

3120 & 3055 E DESERT INN ROAD

LAS VEGAS, NV 89121 | FOR SALE OR LEASE



8708 SPANISH RIDGE AVE | SUITE 115, LAS VEGAS, NV 89148

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\$3,000,000

Sale Price



\$1.00 PSF NNN

Lease Rate



\$0.40 PSF

CAM

PROPERTY HIGHLIGHTS

- ±20,000 SF building situated on ±0.92-acres PLUS a satellite parking lot site of ±0.48-acres. Total site area of ±1.40-acres.
- Excellent direct frontage & visibility along Desert Inn Road with ±37,500 CPD
- Built in 1986 and renovated in 2012
- 58 parking spaces on site with an additional 47 spaces on adjacent ±0.48-acre parcel
- Large pylon signage available along Desert Inn Road
- Zoned General Commercial (CG), Clark County, allowing an incredibly wide array of uses from general office, government facilities, as well as many other commercial uses.



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	22,122	225,131	489,959
2024 AVERAGE HOUSEHOLD INCOME	\$78,776	\$66,207	\$69,442
2024 TOTAL HOUSEHOLDS	8,665	90,814	183,733

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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LEE & ASSOCIATES OF LAS VEGAS | BS.1000716 | 8708 SPANISH RIDGE AVE, SUITE 115, LAS VEGAS, NV 89148

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