,282	499,229
2028 Population - Five Year Projection	31,593	204,687	513,604
2023-2028 Annual Population Growth Rate	0.37%	0.54%	0.57%
2023 Median Age	29.00	31.20	33.30
HOUSEHOLDS			
2023 Households - Current Year Estimate	8,485	66,006	169,160
2023-2028 Annual Household Growth Rate	0.75%	0.81%	0.81%
HOUSEHOLD INCOME			
2023 Average Household Income	\$52,287	\$53,772	\$64,782
2028 Average Household Income	\$60,054	\$62,350	\$75,439
2023 Median Household Income	\$36,108	\$35,956	\$44,495
2028 Median Household Income	\$40,068	\$40,784	\$51,713
DAYTIME POPULATION			
2023 Daytime Population	26,929	225,367	520,271

The medical services in Las Vegas, NV offer a wide range of healthcare options. Services include primary care physicians, specialists, urgent care centers, hospitals, and medical clinics. Las Vegas is home to several renowned hospitals and medical centers. With a diverse healthcare landscape, Las Vegas ensures access to quality medical services for its population.



Healthcare Expenditures

(5 Mile Radius)

\$741M

Total Annual Healthcare

\$138M

Total Annual Medical Services

\$47M

Total Annual Dental Care

\$9.2M

Total Annual Eye Care

\$7.8M

Total Annual Lab Test

\$27M

Total Annual Physician Services



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MEDICAL/OFFICE BUILDING



360°
VIRTUAL
TOUR

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