

FOR LEASE – Northwest Las Vegas submarket

MOUNTAIN VIEW PROFESSIONAL PLAZA

2851 North Tenaya Way :: Las Vegas, NV 89128



\$1.25-\$1.75 RSF/MO.
CLASS B MEDICAL
OFFICE BUILDING

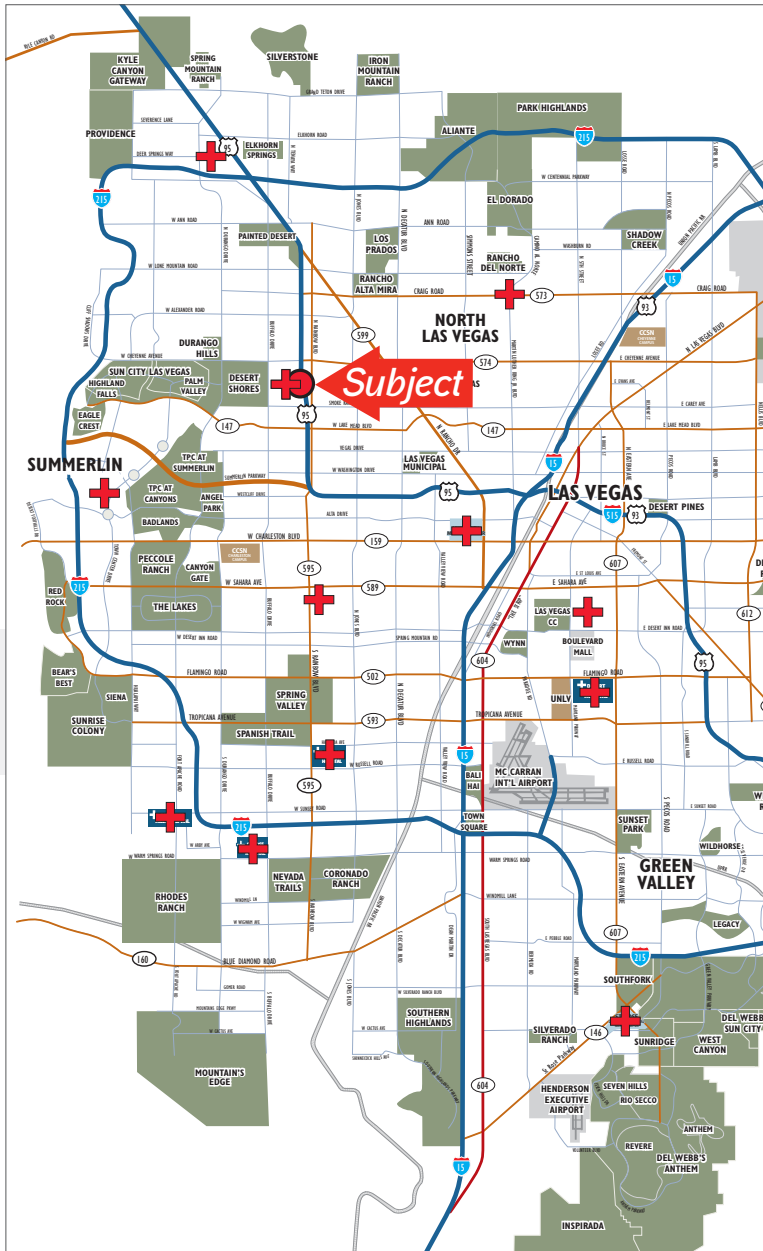


FOR MORE INFORMATION:

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FOR LEASE

TWO-STORY PROFESSIONAL AND MEDICAL OFFICE BUILDING

Property Overview

Mountain View Professional Plaza is a two story, Class B medical office building located in the Northwest Las Vegas submarket. The property stands out as one of the most desired locations in the Northwestern corridor. It consists of one building with high visibility fronting Tenaya Way, allowing for prominent exterior signage, and boasts immediate access to Interstate 95. The building's upgraded image, proximity to the major medical campus of Mountain View Hospital and ancillary users, increases the value of the property for medical users and medical support tenants. Space is available immediately and suites range from $\pm 1,145$ to $\pm 8,243$ SF.

$\pm 1,145$ SF to $\pm 15,847$ SF Available

Great visibility fronting Tenaya Way, allowing for prominent signage

- Strategic location near Medical Campus
- Immediate access to I-95 & Cheyenne Avenue
- Ample Parking & convenient patient loading/unloading drive isle
- High image building with well maintained landscape

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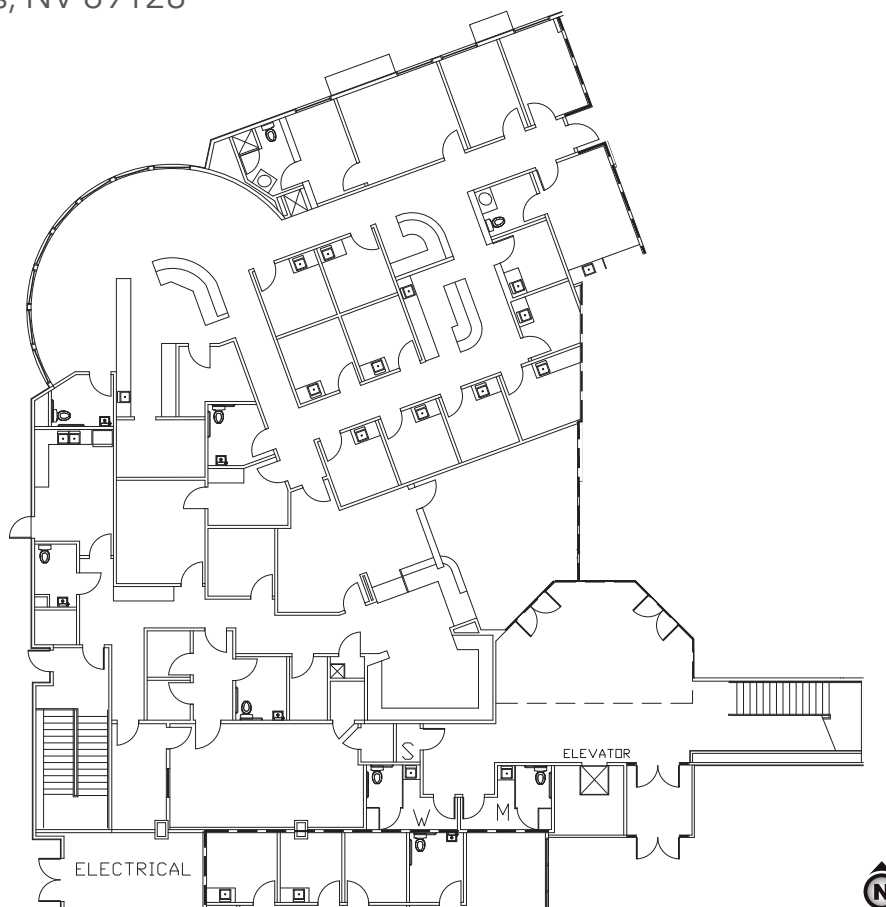


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RATE:
\$1.75/RSF/MO.

SUITE 101 // ±7,604 RSF



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MOUNTAIN VIEW PROFESSIONAL PLAZA



Floor plan of a medical office. The layout includes the following rooms and dimensions:

- Top Left:** A small room containing a toilet and a sink.
- Top Center:** A room labeled "ELECT" (Electrical room).
- Top Right:** An "ENTRY" area leading into two "OFFICE" spaces. The top office is 10'-7" by 8'-1". The bottom office is 10'-6" by 9'-1".
- Middle Right:** A "RECEPTION" area.
- Left Side:** A large "OFFICE" area with a width of 12'-2 1/2". A horizontal dimension of 9'-3" is shown for the top portion of this office.
- Bottom Left:** An "OFFICE" area with a width of 12'-0" and a depth of 9'-3 1/2".
- Bottom Center:** A room labeled "EXAM" with a width of 8'-0".
- Bottom Right:** Two "EXAM" rooms, each with a width of 8'-0". The rightmost exam room has a depth of 8'-6" and a total width of 8'-10" including a small adjacent space.



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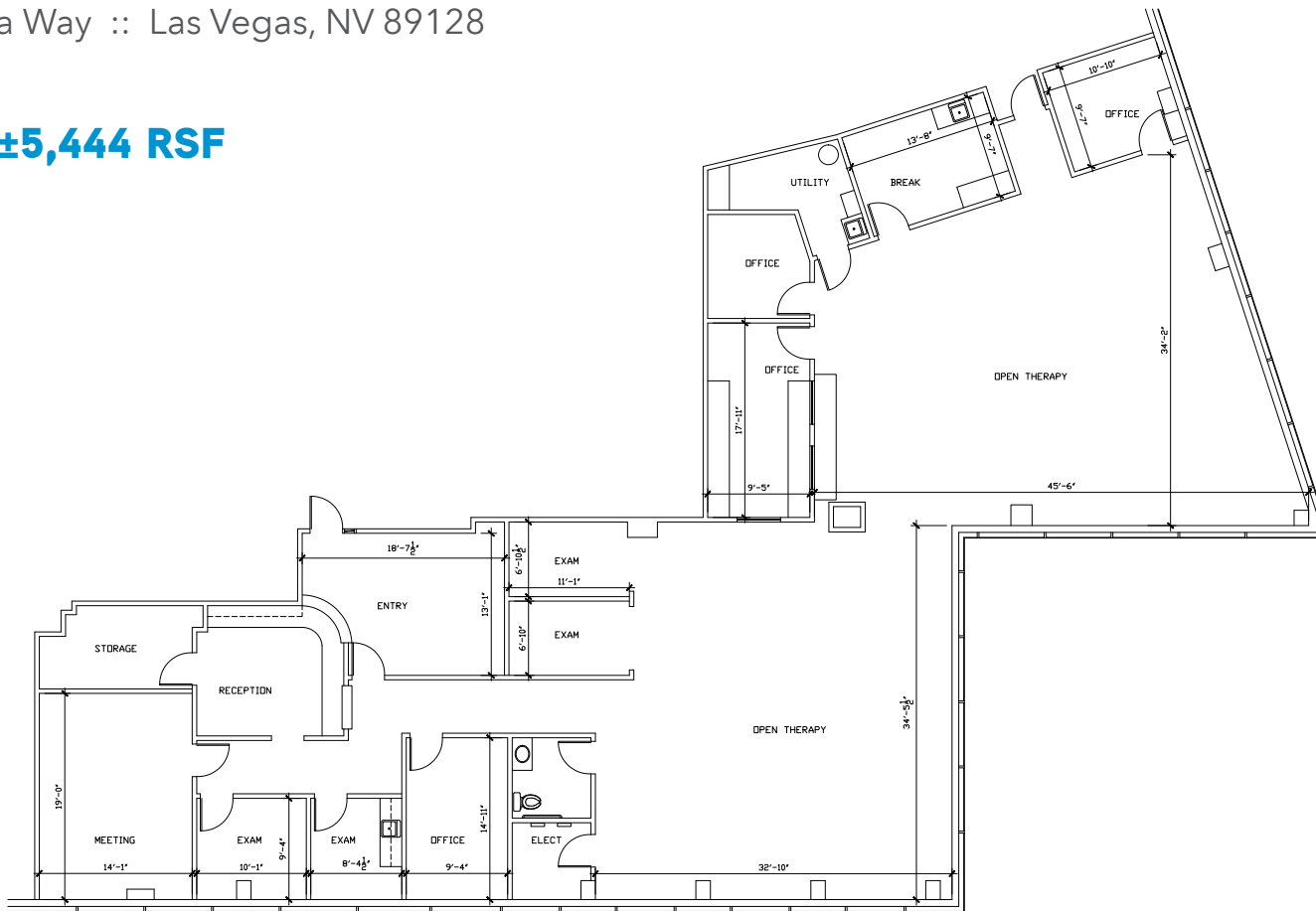
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RATE: \$1.25/RSF/MO.

SUITE 205 // ±5,444 RSF

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Demographics

POPULATION

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
2022 Projection	17,196	189,627	429,600
2017 Estimate	16,743	181,808	407,837
2010 Census	16,498	174,339	382,661
2000 Census	17,173	169,254	329,985
Projected Growth 2017 - 2022	2.71%	4.30%	5.34%
Estimated Growth 2010 - 2017	1.49%	4.28%	6.58%
Growth 2000 - 2010	-3.93%	3.00%	15.96%

HOUSEHOLDS

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
2022 Projection	6,976	72,691	160,107
2017 Estimate	6,723	69,163	151,609
2010 Census	6,486	65,245	141,566
2000 Census	6,594	62,984	123,041
Projected Growth 2017 - 2022	3.76%	5.10%	5.61%
Estimated Growth 2010 - 2017	3.65%	6.00%	7.09%
Growth 2000 - 2010	-1.64%	3.59%	15.06%

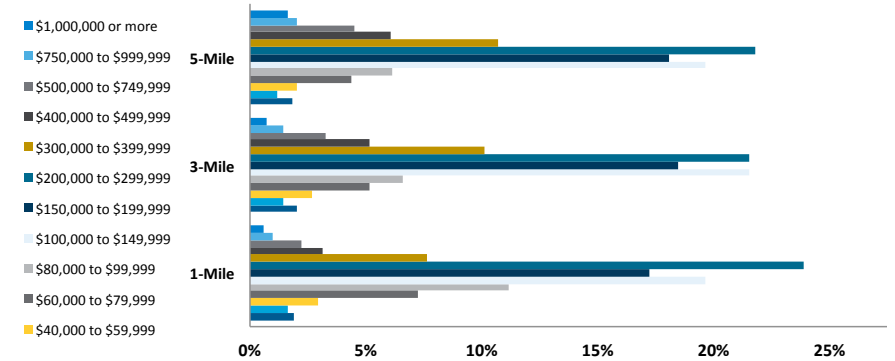
2017 EST. POPULATION BY SINGLE-CLASSIFICATION RACE

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
Total	16,742	181,809	407,837
White Alone	57.09%	60.84%	60.82%
Black or African American Alone	15.95%	12.92%	12.88%
Amer. Indian and Alaska Native Alone	0.91%	0.78%	0.75%
Asian Alone	5.76%	5.61%	6.09%
Native Hawaiian and Other Pac. Isl. Alone	0.80%	0.71%	0.69%
Some Other Race Alone	13.09%	13.55%	13.17%
Two or More Races	6.40%	5.59%	5.60%
Not Hispanic or Latino	69.62%	69.18%	69.93%
Hispanic or Latino	30.38%	30.82%	30.07%

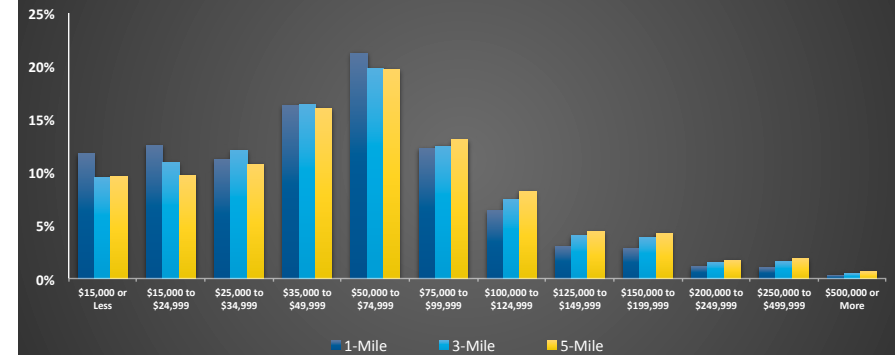
2017 EST. HOUSEHOLDS BY HH INCOME

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
Per Capita Income	\$24,777	\$26,177	\$27,138
Est. Average Household Income	\$61,704	\$68,811	\$73,003
Est. Median Household Income	\$48,289	\$51,219	\$54,240

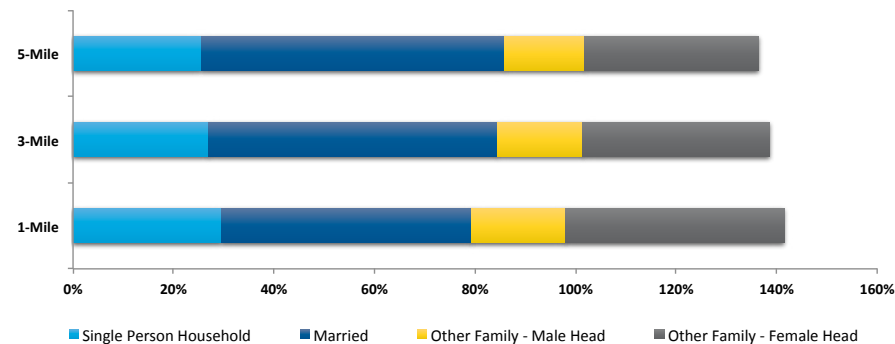
Est Owner Occupied Property Values



Estimated Households By Income



Estimated Households By Type



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