



FOR LEASE

NORTH LAS VEGAS GATEWAY

1941 JEFFERSON STREET
NORTH LAS VEGAS, NV 89030



DEVELOPED BY:



Agora Realty & Management, Inc.
Investing, Developing, and Building since 1986



HIGHLIGHTS



OPPORTUNITY BENEFITS



Experience the pinnacle of commercial architecture with our cutting-edge building, equipped with high-capacity utilities to meet the needs of any user. Featuring a modern and contemporary design, the efficient layout is engineered to handle substantial power, water, and HVAC requirements



Turnkey building in an underserved submarket with an above-market 5:1000 parking ratio. Just minutes from I-15, this property offers convenience for both employees and patients.



Be amongst the first to establish your presence in this premier development within the North Las Vegas Gateway Masterplan. Featuring expansive ceilings and enhanced utility capacities, this space is built to support a range of medical practices and is a dynamic and growing hub designed to attract high foot traffic.

PROPERTY DETAILS

- | | |
|-----------------------|---------------------|
| ◆ Retail Space | +/-22,221 SF |
| ◆ Rent | Inquire With Broker |
| ◆ Zoning | R-A DC |

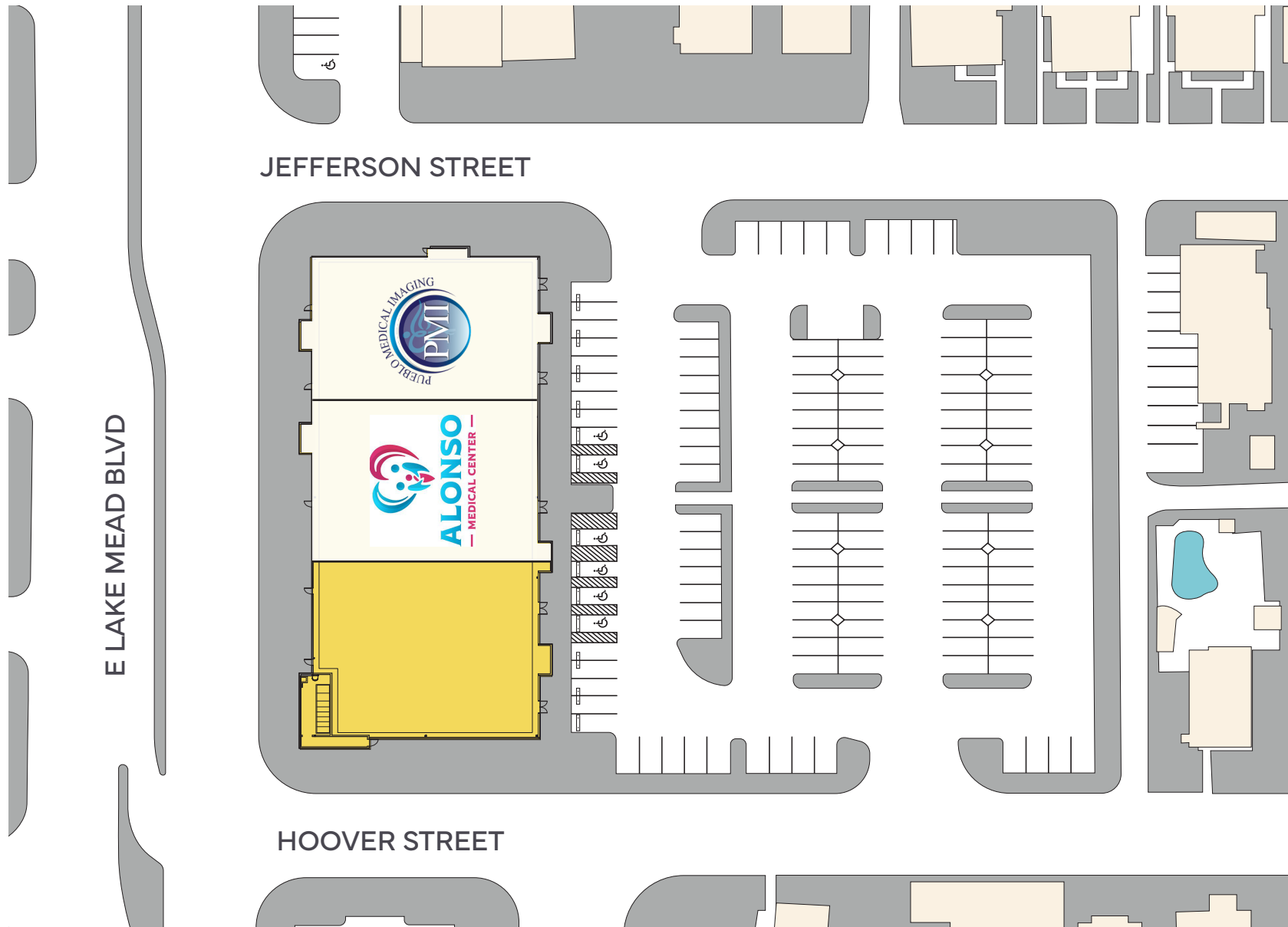


[CLICK HERE FOR DRONE FLYOVER](#)

SITE PLAN

LEASED

AVAILABLE



FLOOR PLAN



**For Illustration Purposes Only*

SUITE	TENANT	SQ FT
1	AVAILABLE	3,404
2	AVAILABLE	4,423
3	Alonso Medical	7,518
4	Pueblo Medical Imaging	6,876

AMENITIES & TRANSIT



DRIVE-TIME MAP & DEMOGRAPHICS



POPULATION

1 MILE: 25,424

3 MILES: 195,850

5 MILES: 501,000



AVG HH INCOME

1 MILE: \$55,357

3 MILES: \$61,167

5 MILES: \$71,720



OF HOUSEHOLDS

1 MILE: 6,966

3 MILES: 65,499

5 MILES: 170,610



1941 JEFFERSON STREET



For More Information, Please Contact:

DAN HUBBARD

Managing Director
+1 702 688 6934
dan.hubbard@cushwake.com
LIC #S.0013713.LLC

CHARLES VAN GEEL

Senior Director
+1 702 688 6966
charles.vangeel@cushwake.com
LIC #BS.044616.PLLC / PM.162448

FERNANDO MARTINEZ-REDING

Associate
+1 702 605 1746
fernando.martinezreding@cushwake.com
LIC #S.0200151



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST- 06/27/25