



FOR LEASE

2488 E Russell Rd
Las Vegas, NV 89120

- Close proximity to the I-215 and Harry Reid International Airport

±11,417 SF BUILDING

Property Specs

LEASE RATE	\$1.85 PSF/NNN
CAM RATE	\$0.28 PSF
MONTHLY RENT	\$24,318.21/Mo
TOTAL AVAILABLE	±11,417 SF
TOTAL AC	±0.91 Ac
YEAR BUILT	2009
ZONING	CP

- Well maintained building
- 14 bathrooms
- 9 classrooms
- 2 offices
- A reception area
- Built in cabinets and shelving
- Some playground equipment
- Well equipped kitchen with three compartment sink, hand sinks, warmers, prep tables
- Complete sprinkler and fire system in place



OR TEXT 23938 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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PHOTOS





PHOTOS







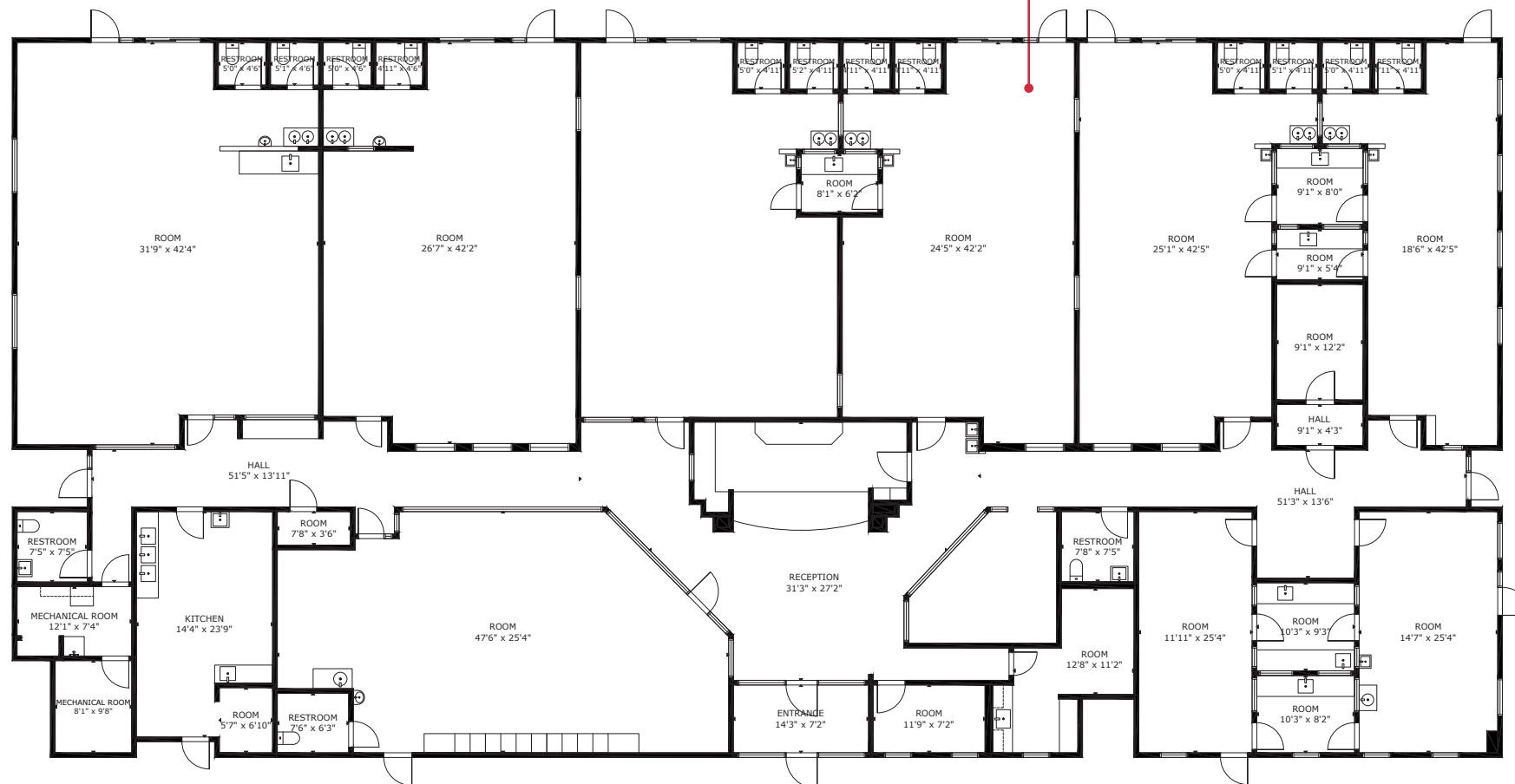
PHOTOS



AREA MAP



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





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2026 Population	11,835	137,611	401,804
HOUSEHOLDS	1-mile	3-mile	5-mile
2026 Households	5,078	59,199	169,580
INCOME	1-mile	3-mile	5-mile
2026 Average HH Income	\$86,629	\$89,769	\$94,901

Traffic Counts

STREET	AADT
Eastern Avenue	36,500
Russell Road	30,000

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 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.

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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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325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 S Durango Dr
Las Vegas, Nevada 89113
702.383.3383 | naiexcel.com

Maria Herman

LIC#BS.0027640
702.334.7280
mherman@naiexcel.com

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