

FOR LEASE

2797 N. Lamb Boulevard

Las Vegas, NV 89115



Pete Janemark, CCIM

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EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Contact Advisor For Information
BUILDING SIZE:	10,386 SF
AVAILABLE SF:	1,450 SF
LOT SIZE:	1.26 Acres
YEAR BUILT:	2008
ZONING:	Industrial Park (IP)

PROPERTY OVERVIEW

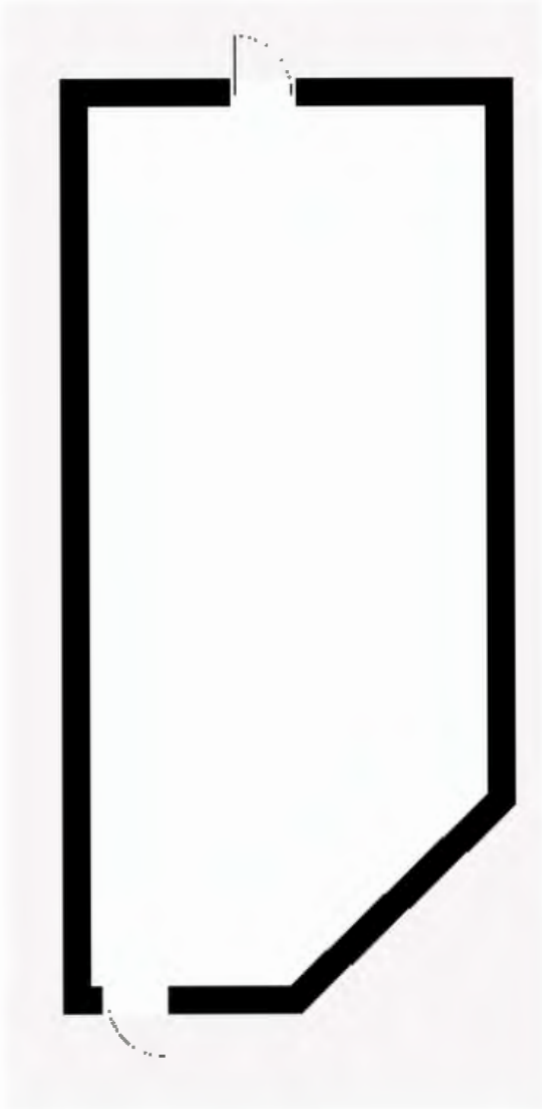
This property is a highly visible commercial building offering strong street frontage along one of North Las Vegas’ major thoroughfares. The building provides flexible commercial space suitable for a variety of retail, office, medical, or service uses. Tenants benefit from excellent exposure, convenient access, ample parking, and prominent signage opportunities designed to maximize business visibility and customer convenience.

PROPERTY HIGHLIGHTS

- Flexible commercial space for retail, office, medical or service uses
- Anchored by a brand new Dotty’s
- Easy access to I-15 Freeway and near
- Close proximity to Nellis Air Force Base
- Located in Sunrise Manor area

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2797 N LAMB BLVD. SUITE 110: ±1,450 SF



SUITE DESCRIPTION

Suite 110 is a 1,450 SF grey shell unit ready for your concept. It features a single glass front door and a single back man-door. Plumbing and electrical conduit has been stubbed.



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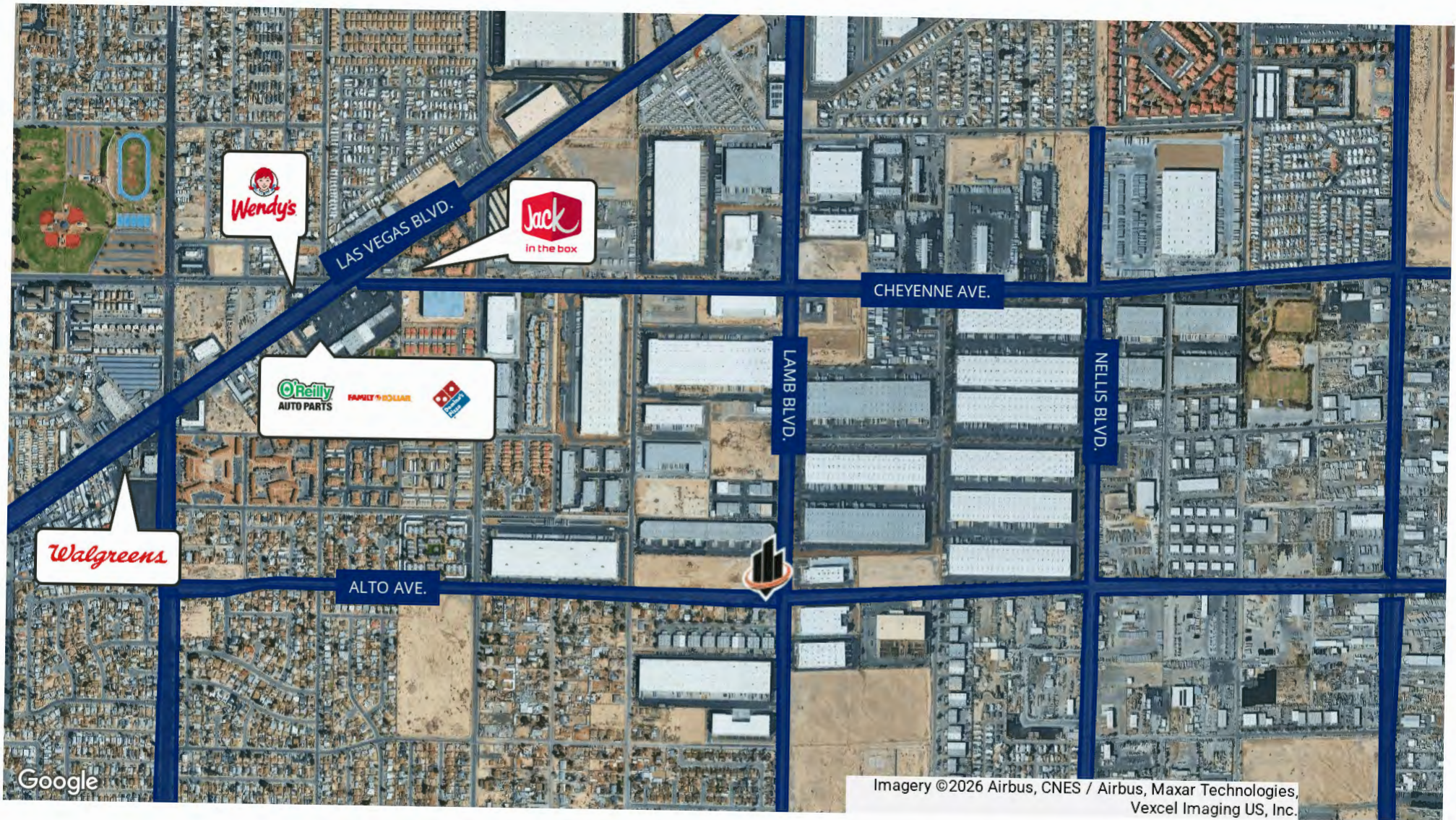
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RETAILER MAP



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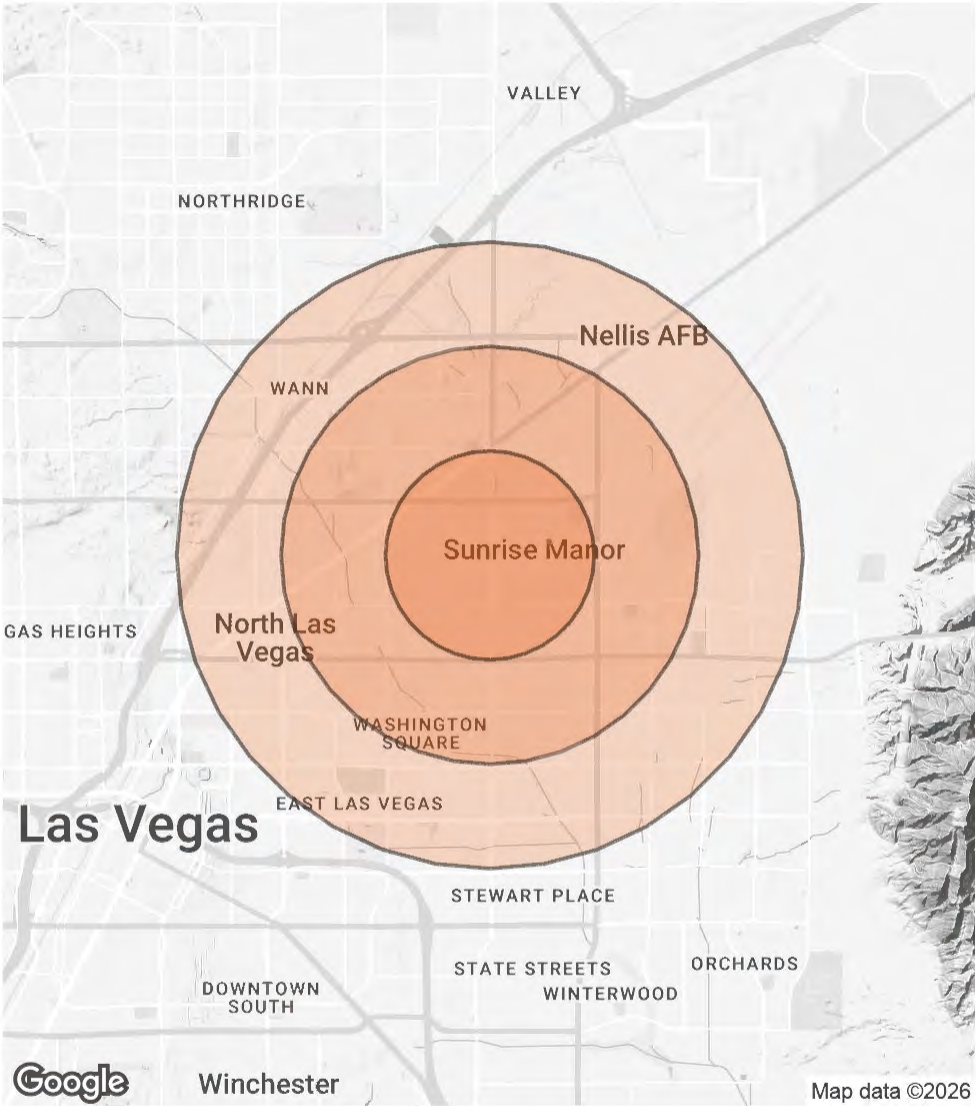
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	13,801	84,517	173,739
AVERAGE AGE	31.0	30.0	30.8
AVERAGE AGE (MALE)	29.4	29.9	30.0
AVERAGE AGE (FEMALE)	32.2	30.1	31.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	4,318	25,348	51,618
# OF PERSONS PER HH	3.2	3.3	3.4
AVERAGE HH INCOME	\$59,166	\$59,991	\$62,698
AVERAGE HOUSE VALUE	\$195,631	\$219,624	\$246,567

2023 American Community Survey (ACS)



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