



MARYLAND MEDICAL CENTER

OFFERING MEMORANDUM

3059
MAIN
ENTRANCE



**VALUE-ADD
OPPORTUNITY
— FOR SALE —**

MDLGroup

3059 & 3061 S. Maryland Parkway | Las Vegas, Nevada 89109

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3059 & 3061 Maryland Pkwy, Las Vegas, NV 89109



MARYLAND
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03




Executive Summary

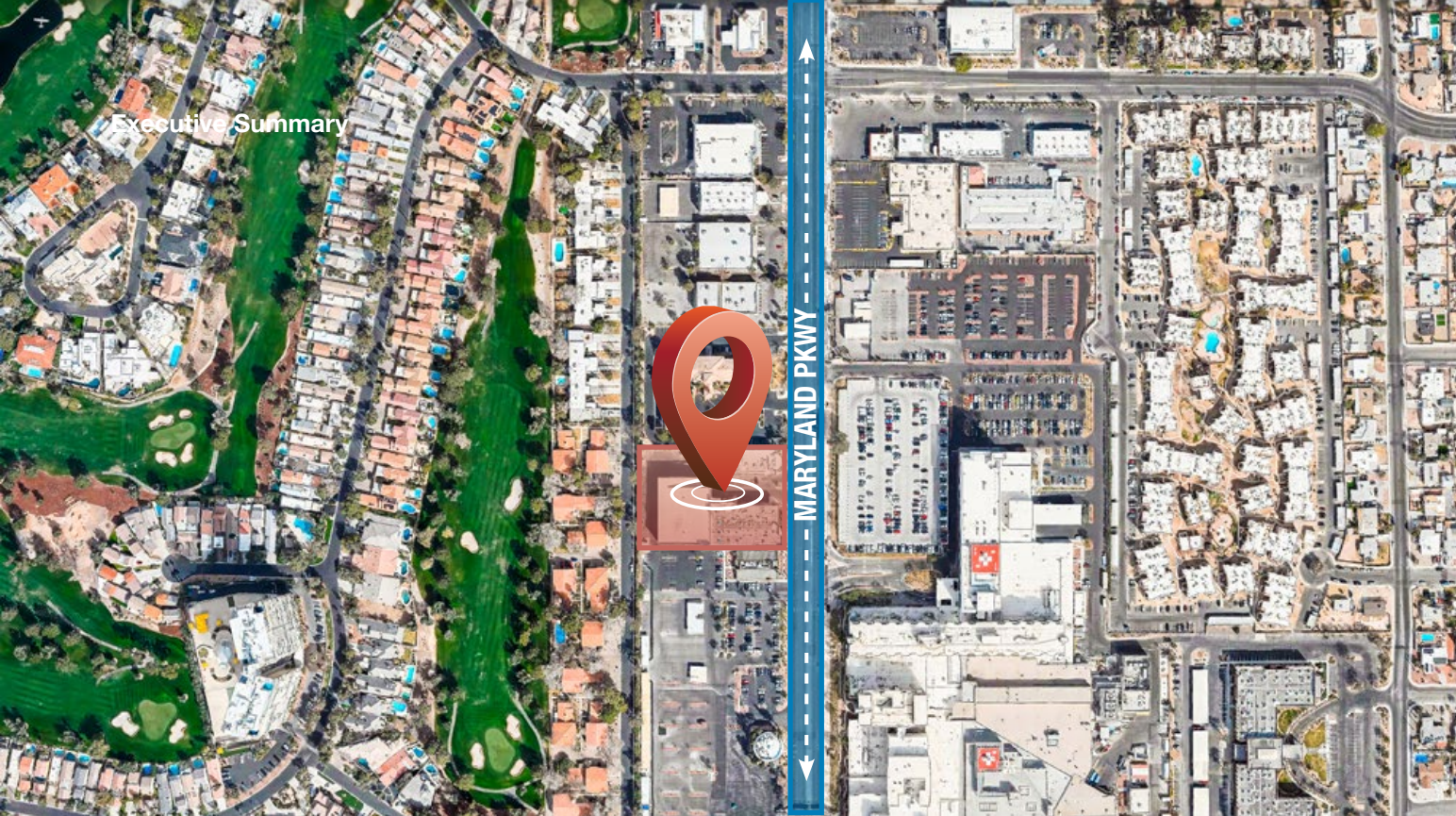
- + Property Highlights & Overview
- + Investment Highlights
- + Demographic Profile
- + Sale Highlights

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MARYLAND MEDICAL CENTER
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Listing Snapshot

- \$7,800,000**
Sale Price
- \$159**
Price per Square Foot
- ±48,903**
Total Square Footage
- East Central**
Submarket

Property Highlights

- Two professional / medical office buildings offer a value-add opportunity
- Located directly across from Sunrise Hospital
- 2nd Generation medical and professional office spaces
- Zoned for General Commercial (C-2)
- 51 surface parking spaces with 174 parking spaces in the garage
- Close proximity to the Las Vegas Strip and Downtown Las Vegas
- Frontage along the busy Maryland Parkway arterial
- Convenient access to the I-15 freeway (±2.8 miles)

Property Overview

Maryland Medical Center, situated at 3059 & 3061 S. Maryland Parkway, offers a premier location within the East Las Vegas medical District and presents for a rare value-add opportunity. This professional campus features two 2-story buildings totaling ±48,903 square feet. Constructed in 2003, these second-generation professional / medical office spaces boast 9' ceilings and prominent frontage directly across from Sunrise Hospital Medical Center. The property is perfectly positioned between the prestigious Las Vegas Country Club and the vibrant energy of the city, sitting just minutes from The Strip and Downtown. Accessibility is a priority, with 51 surface parking spaces complemented by ample covered parking options.

Key Demographics (within a 3-mile radius)

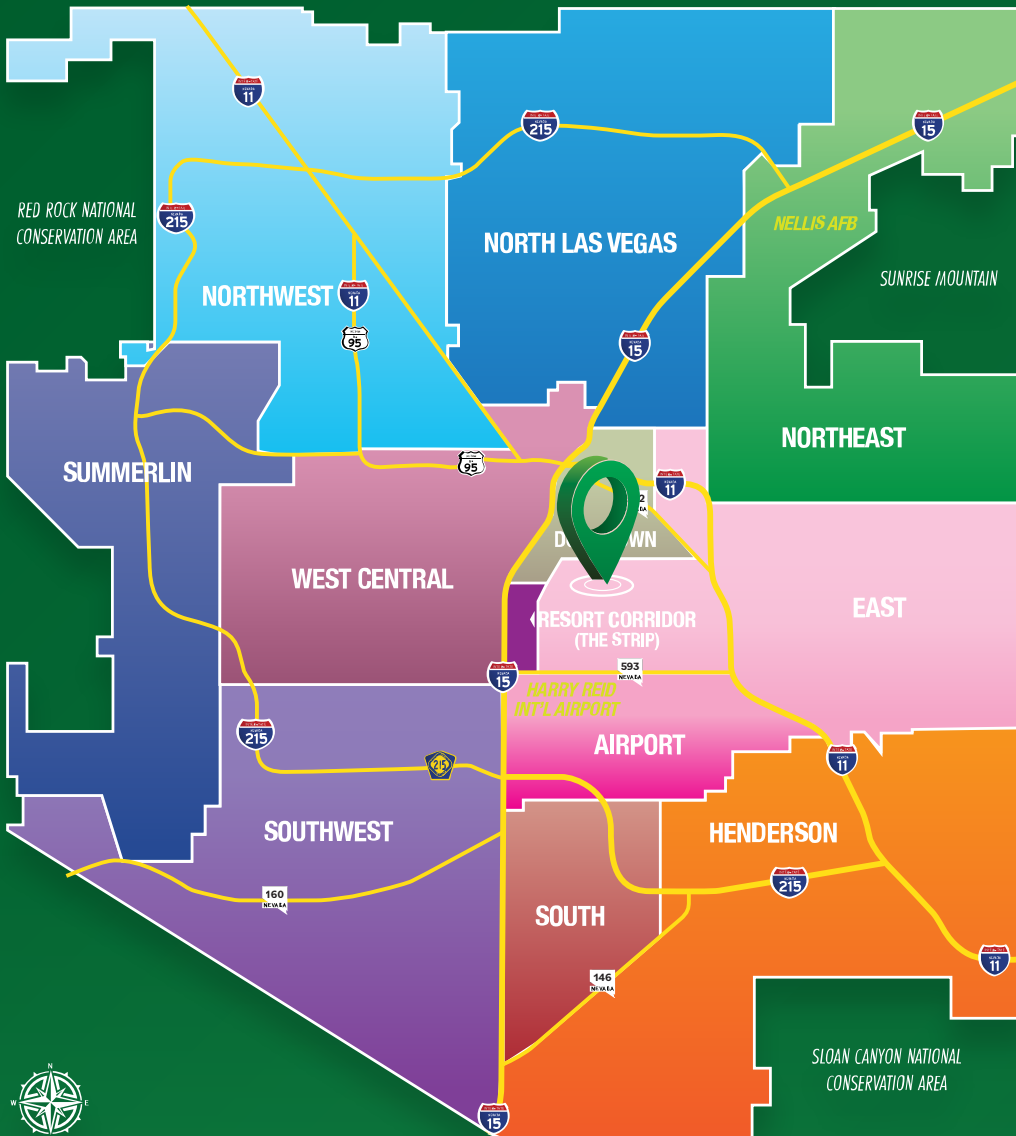
- ±184,804**
Population Size
- \$70,517**
Ave. Household Income

APN	162-10-703-007—162-10-703-009
Zoning	General Commercial (C-2)
Cross Streets	Vegas Valley Dr & Maryland Pkwy
Year Built	2003
Lot Size	±1.44 AC

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Versatile investment opportunity with long-term stability and growth potential.



Long Standing Diverse Tenant Mix

The buildings consist of a diverse tenant base of medical users, including: SimonMed Imaging, Sunrise Pediatrics, Alliance Clinical, and Alpine Hospital Group.



Attractive Value-Add Opportunity

The asset is currently 67% leased, offering investors a compelling lease-up opportunity to drive near-term income growth. Through targeted leasing strategies and hands-on asset management, new ownership can capitalize on the existing vacancy to increase occupancy to stabilized levels, resulting in meaningful upside to net operating income and overall asset value.



Ample Parking

The property offers ample parking with 4:23,000 parking ratio which includes 174 parking spaces in a parking garage.



Fast Facts



750,157
Daytime Population



192,861
Households



66.7%
Employees Drive to Work



39.7%
White Collar Employees



0.6%
2025-2030 Growth Rate

5-Mile Radius

Population

	1 mile	3 miles	5 miles
2010 Population	23,117	168,192	468,696
2020 Population	23,757	173,599	485,058
2025 Population	24,332	178,002	489,366
2030 Population	25,265	185,702	504,325
2010-2020 Annual Rate	0.27%	0.32%	0.34%
2020-2025 Annual Rate	0.46%	0.48%	0.17%
2025-2030 Annual Rate	0.76%	0.85%	0.60%
2025 Median Age	37.7	39.6	37.2

Households

	1 mile	3 miles	5 miles
2010 Households	9,319	69,403	171,270
2020 Households	9,908	76,459	185,996
2025 Households	10,343	80,410	192,861
2030 Households	10,855	84,915	201,081
2010-2020 Annual Rate	0.61%	0.97%	0.83%
2020-2025 Annual Rate	0.82%	0.96%	0.69%
2025-2030 Annual Rate	0.97%	1.10%	0.84%

Average Household Income

	1 mile	3 miles	5 miles
2025 Average Household Income	\$74,112	\$72,321	\$72,468
2030 Average Household Income	\$81,205	\$79,573	\$80,852

Housing

	1 mile	3 miles	5 miles
2010 Total Housing Units	11,957	95,195	214,562
2020 Total Housing Units	11,316	92,158	210,539
2025 Total Housing Units	11,527	94,908	215,008
2025 Owner Occupied Housing Units	28.6%	29.1%	36.7%
2025 Renter Occupied Housing Units	71.4%	70.9%	63.3%
2025 Vacant Housing Units	10.3%	15.3%	10.3%
2030 Total Housing Units	12,171	100,398	225,178
2030 Owner Occupied Housing Units	3,171	24,903	75,340
2030 Renter Occupied Housing Units	7,683	60,013	125,741
2030 Vacant Housing Units	1,316	15,483	24,097

Source: ESRI



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Sale Highlights

\$7,800,000

Sale Price

\$159

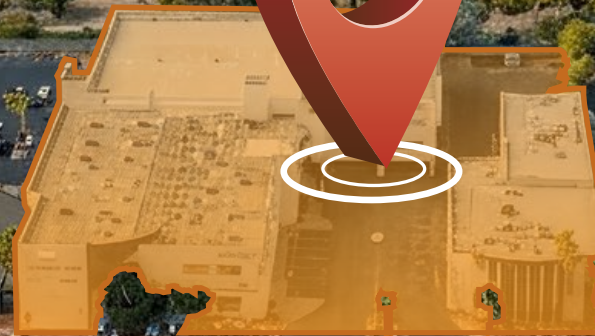
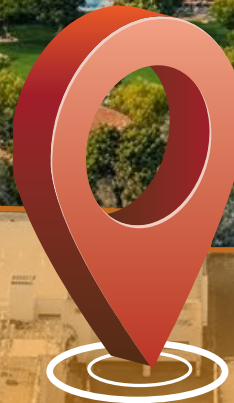
Price per Square Foot

67.0%

Occupancy

±48,903

Total Square Footage



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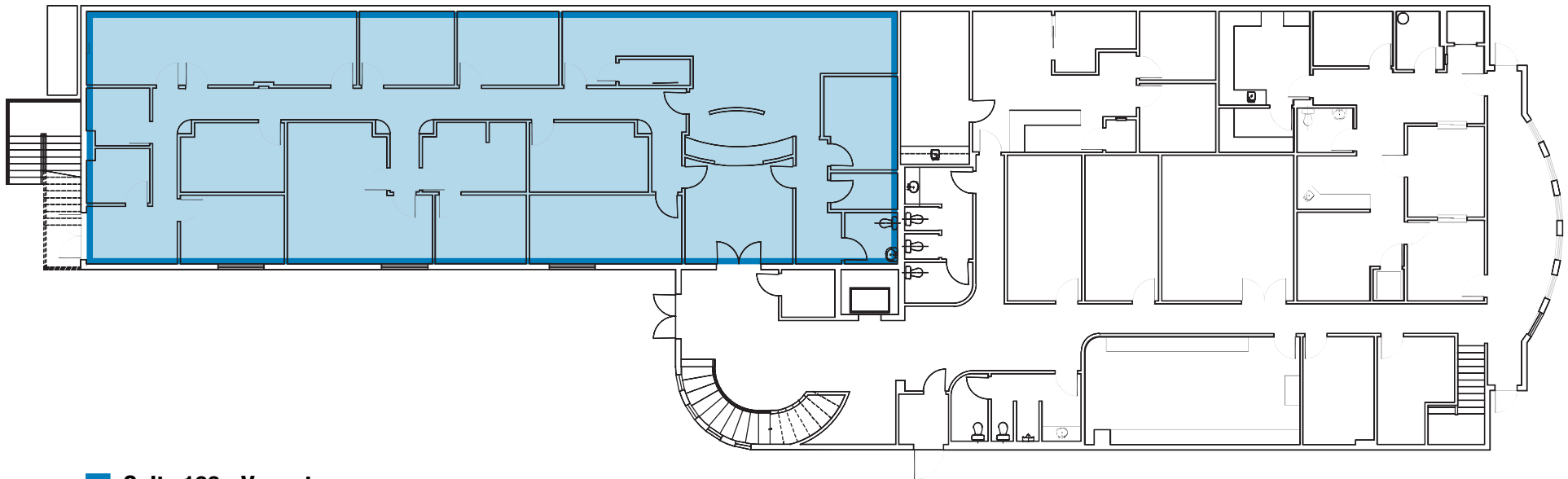
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Maps & Photos

- + Area Map
- + Floor Plans
- + Property Photos

First Floor

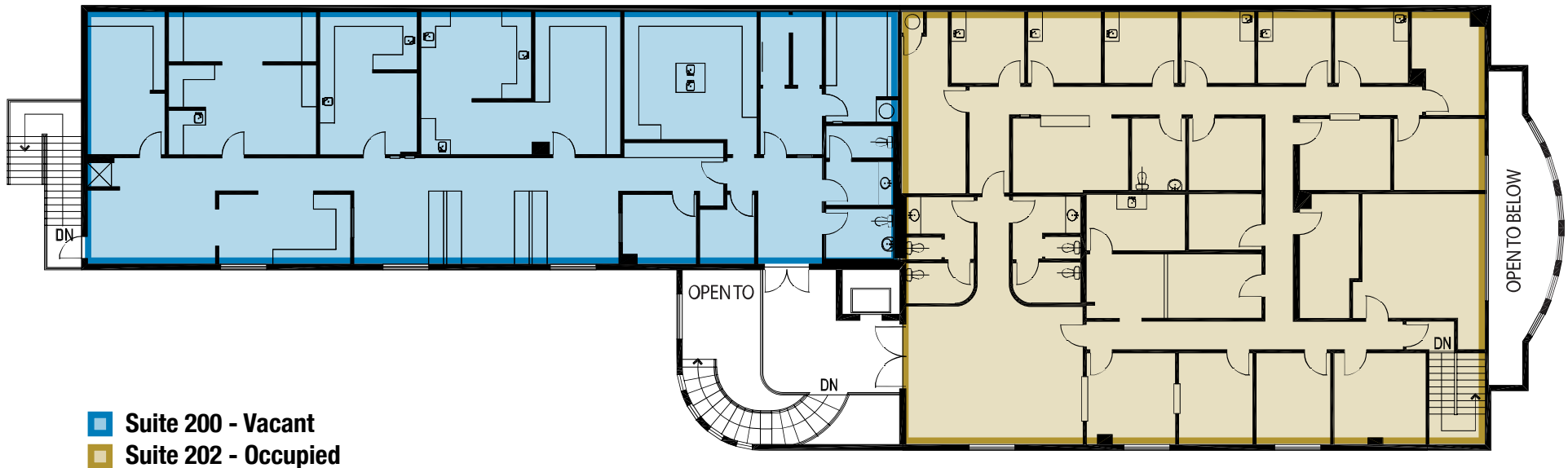
3059 S. MARYLAND PARKWAY



■ Suite 100 - Vacant

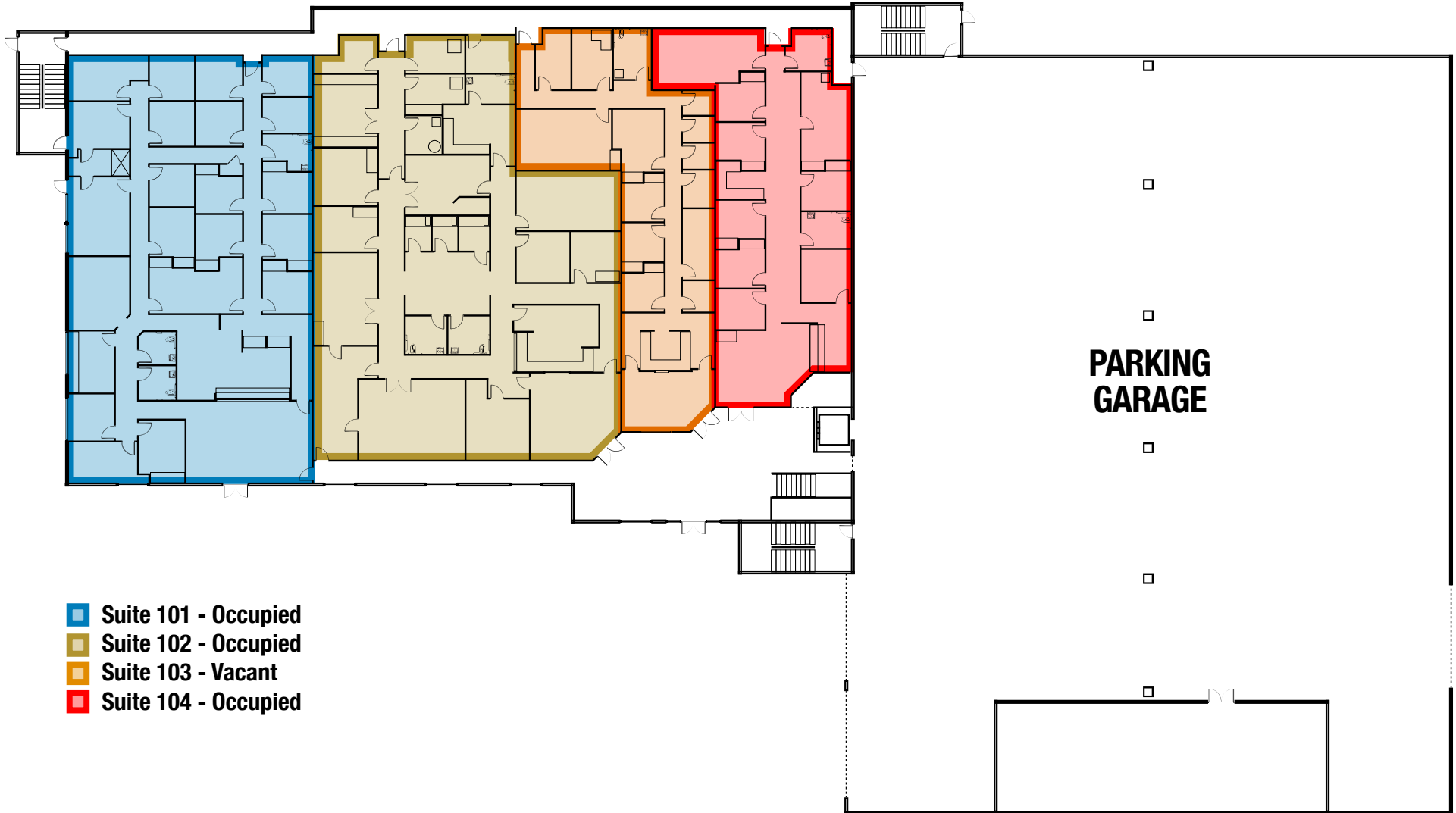
Second Floor

3059 S. MARYLAND PARKWAY



First Floor

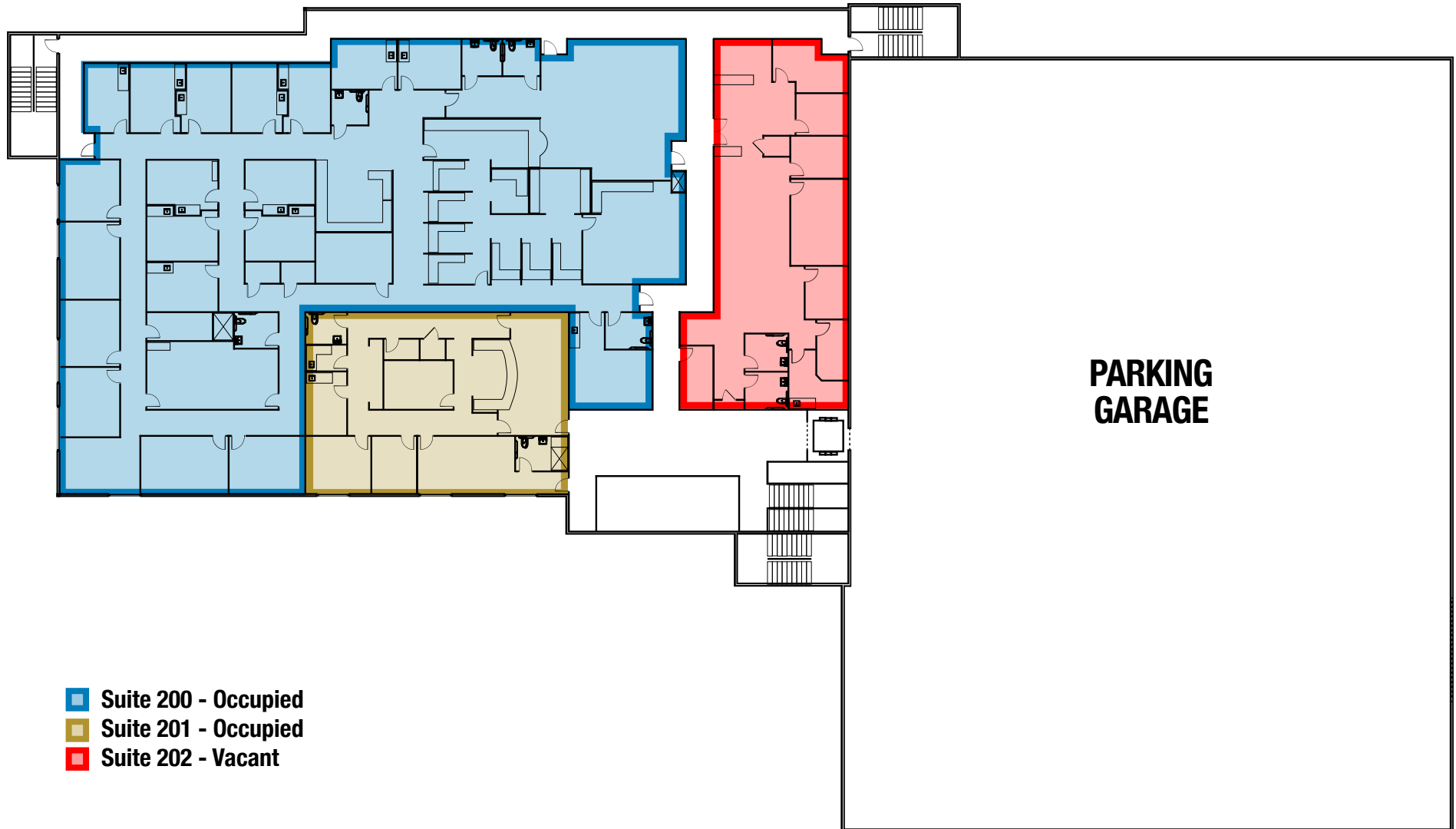
3061 S. MARYLAND PARKWAY



- Suite 101 - Occupied
- Suite 102 - Occupied
- Suite 103 - Vacant
- Suite 104 - Occupied

Second Floor

3061 S. MARYLAND PARKWAY



- Suite 200 - Occupied
- Suite 201 - Occupied
- Suite 202 - Vacant







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Financial Overview

+ Rent Roll per Building

Rent Roll per Building

CONTACT BROKER FOR DETAILS

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Market Overview



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Clark County Nevada

Synopsis


As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across ±435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.


With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population
(County Data per Census)

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

City of Las Vegas

Synopsis

The City has cultivated and championed a variety of important projects for the benefit of the community. Some highlights include downtown's newest property Circa, scheduled to open this year. Circa is downtown's first newly built hotel-casino since the 1980s and includes a 459-foot-tall tower, 777 new rooms, a massive sports book, multiple swimming pools, bars and restaurants.

There has been a \$32 million upgrade to the Fremont Street Experience canopy, and the new Downtown Grand tower is just north of the canopy making the area even more spectacular. The City is looking forward to the grand opening of the new ±350,000 SF International Market Expo Center. Another downtown highlight is the new residential development which includes two complexes on Symphony Park and ShareDOWNTOWN in the 18B Las Vegas Arts District.

The City is also bringing new technologies & industry to Las Vegas.

The heart of the Innovation District is the new International Innovation Center @Vegas. The City of Las Vegas continues to be a hub for innovation and technology with the opening of this ±11,000 SF center for established and emerging tech companies developing smart technologies.

Quick Facts

±142

Land Size
(square miles)



641,903

Population
(as of 2025)

4,526

Population Density
(per square mile)



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Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

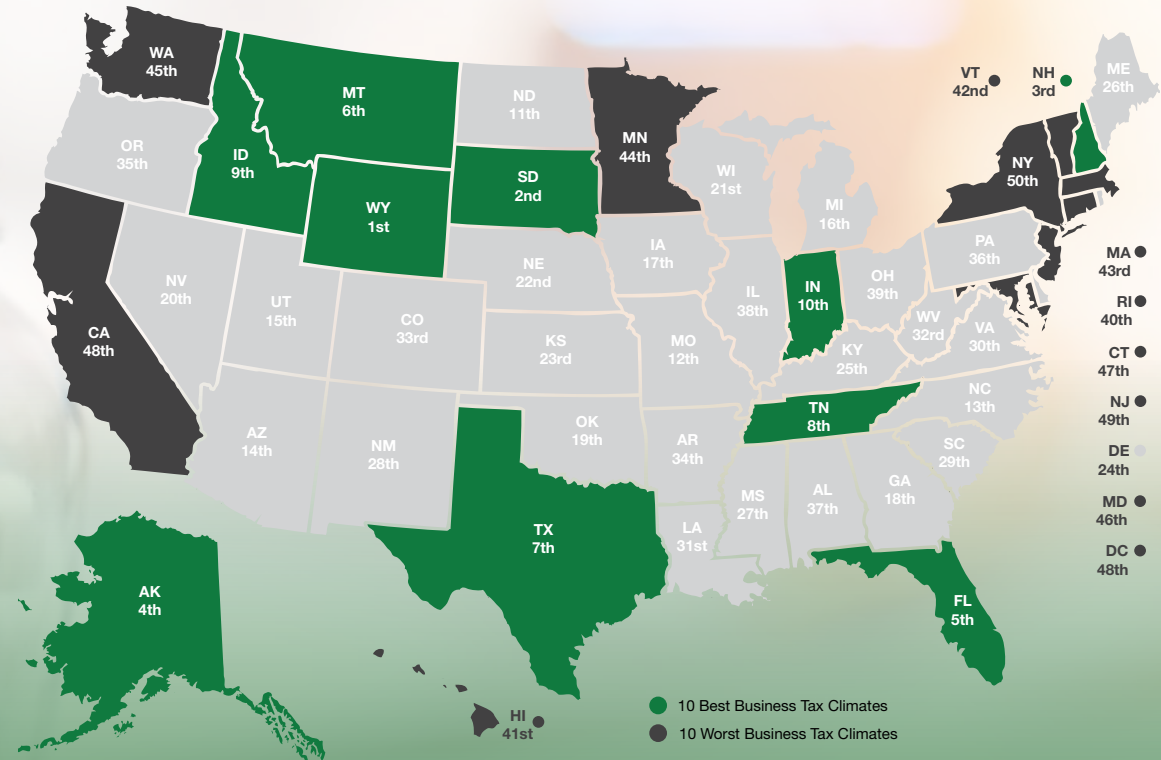
Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org

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2025 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

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Southern Nevada Growth



Number of jobs added between 2011 and 2019.



Number of new businesses added between 2011 and 2019.



Milestone graduation rate for Clark County school district in 2019.

Innovation Ecosystem

- In 2016, **Las Vegas** established an **Innovation District** to spur smart-city technology infrastructure and launched the **International Innovation Center @ Vegas (IIC@V)** incubator to support development of high priority emerging technologies.
- The **Las Vegas-based Nevada Institute for Autonomous Systems** was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.
- In July 2019, **Google** broke ground on a \$600 million data center, and in October 2019 **Switch** announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to ±4.6M SF of data center space.
- The **Las Vegas Convention and Visitors Authority (LVCVA)** partnered with the **Boring Company** to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)



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Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings. Notably:

- The **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.
- **Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.
- **College of Southern Nevada (CSN)** was named as a **Leader College of Distinction** by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes & reducing student achievement gaps.

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