

FOR SUBLEASE

Former Walgreens

2882 S Maryland Pkwy | Las Vegas, NV



Overview

AVAILABLE

Building: 15,370 SF
Lot: 93,218 SF

RATE

Contact Broker for Rates

Description

- Building available for sublease - term expires January 2027
- Single tenant only
- Maryland Pkwy frontage
- Close proximity to Sunrise Hospital, Boulevard Mall and Las Vegas Strip
- Perfect for retail, medical or office



Demographics

	1 MILE	3 MILE	5 MILE
Current Population	24,415	182,649	509,475
Total Households	9,670	73,391	180,999
Average HH Income	\$50,313	\$45,594	\$48,059
Daytime Population	33,005	378,948	770,994

Year: 2017 | Source: Esri

Contact

TAMI LORD

DL: 303.390.5244 | M: 702.232.8869
tami.lord@srsre.com

ED BEEH

DL: 602.682.6040 | M: 602.980.3553
ed.beeh@srsre.com

Traffic Counts

S Maryland: n/o Desert Inn Rd	33,500 VPD
S Maryland: s/o Sahara	41,038 VPD
Sahara Ave: e/o Maryland Pkwy	41,000 VPD

Year: 2014 | Source: ESRI

	1 mile	3 miles	5 miles
Population			
2000 Population	24,423	187,430	483,334
2010 Population	23,192	171,794	476,558
2017 Population	24,415	182,649	509,475
2022 Population	25,796	194,362	542,069
2000-2010 Annual Rate	-0.52%	-0.87%	-0.14%
2010-2017 Annual Rate	0.71%	0.85%	0.93%
2017-2022 Annual Rate	1.11%	1.25%	1.25%
2017 Male Population	53.0%	54.1%	52.2%
2017 Female Population	47.0%	45.9%	47.8%
2017 Median Age	37.3	38.7	35.2
Households			
2000 Households	10,275	78,618	181,675
2010 Households	9,287	69,912	172,017
2017 Total Households	9,670	73,391	180,999
2022 Total Households	10,181	78,028	191,864
2000-2010 Annual Rate	-1.01%	-1.17%	-0.54%
2010-2017 Annual Rate	0.56%	0.67%	0.70%
2017-2022 Annual Rate	1.04%	1.23%	1.17%
2017 Average Household Size	2.50	2.39	2.75
Housing Units			
2017 Total Housing Units	12,583	100,522	226,195
2017 Owner Occupied Housing Units	2,718	20,778	64,840
2017 Renter Occupied Housing Units	6,952	52,613	116,159
2017 Vacant Housing Units	2,913	27,131	45,196
Race and Ethnicity			
2017 White Alone	49.1%	49.7%	46.8%
2017 Black Alone	12.0%	12.3%	13.3%
2017 American Indian/Alaska Native Alone	1.2%	1.0%	0.9%
2017 Asian Alone	8.1%	7.5%	6.3%
2017 Pacific Islander Alone	0.6%	0.7%	0.6%
2017 Hispanic Origin (Any Race)	50.4%	46.5%	51.6%
Income			
2017 Median Household Income	\$33,263	\$31,324	\$35,208
2017 Average Household Income	\$50,313	\$45,594	\$48,059
Per Capita Income	\$20,999	\$19,339	\$17,770
2017 Population 25+ by Educational Attainment			
Total	16,690	127,798	334,129
High School Graduate	25.5%	26.2%	28.0%
GED/Alternative Credential	4.1%	4.2%	4.3%
Some College, No Degree	18.6%	22.9%	21.7%
Associate Degree	5.5%	5.9%	5.7%
Bachelor's Degree	12.5%	10.7%	9.3%
Graduate/Professional Degree	7.1%	5.1%	3.9%
Daytime Population			
2017 Total Daytime Population	33,005	378,948	770,994
Workers	19,477	275,896	474,036
Residents	13,528	103,052	296,958