



**2801 N. TENAYA WAY**

**LAS VEGAS, NV 89128**

**NNN INVESTMENT**



ALAN COTE | CORPORATE BROKER | (702) 595-7200 | [ALANCOTE@REALTYGROUPPREFERRED.COM](mailto:ALANCOTE@REALTYGROUPPREFERRED.COM)

REALTY GROUP PREFERRED | 6655 W SAHARA AVE | SUITE B200 | LAS VEGAS, NV 89146

# CONFIDENTIALITY STATEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Realty Group Preferred and it should not be made available to any other person or entity without the written consent of Realty Group Preferred.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Realty Group Preferred. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Realty Group Preferred has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Realty Group Preferred has not verified, and will not verify, any of the information contained herein, nor has Realty Group Preferred conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.**

**PLEASE CONTACT THE EXCLUSIVE LISTING AGENT: ALAN COTE, REALTY GROUP PREFERRED FOR MORE DETAILS.**

# FOR SALE: NNN Leased Medical Office Building

An exceptional investment opportunity is available with the sale of a single-tenant, NNN-leased medical office building located at 2801 N. Tenaya Way, Las Vegas, NV 89128. Offered at \$2,950,000, this 6,111-square-foot facility is occupied by Doctors Center, a reputable provider of family medicine and urgent care services. Strategically positioned on Medical Row within the Las Vegas Technology Center corridor, the property offers direct frontage on Tenaya Way, ensuring high visibility and accessibility. The tenant has demonstrated a strong commitment to the location, operating a thriving practice with a five-year lease in place that includes two additional five-year options.

This offering presents a rare opportunity to acquire a fully leased medical office building with a reputable tenant in a prime Las Vegas location. The combination of a NNN lease structure, recent rent escalation, long-term tenant probability, and minimal landlord responsibilities makes this an attractive investment for those seeking stable and passive income in the healthcare real estate sector.

\*Cap Rate based on gross income only. Landlord states there haven't been Capital Expenditures since lease commencement.



**6,111 SF GROSS LEASABLE AREA**



**NNN INVESTMENT - 7.04% CAP RATE\***



**ESTABLISHED TENANT**



**STRATEGIC POSITION ON MEDICAL ROW**

# PROPERTY SUMMARY

Full Property Address	2801 N. Tenaya Way Las Vegas, NV 89128
Asking Price	\$2,950,000
Cap Rate	7.04%*
Property Type	Office / Medical
Lot Size	0.43 AC
Gross Building Area	6,465 SF
Rentable Building Area	6,111 SF
Year Built	1995
Year Renovated	2019
APN(s)	138-15-610-018
Zoning	C-PB, Las Vegas
Parking Ratio:	6.2:1000 w/ a Cross Parking Agreement

**Healthcare-Backed Investment**  
**5-Year Lease with Two Renewal Options**



# INVESTMENT HIGHLIGHTS

- **Stable Income Stream:** The NNN lease structure ensures the tenant is responsible for all operating expenses, taxes, and insurance, providing the landlord with predictable and passive income.
- **Recent Rent Escalation:** As of March 30, 2026, the base rent increased by 3% to \$17,313.89 per month, totaling \$207,766.68 annually, enhancing the property's income potential.
- **Long-Term Lease with Options:** The tenant has been in place for two years under a five-year lease, with two additional five-year renewal options, indicating a long-term commitment to the location.
- **Minimal Landlord Responsibilities:** Under the NNN lease, the tenant covers all expenses except for capital expenditures as specified in the lease, reducing the landlord's operational responsibilities. There are CC&Rs in place for shared expenses with the neighboring building owner.
- **Recent Capital Improvements:** The roof has been resurfaced by the current owner.



## MARKET ADVANTAGE

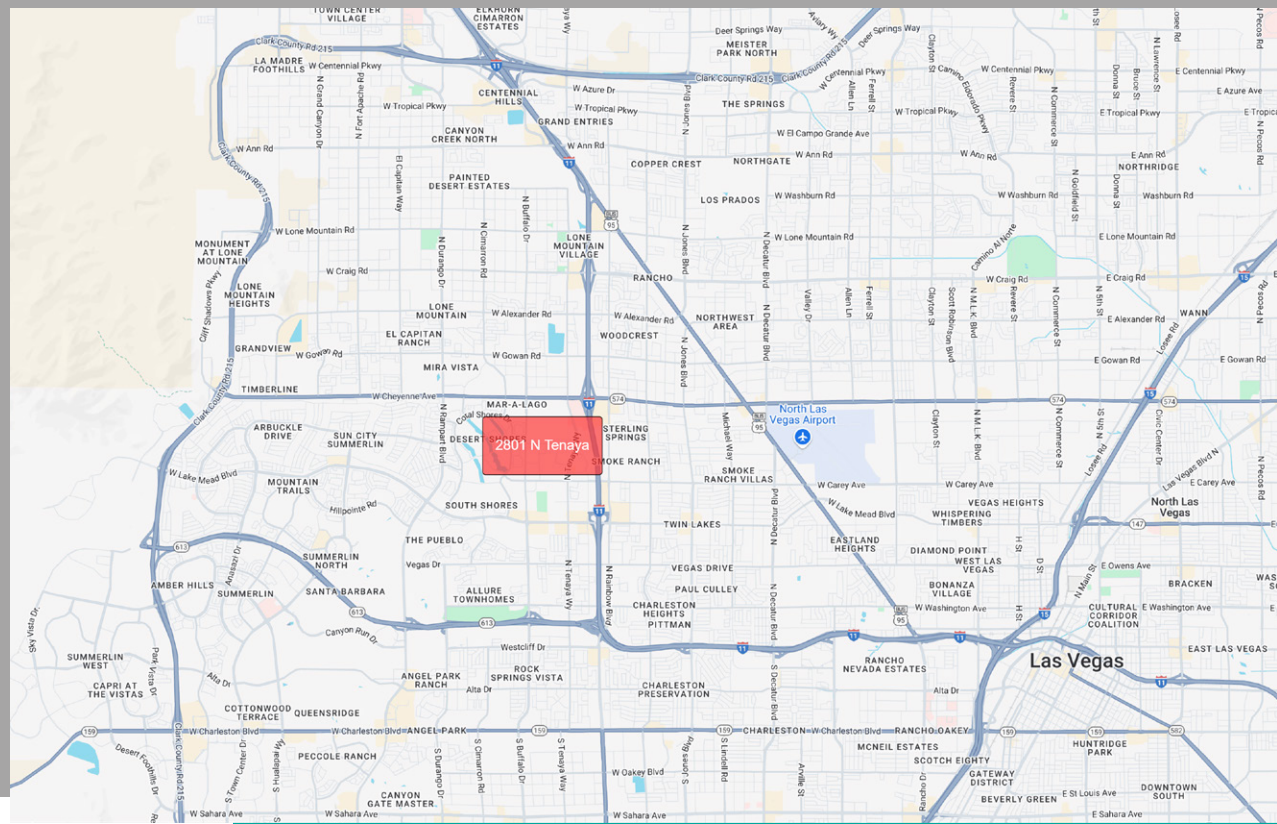
- **Proximity to Medical Facilities:** Located within a prominent medical corridor, the property is surrounded by various healthcare facilities, enhancing referral opportunities and patient convenience.
- **Accessibility:** The property offers direct access to major roads and public transportation, facilitating ease of travel for patients and staff.
- **Demographics:** The surrounding area boasts a growing population with a demand for quality healthcare services, supporting the tenant's business operations.

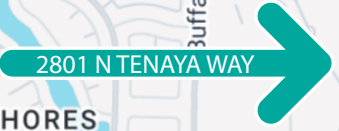


# FREEWAY ACCESS



Harry Reid International Airport:  
Approx 15 Miles





Map labels include: LONE MOUNTAIN, MOUNTAIN SHADOWS, W Alexander Rd, N Cimarron Rd, W Gowan Rd, W Cheyenne Ave, MAR-A, CORAL SHORES, DIAMOND BAY, DESERT SHORES, SOUTH SHORES, MONTERRE, THE PUEBLO, MIRA VISTA, HAMPTON, WOODCREST, NORTHWEST AREA, PLAZA SAN MIGUEL, N Decatur Blvd, N Jones Blvd, N Torrey Pines Dr, N Tenaya Way, N Harbor Island Dr, N Buffalo, N Tenaya Way, SND, ROSEWOOD, WESTCHESTER MANOR, SMOKE RANCH VILLAS, TWIN LAKES, W Lake Mead Blvd, AVILA, DESERT PARK, VEGAS DRIVE, Rampart Blvd, W Las Vegas Dr, Pueblo Vista Dr, Michael Way, Interstate 11, Interstate 95, and US Highway 574.

# TENANT OVERVIEW: DOCTORS CENTER



**Doctors Center**  
Family and Urgent Care

**WWW.DRSCENTER.COM**

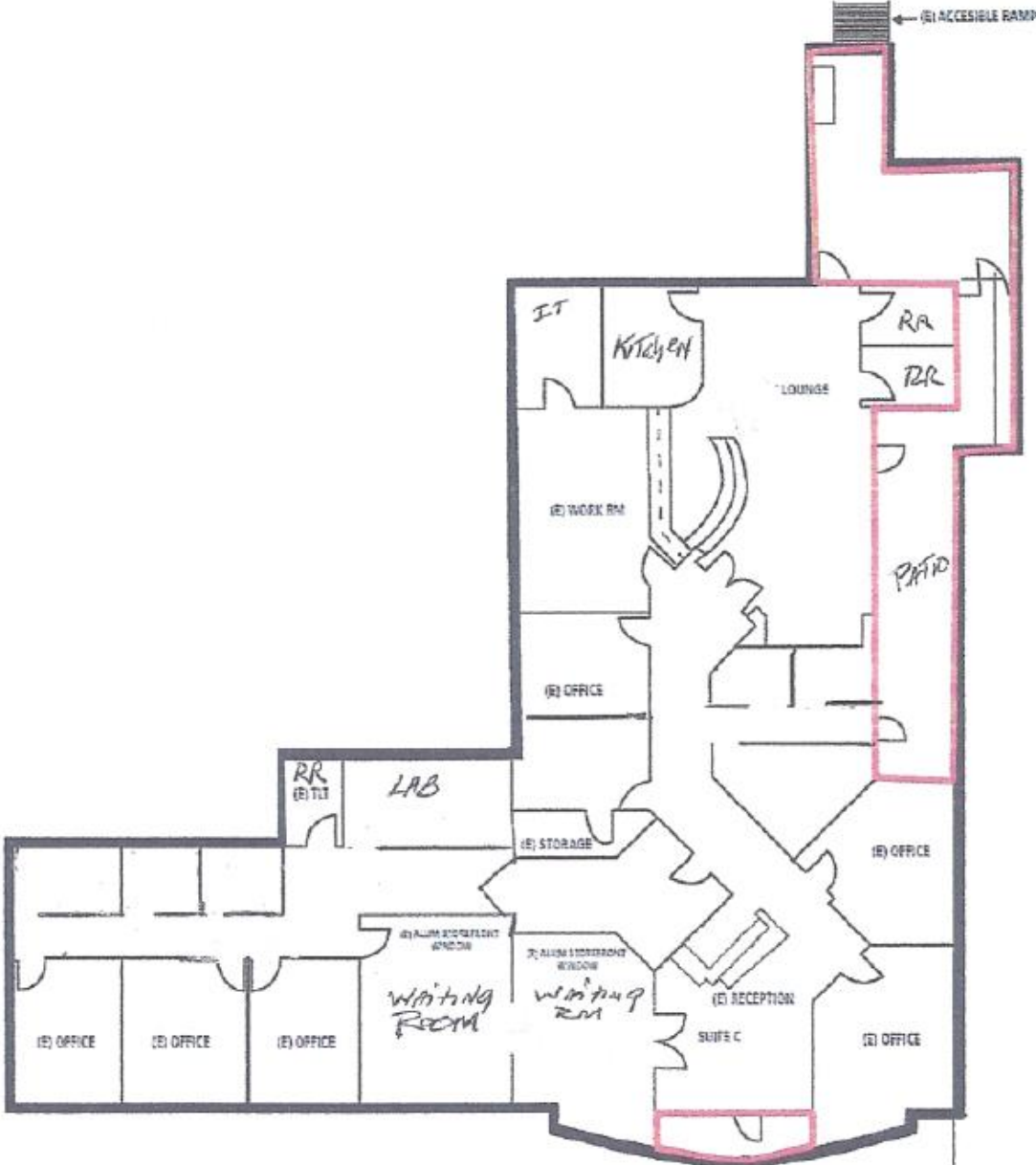
Doctors Center is a well-established, multi-location medical group offering family medicine, urgent care, and preventive healthcare services across the Las Vegas Valley. With three strategic locations, the organization has built a strong reputation for accessible, community-focused care and continues to grow alongside the region's expanding population.

Their business model is rooted in efficient, patient-centered care, with services ranging from general checkups and wellness visits to urgent medical treatment. Their locations are AAAHC-certified, reflecting a commitment to high clinical standards and quality assurance. The Doctors Center is the only AAAHC-certified urgent care center in Las Vegas.

For over 15 years, Doctors Center has served as a trusted provider for thousands of local residents, backed by a professional medical team and streamlined operations. Their continued expansion and multi-location presence are testaments to their success and longevity in the Southern Nevada healthcare market.



# FLOOR PLAN





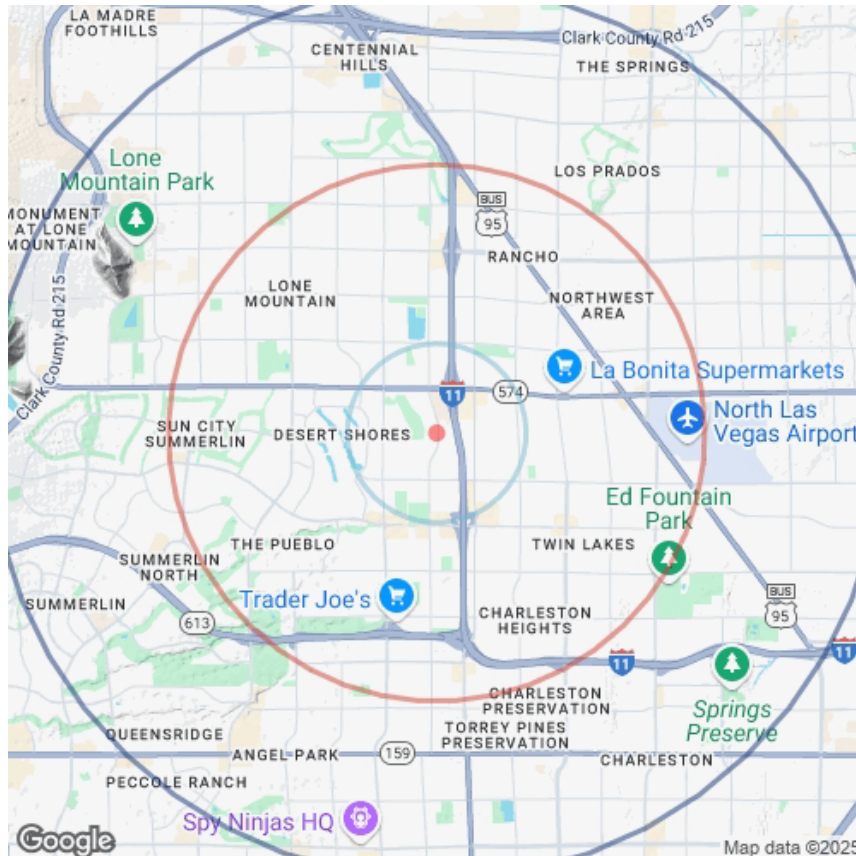


# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,916	166,616	334,130
2010 Population	17,262	174,500	383,660
2024 Population	18,935	183,246	414,022
2029 Population	19,296	187,262	423,990
2024-2029 Growth Rate	0.38 %	0.43 %	0.48 %
2024 Daytime Population	24,571	149,174	366,483

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	817	5,785	12,416
\$15000-24999	463	4,582	9,251
\$25000-34999	741	5,684	11,330
\$35000-49999	991	8,429	17,865
\$50000-74999	1,653	13,198	28,636
\$75000-99999	1,138	10,824	23,094
\$100000-149999	1,283	12,245	29,024
\$150000-199999	481	5,232	12,765
\$200000 or greater	307	4,778	13,334
Median HH Income	\$ 61,434	\$ 69,153	\$ 74,209
Average HH Income	\$ 79,874	\$ 92,629	\$ 100,170

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	7,026	62,559	124,724
2010 Total Households	6,843	65,302	142,122
2024 Total Households	7,874	70,757	157,715
2029 Total Households	8,130	73,232	163,533
2024 Average Household Size	2.39	2.58	2.61
2024 Owner Occupied Housing	3,270	41,163	97,693
2029 Owner Occupied Housing	3,507	43,693	103,364
2024 Renter Occupied Housing	4,604	29,594	60,022
2029 Renter Occupied Housing	4,622	29,539	60,170
2024 Vacant Housing	434	3,204	7,308
2024 Total Housing	8,308	73,961	165,023



# MARKET OVERVIEW: GREATER LAS VEGAS AREA

Las Vegas is more than a world-renowned entertainment destination—it's a rapidly expanding, economically diverse metro area that continues to draw new residents, businesses, and investors alike. With a population exceeding 2.3 million, Las Vegas is one of the fastest-growing large cities in the United States, attracting both young professionals and retirees due to its no state income tax, affordable housing compared to nearby California markets, and pro-business environment.

The city has seen a surge in economic diversification, with strong momentum in the healthcare, technology, education, logistics, and construction sectors. This broadening economic base supports long-term investment stability and workforce growth.

Las Vegas has also become a national sports destination, now home to:

- The NFL's Las Vegas Raiders
- The NHL's Vegas Golden Knights (2023 Stanley Cup Champions)
- The WNBA's Las Vegas Aces (2022 & 2023 Champions)
- The upcoming MLB's Oakland Athletics relocation
- Formula 1's Las Vegas Grand Prix and numerous UFC, boxing, and entertainment events



15% POPULATION  
GROWTH  
(IN THE PAST DECADE)



\$79.3 BILLION  
IN TOTAL ECONOMIC IMPACT (2023)



40 MILLION  
ANNUAL VISITORS



3.7% JOB GROWTH RATE  
YEAR OVER YEAR (2024)



# MEDICAL ROW & THE LAS VEGAS TECHNOLOGY CORRIDOR

The subject property is strategically positioned on Medical Row, a well-established cluster of healthcare facilities and professional medical services located in the Las Vegas Technology Center Corridor. This submarket has grown into a specialized district that blends healthcare, technology, and innovation, offering a synergistic ecosystem for forward-thinking providers and companies.

## Medical Row Highlights

- **Anchored by Renowned Healthcare Providers:** The area is home to a concentration of medical offices, outpatient clinics, urgent care center, and specialty practices. This cluster effect attracts patients from across the valley and enhances the operational efficiency of providers through proximity-based referrals and services.
- **High-Demand Area for Medical Services:** The northwest Las Vegas submarket has experienced significant residential growth, particularly among families and retirees, increasing demand for accessible, quality healthcare.
- **Proximity to Major Medical Centers:**
  - MountainView Hospital – ~1.5 miles north
  - Summerlin Hospital Medical Center – ~5 miles west
  - University Medical Center (UMC) – ~8 miles southeast



# 2801 N. TENAYA WAY

## LAS VEGAS, NV 89128

### NNN INVESTMENT

INVESTMENT CONTACTS:



**Doctors Center**  
Family and Urgent Care

**ALAN COTE**

**Corporate Broker**

702-595-7200

[AlanCote@RealtyGroupPreferred.com](mailto:AlanCote@RealtyGroupPreferred.com)

NV License B-0019796

**REALTY GROUP**  
**PREFERRED**

Realty Group Preferred

6655 W. Sahara Ave.

Suite B200

Las Vegas, NV. 89146