

LAKE MEAD MEDICAL BUILDING

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

NORTH VISTA HOSPITAL
ON CAMPUS MOB
FOR LEASE



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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 1,740 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 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

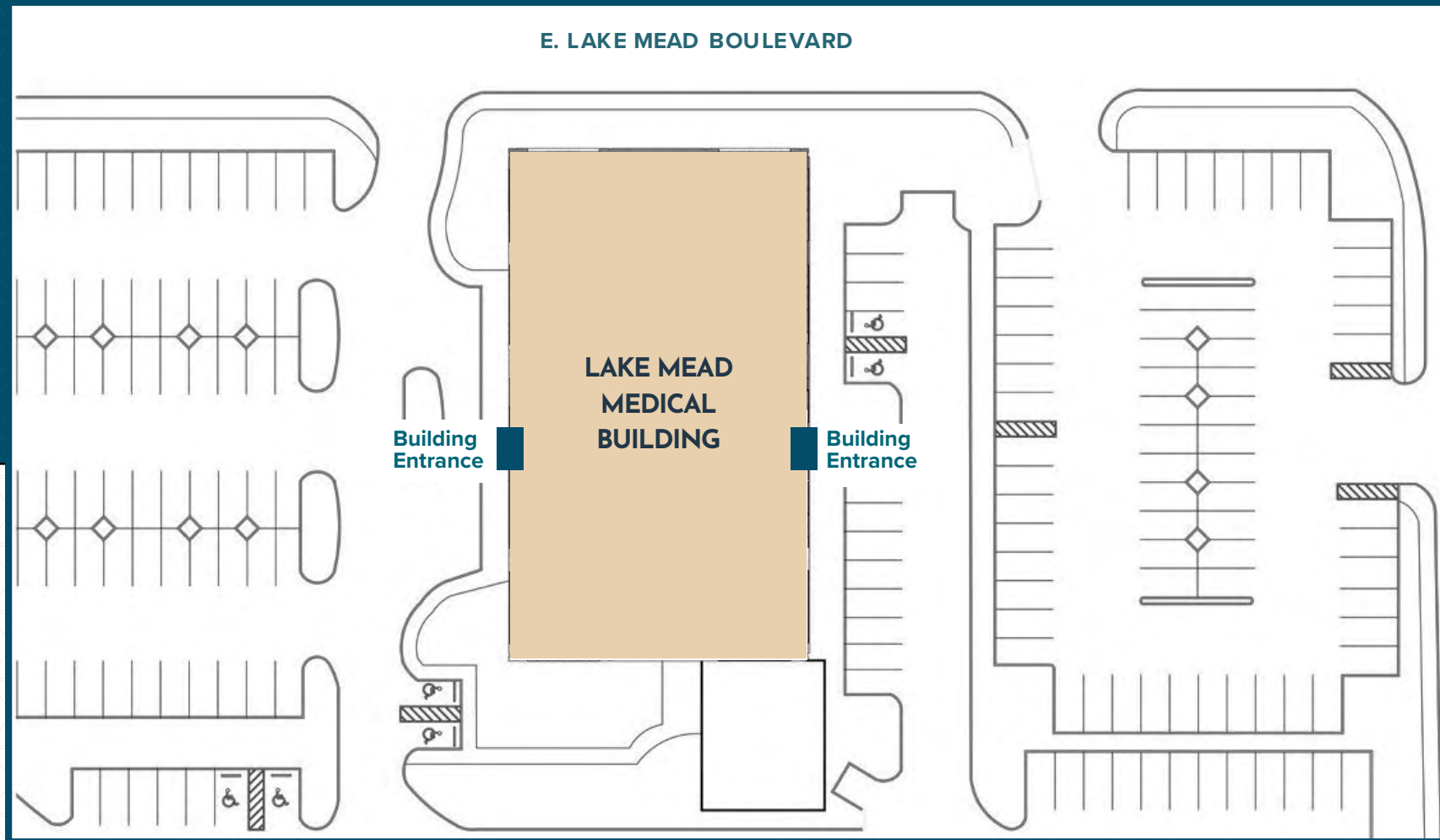
Building signage provides
prominent visibility

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Site Plan



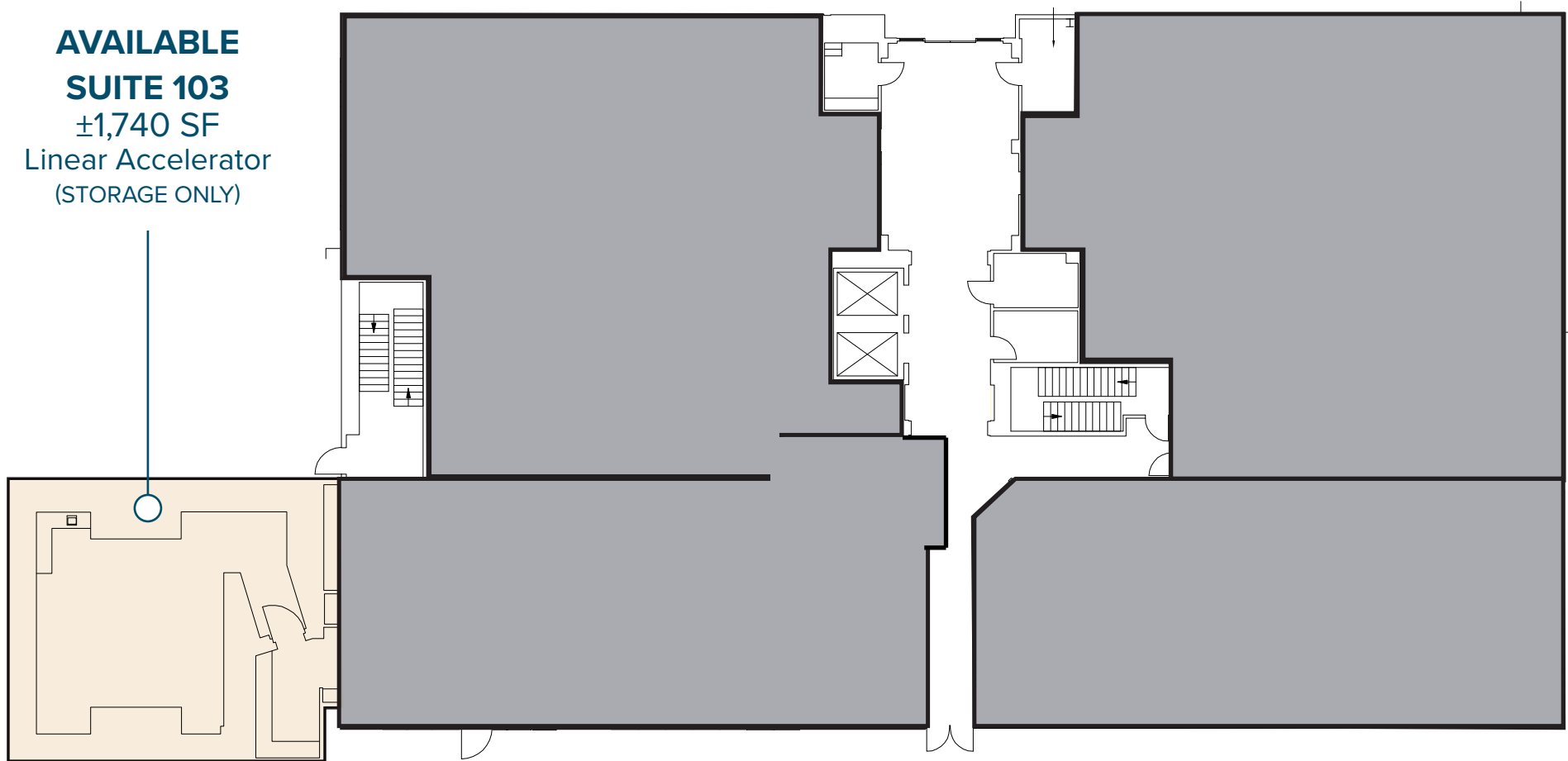
PROPERTY HIGHLIGHTS

- Offering turn-key tenant improvements at the North Vista on-campus MOB.
- Medical and Admin Space ranging from $\pm 1,740$ RSF to $\pm 5,087$ RSF.
- Conveniently located with easy access to both I-15 and US-95 freeways.

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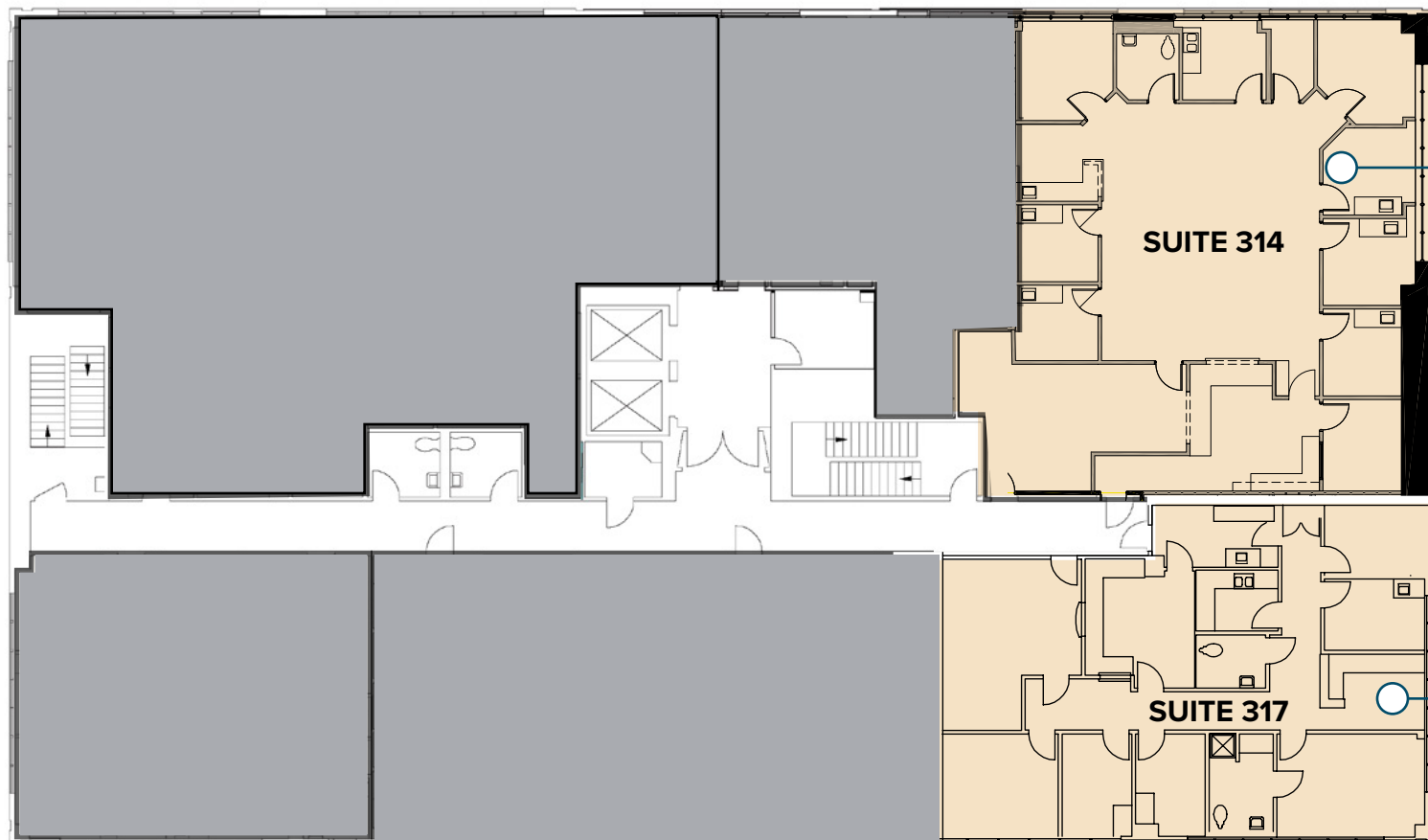
1st Floor

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



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3rd Floor



**AVAILABLE
SUITE 314**
±2,872 RSF



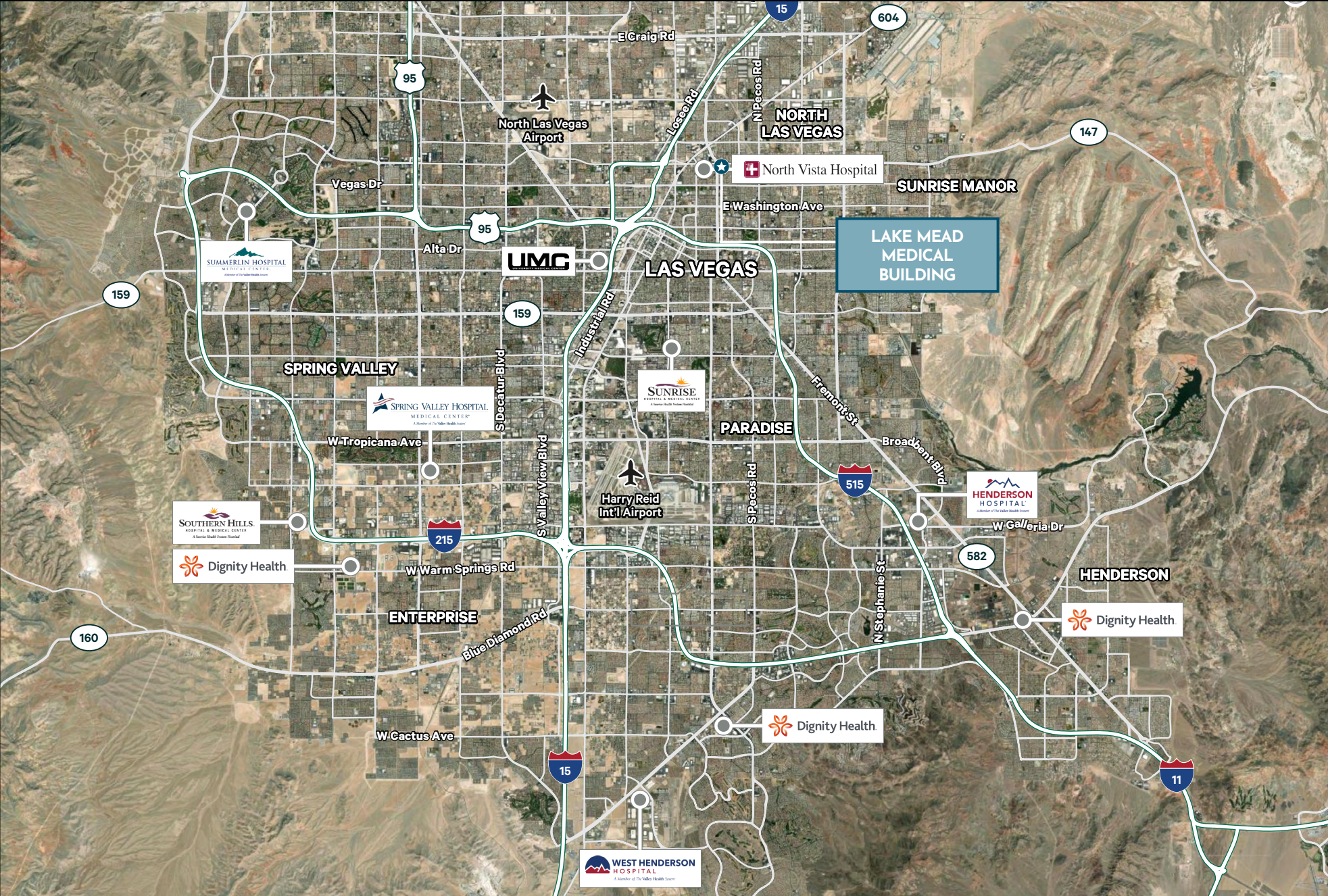
**AVAILABLE
SUITE 317**
±2,215 RSF



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



Hospital Map



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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Lake Mead Medical Building



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FOR LEASE
MEDICAL/OFFICE BUILDING



360°
VIRTUAL
TOUR

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