

1176 Vegas Valley Dr

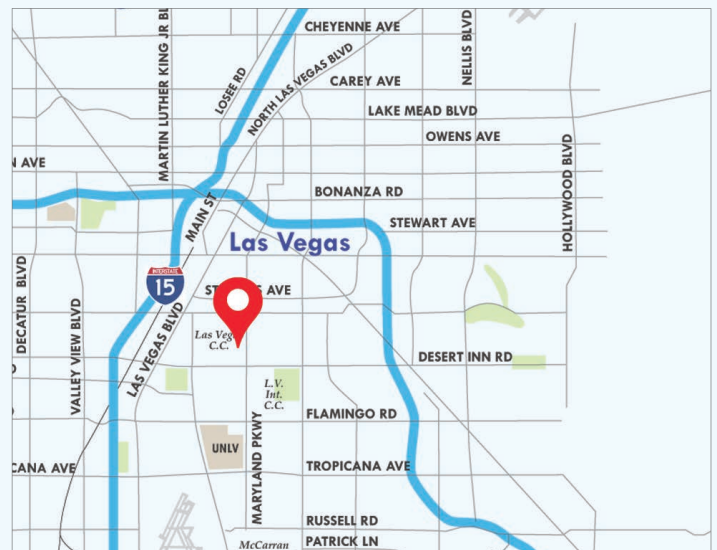
W-NWC Vegas Valley Dr & Maryland Pkwy
Las Vegas, NV 89109



FOR SALE | LEASE
5,630 SF



- Free standing medical/ office building with ample covered/open parking
- Dedicated monument signage
- Great location for a Healthcare Group medical offices, Dialysis Center, Imaging, Urgent Care, Multidisciplinary practice, Primary and Specialty Care Providers, etc.
- Located at the Maryland Pkwy medical corridor near Sunrise Hospital
- Excellent visibility, density and daytime population
- APN: 162-106-01-009
- Zoning: General Commercial (C-2)



CONTACT

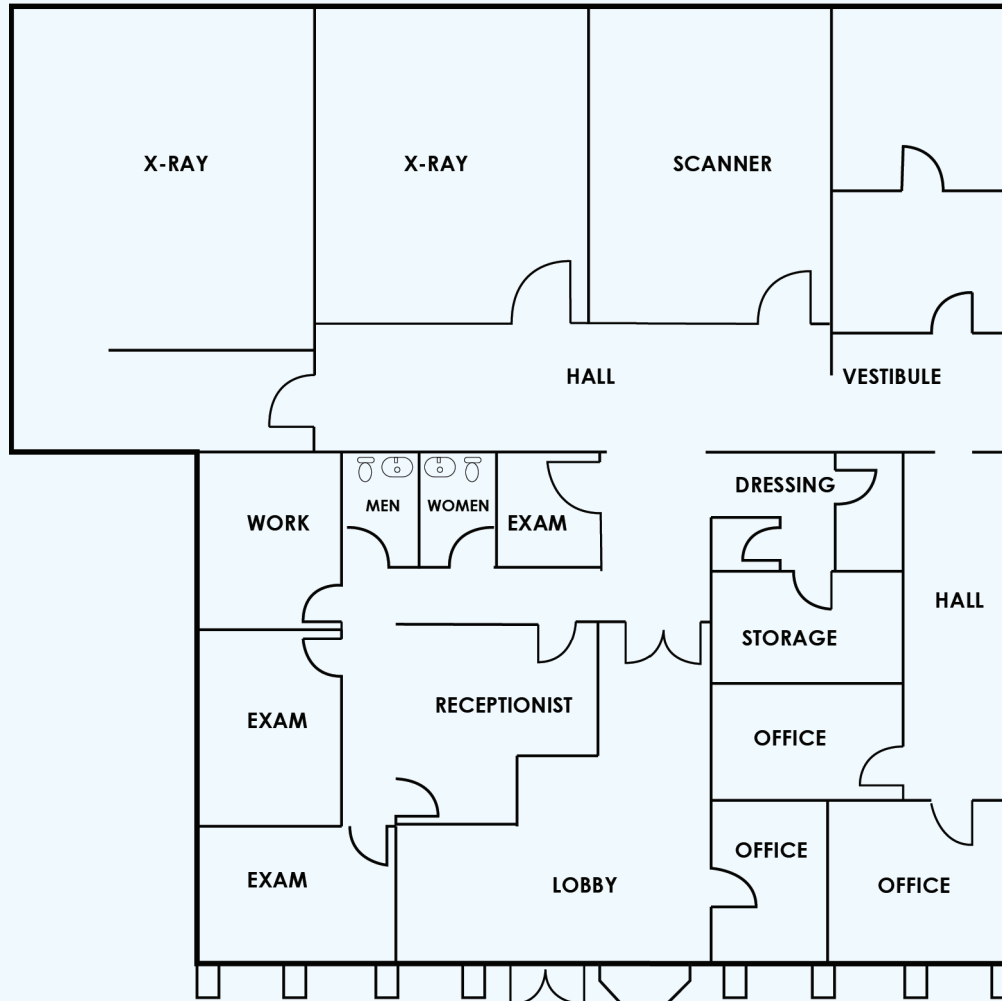
JIM HILL

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Size 5,630 SF
APN 162-106-01-009
Zoning General Commercial (C-2)

Demographics	1 Mile	3 Miles	5 Miles
Population	26,122	300,243	530,637
Ave HH Income	\$56,673	\$43,363	\$46,760
Households	11,004	86,861	200,334

Traffic Counts (2017 NVDOT)

Maryland Pkwy - 37,000 VPD
 Sahara Ave - 16,000 VPD

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