



8724 Spanish Ridge Ave

Las Vegas, NV 89148

NAIVegas

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

8945 W. Russell Road, Suite 110
Las Vegas, NV. 89148

702 383 3383 | naivegas.com

Offered By: **Erik Sexton**

Partner

cell: 702.768.9922

direct: 702.534.1711

email: erik.sexton@naivegas.com

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Property Details

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2018 Population	13,935	148,286	373,755
HOUSEHOLDS	1-mile	3-mile	5-mile
2018 Households	5,581	58,263	145,481
INCOME	1-mile	3-mile	5-mile
2018 Average HH Income	\$88,231	\$79,334	\$80,909

LEASING DETAILS

Inline Space:
\$1.20 NNN
CAM CHARGES \$0.30

Space Available:
SUITE D ±742 SF

Total Estimated Monthly:
\$1,113

> FOR MORE INFORMATION
<http://helloarti.com/view/30439>



Property Highlights

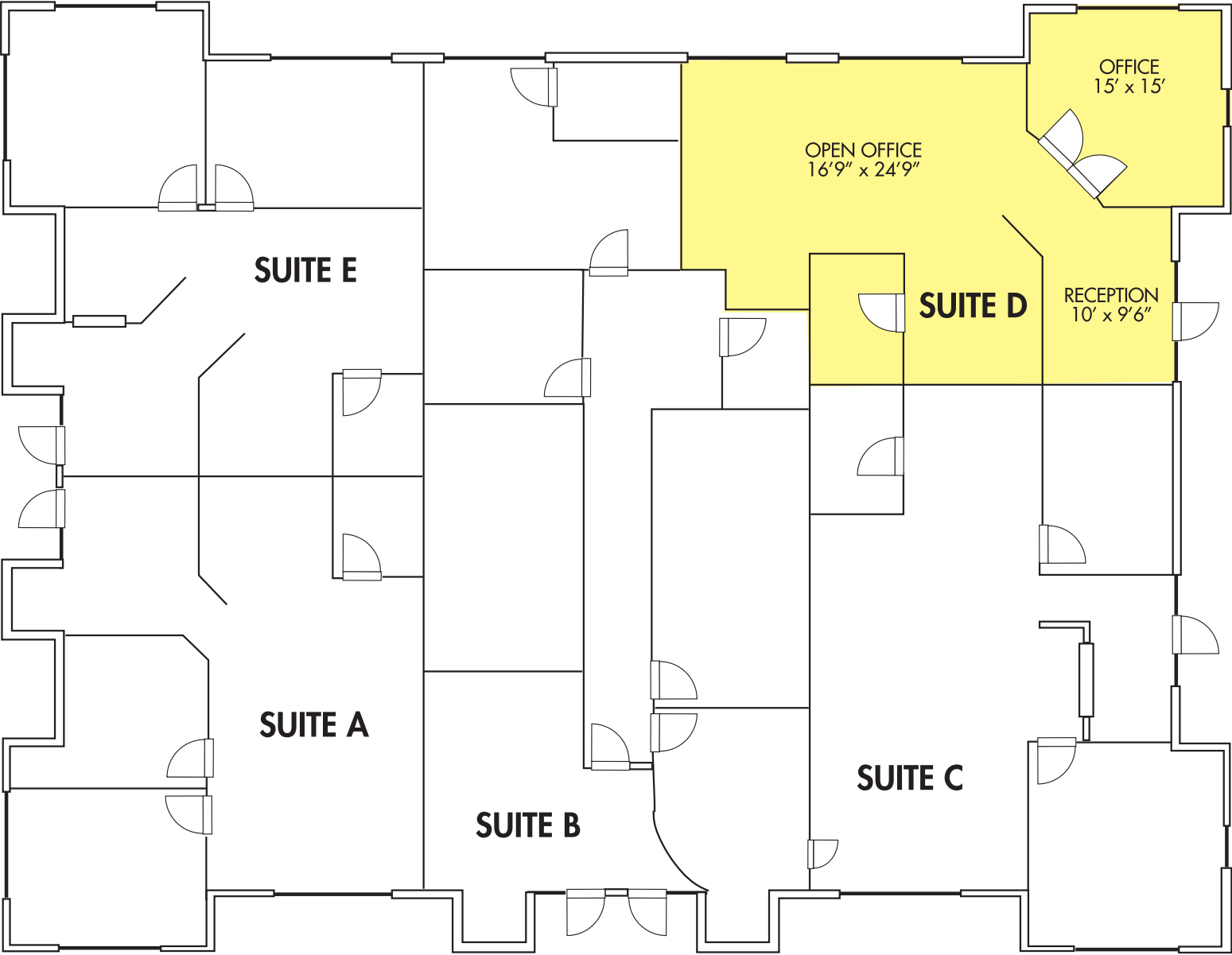
- ±742 SF Office Space (See Floor Plan)
- Single story building
- Separate exterior and private suite entrance with a high end finish
- C-P Zoning
- ±0.8 Miles to 215 Beltway Freeway via Russell Road
- ±5.8 Miles to Downtown Summerlin
- Close to Mountain's Edge Hospital and Sothern Hills Hospital
- Convenient Southwest location
- Covered Parking



Location



Floor Plan

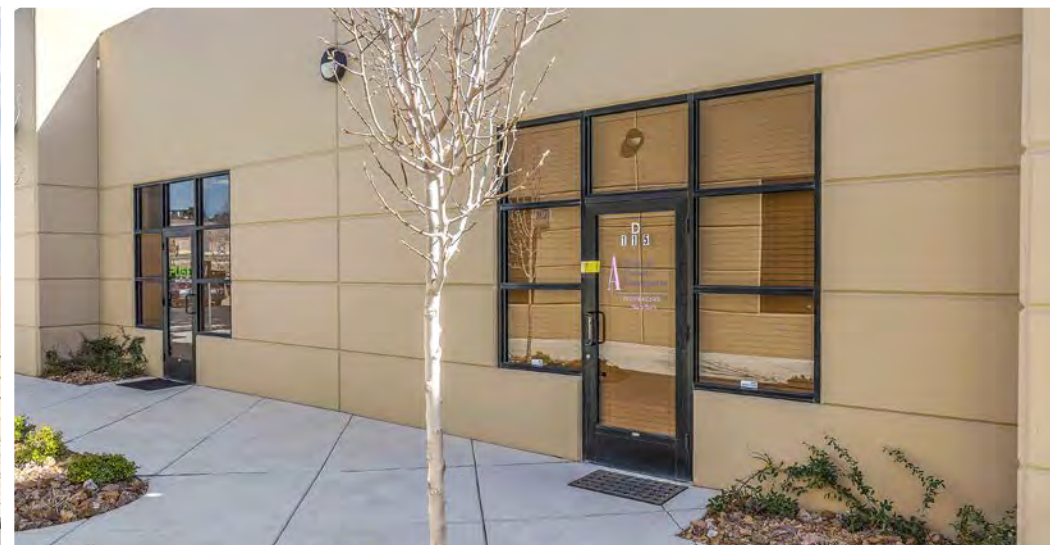


Photos





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NAI Vegas

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8945 W. Russel Road Suite 110
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