

FOR SALE > ASKING PRICE \$175/PSF

THREE (3) SINGLE-STORY OFFICE/MEDICAL OFFICE BUILDINGS

ST. ROSE DOMINICAN'S SAN MARTIN CAMPUS



**OWNER WILL SUBDIVIDE FROM
±5,000 SF TO ±10,510 SF**

For more information, please contact:

GRANT TRAUB

+1 702 836 3789

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CHRIS CONNELL

+1 702 836 3709

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Note: One or more Colliers International agents is an owner/licensee
3960 Howard Hughes Parkway, Suite 150, Las Vegas, NV 89169

T +1 702 735 5700

www.colliers.com/lasvegas



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THREE (3) SINGLE-STORY OFFICE/MEDICAL OFFICE BUILDINGS

ST. ROSE DOMINICAN'S SAN MARTIN CAMPUS

Three ±10,510 SF Grey Shell Single-Story Office Buildings Remaining

Owner will Subdivide from ±5,000 SF to ±10,510 SF

Property Highlights

- Quality Construction with Steel and Stone Accents
- Master-Planned 20 Acre Medical Campus
- APNs: 176-04-412-005, 006 and 007
- CAM Estimate: \$0.06/PSF/Month
- Parking Ratio: 5.3:1000
- Zoning: General Commercial (C-2)
- Jurisdiction: Clark County
- Annual Property Taxes: \$5,728.94/per building
- Prime Location in the Growing Southwest Submarket in Close Proximity to 3 Hospitals (adjacent to Dignity Health Hospital-St. Rose Dominican's San Martin Campus)
- Annual Average Daily Traffic Count on Durango Drive .1 Mile N. of Warm Springs Road is 44,000

FOR SALE

8428 W. WARM SPRINGS ROAD- \$1,839,250 (\$175 PSF)

8434 W. WARM SPRINGS ROAD - \$1,839,250 (\$175 PSF)

8440 W. WARM SPRINGS ROAD - \$1,839,250 (\$175 PSF)

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THREE (3) SINGLE-STORY OFFICE/MEDICAL OFFICE BUILDINGS ST. ROSE DOMINICAN'S SAN MARTIN CAMPUS



NO.	PROPERTY
1	Willow Creek Assisted Living
2	Vintage Park at San Martin
3	McFarlane Center
4	Tarkanian Professional Center
5	Tarkanian Professional Plaza

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