

For Sale

Owner-User Turn-Key Medical Opportunity



± 5,184 Total SF



4441 S. Eastern Avenue

LAS VEGAS, NV 89119

Exclusive Listing Agents

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4441

Property Overview

Colliers is pleased to present for sale this ±5,184 SF medical office property situated on ±0.51 acres with high visibility on Eastern Avenue. The building has 10 exam rooms, spacious waiting area, large reception desk, nurses' station, billing offices, break/lunchroom, Multi-Provider separate offices and separate entrance for Providers. Property to be sold in "as is" condition.

ASKING PRICE

\$1,200,000.00 (\$231.48/PSF)

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PRODUCT TYPE	Office
BUILDING SIZE	±5,184 SF
NUMBER OF STORIES	Single Story
LAND SIZE	±0.51 Acres
APN	162-23-604-006
ZONING & JURISDICTION	Commercial Professional (CP), Clark County
YEAR BUILT	1993
PARKING	5.5/1,000
ANNUAL PROPERTY TAXES	\$6,900.96

Site Plan



Property Highlights

Turn-Key Medical Suite Ready
for Immediate Occupancy

Centrally Located East Valley Infill Location

Prime Eastern Retail Corridor

Second Generation Recently Remodeled
Interior Medical Suite

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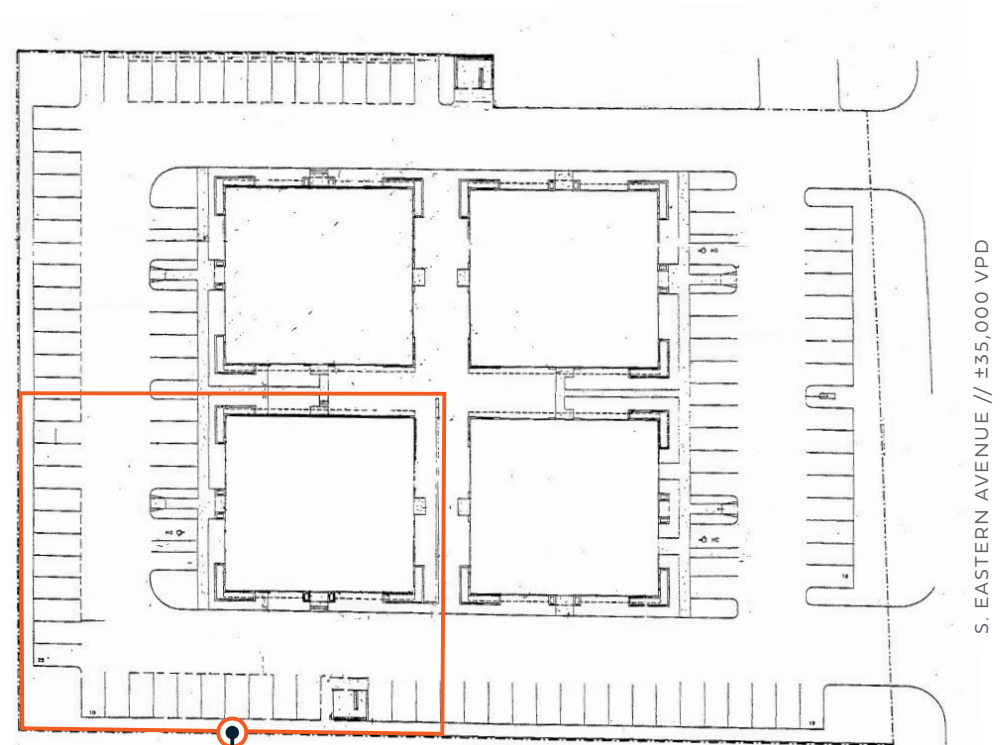
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S. EASTERN AVE.

±5,184 SF

Not To Scale. For Illustration Purposes Only.



Floor Plan

*Owner-User Turn-Key
Medical Opportunity*

± 5,184 Total SF

VIRTUAL TOUR

4441





■ = Subject
 ■ = Power Centers
 ■ = Hotels & Casinos
 ■ = Hospitals
 ■ = Universities
 ■ = Parks and Recreation
 ■ = Airport



Public
Storage

SITE

Optum

CHANNEL TO DRIVE

E. HARMON AVENUE

S. EASTERN AVENUE // ±35,000 VPD

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Aerial View

UNLV

±32,911 Students

LAS VEGAS STRIP

LEWIS E. ROWE
ELEMENTARY
SCHOOL

DESERT SPRINGS
HOSPITAL
MEDICAL CENTER

Quest
Diagnostics

TRELLIS
PARADISE

CALM
LUXURY LIVING
AT EASTON

DOWNTOWN LAS VEGAS

Public
Storage

SITE

Optum

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Aerial View

Parcel Map

APN: 162-23-604-006

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

T21S R61E

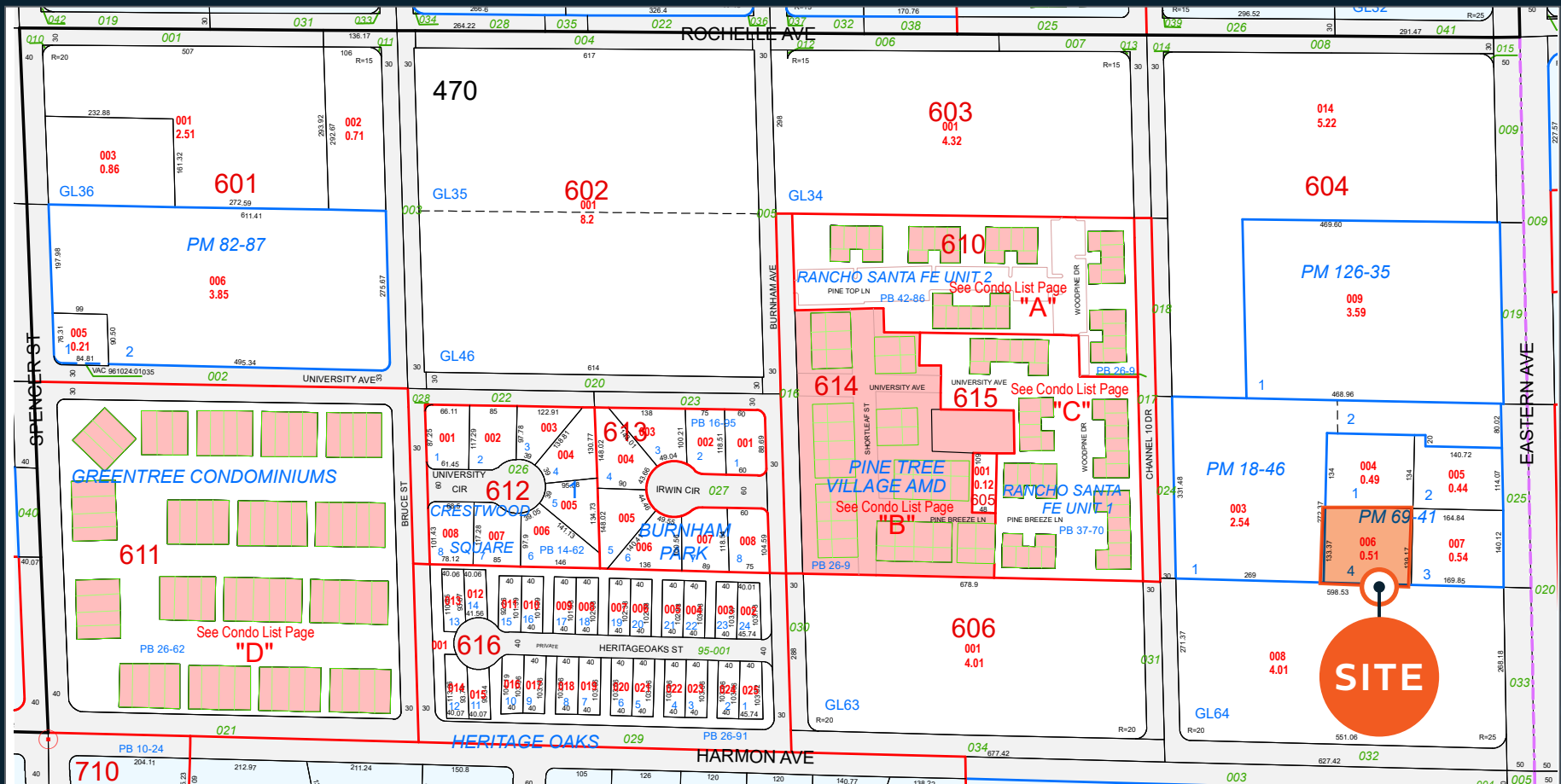
138	139	140	141
163	162	161	160
176	177	178	179

Scale: 1" = 200'

Rev: 5/15/2025

162-23-6

CLARK COUNTY NEVADA



Demographics



POPULATION

	1-MILE	3-MILE	5-MILE
2025 Population	25,472	159,772	431,096
2030 Estimated Population	26,512	164,150	443,031
2025 to 2030 Population Change	4.1%	2.7%	2.8%

INCOME

	1-MILE	3-MILE	5-MILE
2025 Average Household Income	\$71,390	\$77,668	\$80,242
2025 Median Household Income	\$53,067	\$55,759	\$57,868

HOUSEHOLD SUMMARY

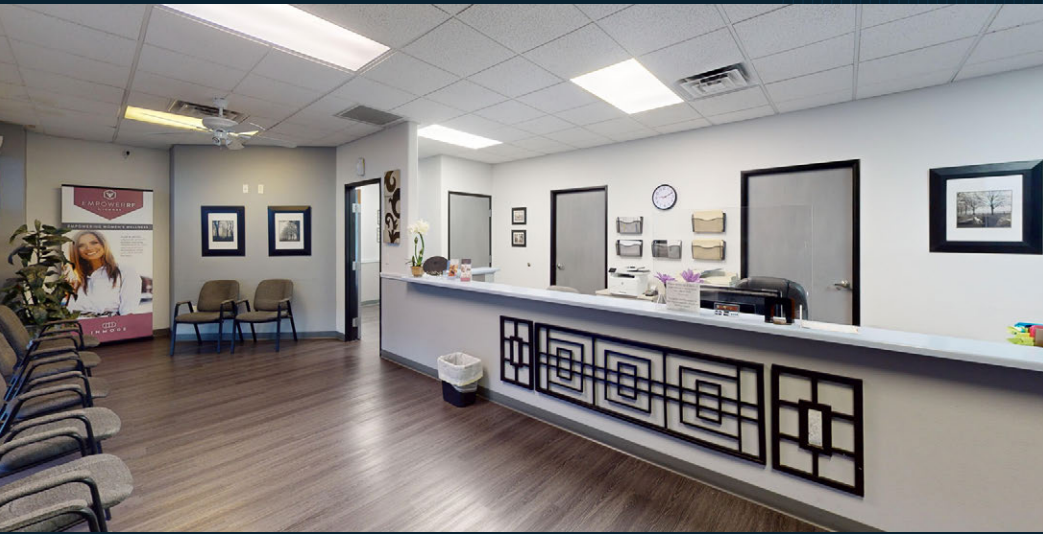
	1-MILE	3-MILE	5-MILE
2025 Total Households	11,865	67,685	177,591
2030 Estimated Total Households	12,447	70,282	184,617
2025 to 2030 Household Change	4.9%	3.8%	4.0%

BUSINESS SUMMARY

	1-MILE	3-MILE	5-MILE
2025 Total Businesses	1,386	9,699	25,340
2025 Total Employees	14,685	153,809	417,195

Source: ACS, Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census

Interior Photos



Market Overview

LAS VEGAS

The Las Vegas Metro continues to grow, as a result of its high rankings for quality of life, job and population growth, and healthy business climate.

The Las Vegas-Paradise MSA consists of nearly 600 square miles and encompasses Las Vegas, Henderson, Boulder City, North Las Vegas, Mesquite, and all of Clark County. The leading financial and cultural center for Southern Nevada, Las Vegas is the largest city in the state and an internationally renowned resort destination known primarily for gaming, conventions, shopping, fine dining and nightlife.

This popular destination is the 28th largest Metropolitan Statistical Area in the United States with over two million residents. Las Vegas is one of the top three leading convention and business meeting locations in the United States, and one of the world's top draws for tourism. The combination of no inventory tax, rich transportation infrastructure and the geographic location of the state's two largest urban centers are prime reasons that top brands like Amazon, Wal-Mart, Levi Strauss & Co., Bed, Bath & Beyond, Monster Cable, Ocean Spray Cranberries and others choose Nevada to stage their warehousing and distribution strategies.

OVERALL LAS VEGAS MEDICAL OFFICE MARKET STATS

8.4M SF

Total Medical Office
Inventory (Q2 2025)

9.6%

Total Vacancy
(Q2 2025)

Top 3

Metros in the U.S.
for Job Creation
(Bloomberg, 2022)

37K SF

Net Absorption
(Q2 2025)

\$2.90/SF

Overall Asking Rent (FSG)
(Q2 2025)

#1

Convention & Trade
Show Venue in the U.S.

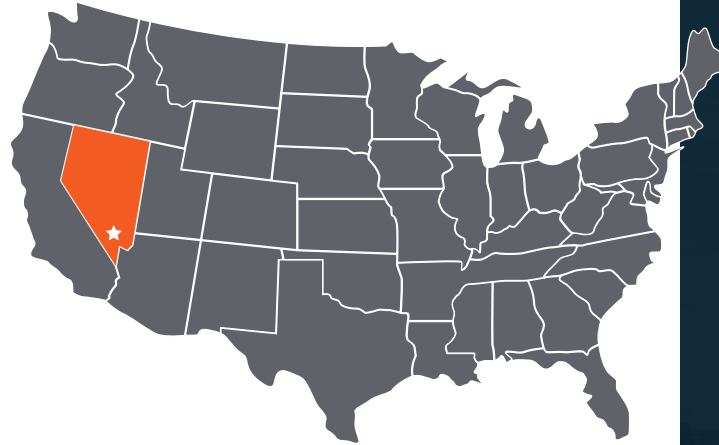


Market Overview

Las Vegas

#1 TRADE SHOW DESTINATION
FOR 29 CONSECUTIVE YEARS

-Trade Show News Network



Colliers

BUSINESS FACTS

LABOR

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 108,000 workers in the transportation, logistics and manufacturing industries

BUSINESS ASSISTANCE PROGRAMS

- Sales And Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement For Recycling
- TRAIN employees now (TEN)
- Silver State Works Employee Hiring Incentives

NEVADA TAX CLIMATE

- Nevada Tax Abatement Programs
- Workforce Incentive Programs
- No Corporate Income Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inventory Tax
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax
- Competitive Sales and Property Tax Rates
- Minimal Employer Payroll Tax

CONVENTION CENTERS

While Las Vegas has historically been known as a gaming destination, the city's diverse non-gaming allure continues to strengthen and has far surpassed gambling demand. One such demand driver is the unparalleled convention and meeting space capacity available throughout the city. In 2023, Las Vegas hosted over 5.9 million convention delegates

Las Vegas also hosted 5 of the top 10 and 8 of the top fifteen largest conventions/trade shows held in the U.S.



Las Vegas Market Overview

Colliers

2.4M

Metro Population

4.9M

Average Monthly
Harry Reid International
Airport Passengers

\$60B

Annual Tourism
Revenue

\$517K

New Home
Median Price

32nd

Most Populous
State in the U.S.

75%

Nevada Residents
Live In Las Vegas



NHL Expansion

T-Mobile Arena hosts over 150 events per year and is the current home of the NHL Golden Knights



20,000 Seats

T-Mobile Arena, a multi-use indoor arena on the Las Vegas Strip opened in April 2016



The Las Vegas Raiders

The relocation of the Oakland Raiders is anticipated to create a \$600+ million economic impact add 450,000+ incremental visitors and host 45+ events annually



LVCC Expansion

Las Vegas Convention Center is currently undergoing a \$600 million renovation to legacy halls and facilities



Mandalay Bay Convention Center

Recently underwent a 350,000 SF expansion and is now one of the largest in North America



Formula One Building and Las Vegas Grand Prix

Main building is four story, ±300,000 SF with 13 garages, cost \$240 million. The race takes place around the Las Vegas Strip and Resort Corridor



New Las Vegas Stadium

The New Las Vegas Stadium is a planned retractable roof ballpark to be built on the site of the Tropicana Las Vegas



Steady Growth

The University continues to grow with a total student headcount of 32,000 (2024)



MSG Sphere at the Venetian

A revolutionary new 18,000-seat venue for concerts, sports and live entertainment that will be completed in 2023

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