

For Sale or Lease

# Shea at Spring Mountain



6280 W. Spring Mountain Rd., Las Vegas, NV 89146

## Points of contact

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## Listing Snapshot



**\$950,000**  
Sale Price



**± 1,160 - 2,320 SF**  
Available Square Footage



**Chinatown**  
Submarket



**\$2.00 PSF NNN**  
Lease Rate



**CP**  
Commercial Professional Zoning



**163-14-514-022 &  
163-14-514-024**  
APN(s)

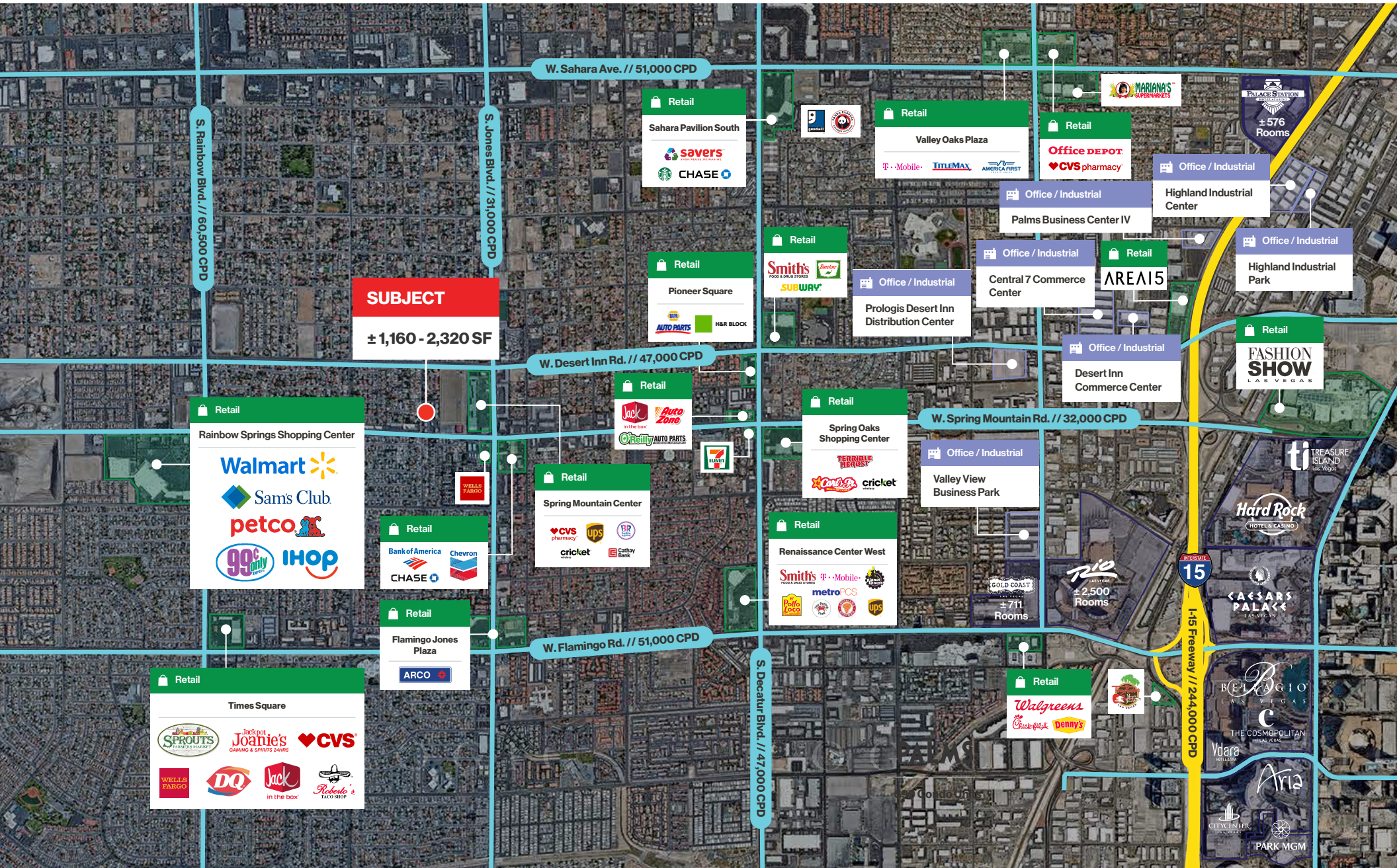
## Property Highlights

- ± 1,160 - 2,320 SF single-story office building located in Chinatown at Shea at Spring Mountain
- Conveniently positioned between Rainbow Blvd. and Jones Blvd. with 32,000 CPD
- Dual-design layout originally configured as two (2) suites with two (2) reception areas
  - Two (2) central HVAC units (one for each side)
  - Conference rooms for meetings and presentations
  - Four (4) separate office spaces
  - Two (2) restrooms
  - IT/Storage rooms for equipment and files
  - Abundant parking with both covered and uncovered options
  - Two separate entrances for flexible access
- Ideal for professional uses including medical, dental, attorney, insurance, and real estate offices

## Demographics

	1-mile	3-mile	5-mile
2025 Population	13,723	180,697	442,177
2025 Average Household Income	\$103,986	\$87,971	\$92,918
2025 Total Households	5,271	73,765	184,431







Hotels / Casinos

THE STRAT  
HOTEL • CASINO • BARBERS

**SUBJECT**

± 1,160 - 2,320 SF

Retail

Spring Mountain Center

CVS pharmacy ups B2B CRICKET Cathay Bank

Retail

FASHION SHOW  
LAS VEGAS

Retail

Golden Spring Plaza

McDonald's PIER 88

Hotels / Casinos

CAESARS PALACE  
LAS VEGAS

Hotels / Casinos

rio  
LAS VEGAS

Hotels / Casinos

BELLAGIO  
LAS VEGAS

Venues

T-Mobile ARENA

Hotels / Casinos

NEW YORK  
NEW YORK  
LAS VEGAS HOTEL & CASINO

Las Vegas Strip

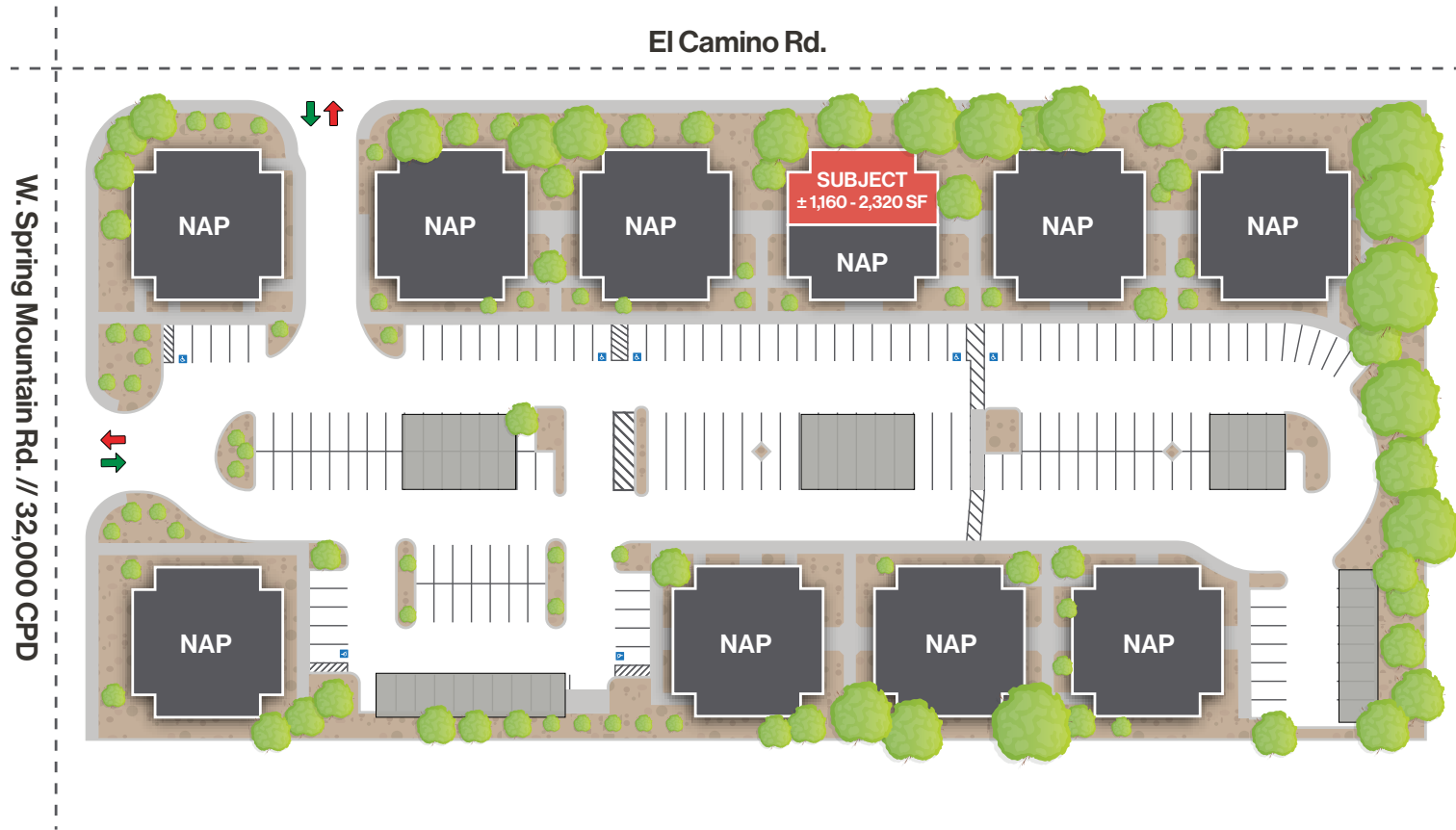
I-15 Freeway // 244,000 CPD

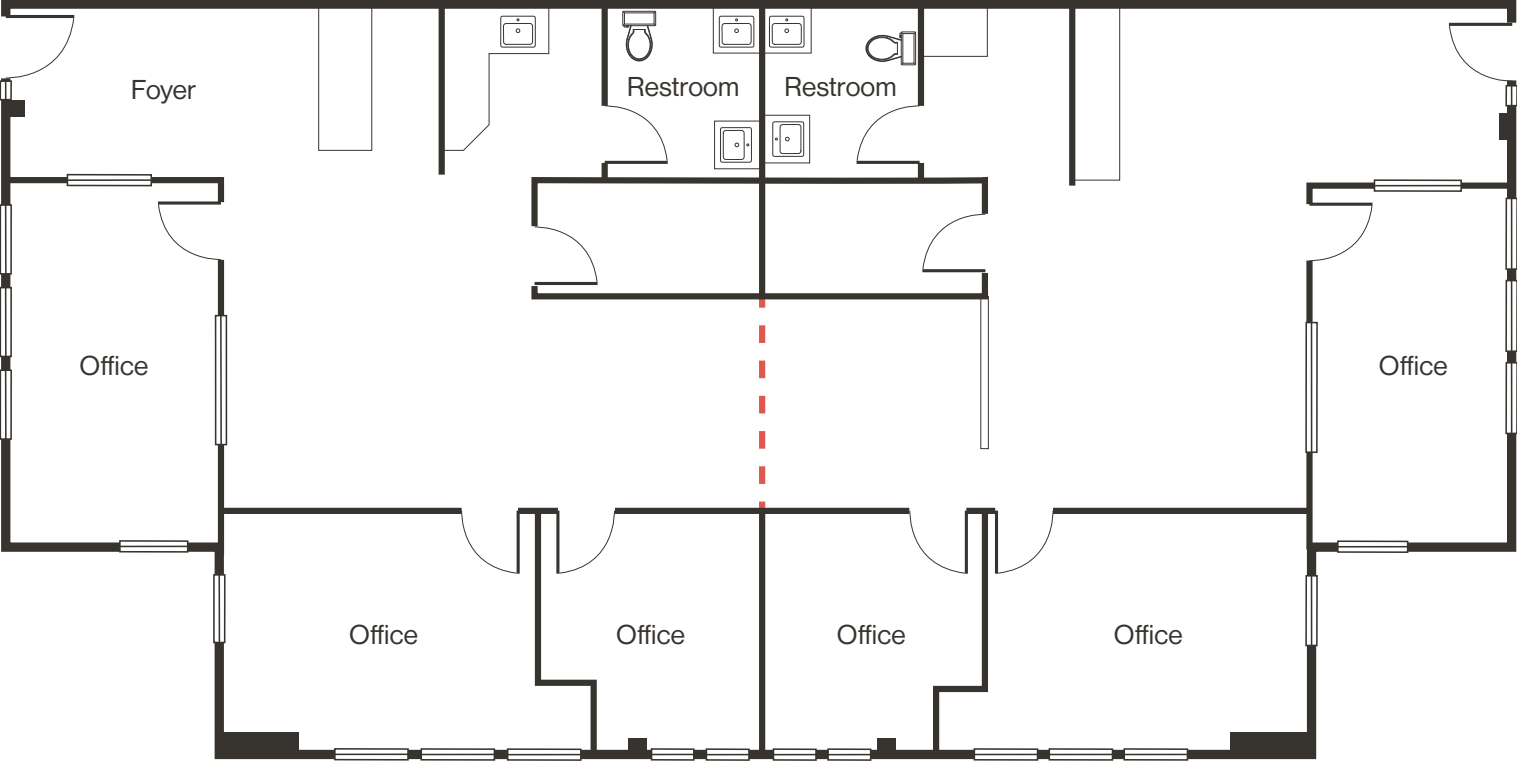


W. Desert Inn Rd. // 47,000 CPD

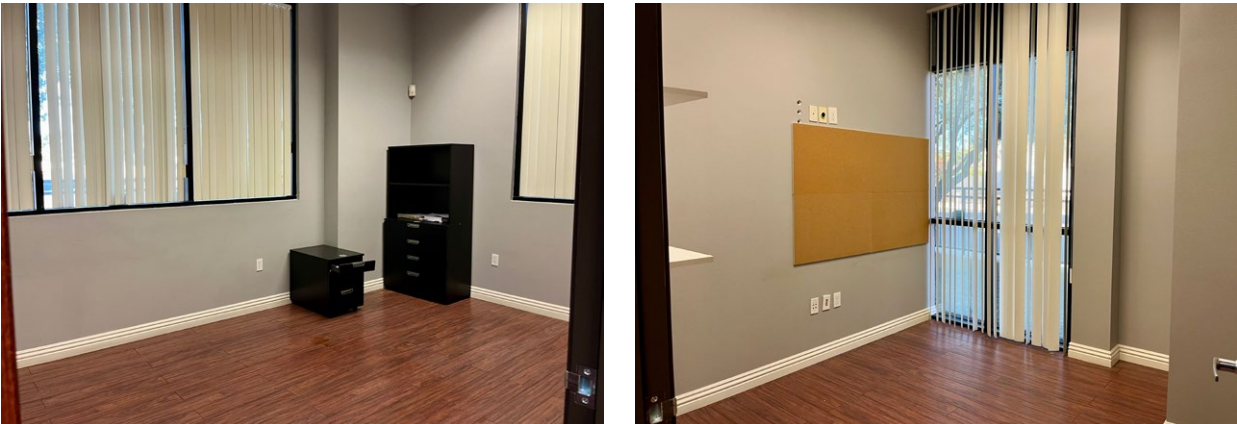
W. Spring Mountain Rd. // 32,000 CPD

El Camino Rd.





Property Photos



Property Photos



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