

LAKE MEAD MEDICAL BUILDING

1815 E. LAKE MEAD BOULEVARD, NORTH LAS VEGAS, NV 89030

NORTH VISTA HOSPITAL
ON CAMPUS MOB
FOR LEASE



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Property Highlights

The Lake Mead Medical Building is a three-story medical office building situated directly on the North Vista Hospital Campus.

- The only on-campus medical office building in North Las Vegas
- Available suites from 1,024 RSF to 5,078 RSF
- Options for immediate occupancy or the landlord can assist in constructing custom tenant improvements.
- Near numerous dining, retail and business services amenities
- Immediate access to I-15 & US-95



LEASE RATE

\$1.85 NNN | \$1.15 NNNs



SQUARE FEET

±1,024 – ±5,087 RSF

SUITE #	RSF	DESCRIPTION
Suite 100	±4,120 RSF	2nd Gen Medical Suite
Suite 110	±4,282 RSF	2nd Gen Medical Suite
Suite 203	±1,548 RSF	2nd Gen Medical Suite
Suite 207	±1,024 RSF	2nd Gen Medical Suite
Suite 314	±2,872 RSF	2nd Gen Medical Suite
Suite 317	±2,215 RSF	2nd Gen Medical Suite
Suite 314/317	±5,087 RSF	2nd Gen Medical Suite

 VIRTUAL TOUR

 VIRTUAL TOUR

 VIRTUAL TOUR

 VIRTUAL TOUR

 VIRTUAL TOUR

MULTI-TENANT MEDICAL OFFICE BUILDING



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Property Overview



PROPERTY NAME

Lake Mead Medical Building
(built in 2000)



IDEAL USE

Medical



BUILDING SIZE

±43,921 RSF



OF FLOORS

3



ZONING

Redevelopment Area/
Downtown Core (R-A DC)



ASKING RATE

\$1.85 NNN | \$1.15 NNNs



PARKING RATIO

4/1,000



SIGNAGE

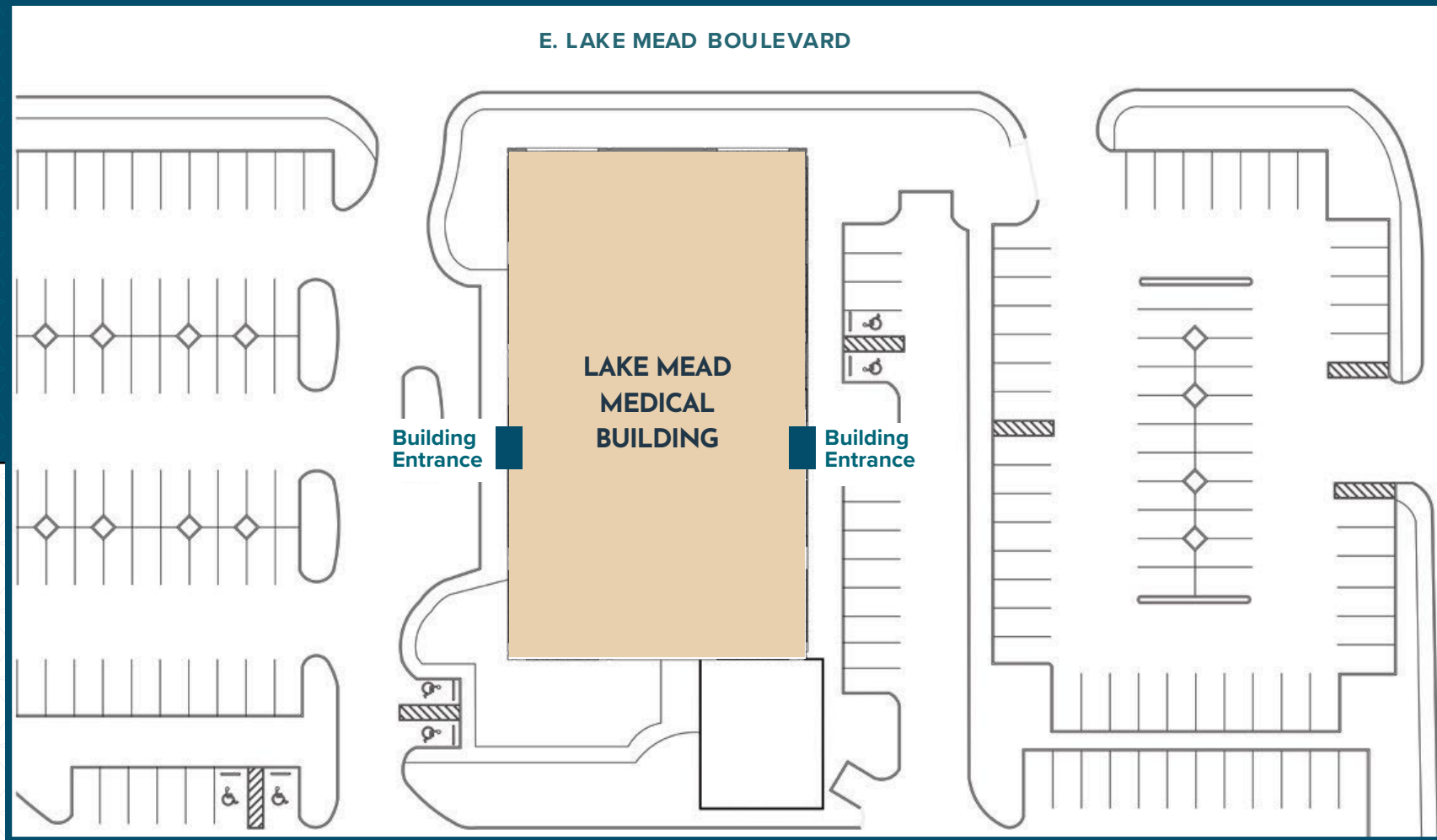
Building signage provides
prominent visibility

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Site Plan

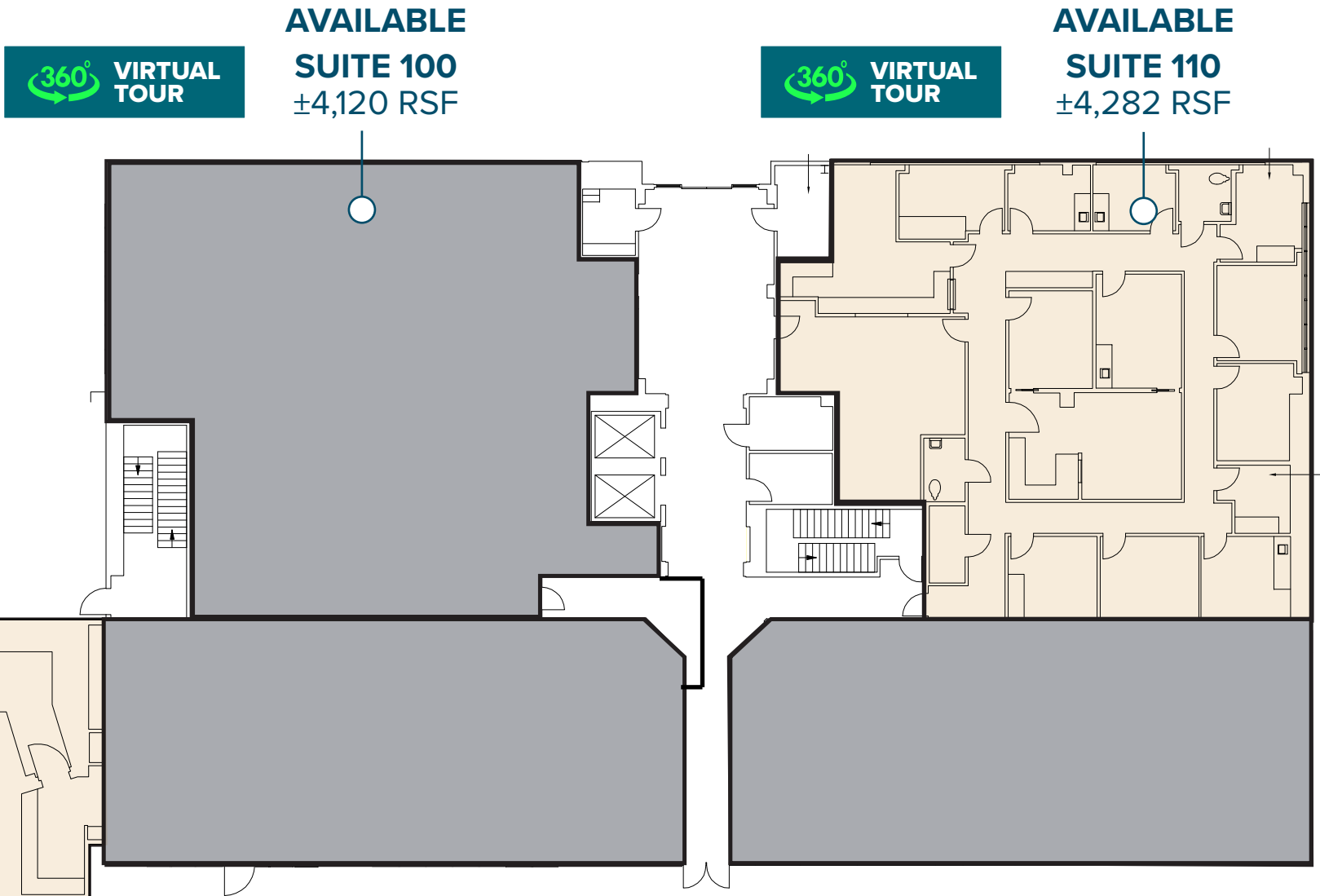


PROPERTY HIGHLIGHTS

- Offering turn-key tenant improvements at the North Vista on-campus MOB.
- Medical and Admin Space ranging from $\pm 1,548$ RSF to $\pm 5,087$ RSF.
- Conveniently located with easy access to both I-15 and US-95 freeways.

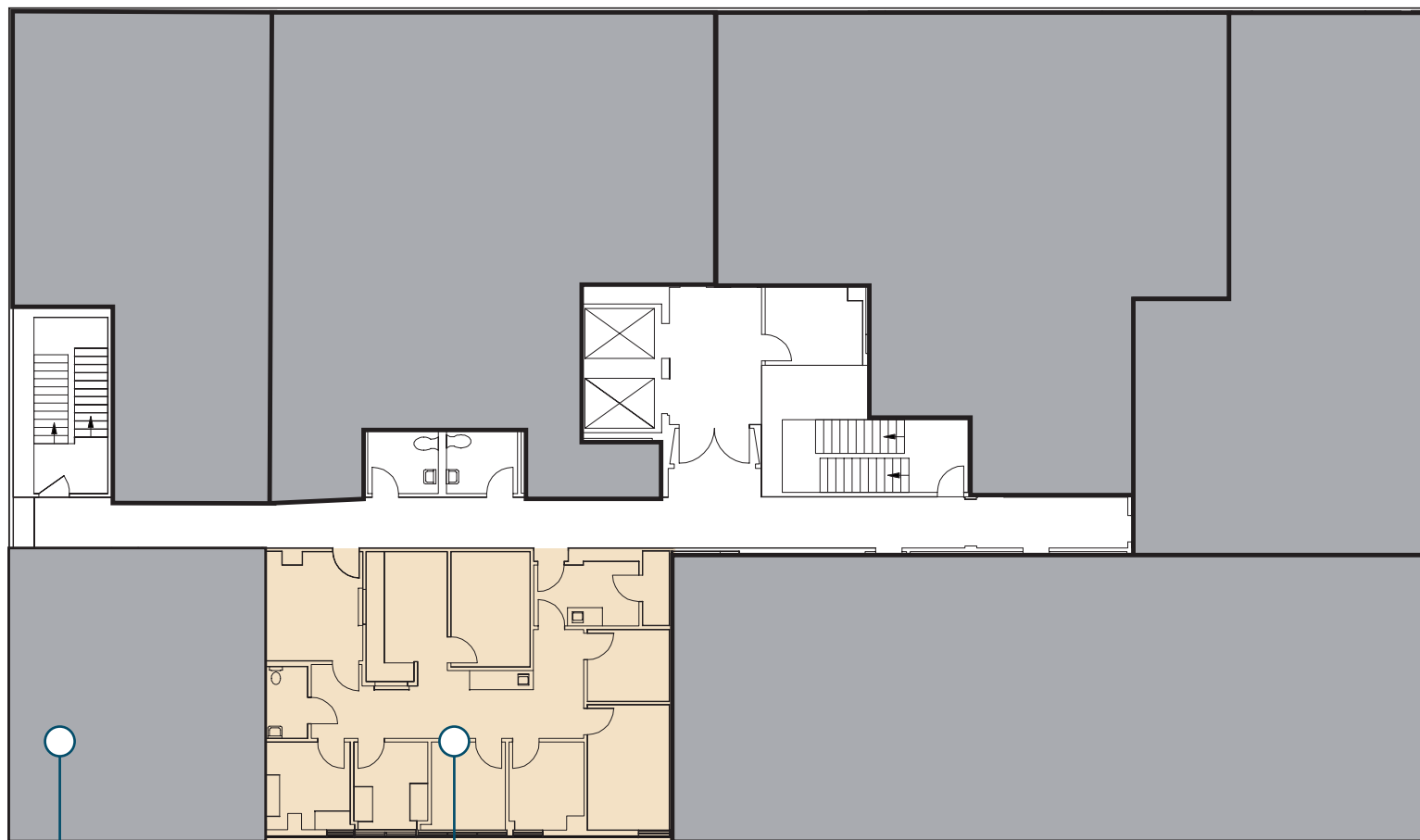
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1st Floor



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2nd Floor



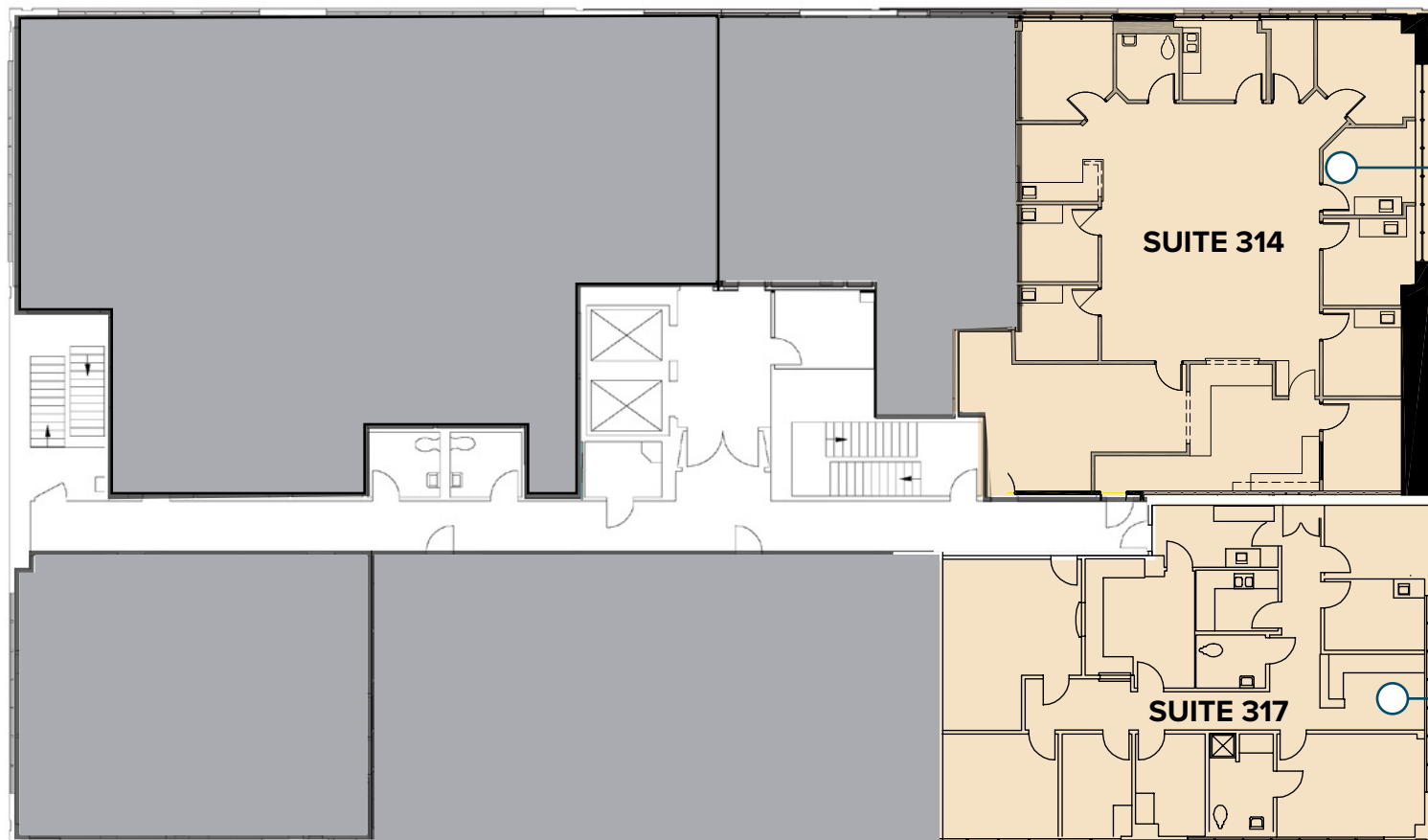
AVAILABLE
SUITE 207
±1,024RSF

AVAILABLE
SUITE 203
±1,548 RSF



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3rd Floor



AVAILABLE
SUITE 314
±2,872 RSF



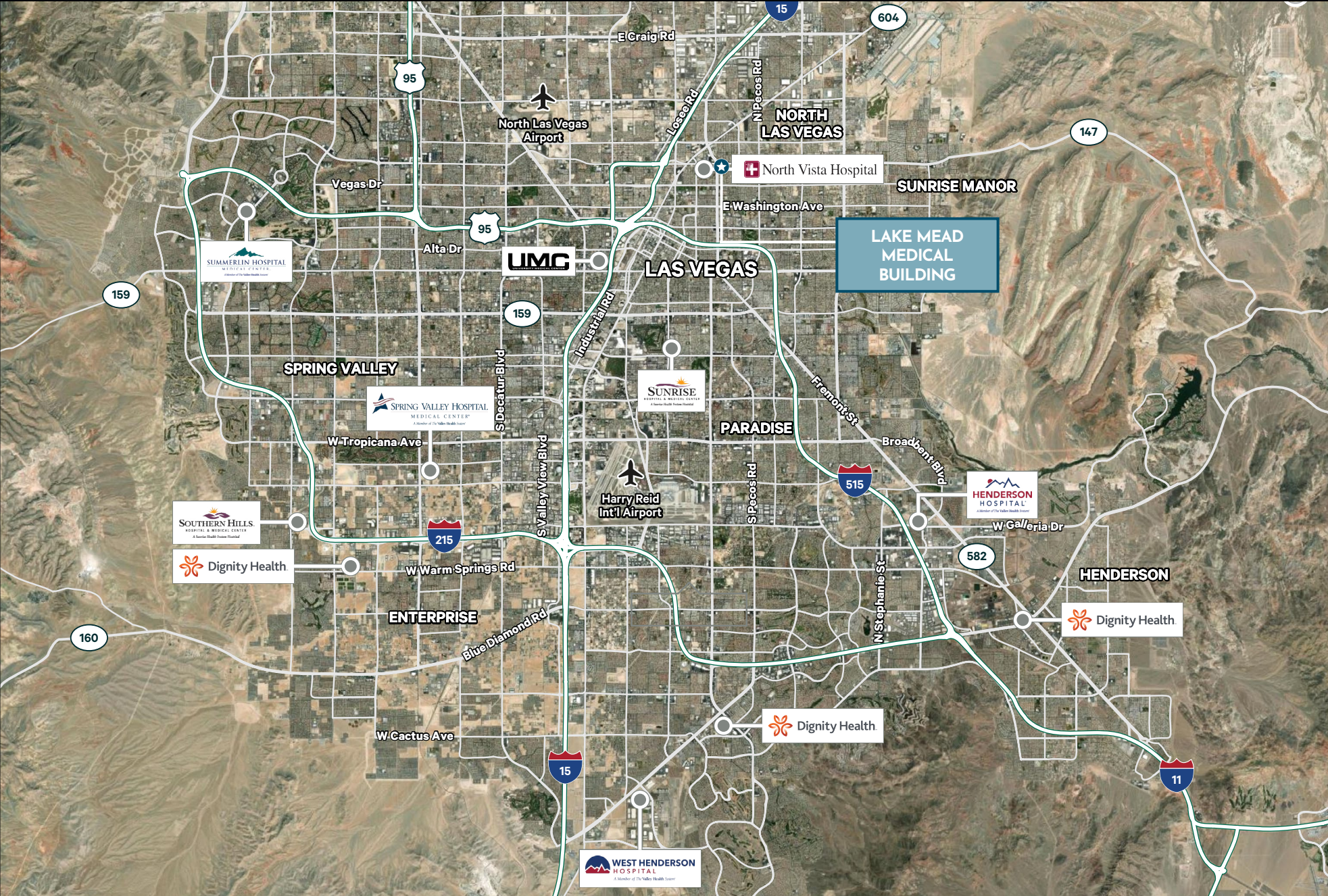
AVAILABLE
SUITE 317
±2,215 RSF



SUITE 314 & 317 CAN BE COMBINED FOR ± 5,087 RSF



Hospital Map



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Area Demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Population - Current Year Estimate	30,661	199,491	504,849
2030 Population - Five Year Projection	31,419	205,039	521,813
2020-2025 Annual Population Growth Rate	-0.54%	0.03%	0.44%
2025 Median Age	29.00	31.20	33.30
HOUSEHOLDS			
2025 Households - Current Year Estimate	8,467	66,711	172,605
2020-2025 Annual Household Growth Rate	0.38%	0.70%	0.88%
HOUSEHOLD INCOME			
2025 Average Household Income	\$60,004	\$63,711	\$76,658
2030 Average Household Income	\$67,988	\$71,626	\$86,335
2025 Median Household Income	\$47,093	\$47,784	\$58,318
2030 Median Household Income	\$55,623	\$56,371	\$67,040
DAYTIME POPULATION			
2025 Daytime Population	27,847	240,273	537,282

The medical services in Las Vegas, NV offer a wide range of healthcare options. Services include primary care physicians, specialists, urgent care centers, hospitals, and medical clinics. Las Vegas is home to several renowned hospitals and medical centers. With a diverse healthcare landscape, Las Vegas ensures access to quality medical services for its population.



Healthcare Expenditures

(5 Mile Radius)

\$741M

Total Annual Healthcare

\$138M

Total Annual Medical Services

\$47M

Total Annual Dental Care

\$9.2M

Total Annual Eye Care

\$7.8M

Total Annual Lab Test

\$27M

Total Annual Physician Services



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Lake Mead Medical Building



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FOR LEASE
MEDICAL/OFFICE BUILDING



360°
VIRTUAL
TOUR

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