



**FOR LEASE**

3320 N Buffalo Dr,  
Las Vegas, NV 89129

**±2,037 SF OFFICE**

## Property Specs

LEASE RATE **\$2.25/SF MG**

TOTAL SF **±2,037SF**

YEAR BUILT **1997**

ZONING **P-R**

- Northwest Executive Center is a convenient corner beautiful two-story office building
- Covered parking available - No extra cost
- The infill location offers easy access via US-95 and Mountain View Hospital
- Suitable for a variety of professional office tenants, including, but not limited to, medical, engineering and consulting, legal, accounting, and back office uses.
- Located approximately 1 mile from the US-95 and 5 minutes from Mountain View Hospital



OR TEXT 231 18 TO 39200

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SUMMARY



PHOTOS





PHOTOS



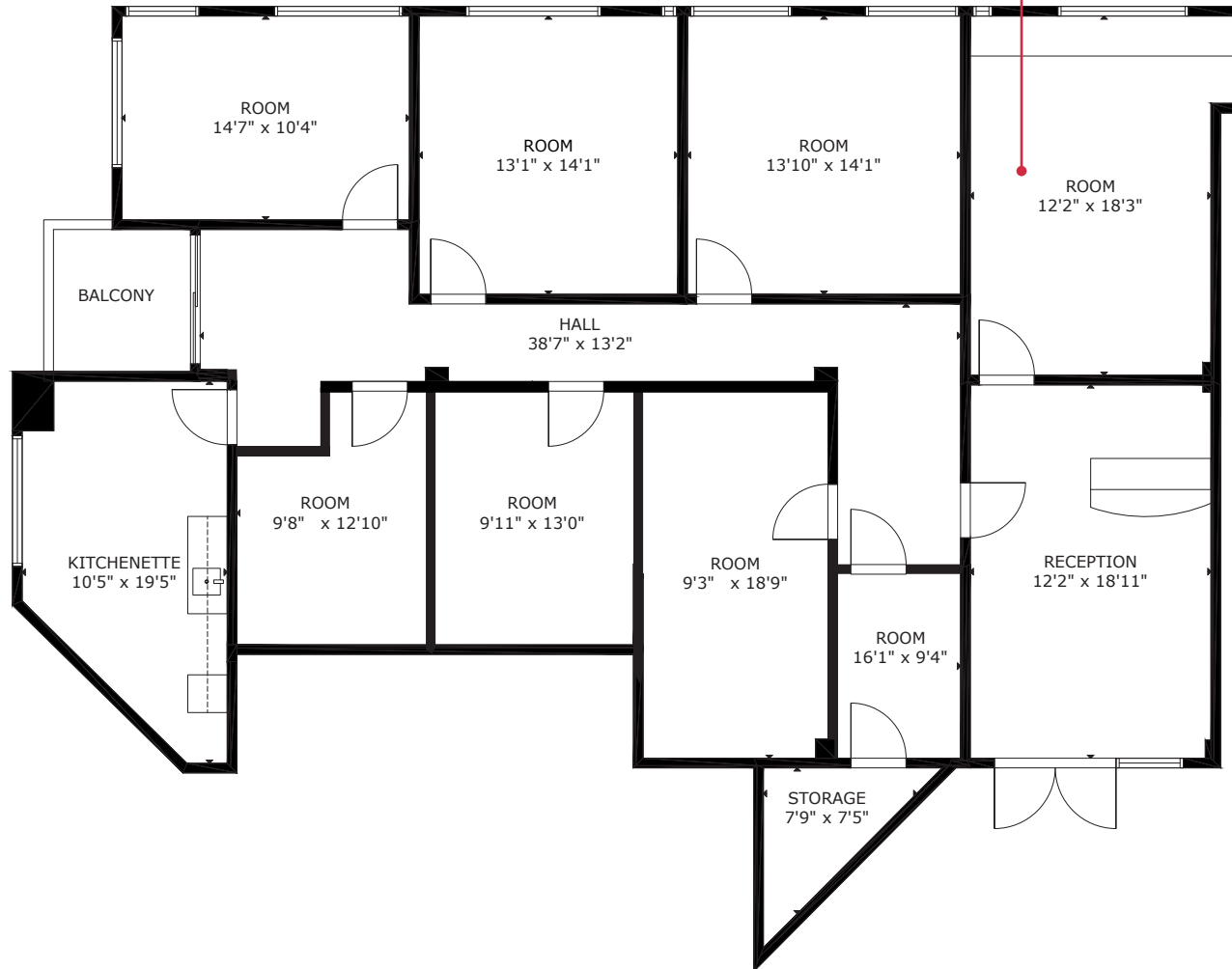


PHOTOS





CLICK HERE  
FOR A 3D TOUR



# FLOOR PLAN

SUITE	TOTAL SF	LEASE RATE	TOTAL MONTHLY
202	±2,037 SF	\$2.25/SF/MG	\$4,583.25

# AREA MAP



ALEXANDER RD

FT APACHE RD



SITE

CHEYENNE AVE

BANK OF AMERICA  
 BURGER KING  
 KFC  
 Walgreens  
 McDonald's  
 ACE Hardware  
 Jack In the Box  
 jiffy lube  
 Albertsons  
 AutoZone  
 CVS pharmacy  
 Sinclair  
 TACO BELL  
 verizon

DURANGO DR

DESERT SHORES

BUFFALO DR

SMOKE RANCH RD



LAKE MEAD BLVD

MOUNTAIN VIEW HOSPITAL  
 A Sunrise Health System Hospital  
 MEDICAL ASSOCIATES  
 Walgreens  
 THE LEARNING CENTER  
 FRESENIUS KIDNEY CARE  
 northwest CAREER COLLEGE  
 DWYER ENGINEERING  
 CIVIL ENGINEERS & LAND SURVEYORS  
 SIERRA GOLD  
 Davita Kidney Care  
 Vida Inc.  
 ROTECH HEALTHCARE INC.  
 LA QUINTA INN & SUITES  
 LVCC

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



# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	19,475	162,892	397,179
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	8,164	64,281	151,876
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$98,124	\$102,101	\$102,968

## Traffic Counts

STREET	AADT
N Buffalo Dr	25,500
Cheyenne Ave	39,063

## Cities Nearby

Los Angeles, California	273 miles
Phoenix, Arizona	302 miles
Salt Lake City, Utah	418 miles
San Diego, California	334 miles
Denver, Colorado	75 miles
San Antonio, Texas	1,280 miles

# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

## Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

## No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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OFFICES

**1.1 BIL**  
SF MANAGED

**5,800+**  
PROFESSIONALS

**TOP 6**  
2024 LIPSEY RANKING

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