

FOR SALE



5185 S Eastern Ave STAND ALONE **OFFICE** BUILDING

RE/MAX
COMMERCIAL®

Wes Drown, CCIM

Commercial Office Specialist

wes@officelv.com

702-287-6553

5185 S Eastern Ave

GREAT LOCATION !!! Looking SW

RE/MAX
COMMERCIAL

Las Vegas Strip

McCarran
Airport

Eastern Ave. 35,000 cars per day

5185 S Eastern Ave

McCarran Airport
3 minutes away

Las Vegas Strip
9 minutes away

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image Landsat / Copernicus
Data LDEO-Columbia, NSF, NOAA

Google Earth

Imagery Date: 3/27/2021 36°05'38.02" N 115°07'27.63" W - elev 1999 ft eye alt 2273 ft

Wes Drown, CCIM

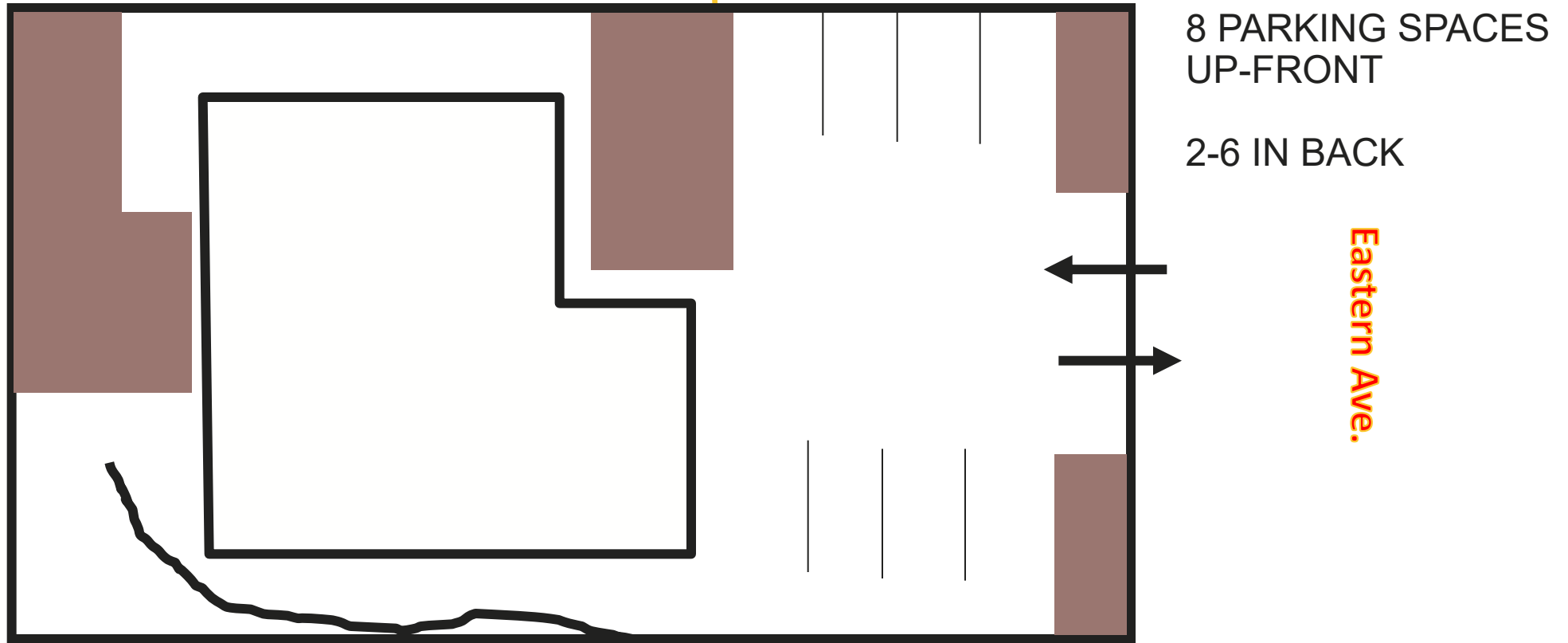
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Site Plan



REDEVELOPMENT AREA

Planned Use: Professional Office



OB/Gyn
Dr.

Optomologist
Dr.

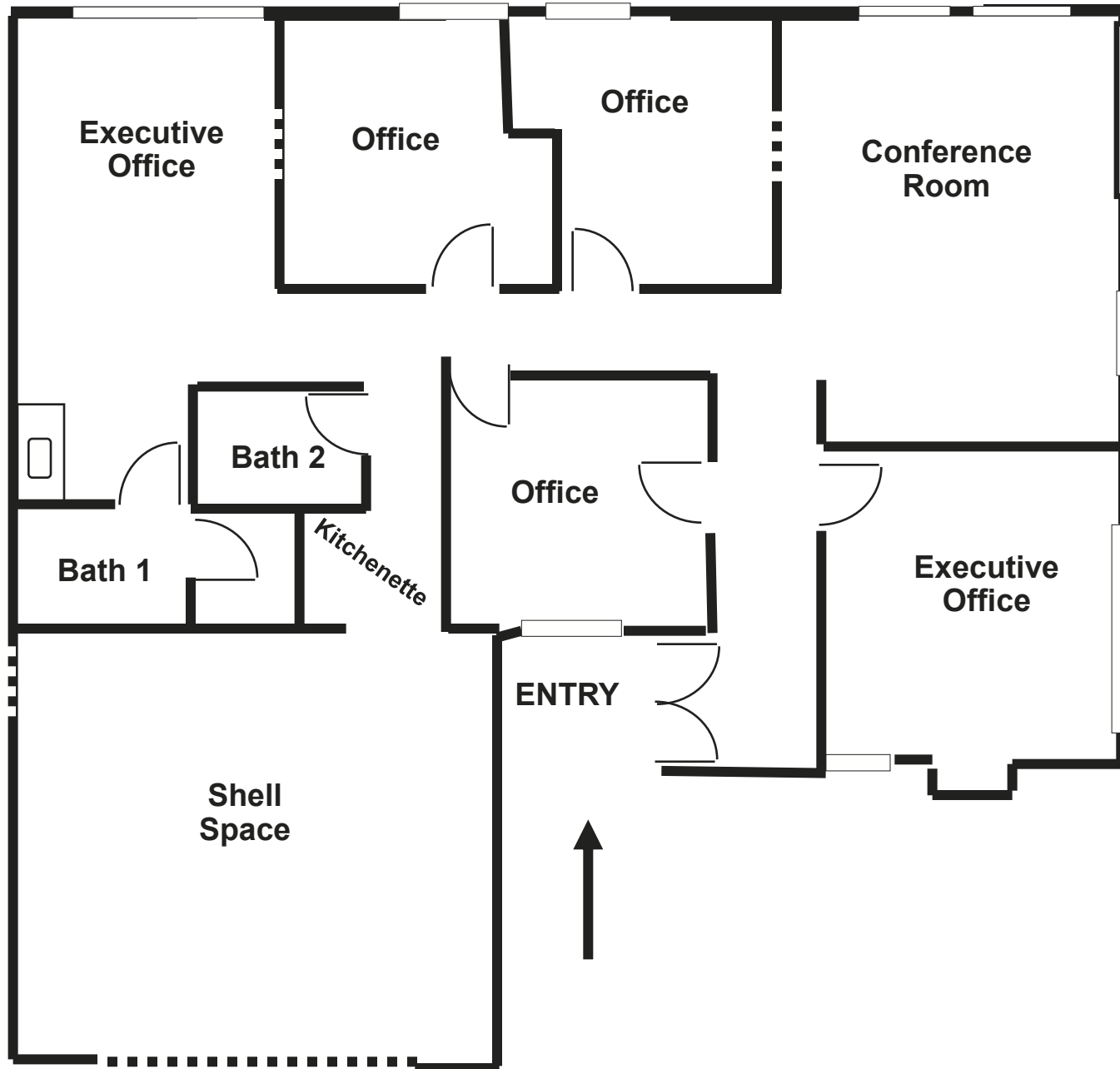
Office

Internal
Medicine
Dr.

Bee Creative
Ceramics

Private
Offices

Cardiologist
Under
Construction



5 Offices
Conference Room
Kitchenette
5 Exits
2 Bathrooms
Exec Office Sink
Large Shell Space

5185 S Eastern Ave.

The Numbers



Description	Item
APN	162-26-612-048
Year Built-Out	1970
Square Footage	2146
Acreage	.20
Entry on Eastern	Yes
Exits	5
Traffic Count	35,800 CARS DAILY

Description	Item
Parking Ratio	4:1000
Occupancy	17
Population w/in 15 minutes	727,000
Closest Freeways	15 and 215
Front Door Parking	YES
Cross Access	Yes
SBA Est. Monthly Payment	\$1.31 / PSF

SUPER-RARE!
DON'T HESITATE!
2146 SF including storage/shell.
RE-DEVELOPMENT AREA

Originally Built 1970
Commercial Conversion 1998
Seller Remodel in 2008
Your RE-model 2022!!