

— **FOR LEASE** —

Southern Hills Hospital & Medical Center

9280 W. Sunset Road | Las Vegas, Nevada



**AVISON
YOUNG**



PROPERTY HIGHLIGHTS

High Finish Suites Available For Immediate Occupancy

Asking Lease Rate

Available Upon Request

- + ±1,489 to 1,810 sf available
- + Located in the growing southwest area of Las Vegas with close proximity to the I-215 at Sunset Road
- + Attractive and modern medical office building with spec suites ready for immediate occupancy
- + Convenient for physicians and patients being directly adjacent to Southern Hills Hospital
- + Very Competitive Full Service Rate

The southwest area of Las Vegas, in which Southern Hills Hospital is located, is one of the fastest growing areas in greater Las Vegas, and this growth is projected to continue through 2025. Generally, this southwest area has a higher income level and a higher percentage of private insurance than other areas of Las Vegas.

Opened in 2004, Southern Hills Hospital WITH 265- beds, continually provides acute care services while addressing the growing healthcare needs of the community. In 2018, Southern Hills continued expanding care to patients with the opening of the Pavilion, an 80 bed behavioral health unit which serves ages 11 and older. In 2017, Southern Hills Hospital added a newly created graduate medical education (GME) program with its inaugural class in family medicine. The GME program has now expanded to include transitional year and psychiatry residents, as well as a gastroenterology fellowship.

24-Hour
Emergency
Care

Chest Pain
Center

Stroke
Center

Orthopedic
Center

Level II
NICU




Oncology

Behavioral
Health



Nearby Amenities

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
 2024 Estimated Population	24,520	130,567	327,660
 2024 Estimated Households	9,961	52,782	129,178
 2024 Estimated Household Income	\$115,514	\$115,721	\$113,585



For More Information, Please Contact:

DAVID SCHERER

+1 702 637 7661

david.scherer@avisonyoung.com

Lic #S.18412.LLC

RICH WONG

+1 702 637 7289

rich.wong@avisonyoung.com

Lic #S.36514

KEN MARRAMA

+1 702 780 6763

ken.marrama@avisonyoung.com

Lic #S.173979

10845 Griffith Peak Drive, Suite 100 | Las Vegas, NV 89135 | 702 472 7979 | avisonyoung.com