

PUEBLO MEDICAL CENTER

8551 W. Lake Mead Boulevard, Las Vegas, Nevada 89128

AVAILABLE
For Lease



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Property Details



\$1.80 - \$2.00 PSF NNN **±454 SF - ±1,831 SF**

Monthly Lease Rate



Available Space



Summerlin

Submarket

Demographics

Population	1 mile	3 miles	5 miles
2025 Population	±16,823	±165,865	±400,774
Ave. Household Income	1 mile	3 miles	5 miles
2025 Ave. Household Income	\$139,346	\$110,879	\$117,589

Property Highlights

- Ideal Summerlin location
- Well maintained and professionally managed medical plaza
- Covered parking available
- Located in the heart of Summerlin, just minutes away from Sun City Summerlin
- Close to Summerlin Hospital Medical Center & Mountain View Hospital
- Convenient access to Summerlin Parkway and US-95 Freeway
- Great ingress / egress off Rampart Boulevard, Lake Mead Boulevard, and Scholar Lane
- High density residential with affluent demographics in the heart of Summerlin



PUEBLO MEDICAL CENTER 8551 W. Lake Mead Boulevard

+ Parcel ID	138-20-614-007
+ Zoning	Commercial Professional (C-P)
+ Year Built	1992
+ Property Size	±37,636 SF
+ Lot Size	±2.54 AC
+ Cross Streets	Lake Mead Blvd & Rampart Blvd
+ Submarket	Northwest / Summerlin
+ Traffic Counts	Lake Mead Blvd ±19,700 VPD Rampart Blvd ±26,400 VPD

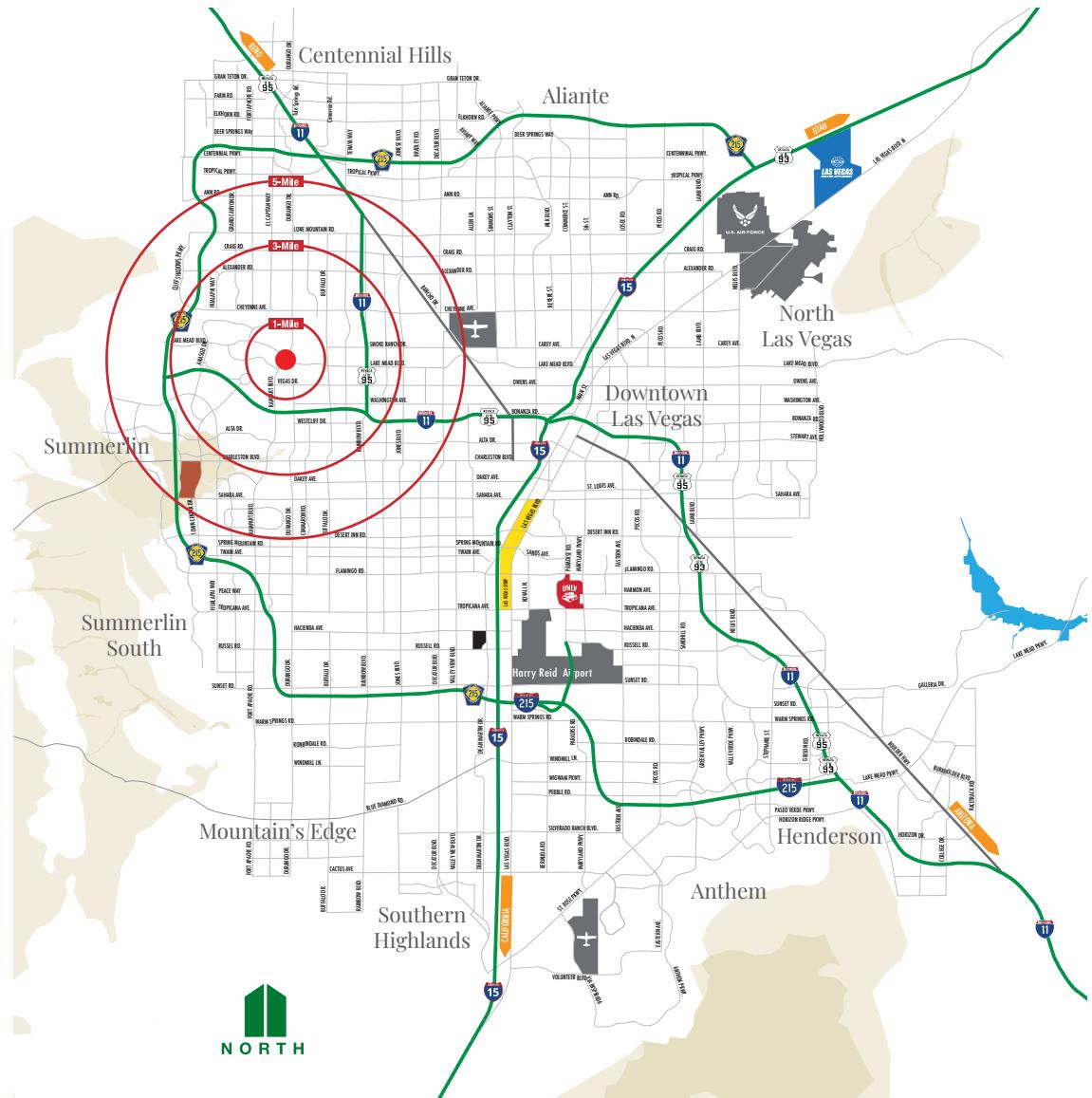
Property Overview

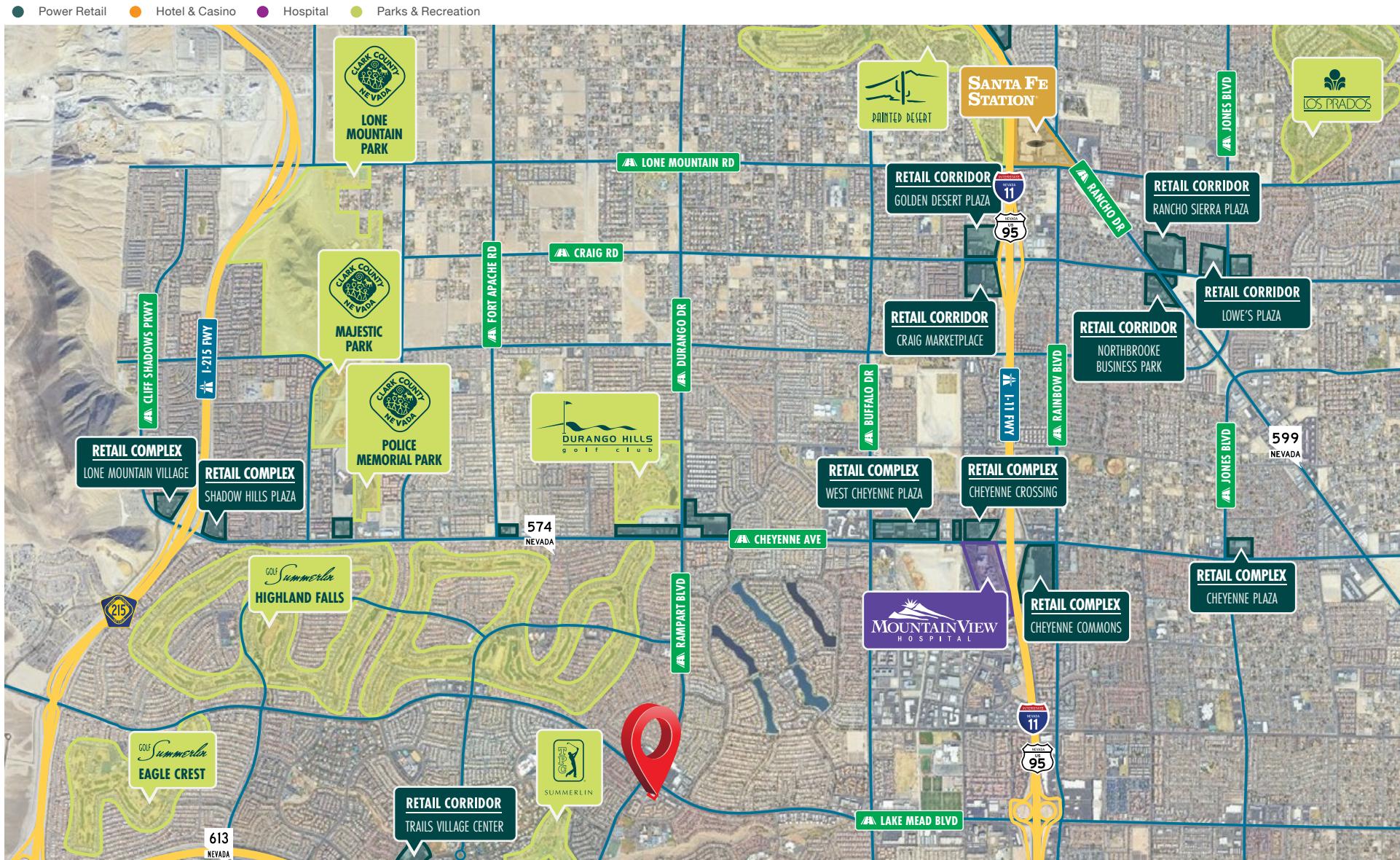
Pueblo Medical Center is ±37,636 SF comprised of three buildings situated on ±2.54 acres. 8551 W. Lake Mead Boulevard is a high image two-story office building located within The Pueblo Summerlin in the Northwest Submarket of Las Vegas, NV. The property has ingress and egress off Rampart Blvd, Lake Mead Blvd and Scholar Lane; as well as convenient access to Summerlin Parkway and I-95. The building features a welcoming lobby with ornate fixtures, decorative murals, and offers covered parking and uncovered surface parking for its tenants. The property is in close proximity to abundant retail amenities, and the medical communities of Summerlin Hospital Medical Center and Mountain View Hospital.

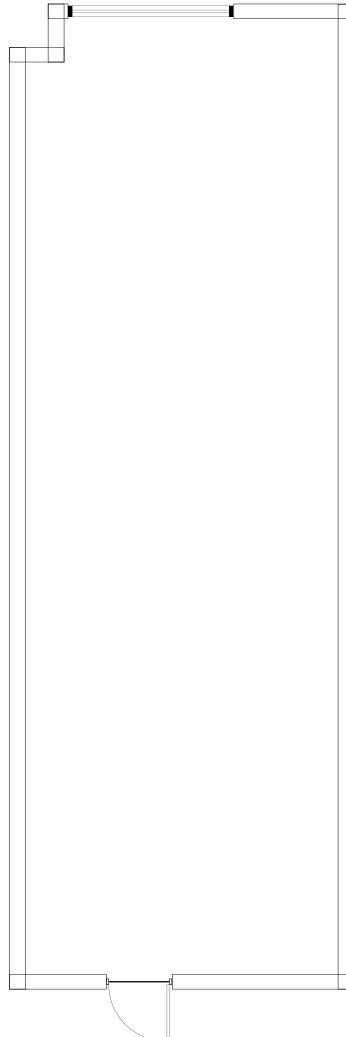
Area Overview

Pueblo Medical Center is located in the Pueblo of Summerlin, just minutes away from Summerlin Hospital Medical Center, Mountain View Hospital, Sun City Del Webb, Tournament Hills, Queens Ridge, The Trails, and Desert Shores; as well as the Meadows and Adelson Educational Campuses. It offers convenient access to Summerlin Parkway and the US-95.

Population	1 mile	3 miles	5 miles
2010 Population	16,801	157,683	362,422
2020 Population	16,963	164,249	387,205
2025 Population	16,823	165,865	400,774
2030 Population	16,777	168,696	409,335
2010-2020 Annual Rate	0.10%	0.41%	0.66%
2020-2025 Annual Rate	-0.16%	0.19%	0.66%
2025-2030 Annual Rate	-0.05%	0.34%	0.42%
2025 Median Age	50.0	43.2	41.7
Households	1 mile	3 miles	5 miles
2025 Wealth Index	141	99	103
2010 Households	7,027	63,411	140,074
2020 Households	6,921	67,305	152,049
2025 Total Households	6,926	69,038	159,198
2030 Total Households	6,952	70,844	163,913
2010-2020 Annual Rate	-0.15%	0.60%	0.82%
2020-2025 Annual Rate	0.01%	0.49%	0.88%
2025-2030 Annual Rate	0.07%	0.52%	0.59%
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$139,346	\$110,879	\$117,589
2030 Average Household Income	\$153,711	\$123,333	\$130,825
2025-2030 Annual Rate	1.98%	2.15%	2.16%
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	7,703	71,377	157,938
2020 Total Housing Units	7,397	71,874	161,875
2025 Total Housing Units	7,285	72,766	167,678
2025 Owner Occupied Housing Units	5,102	41,891	96,583
2025 Renter Occupied Housing Units	1,824	27,147	62,615
2025 Vacant Housing Units	359	3,728	8,480
2030 Total Housing Units	7,365	75,167	173,493
2030 Owner Occupied Housing Units	5,197	43,684	101,062
2030 Renter Occupied Housing Units	1,755	27,160	62,851
2030 Vacant Housing Units	413	4,323	9,580







Lease Details



\$1.80 - \$2.00 PSF NNN

Monthly Lease Rate



\$0.77 PSF

CAM Charges



\$1,166.78 - \$1,257.58

Monthly Rent

Suite 240 Details

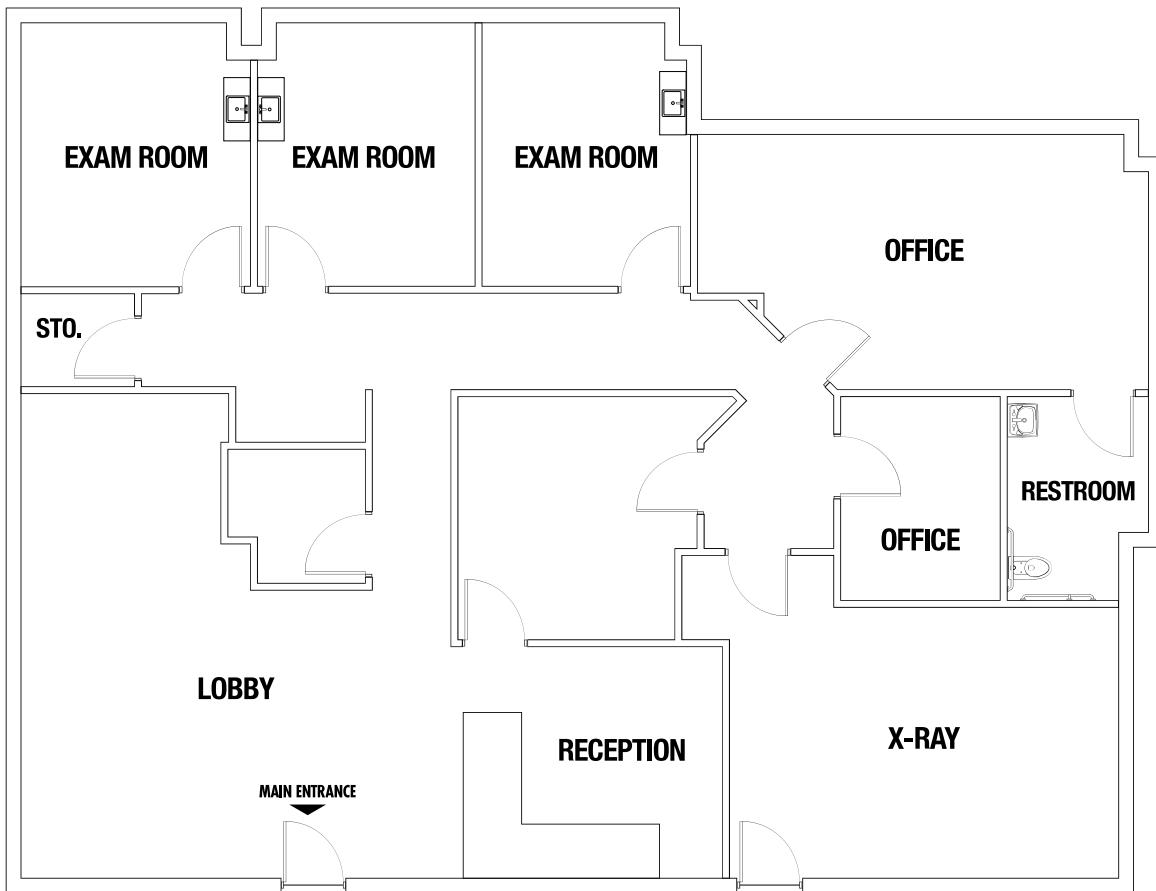
+ Total SF

±454

+ Availability

Immediately

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



Lease Details



\$1.80 - \$2.00 PSF NNN

Monthly Lease Rate



\$0.77 PSF

CAM Charges



\$4,705.67 - \$5,071.87

Monthly Rent

Suite 251 Details

+ Total SF

±1,831

+ Availability

February 2026

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Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. 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 14th 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)

人群 **2,265,461**
Population

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

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

Summerlin Nevada

Summerlin is a master-planned community in the Las Vegas Valley of Southern Nevada. It lies at the edge of the Spring Mountains and Red Rock Canyon to the west; it is partly within the official city limits of Las Vegas and partly within unincorporated Clark County. This rapidly growing community occupies over 22,500 acres and according to its developers, "has grown to encompass more than 250 parks, more than two dozen public and private schools, 14 houses of worship, ten golf courses, three resort hotels, recreational facilities, retail and entertainment centers, well-established office parks, a medical center, and more.

The community is divided into three associations (North, South, and West), which oversee two dozen commercial and residential villages.



Source: www.wikipedia.com



Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



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 ranking California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th and Utah 15th.

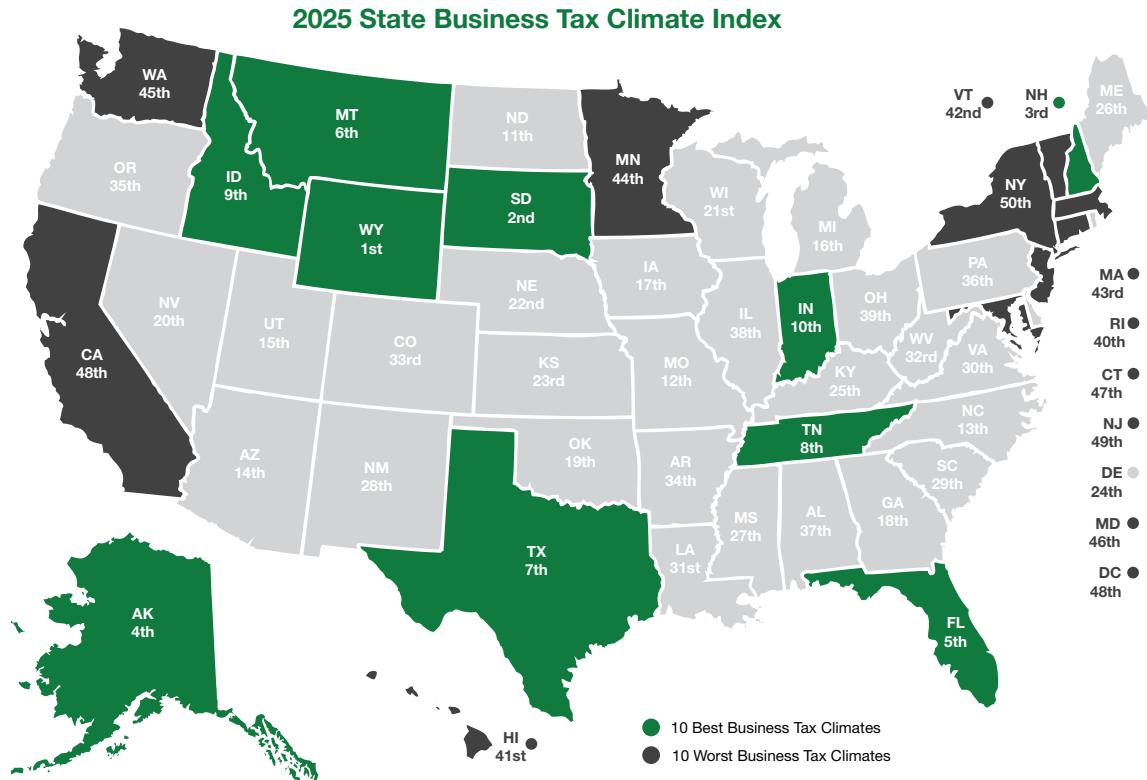
Here are the main tax advantages of this state:

- 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



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.

Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.



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.

The 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 and reducing student achievement gaps.

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)