

Freestanding Building For Lease

NEC Buffalo & Desert Inn
3270 South Buffalo Drive



Highlights

- +/- 10,890 sf freestanding building with drive thru on hard corner
- Rare infill location in established neighborhood
- Excellent signage on both Desert Inn & Buffalo
- Over 50,000 cars per day through intersection
- Seeking tenant for direct lease with the owner, not a sublease with CVS
- Open to ground leases and redevelopment of the property



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COMMERCIAL
ADVISORS

8708 Spanish Ridge Ave, Suite 150
Las Vegas, NV 89148
Ph: 702.588.5252 Fax: 702.588.5253
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FOR MORE INFORMATION CONTACT:

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Demographics

	1 Mile	3 Miles	5 Miles
2024 Population Est:	16,287	179,459	448,990
2029 Population Proj:	16,444	182,282	464,781
2024 Med. HH Income:	\$73,429	\$68,550	\$69,643



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