

FOR SUBLEASE

±676 – ±1,330 SF

5258 S Eastern Ave
Las Vegas, NV 89119



Property Summary

LEASE RATE	Suite 152 \$2.50/SF/MG Suite 252 \$1.75/SF/MG
TOTAL SF	Suite 152 ±676 SF Suite 252 ±1,330 SF
LOT SIZE	±0.58 Acres
APN	162-25-210-019
ZONING	C-P
PROPERTY TYPE	Office Suburban
YEAR BUILT	2001

- Suite 252 available immediately.
- Suite 152 available November 1, 2023.
- Tenants able to use Coworking at member rates.
- Data and Janitorial separate.
- Modern, remodeled suites and coworking spaces.
- Beautiful outdoor patio with city views available for events, at member rates.
- A short drive from Harry Reid International Airport and UNLV.
- Flexible lease terms.
- Ample parking.

FOR MORE INFORMATION



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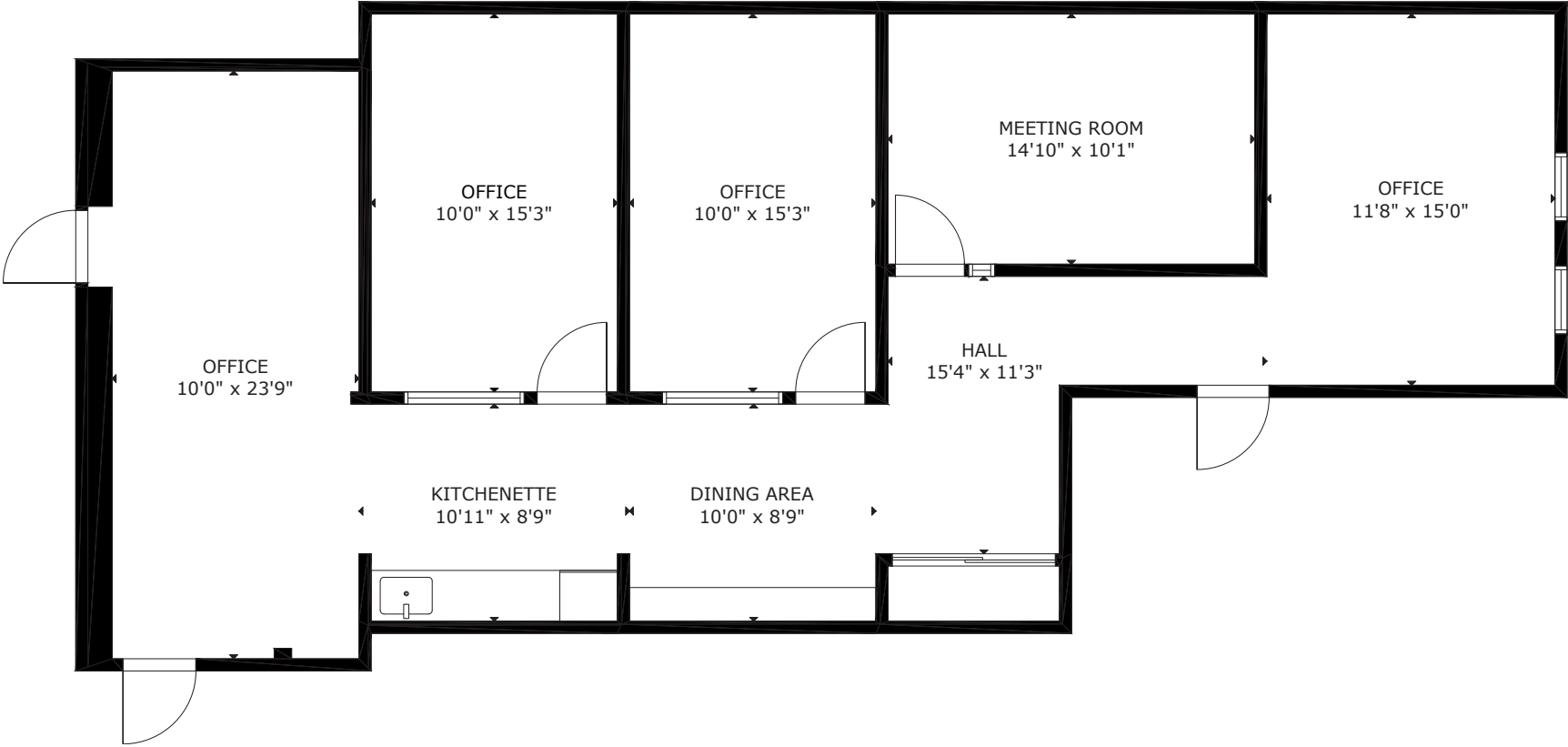
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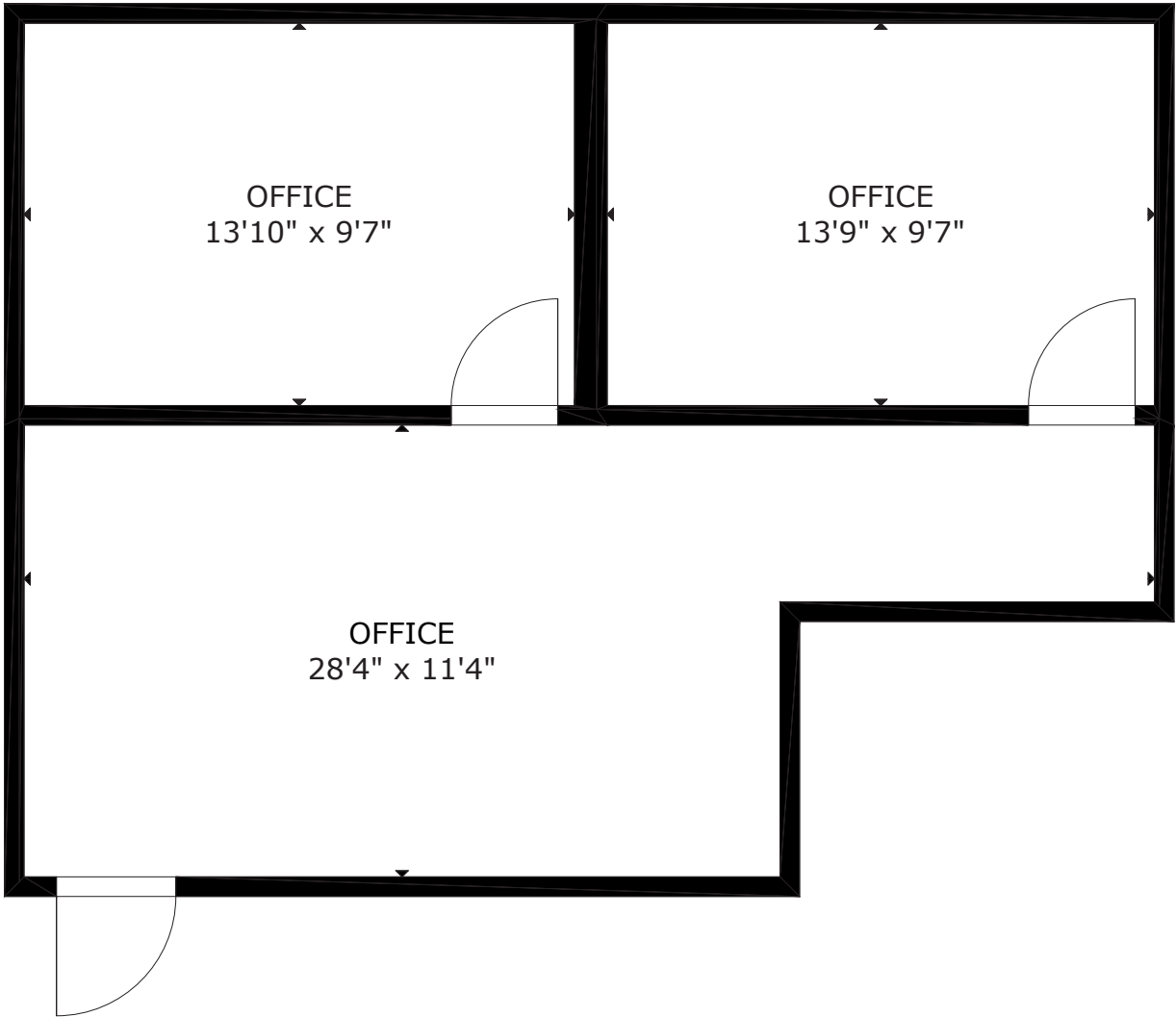
COMMON AREA



Floor Plan - Common Areas



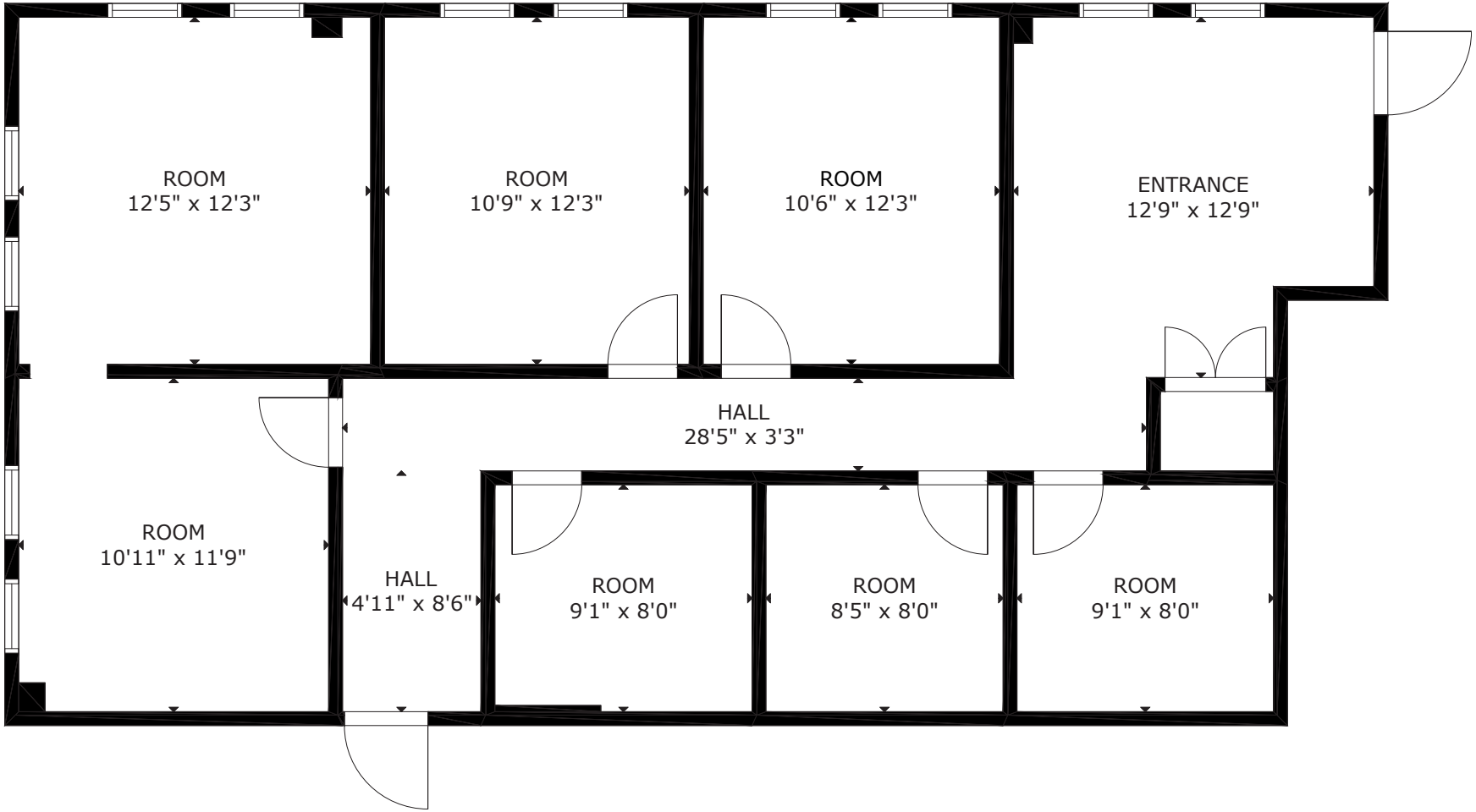
Floor Plan - Unit 152



UNIT 152



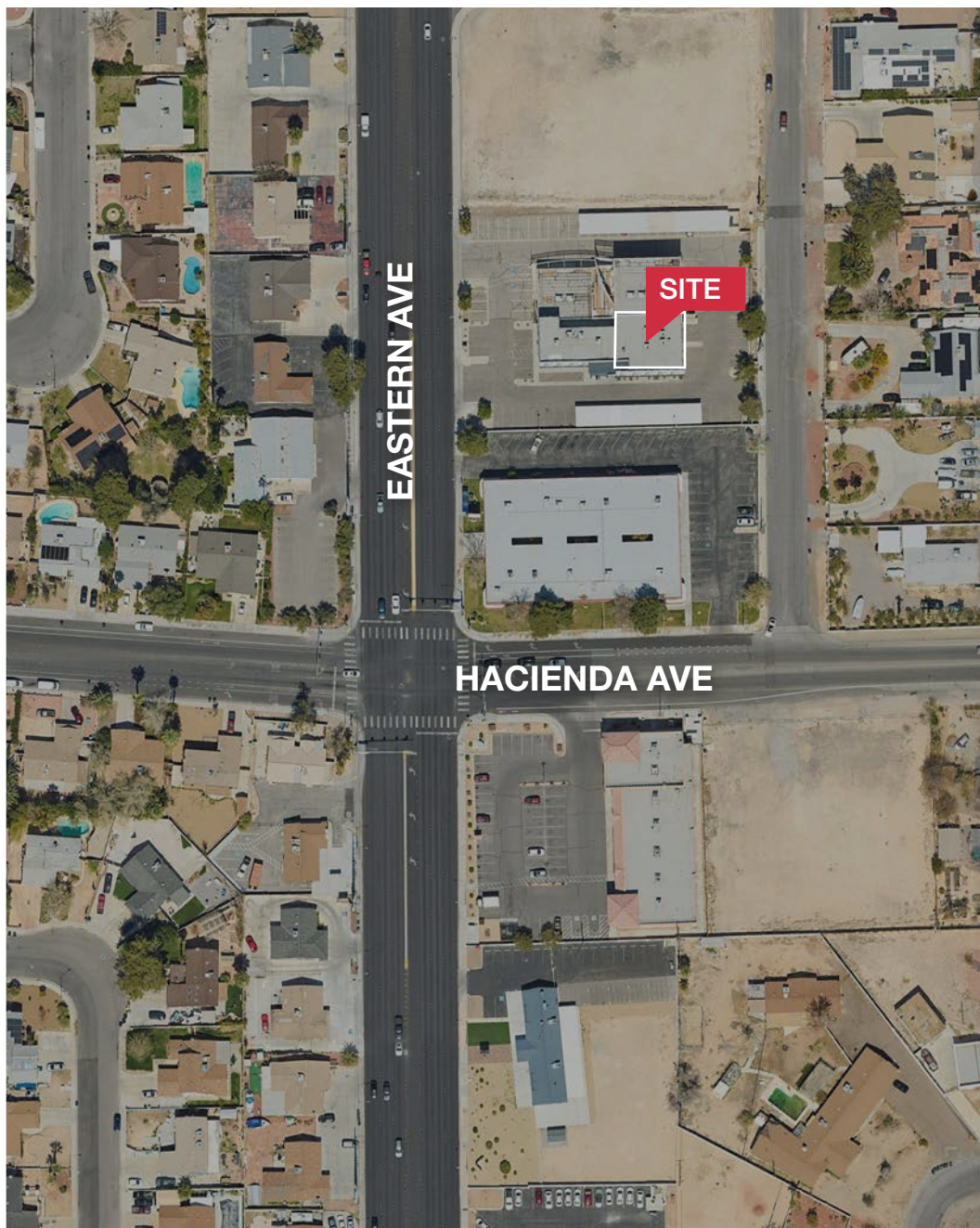
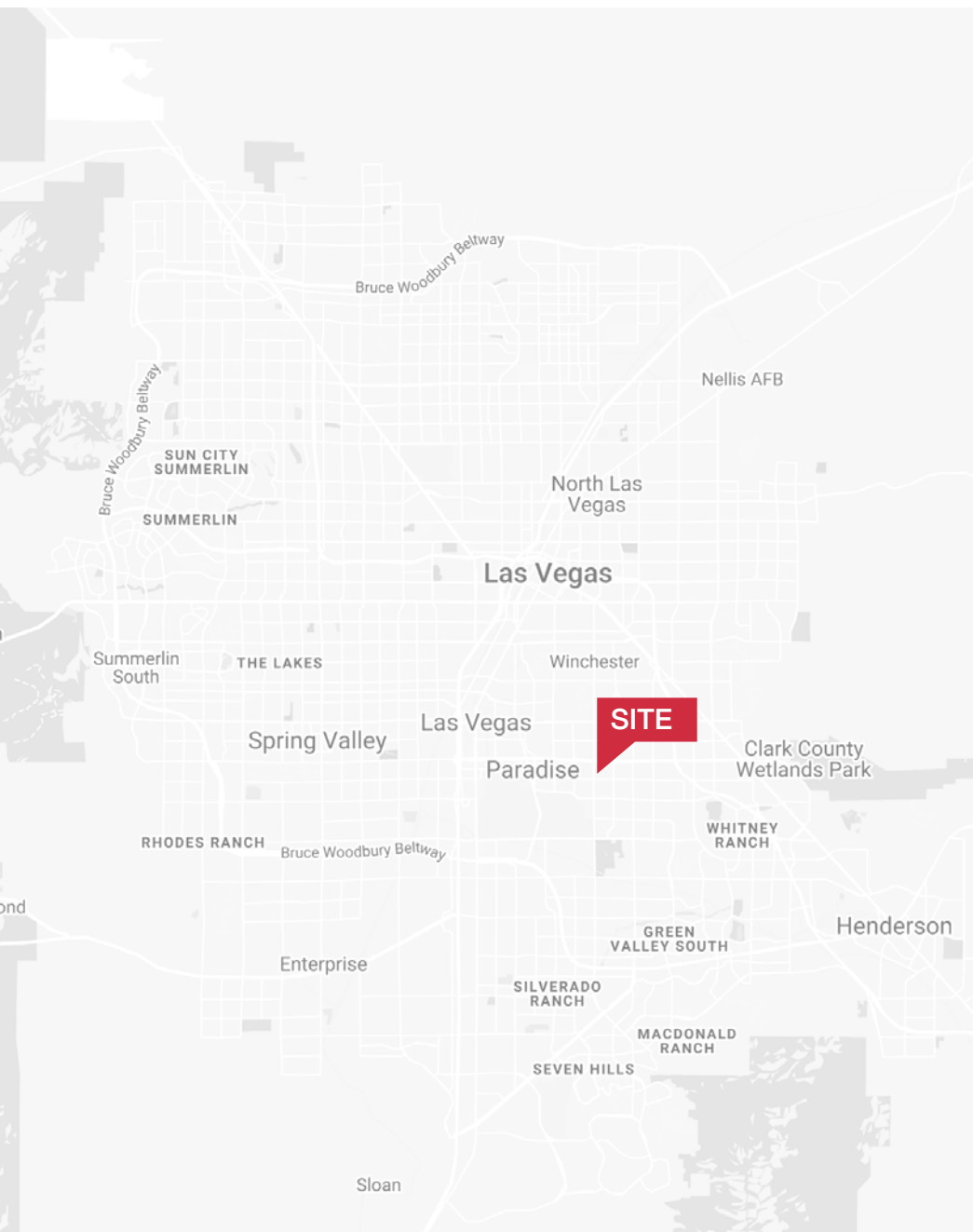
Floor Plan - Unit 252



UNIT 252



Area Map



Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

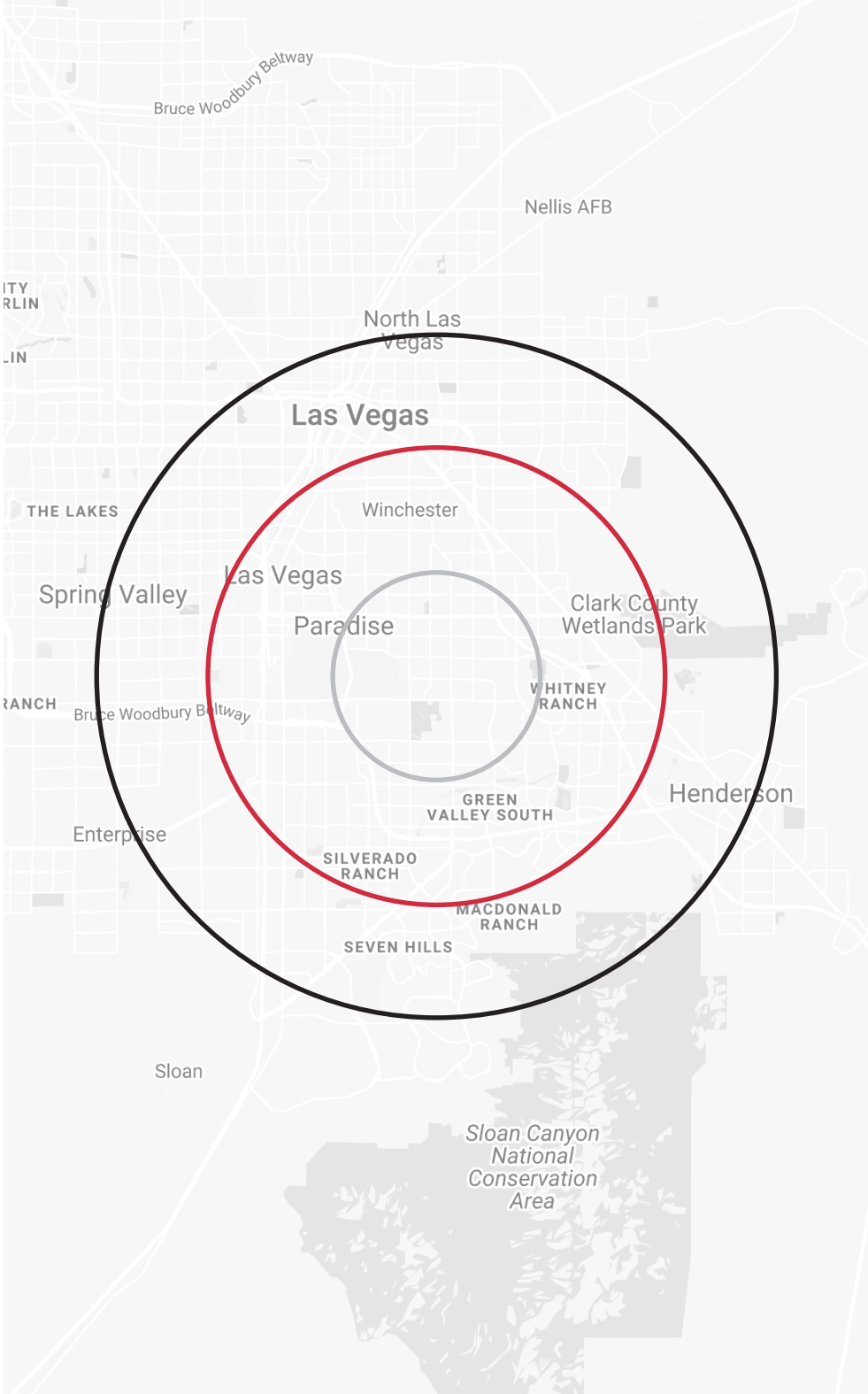


Demographics

POPULATION	1-mile	3-mile	5-mile
2023 Population	17,962	194,690	461,727
HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	7,928	80,775	183,869
INCOME	1-mile	3-mile	5-mile
2023 Average HH Income	\$74,580	\$61,865	\$66,848

Traffic Counts

STREET	CPD
E Flamingo Rd / Radbourne Ave	44,500
E Flamingo Rd / S Pecos Rd	45,500





Distance to Major Cities

Salt Lake City, Utah	302 miles
Las Vegas, Nevada	120 miles
Los Angeles, California	387 miles
San Diego, California	449 miles
Denver, Colorado	630 miles
Phoenix, Arizona	419 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY

<https://excelcres.com/market-research>



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 South Durango Drive,
Las Vegas, NV 89113
702.383.3383 | naiexcel.com

Debbie German

LIC# S.0045532.LLC
725.300.8008
debbiegerman@naiexcel.com

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