

8655

S. EASTERN AVENUE
LAS VEGAS • NEVADA



**EXTRAORDINARY OWNER-USER OR VALUE-ADD OFFICE / MEDICAL OFFICE / RETAIL ASSET | EXCEPTIONAL VISIBILITY
& FRONTAGE | INFILL LOCATION WITH EXCELLENT ACCESS TO THE I-215 BELTWAY | CLOSE PROXIMITY TO MANY
RETAIL AMENITIES | TURNKEY OFFICE LAYOUT**

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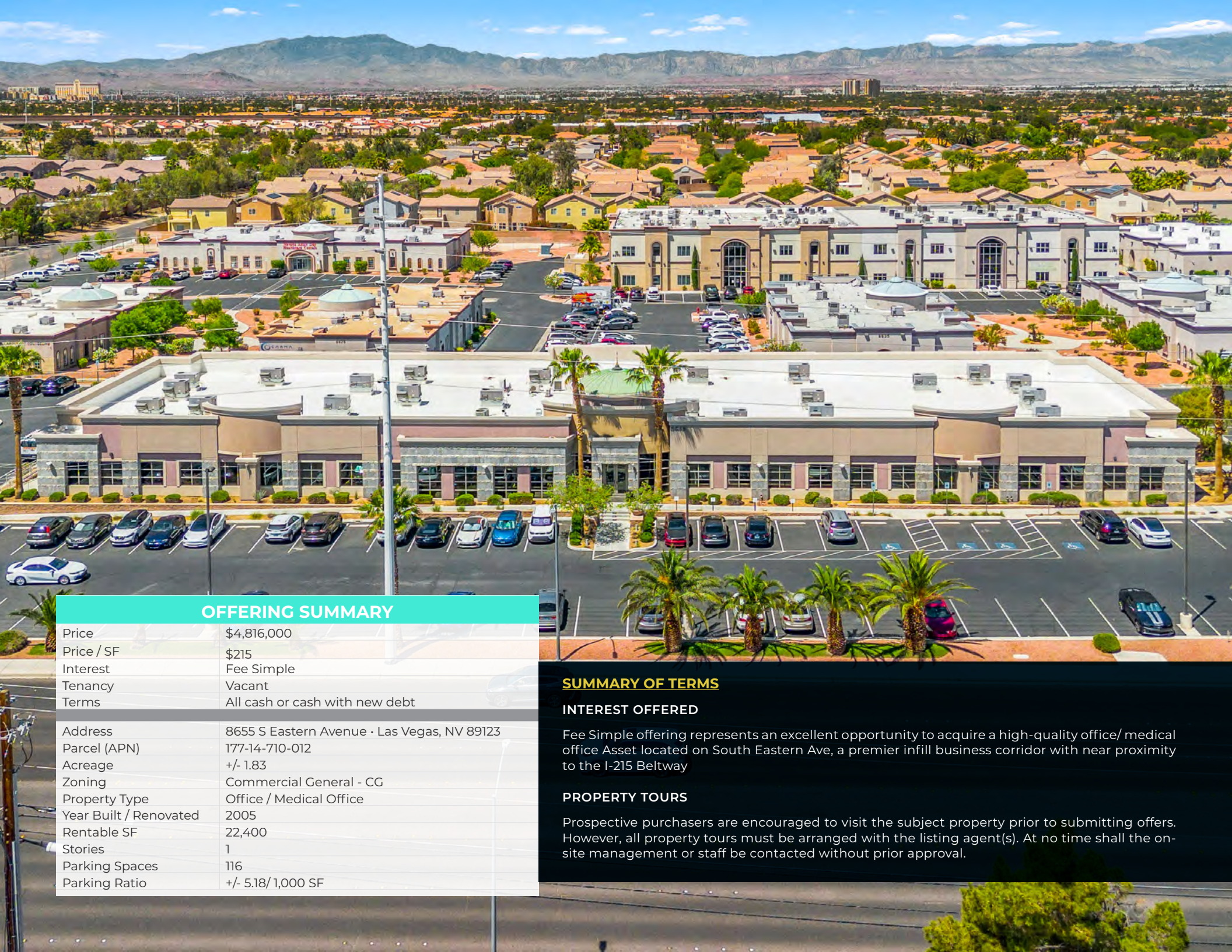
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OFFERING SUMMARY

Price	\$4,816,000
Price / SF	\$215
Interest	Fee Simple
Tenancy	Vacant
Terms	All cash or cash with new debt

Address	8655 S Eastern Avenue · Las Vegas, NV 89123
Parcel (APN)	177-14-710-012
Acreage	+/- 1.83
Zoning	Commercial General - CG
Property Type	Office / Medical Office
Year Built / Renovated	2005
Rentable SF	22,400
Stories	1
Parking Spaces	116
Parking Ratio	+/- 5.18/ 1,000 SF

SUMMARY OF TERMS

INTEREST OFFERED

Fee Simple offering represents an excellent opportunity to acquire a high-quality office/ medical office Asset located on South Eastern Ave, a premier infill business corridor with near proximity to the I-215 Beltway

PROPERTY TOURS

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged with the listing agent(s). At no time shall the on-site management or staff be contacted without prior approval.

INVESTMENT OVERVIEW

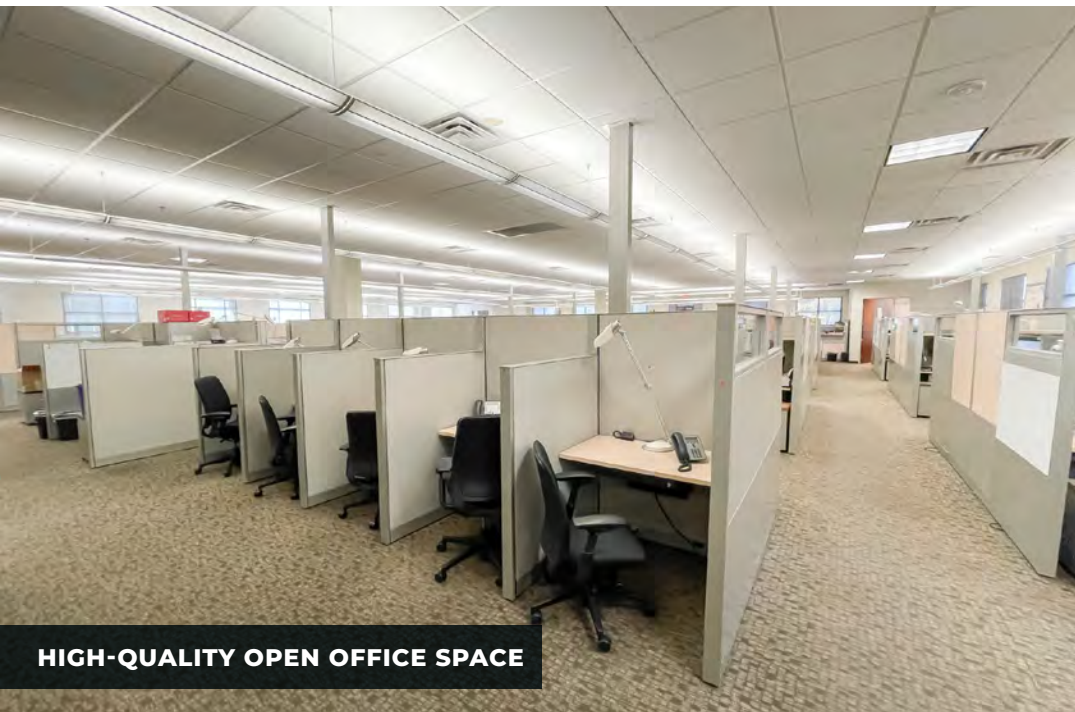
Marcus & Millichap and Jones Lang LaSalle are pleased to offer the rare opportunity to acquire 8655 South Eastern Avenue, a single-story office / medical building located in Las Vegas, Nevada (the “Property” or “Asset”). This exceptionally well-located Asset, adjacent to Henderson, is part of a master-planned business park just seconds north of the I-215 Beltway.

The Asset sits at the southeastern portion of the Eastern Canyon Plaza, which consists of 18 medical, office and retail buildings with no current vacancies besides this Asset. **The site features excellent visibility with +/- 400 feet of frontage on Eastern Avenue, which experiences over 32,000 vehicles per day between Pebble Road and Wigwam Avenue.** The site has near immediate ability to access the I-215, which connects to I-15, Hwy 146, and I-11/ I-515. This highly desired location is centrally located between the Dignity St. Rose Dominican Hospital-Sienna Campus, McCarran International Airport, and the Eastern Avenue retail corridor. Furthermore, employees can easily access this location commuting from Henderson, Summerlin, and all other parts of the Las Vegas metropolitan area.

The unique exposure along Eastern provides for exceptional building signage opportunities and enables future ownership to pursue a variety of business plans. The Asset was previously home to an office tenant with the main entrance and significant plumbing centered in the middle of the building. The Asset could be split into multiple suites that can accommodate office, medical, or retail uses. All the existing improvements are in place for a mid-to-large-sized corporation including private offices on each end of the building, large open areas for workspaces with significant natural light, multiple conference rooms, employee break rooms, copy/work rooms and centralized restrooms.

VALUE-ADD INVESTMENT OPPORTUNITY WITH HIGH-QUALITY INFRASTRUCTURE





HIGH-QUALITY OPEN OFFICE SPACE

The Asset is in the heart of Greater Las Vegas, which is home to 2.3 million people, 1,124,000 workers, and 56,000 employer businesses.

The region routinely ranks at or near the nation's highest in growth and investment and is currently experiencing population growth at three times the national average. While tourism remains the region's largest industry, it is far from its only industry. Over 10,000 businesses and more than 180,000 jobs have been created in Clark County since 2011. Greater Vegas boasts very competitive cost of living and cost of operations, with average housing costs, no personal or corporate income taxes, and some of the lowest effective property tax rates in the nation. These factors have played a key role in Las Vegas growing outside of the gaming and tourism industries into a more diversified economy with more corporate and manufacturing employment.

This Asset is an exceptional value-add investment opportunity or owner-user purchase. Future ownership will benefit from the high-quality infrastructure and finishes, requiring minimal capital investment for new tenancy. Additionally, a tremendous opportunity exists to lease the Asset in a trade area that features minimal competitive class A single story assets of this size. The Asset is currently zoned Commercial General – CG, within a Corridor Mixed-Use (CM) planned use zone per the City of Las Vegas that provides for flexibility of uses.

The unique nature of this site provides ownership with a variety of business plan options including:

- Light tenant improvement packages to attract a new tenant or convert the building to multi-tenant use.
- Re-purposing existing buildout to accommodate a multitude of commercial uses such as behavioral health, medical office, educational facilities / trade schools, or retail.



MAIN ENTRANCE

INVESTMENT HIGHLIGHTS

LOCATION, LOCATION, LOCATION WITH PREMIUM EXPOSURE AND ACCESSIBILITY

- Prime infill location with extremely high barrier to entry for new development ensuring significant appreciation potential
- The Eastern Canyon Plaza consists of 18 buildings totaling 208,000 square feet with no active vacancies (except the Asset)
- Immediate proximity to I-215 with access to I-11 and I-515
- Eastern Ave. experiences over 32,000 vehicles per day and is a major north/ south thoroughfare
- Eastern Canyon Plaza features three access points off Eastern Ave., one off Wigwam Ave., and one off E Ford Ave., with ample frontage and signage opportunities
- Exceptional surrounding demographics with over 161,000 residents within a three-mile radius and average household incomes of \$97,650
- Less than one-mile from Eastern Beltway shopping center, anchored by Home Depot, Sam's Club, and Walmart
- Harry Reid International Airport is only 4.5 miles northwest of the Asset and the Las Vegas Strip is within 6.5 miles

+/- 400 FEET
OF FRONTAGE ON EASTERN AVENUE



INVESTMENT HIGHLIGHTS (CONT.)



MULTIPLE BUSINESS PLAN OPTIONS

- Continue to operate as a single tenant office
- Convert to multi-tenant office
- Convert to medical as single or multi-tenant medical
- Convert to retail as single or multi-tenant retail
 - The Southeast Las Vegas retail submarket currently has a vacancy rate of 4.1% with over 263,000 SF of positive absorption in the last 12 months
- A combination of the above plans



CURRENT OPEN LAYOUT

- Main entrance and centralized restrooms
- All the existing improvements are in place for a mid-to-large-sized corporation
- Private offices on each end of the building
- Large open areas for workspaces with significant natural light
- Multiple conference rooms, employee break rooms, and copy/work rooms
- The Asset could be split into multiple suites that can accommodate office, medical, or retail uses

INVESTMENT HIGHLIGHTS (CONT.)

EASY CONVERSION TO MEDICAL OFFICE - TWO MILES OF THE 326 BED DIGNITY HEALTH – ST. ROSE DOMINICAN SIENA CAMPUS

- To accommodate the growing health care needs of Henderson, Dignity Health – St. Rose Dominican opened the Siena Campus in 2000. The second acute care facility in the area enhanced and expanded the services of the Rose de Lima Campus
- Siena was named the eighth most beautiful hospital in the world by Healthcare Business & Technology in March 2012. The hospital has earned numerous awards and recognition for its quality care
- The Siena Campus **achieved accreditation in 2021 as a Center of Excellence in Robotic Surgery**, recognized for providing the highest quality of care and patient safety by Surgical Review Corporation, an independent, not-for-profit, organization that administers best-in-class accreditation programs for medical facilities and professionals. **The hospital is the first in Nevada to achieve this accreditation**
- The Siena Campus has been **recognized as a High Performing Hospital for 2021-22 by U.S. News & World Report**. Siena earned the top ranking in five different condition categories - more than any other southern Nevada hospital. Siena Hospital earned “High Performing” ratings for Chronic Obstructive Pulmonary Disease (COPD), Heart Attack, Heart Failure, Knee Replacement, and Stroke, in recognition of care that was significantly better than the national average, as measured by factors such as patient outcomes. “High Performing” is the highest rating U.S. News awards for those types of care
- The Siena Campus earned the 2021 Get With The Guidelines® - Stroke Gold Plus Quality Achievement Award and also qualified for the following recognition: Target: Type 2 Diabetes Honor Roll. The award recognizes the hospital's commitment and success in implementing a high standard of stroke care by ensuring that their stroke patients receive treatment that meets nationally accepted, evidence-based standards and recommendations

LAS VEGAS OFFICE CONTINUES TO OUTPERFORM THE NATIONAL AVERAGE

- As many U.S. office markets continue to see downward pressure on rents, Las Vegas posted year over year gains of 3.0% versus the national average of 1.2%
- Las Vegas rents have surged 27% since 2020 versus 3% nationally. Currently, the overall Las Vegas vacancy rate is 10.6% and remains below the historical average of 13.28%
- Las Vegas has posted positive absorption in five of the past eight quarters starting in 22Q2
- Las Vegas' lack of a CBD and minimal tech exposure has coincidentally reduced downside risk compared to other major metros
- Secular tailwinds continue to drive leasing at medical office buildings thanks to the influx of retirees to the metro. Roughly one in six Las Vegas residents is 65 years or older
- Las Vegas has outperformed most office markets due to significant in-migration of employment and job recovery gains
- Hospitality and gaming continue to perform well for the local market
- Las Vegas offers a constant new office talent pool as workers graduate from hospitality jobs to stable office employment opportunities

THRIVING SOUTH LAS VEGAS OFFICE SUBMARKET

- Within a three-mile radius of the Asset are over 38,000 daytime service producing employees and more than 4,350 businesses
- The current vacancy rate in the South Las Vegas submarket is 10.2%, compared to its historical average of 14.0%
- Current market rental rates are about \$30/SF gross, or ranging from \$22-\$24/SF NNN, with rental rates growing 64.2% over the past year
- Between late June 2024 and late June 2025, office rent growth outpaced the Las Vegas Valley as a whole in this submarket by approximately 90 basis
- 61,823 SF of office space is under construction, which would expand inventory in the submarket by about 1.7%, but most of the space underway is marketed as medical office space, an area of the market that has been mostly immune to broader headwinds facing the office market
- New construction in South Las Vegas and Henderson has been more limited over the past decade than it was before the Great Recession. While there are a handful of buildings in the pipeline, new construction is highly tentative and often pre-leased at development due to a more cautious approach from lenders and developers



LAS VEGAS STRIP

9.6 MILES AWAY



HARRY REID AIRPORT

4.8 MILES AWAY

COLONIAL
PROPERTY MANAGEMENT

MULTI-TENANT
OFFICE

MULTI-TENANT
RETAIL

TRUFUSION

MULTI-TENANT
MEDICAL OFFICE

HAND CENTER
OF NEVADA

NEVADA VIRTUAL
CHARTER SCHOOL

SOLUTIONS SPECIALTY
PHARMACY

ELITE REALTY

MULTI-TENANT
RETAIL

COTTLE FIRM
LAW OFFICE

NEVADA ADULT DAY
HEALTHCARE CENTERS

CARMA LV
GENERAL CONTRACTOR

ALL ABOUT YOU
COUNSELING

EASTERN AVENUE | 32,000 VPD

INVESTMENT HIGHLIGHTS (CONT.)

SOUTHERN NEVADA'S TOURISM BOUNCE BACK

- The Southern Nevada tourism industry continued its post-pandemic recovery in 2024. Visitor spending for 2024 hit an all-time high for the third consecutive year, totaling \$55.1 billion
 - Per-visit spending grew to \$1,322 in 2024, 4.8% higher than in 2023 and 52.6% higher than 2019
 - Visitation increased by 2.1% in 2024 to 41.7 million, the closest to the pre-pandemic level of 42.5 million in 2019. Travel to the area peaked in March at almost 3.7 million visitors
- In 2024, total economic output related to visitor spending (including direct, indirect, and induced impacts) rose 3% to \$87.7 billion, surpassing the all-time high set in 2023. Visitation increased by 2.1% on the year to 41.7 million, exceeding 40.0 million back to back years
- Monthly visitation in 2024 never dipped below 3.0 million visitors, with a peak of 3.75 million in February
- Convention attendance climbed to 6.0 million in 2023, a slight annual increase
- Nevada's tourism industry remained the largest employer in region, directly employing an estimated 248,520 workers. With indirect and induced impacts included, total employment impacts climbed to an estimated 379,630, a 5.8% increase from the prior year
- The Las Vegas airport shattered annual passenger record with 58.4 million in 2024 and besting the previous record of 57.4 million

NEVADA'S INVESTMENT ADVANTAGE

- NO state personal income tax
- NO estate tax
- NO inheritance tax
- NO unitary tax
- Pro-business environment
- Growth market

	1-MILE	3-MILE	5-MILE
POPULATION			
2024 Population	17,409	162,880	339,123
2029 Population Projection	18,610	174,235	364,690
HOUSEHOLD			
2024 Households	7,039	66,154	136,468
2029 Households Projection	7,519	70,774	146,667
INCOME			
2024 Average HH Income	\$95,194	\$99,812	\$98,761
HOUSING			
2024 Median Housing Value	\$384,049	\$392,521	\$404,405
CONSUMER SPENDING			
Total Consumer Spending	\$230,915,620	\$2,169,731,614	\$4,436,865,308
DAYTIME EMPLOYMENT			
Employees	8,092	67,028	150,323
Businesses	1,186	8,818	17,246





Dignity Health.
St. Rose Dominican Siena Campus

326 BEDS

146

146

INTERSTATE
15

INTERSTATE
215

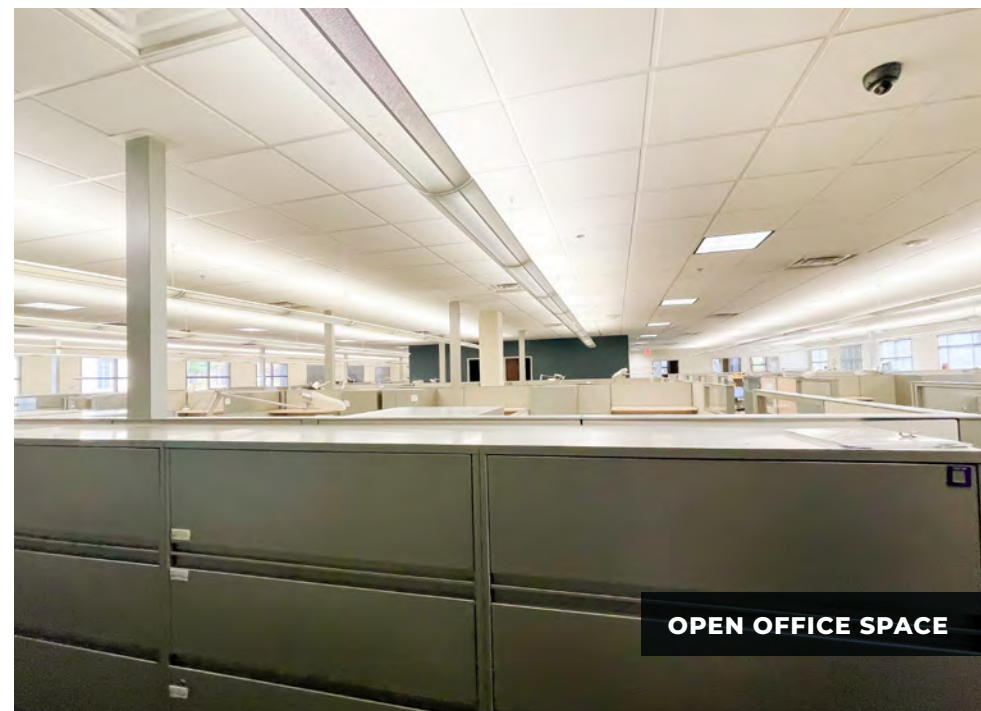
SENIORS
LIVING

EASTERN AVENUE | 32,000 VPD





CONFERENCE ROOM



OPEN OFFICE SPACE



BREAK ROOM



CONFERENCE ROOM

LAS VEGAS STRIP

9.6 MILES AWAY

HARRY REID AIRPORT

4.8 MILES AWAY



EASTERN AVENUE | 32,000 VPD

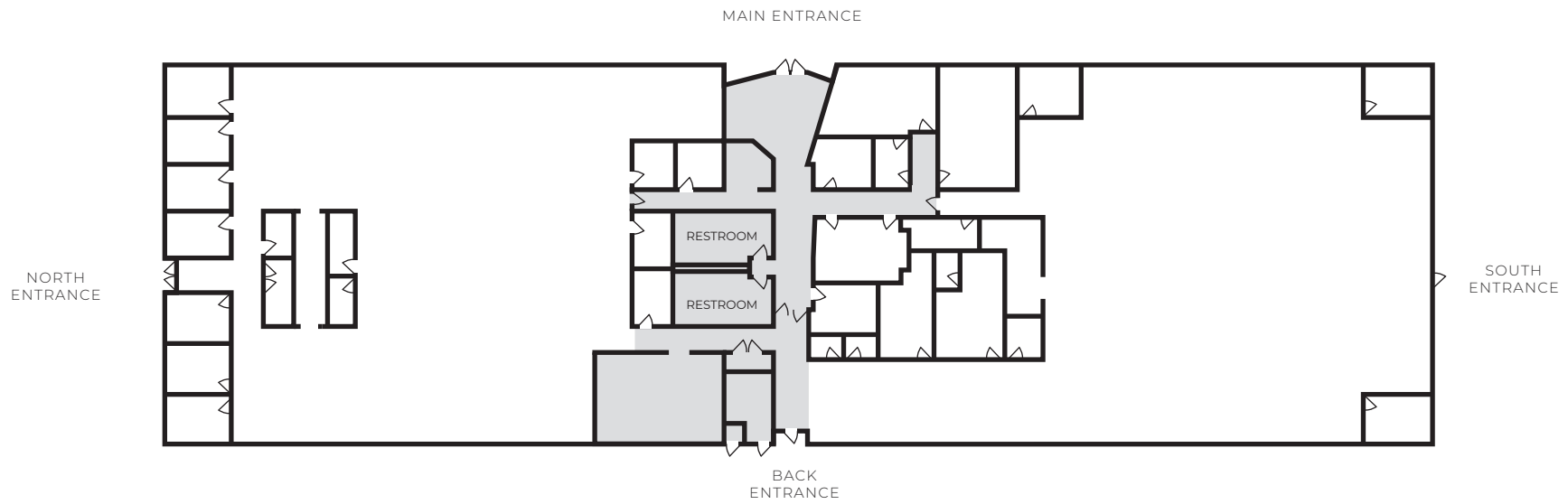


SITE PLAN



EASTERN AVENUE

FLOOR PLAN



LAS VEGAS

#1

**BEST STATE FOR
INFRASTRUCTURE**

(Energy, Transportation, Internet)

Source: US News State Rankings (2021)

#2

**STATE FOR JOB
GROWTH**

Source: U.S. Bureau of Labor Statistics (2021)

#6

STATE FOR ECONOMY

(Business Environment, Employment, Growth)

Source: US News State Rankings (2021)

WHY LIVE HERE?

Greater Vegas boasts very competitive cost of living and cost of operations, with average housing costs, no personal or corporate income taxes, and some of the lowest effective property tax rates in the nation. In addition, there are no inventory, unitary, special intangible estate or inheritance income taxes.



AFFORDABILITY

The Greater Vegas area boasts a competitive cost of living, allowing tens of thousands of middle-income Americans to afford a home in the region.



SPORTS

With the growing expansion of professional teams in the valley, Las Vegas is on its way to becoming the sports and entertainment capital of the world.



RECREATION

The Greater Vegas region offers a variety of recreational activities for the entire family. From parks and aquatic centers to hiking trails, learn more about the activities you can enjoy on your days off.



COMMUTE TIME

The average daily commute is 25 minutes in Las Vegas.



CLIMATE

The Las Vegas climate is among the most predictable weather patterns in the nation, providing residents opportunities to enjoy many outdoor events and activities year-round.



ENTERTAINMENT

Las Vegas is known for the bright lights and 24-hour entertainment. There are a variety of shows and activities the iconic city has to offer, both on and off the famous Strip.

CLARK COUNTY IS IN THE TOP STATE TO DO BUSINESS WITHIN THE WESTERN U.S., GREATER VEGAS. HOME TO 2.3 MILLION PEOPLE, 1,123,582 WORKERS, AND 56,000 EMPLOYER BUSINESSES, THE REGION ROUTINELY RANKS AT OR NEAR THE NATION'S HIGHEST IN GROWTH AND INVESTMENT AND IS CURRENTLY EXPERIENCING POPULATION GROWTH AT THREE TIMES THE NATIONAL AVERAGE. WHILE TOURISM REMAINS THE REGION'S LARGEST INDUSTRY, IT IS FAR FROM ITS ONLY INDUSTRY. OVER 10,000 BUSINESSES AND MORE THAN 180,000 JOBS HAVE BEEN CREATED IN CLARK COUNTY SINCE 2011.

WHY WORK HERE?

GLOBAL BRAND:



#1
TRADE SHOW DESTINATION
Trade Show News Network

150,000
HOTEL ROOMS

40.8 MILLION
VISITORS IN 2023

\$51.5 BILLION
IN VISITOR SPENDING IN 2023
(up 14.7% over the previous record of \$44.9 billion in 2022)

PRO-BUSINESS ENVIRONMENT:



79,000
PRIVATE BUSINESSES IN NEVADA
– NDETR

#6
BEST STATES FOR BUSINESS
U.S. News & World Report (2018)

TOP 10
STATE BUSINESS TAX
CLIMATE INDEX
Tax Foundation (2019)

COMPETITIVE COST OF OPERATIONS:

Location, structural and policy factors contribute to the region's ability to attract and retain both businesses and employees.

NO CORPORATE INCOME TAXES:

Leads to higher wages, more jobs, and a larger economy.

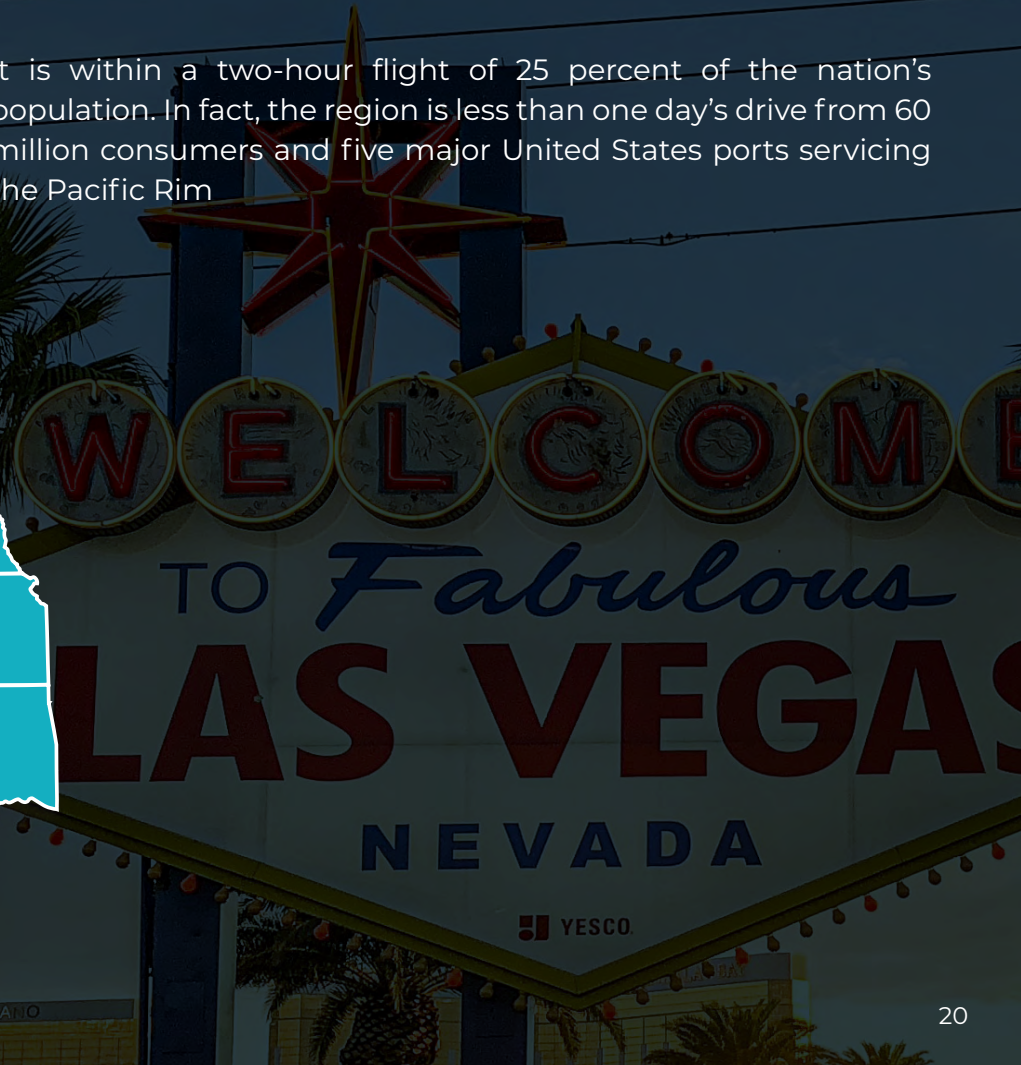
LOCATION ADVANTAGES:

- Reach 60 Million Consumers Within a Day's Drive
- Get Easy Access to Large California Markets and Nearby Ports
- Same-day, Round-trip Trucking to Los Angeles and Phoenix
- Take advantage of One-day rail routes to Salt Lake City and Los Angeles



ACCESS TO MARKET, LABOR, & CONSUMERS

- Greater Vegas is strategically located along Interstate 15 and is within a five-hour drive of 9 percent of the nation's population
- It is within a two-hour flight of 25 percent of the nation's population. In fact, the region is less than one day's drive from 60 million consumers and five major United States ports servicing the Pacific Rim



DIVERSE AND STABLE ENERGY INFRASTRUCTURE

Nevada uses several sources to generate electricity, including natural gas, renewables, coal, and a small amount from fuel oil or other gas. Currently, more than two-thirds of the state's electricity is produced in natural gas-fired power plants; coal and renewables comprise most of the remaining amount. Nevada has seen an increase in renewable energy production and continues to develop its abundant renewable energy resources, such as geothermal and solar, for use both within the state and for exportation. Nevada has an extensive capacity for renewables resources and increased generation. Currently, renewables account for about 14 percent of state energy sources. Nevada ranks first nationally in solar capacity per capita.

SOUND & SUSTAINABLE WATER RESOURCE MANAGEMENT

Per the Southern Nevada Water Authority:

- Las Vegas uses just **5%** of Nevada Water
- **8 Years** of Water in Reserve
- **99%** all Indoor Water Recycled

Southern Nevada is a desert climate, meaning water resources are limited and conservation is critical. Luckily, the region is situated next to the nation's largest man-made reservoir, Lake Mead, which provides ample water for the region. The deep-water intake and pumping station will provide water to Las Vegas, even if lake levels continue to decline. That said, it would be difficult to find a community that has been more aggressive relative to conservation during the past 15 years.

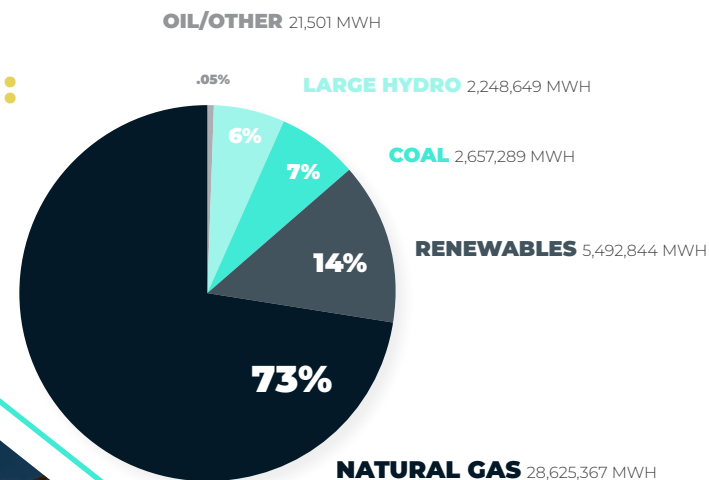
Since 2002, Clark County's population has increased by more than 600,000 residents while its consumptive use of water has declined by 28 percent.

NEVADA'S ENERGY FACTS

2,191 MW CUMULATIVE CAPACITY
360,000 HOMES POWERED EQUIVALENT
8,371 SOLAR JOBS
745 WATTS PER PERSON
984 MW CAPACITY INSTALLED

Source: Solar Energy Industries Associations

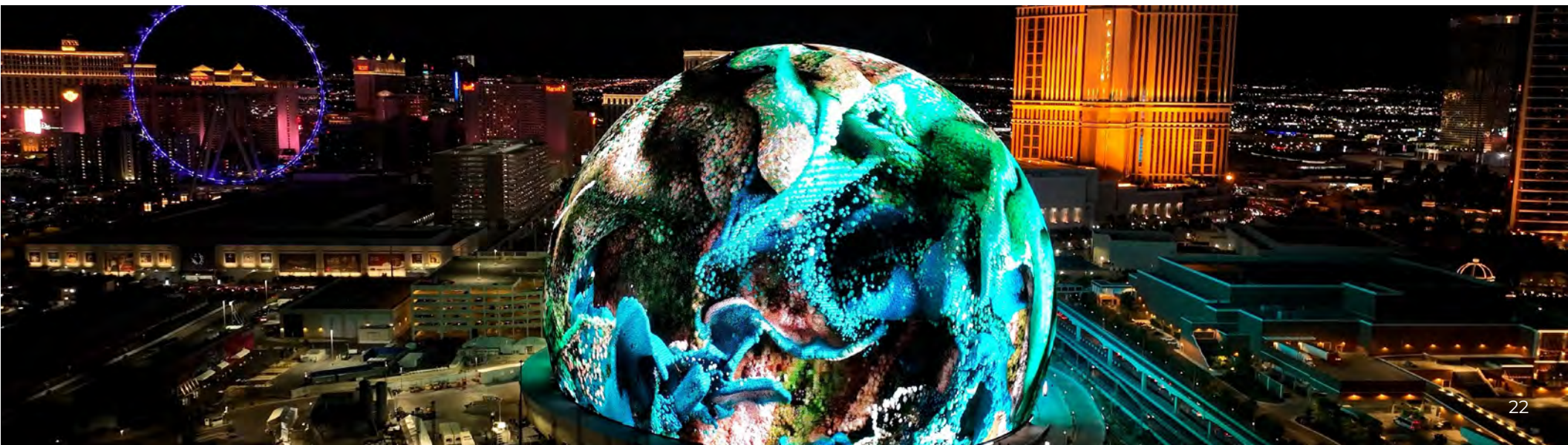
NEVADA'S ENERGY SOURCES:



GREATER LAS VEGAS'S FUTURE GROWTH

TARGET INDUSTRIES THAT PROVIDE THE MOST GROWTH POTENTIAL TO HELP DIVERSIFY THE ECONOMY OF GREATER VEGAS AND POSE A GOOD FIT FOR THE REGION'S RESOURCES:

- Greater Vegas is an ideal location for the growing lithium-ion battery manufacturing Nevada is the only US state that holds every part of the lithium-ion battery economy and life cycle, including mining, R&D, production and assembly, and battery recycling. According to a 2022 white paper prepared by UNVL's Center for Business and Economic Research, forecasts predict a fivefold increase in the global lithium-ion battery market through 2030, and the Silver State already employs 60% of the US battery manufacturing workforce
- There are a growing number of FinTech companies, particularly payments companies, operating in Greater Vegas. Companies already operating in the region include Sightline Payments, Everi, and Shift4
- Regional and national headquarters continue to move to Greater Vegas from other markets. In fact, consulting firm The Boyd Company recently released a list of the top locations for US companies wanting to establish national or regional headquarters, and both Summerlin and Henderson were listed in the top 30
- In the past six years, Greater Vegas has seen exponential growth in sports entertainment, with the addition of the Vegas Golden Knights, Las Vegas Raiders, Aces, and Las Vegas Desert Dogs, along with other minor league teams. With those sports teams, comes a growth of sports and entertainment production and digital media companies
- Healthcare companies, including those in the Life Sciences, R&D, and Pharma, continue to lease office space in the region, making the medical office sector one of the healthiest commercial sectors in Greater Vegas



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