

FOR SALE



2835 S Jones Blvd
Las Vegas, NV 89146

Wes Drown, CCIM

Commercial Office Specialist

702-287-6553

Medical BUILDING

2835 S Jones Blvd. Las Vegas, NV 89146

8600 SF

RE/MAX
COMMERCIAL®

Reception

13 Exam Rooms

2 Procedure Rooms

2 Kitchen

3 Waiting Areas

Expandable to 6 Dr.'s



2016 Renovation

The Park at Warm Springs is located on Warm Springs, in the Central Valley, across from the Clark County-McCarran Airport Rental Car Hub. Excellent Reach into Henderson, and the SW Valley.

Wes Drown, CCIM

Commercial Office Expert

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2835 S Jones Blvd.

Aerial View EAST

RE/MAX
COMMERCIAL

Las Vegas Strip

Sahara Ave.

Sahara Ave.

Only
4.5
Miles
To
The
Strip

Desert Inn

Desert Inn

Only
5.5
Miles
To
The
NFL

Jones BLVD

Desert Inn

Jones BLVD



Subject Property

Wes Drown, CCIM

Commercial Office Specialist

702-287-6553

wes@officelv.com

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RE/MAX
COMMERCIAL



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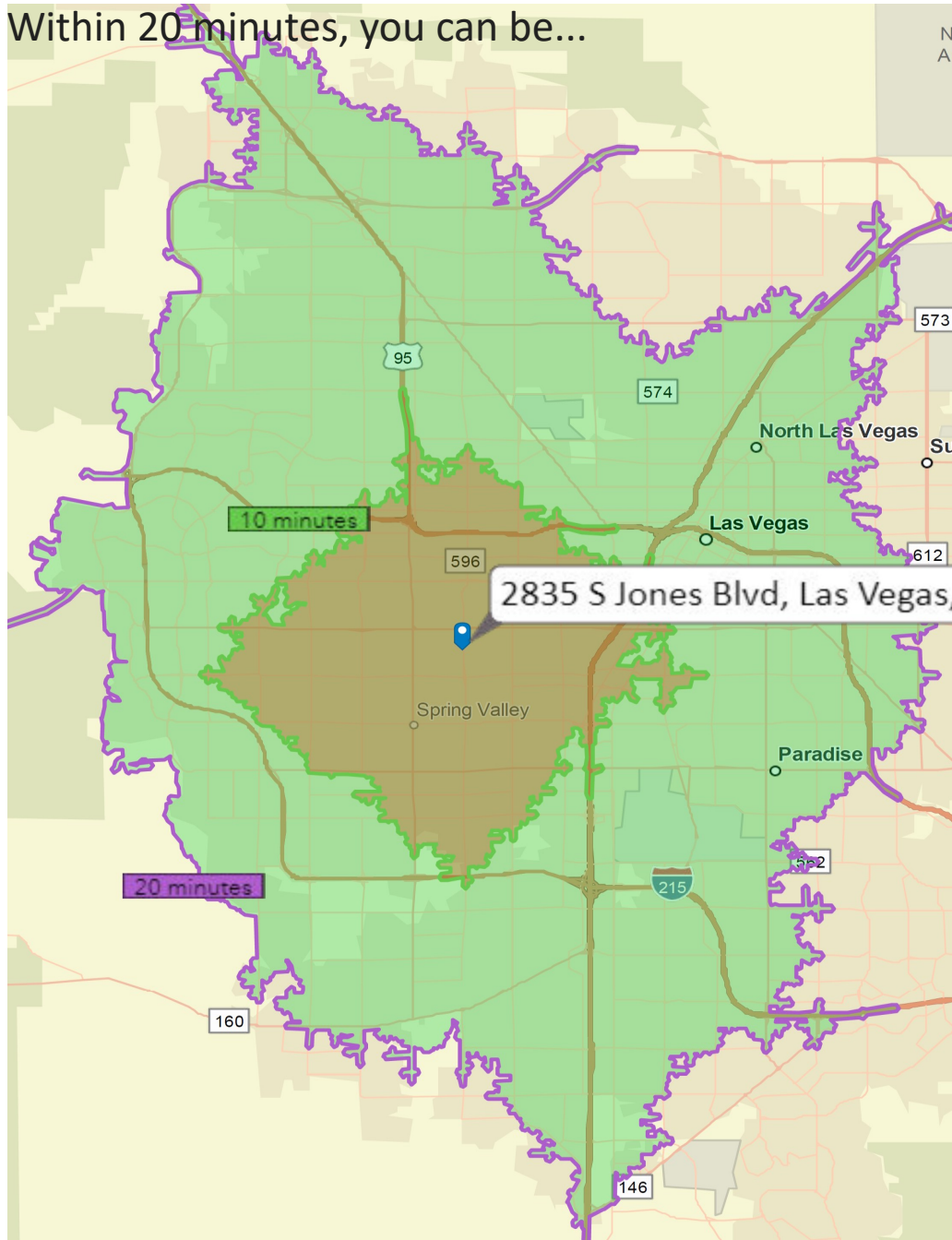
wes@officelv.com

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Drive Time Analysis

RE/MAX
COMMERCIAL

Within 20 minutes, you can be...



Drivetime Analysis:

How long would it take to get to work at this Incredible Location?

Drivetime Map shows 10 and 20 minute drivetime

Over 1,353,000 Population within 20 Minutes
500,836 Households.



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PHOTOS

RE/MAX
COMMERCIAL



Move in Ready
Large Medical Facility
Expansion Room
Up to 6 Dr.'s

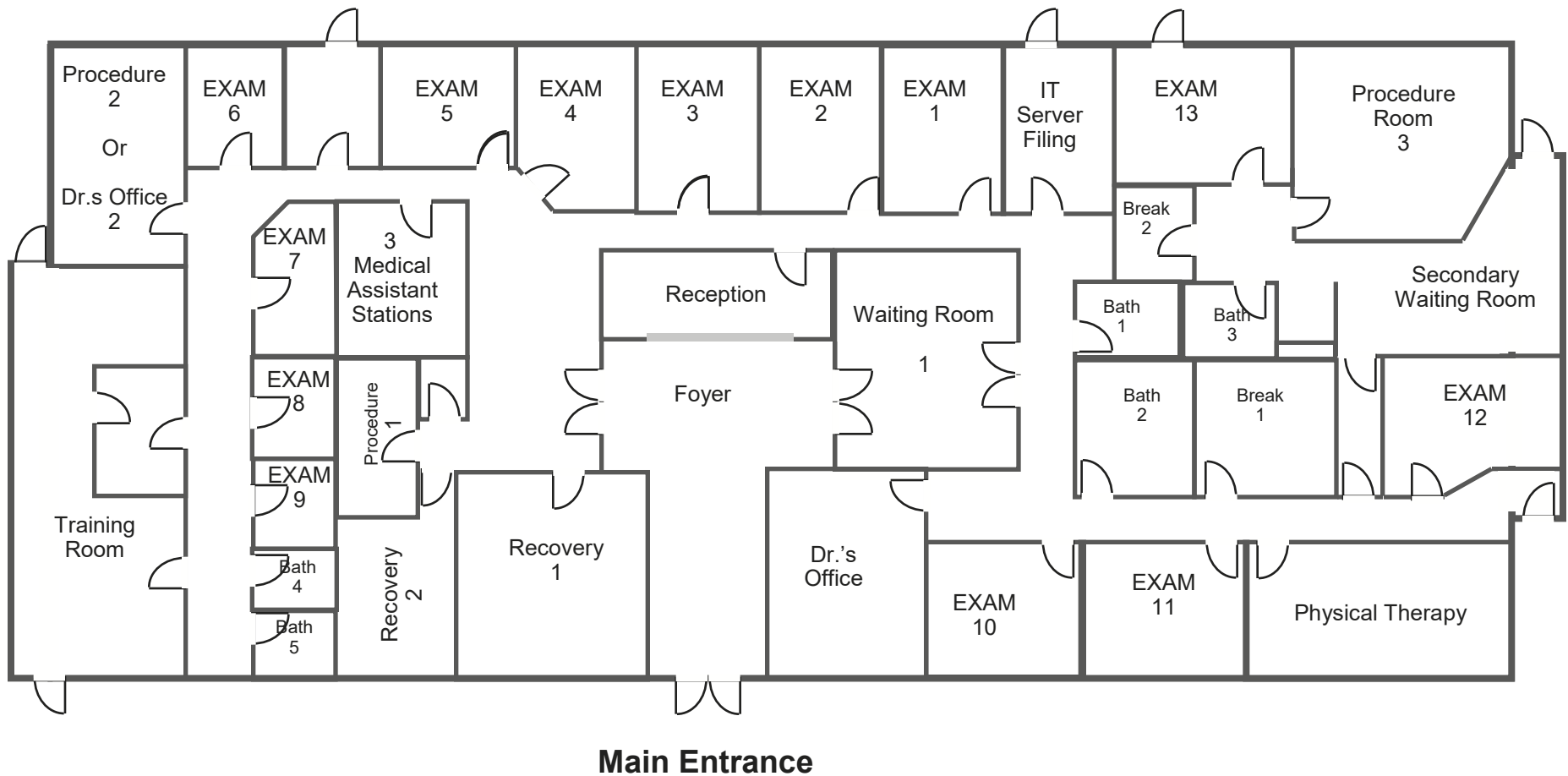
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Easily expand with minor reconfiguration, up to a 6 Physician practice, with 3-Exam rooms per Physician, and 3 procedure rooms, or other specialty rooms for Imaging, testing, etc... Lots of Sinks, Bathrooms, and exterior entrances. Stand Alone, with no Association restrictions.



2835 S Jones Blvd. Las Vegas, NV 89146

By The Numbers



Description	Item
APN	163-11-608-009
Year Built	1989
Square Footage	8600
Lot Size	31,363
Jones Frontage	115'
Covered Parking	12
Traffic Count	33,500 CARS DAILY



Description	Item
Parking	39 Spaces
Storage Sheds	2
Population w/in 20 minutes	1,209,000
ADA Compliance	YES
HIPA Compliance	YES
Distance to LV BLVD	4.3 Miles
SBA Mo. Payment	\$.82/PSF



Ownership
Has
Its
Privileges
Full
Medical
Buildout



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Expansion Growth Diverse Young Entertainment Sports Aerospace DOD

Fast recovery from COVID-19 IN PROGRESS

\$13B of New construction on the Strip alone

Thousands of new Multi-family and Single Family Homes—Under construction, and planned for 2021-22

2% Population Growth for 2019

Prime Tech Company Migration

New Las Vegas Raiders HQ and Training Facility Open

One of a kind MSG Sphere Theatre coming 2021

BORING Company Tunneling in Progress

Resort World, Hard Rock, Drew, Circa, Dreams

Welcome! Amazon, Google, FEDEX, HAAS

Visitor Volume is Cranking Up in Q1 So Far!

Huge need. Tele-Commuters, migrating into the SW, United States, for Quality of Life and COLA

Top Quality of Life

1/3 COLA of San Francisco

New -Aviators AAA Facility Open

1M Speaker-Super-Computer controlled-VENUE

Terminus Approved

Major Hotel room Openings 2021-2022