

# 3120 E DESERT INN ROAD

LAS VEGAS, NV 89121 | FOR SALE OR LEASE

PRICE  
REDUCED!



COMMERCIAL REAL ESTATE SERVICES

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

## DAVID BAUMAN, SIOR, CCIM

Principal

O (702) 490-0699

C (702) 460-7013

[dbauman@lee-associates.com](mailto:dbauman@lee-associates.com)

License: S.0182687

## NICOLE CLOVIS

Principal

O (702) 490-0699

C (702) 250-7755

[nclovis@lee-associates.com](mailto:nclovis@lee-associates.com)

License: S.0193945

# 3120 E DESERT INN ROAD

LAS VEGAS, NV 89121



**\$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
<b>2024 POPULATION</b>	22,122	225,131	489,959
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$78,776	\$66,207	\$69,442
<b>2024 TOTAL HOUSEHOLDS</b>	8,665	90,814	183,733

# 3120 E DESERT INN ROAD

LAS VEGAS, NV 89121





FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

**DAVID BAUMAN, SIOR, CCIM**

Principal

O (702) 490-0699

C (702) 460-7013

[dbauman@lee-associates.com](mailto:dbauman@lee-associates.com)

License: S.0182687

**NICOLE CLOVIS**

Principal

O (702) 490-0699

C (702) 250-7755

[nclovis@lee-associates.com](mailto:nclovis@lee-associates.com)

License: S.0193945

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

All information furnished regarding property for sale, lease or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein