

**FOR LEASE  
MEDICAL OFFICE SUITE**

±3,719 SF | C1 Zoning

2202 W Craig Rd  
North Las Vegas, NV 89031



# Property Summary

LEASE RATE	<b>\$3.25/SF/NNN/Mo</b>
CAM CHARGES	<b>\$0.56/SF/Mo</b>
MONTHLY RENT	<b>\$14,169.39/Mo</b>
TOTAL AVAILABLE	<b>±3,719 SF</b>
MONTHLY RENT	<b>\$0.00</b>
LOT SIZE	<b>±0.8 AC</b>
YEAR BUILT	<b>2000</b>
ZONING	<b>C-1</b>

- Located in the soon to be opened Aldi retail center.
- This is a fully built out medical office
- Great retail center that is always busy
- Center is located on the going home side of the street.
- Join Big 5, CareNow, Nevada State Bank, Acceleration Academy, IHOP, and other fine and prosperous Tenants.
- Suite will not be leased with furniture. All personal items of previous tenant will be removed



OR TEXT 22519 TO 39200

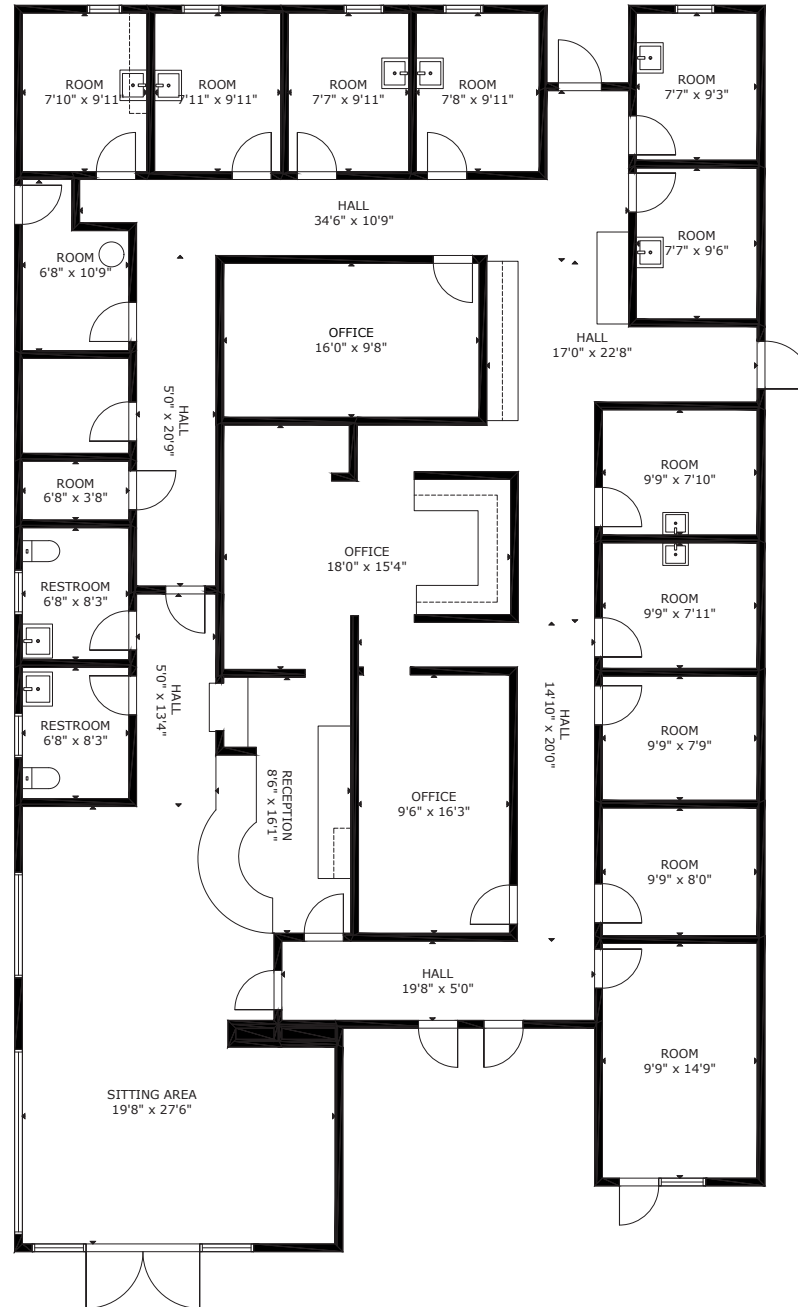
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# Floor Plan

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# Area Map





# Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



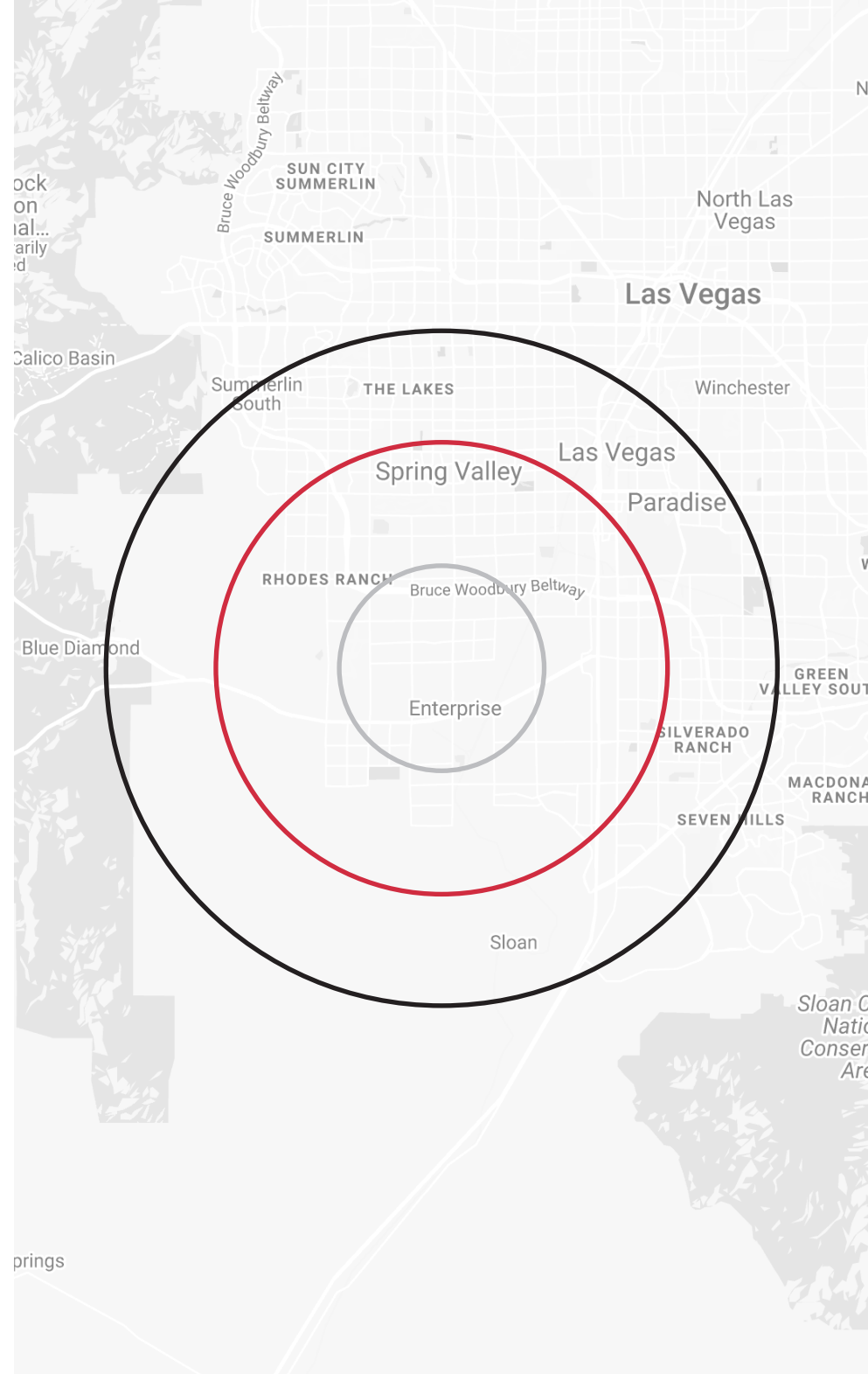


# Demographics

<b>POPULATION</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2023 Population	11,690	142,560	338,294
<b>HOUSEHOLDS</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2023 Households	4,488	52,414	126,602
<b>INCOME</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2023 Average HH Income	\$106,694	\$111,408	\$107,834

## Traffic Counts

<b>STREET</b>	<b>CPD</b>
S Buffalo Dr	21,000
S Durango Dr / E Rhodes Ranch Pkwy	42,500







## Distance to Major Cities

Salt Lake City, Utah	302 miles
Las Vegas, Nevada	120 miles
Los Angeles, California	387 miles
San Diego, California	449 miles
Denver, Colorado	630 miles
Phoenix, Arizona	419 miles

## Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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INDUSTRIAL & MULTIFAMILY**

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# NAI Excel

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