



# MEDICAL OR PROFESSIONAL OFFICE PAD

5585 REDWOOD ST, Las Vegas, NV 89118

FOR SALE | \$999,000

A Land Development Opportunity



**COLDWELL  
BANKER  
COMMERCIAL**

**PREMIER REALTY**

**OFFERING MEMORANDUM**

**LORI SMITH**

Commercial & Residential Real Estate

702.595.5502

[lori.smith@cbvegas.com](mailto:lori.smith@cbvegas.com)



**PREMIER REALTY**

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## PRESENTED BY:

**LORI SMITH**

Commercial & Residential Real Estate

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### SECTION 1

# PROPERTY INFORMATION

- Executive Summary
- Property Description
- Property Details
- Complete Highlights
- Additional Photos



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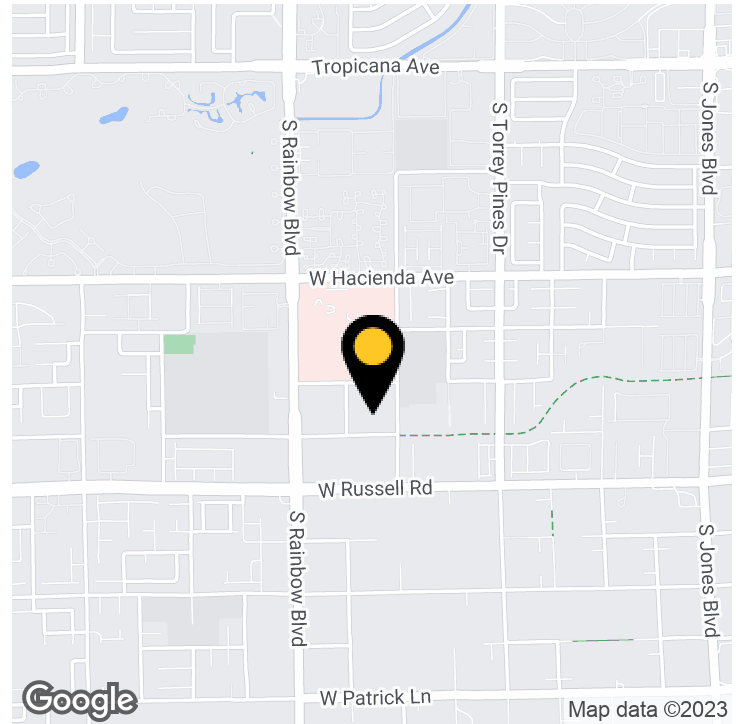
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FOR SALE

MEDICAL OR PROFESSIONAL OFFICE PAD | 1.57 ACRES | LAS VEGAS, NV



### OFFERING SUMMARY

Sale Price:	\$999,000
Available SF:	
Lot Size:	1.57 Acres
Price / Acre:	\$636,306
Zoning:	C-P
Market:	Las Vegas
Submarket:	Southwest

### PROPERTY OVERVIEW

A medical or professional office suitable pad near Spring Valley Hospital and Rainbow Blvd. Currently, we are seeing medical office grey shell development offered in excess of \$250 in the Southwest Valley.

1.57 acre parcel: \$999,000

### PROPERTY HIGHLIGHTS

- Medical office suitable pad in a high demand area
- Has landscaping, curbs and parking
- Ready for development

FOR SALE

MEDICAL OR PROFESSIONAL OFFICE PAD | 1.57 ACRES | LAS VEGAS, NV



#### PROPERTY DESCRIPTION

A medical or professional office suitable pad near Spring Valley Hospital and Rainbow Blvd. Currently, we are seeing medical office grey shell development offered in excess of \$250 in the Southwest Valley.

1.57 acre parcel: \$999,000

#### LOCATION DESCRIPTION

5585 Redwood St is located across the street from Spring Valley Hospital and an existing two story office building is adjacent. This pad would be perfect for medical office given the proximity to other health services. Costar notes Las Vegas as one of the top U.S. cities for future medical office development due to a fast growing senior population and little medical office construction.

The Southwest Valley is a popular area for local business as there is significant residential growth in the area.

### FOR SALE

MEDICAL OR PROFESSIONAL OFFICE PAD | 1.57 ACRES | LAS VEGAS, NV

Sale Price	\$999,000
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#### LOCATION INFORMATION

Building Name	Medical or Professional Office Pad
Street Address	5585 REDWOOD ST
City, State, Zip	Las Vegas, NV 89118
County	Clark
Market	Las Vegas
Sub-market	Southwest
Cross-Streets	Redwood St & Dewey Dr
Signal Intersection	Yes

#### BUILDING INFORMATION

Number of Lots	2
Best Use	Office Development
Free Standing	Yes

#### PROPERTY INFORMATION

Property Type	Land
Property Subtype	Office
APN #	163-26-411-004
Corner Property	Yes
Waterfront	Yes
Power	Yes

Street Parking	Yes
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Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Gas / Propane	Yes
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes



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### SECTION 2

## LOCATION INFORMATION

- Regional Map
- Location Map
- Aerial Map
- Site Plans



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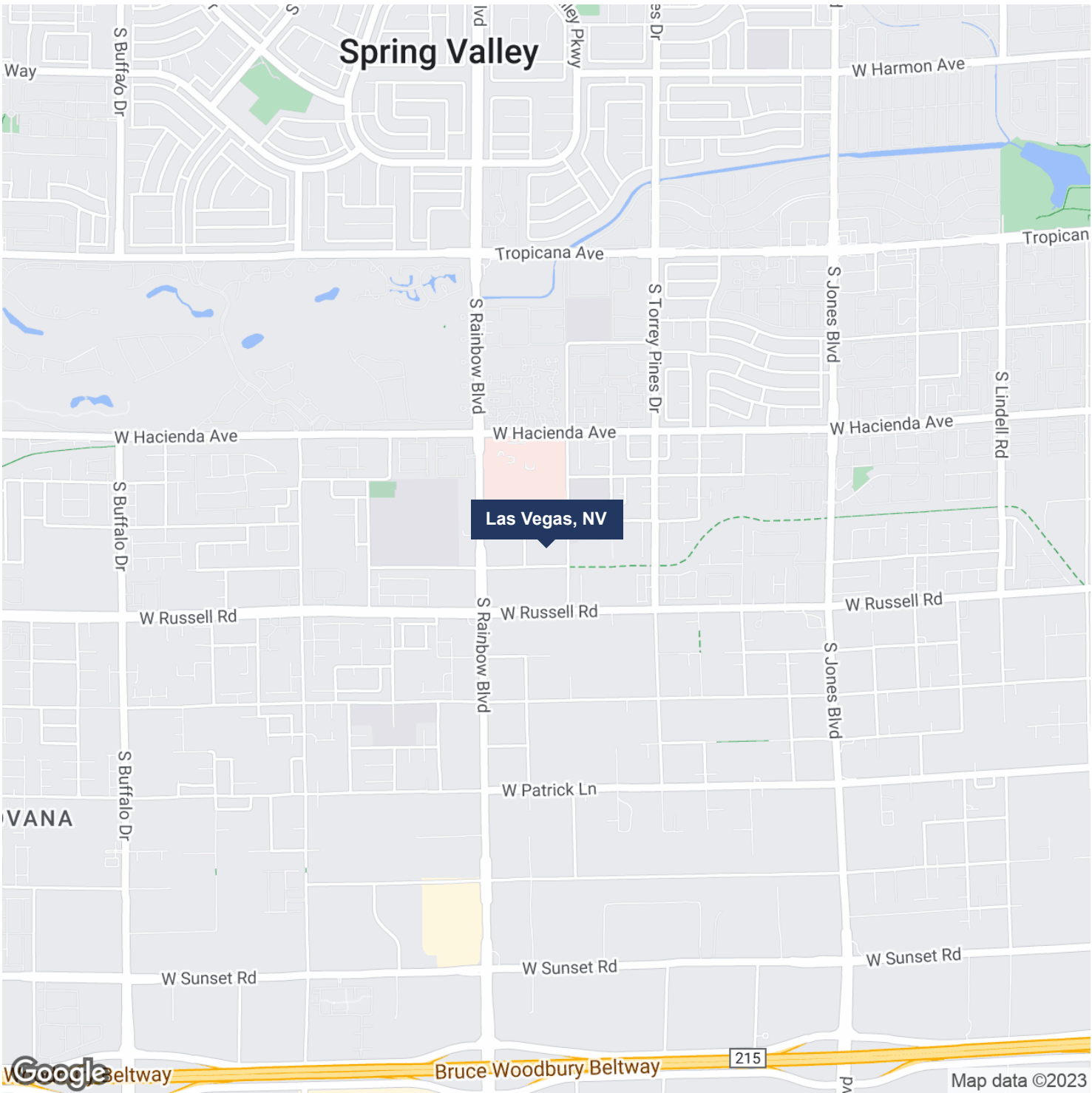
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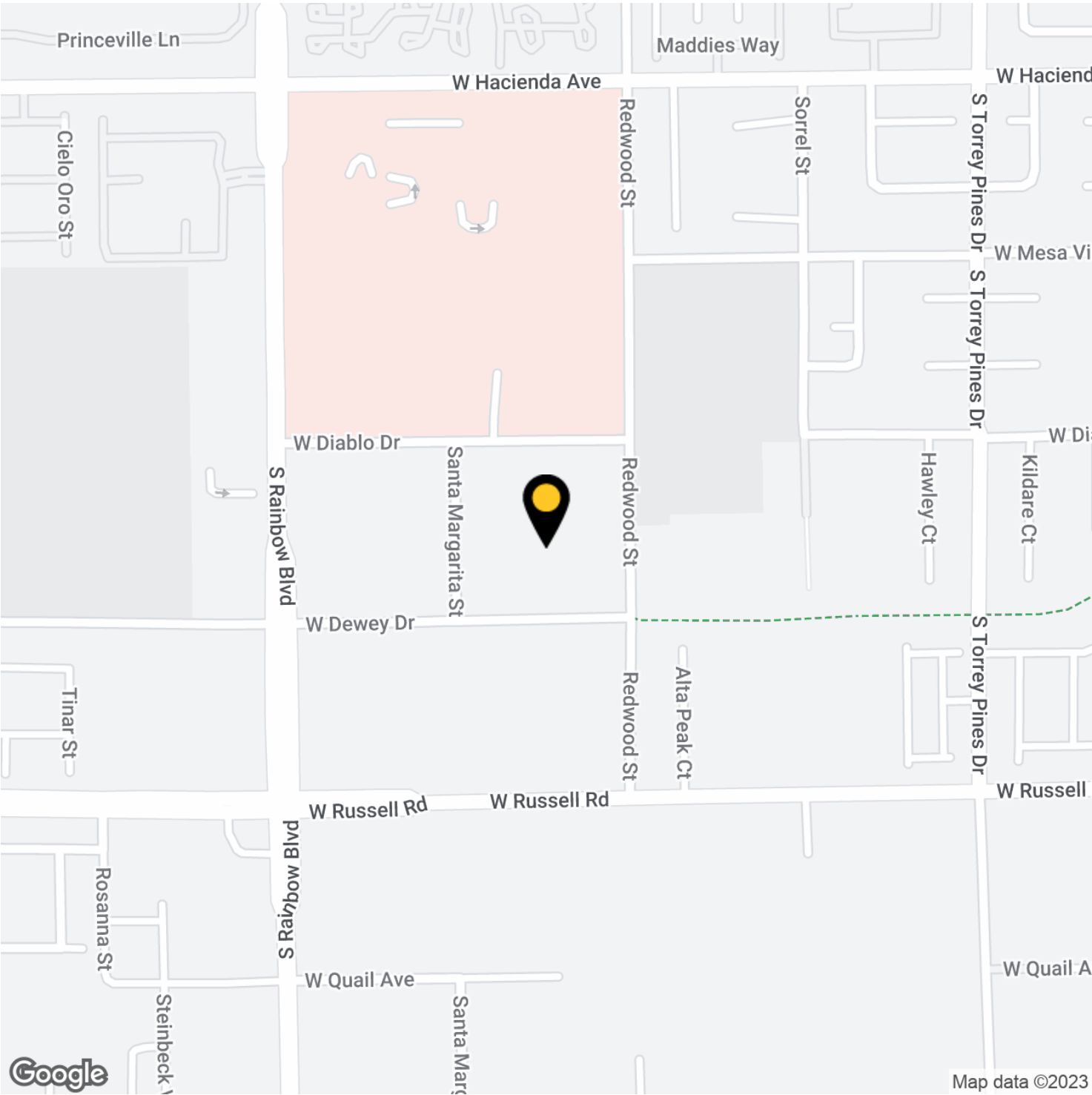
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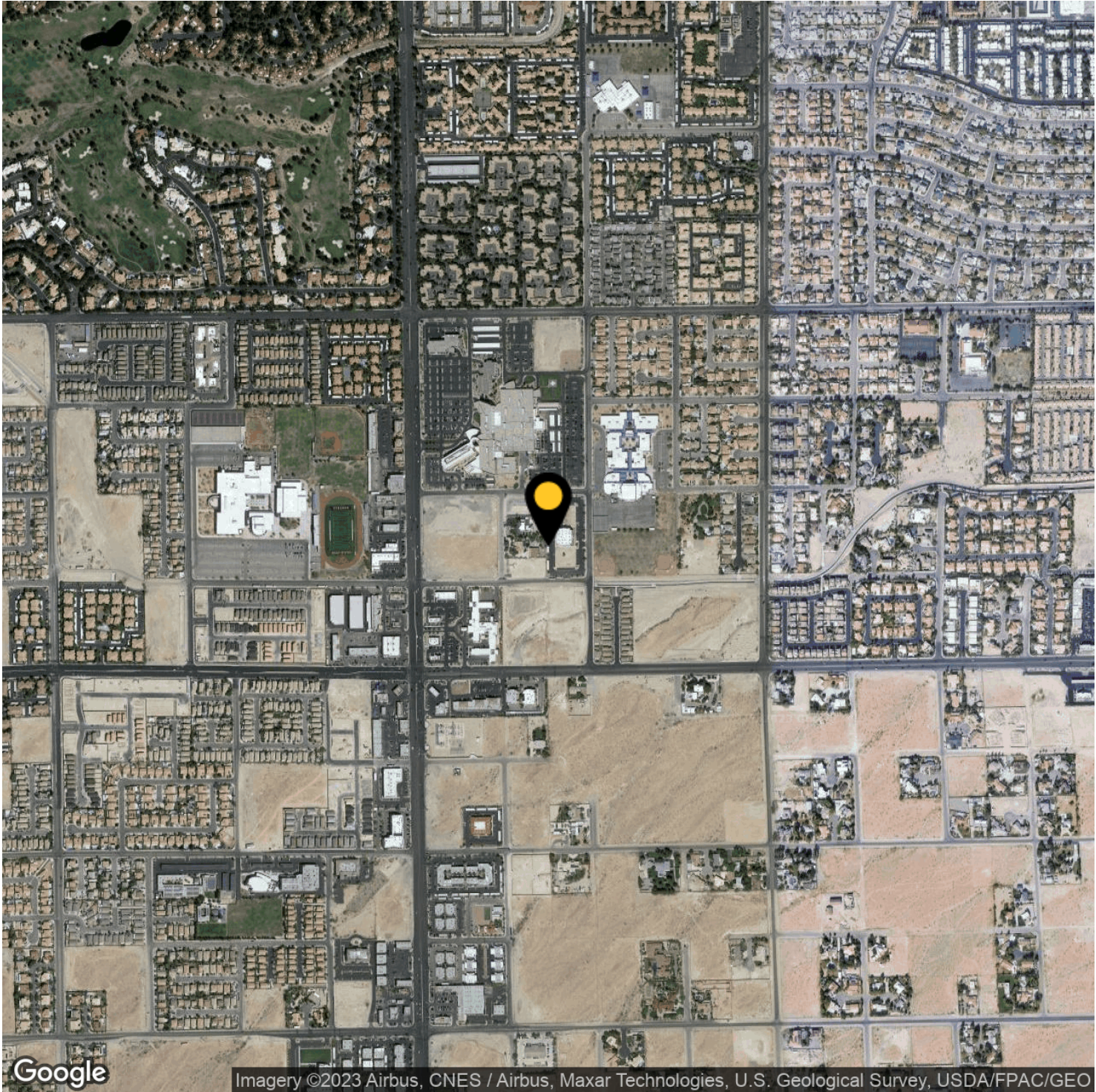






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### SECTION 3

# DEMOGRAPHICS

#### ■ Demographics Map & Report



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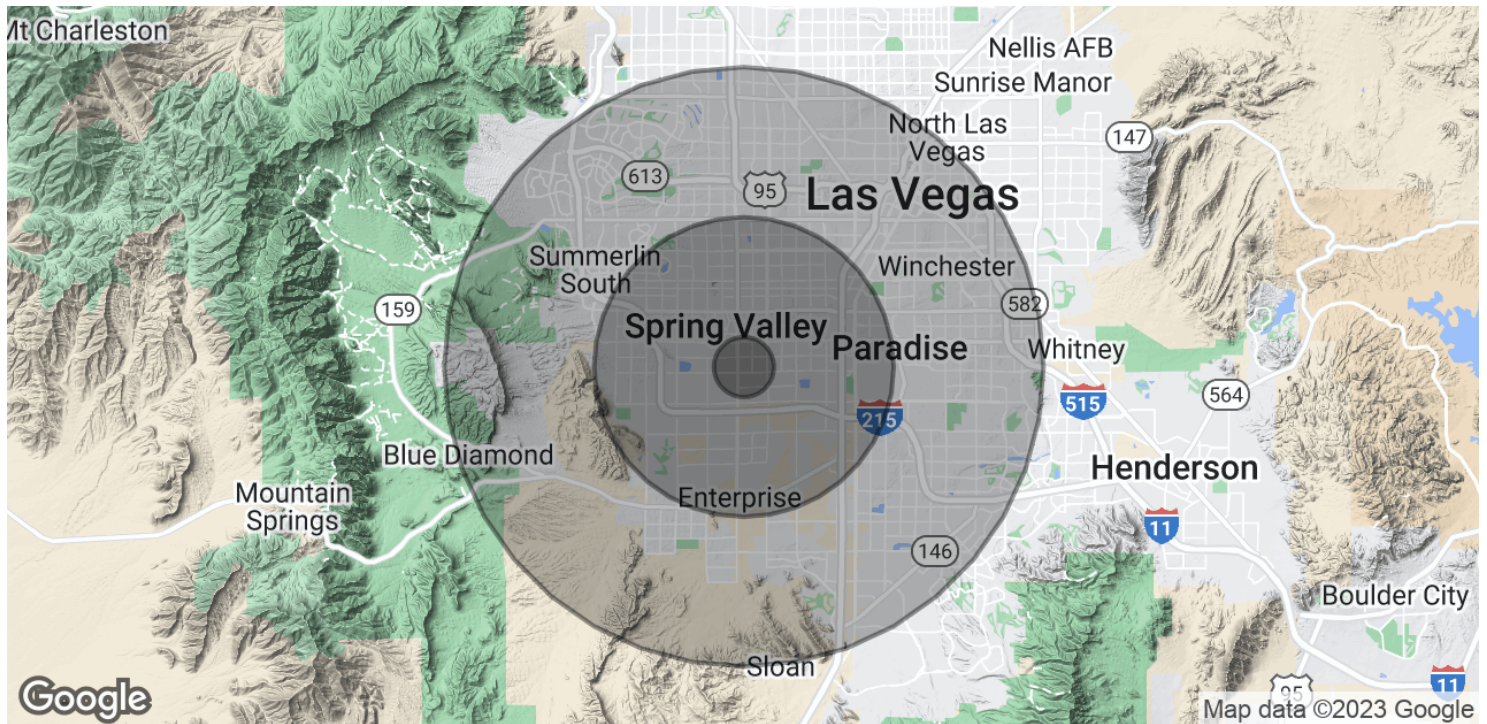
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,940	308,892	1,089,409
Average age	38.7	36.2	36.5
Average age (Male)	38.1	36.1	36.2
Average age (Female)	40.1	36.3	36.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	4,755	122,984	426,115
# of persons per HH	2.3	2.5	2.6
Average HH income	\$82,500	\$72,196	\$72,112
Average house value	\$288,814	\$316,417	\$324,447

\* Demographic data derived from 2020 ACS - US Census