

3120 E DESERT INN ROAD

LAS VEGAS, NV 89121 | FOR SALE OR LEASE

**PRICE
REDUCED!**



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES OF LAS VEGAS LLC | NV LICENSE #B.0146492.LLC

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\$2,450,000

Sale Price



\$1.00 PSF NNN

Lease Rate



\$0.40 PSF

CAM

PROPERTY HIGHLIGHTS

- ±20,000 SF building situated on ±0.92-acres
- Excellent direct frontage & visibility along Desert Inn Road with ±37,500 CPD
- Built in 1986 and renovated in 2012
- Large pylon signage available along Desert Inn Road
- Zoned General Commercial (CG), Clark County, allowing an incredibly wide array of uses from general office, government facilities, as well as many other commercial uses.



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	22,122	225,131	489,959
2024 AVERAGE HOUSEHOLD INCOME	\$78,776	\$66,207	\$69,442
2024 TOTAL HOUSEHOLDS	8,665	90,814	183,733

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FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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LEE & ASSOCIATES OF LAS VEGAS LLC | LICENSE # B.0146492.LLC | 8311 W SUNSET ROAD, SUITE 120, LAS VEGAS, NV 89113

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