

OFFERING MEMORANDUM

PARK SAHARA

*Fully Occupied Office Building
Long Term Tenant*

1810 E Sahara Ave, Las Vegas, NV 89104

MATTHEW SCHWEITZ

KEY REALTY

702-525-0605

LICENSE S.0196242

MATTHEW@MATTHEWSELLSFORYOU.COM



Matthew Schweitz

Key Realty

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Key Realty and should not be made available to any other person or entity without the written consent of Key Realty. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Key Realty has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Key Realty has not verified, and will not verify, any of the information contained herein, nor has Key Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. All rights reserved.

NON-ENDORSEMENT NOTICE

Key Realty is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Key Realty, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Key Realty, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Disclosure: Licensee Matthew Schweitz is related to the sellers of the building and is involved with the tenant in an operations management capacity.



1810 E SAHARA AVE, LAS VEGAS, NV 89104

Executive Summary

LOCATION

1810 E Sahara Ave, Las Vegas, NV 89104

PRICE

\$3,100,000 | \$176.34 PSF | 6.4% Cap Rate

PROPERTY DESCRIPTION

17,580 SF | 9,148 SF Lot

Year Built 1974 | Renovated 2025





Prime Investment Opportunity

FULLY OCCUPIED OFFICE BUILDING

The tenant currently occupies the entire building with a long-term lease in place. However, for owner-users, the tenant is willing to vacate a portion of the second floor to accommodate owner-occupant use.

ESTABLISHED LONG-TERM TENANT

The current tenant — a reputable executive suite and virtual office operator with multiple locations throughout the Las Vegas/Henderson Valley — has operated at this location since 2008 and maintains a strong track record of success.

PRIME LOCATION

Centrally located with convenient access to the entire Las Vegas Valley. Within 1–3 miles of the Las Vegas Strip, Downtown Las Vegas, and numerous Local, State, and Federal courthouses.

Building Highlights



INVITING LAYOUT

Two-story office building with lobby entrances on both floors, elevator access to each lobby



PROFESSIONAL FLOORPLAN

76 private offices, 2 conference rooms, a business center, kitchen, and 4 restrooms



RECENT RENOVATIONS

LED lighting conversion in all common areas for enhanced energy efficiency

Remodeled elevator wall finishes

New flooring in second-floor common areas

Financial Details

FINANCIAL SUMMARY (PRO FORMA - 2025)	ANNUAL	ANNUAL PER SF
Gross Rental Income	\$258,000	\$14.68
Effective Gross Income	\$258,000	\$14.68
Taxes	\$9,304	\$0.53
Operating Expenses	\$50,431	\$2.87
Total Expenses	\$59,735	\$3.40
Net Operating Income	\$198,265	\$11.28

\$3,100,000 | \$176.34 PSF | 6.4% CAP RATE

RENTAL INCOME BASED ON CURRENT RENTAL RATE. OPERATING EXPENSES ARE BASED ON 2024 ACTUAL EXPENSES. EXPENSES DO NOT ACCOUNT FOR LED LIGHTING UPGRADE THAT TOOK PLACE IN MAY 2025, SO ELECTIC COSTS GOING FORWARD COULD BE LOWER

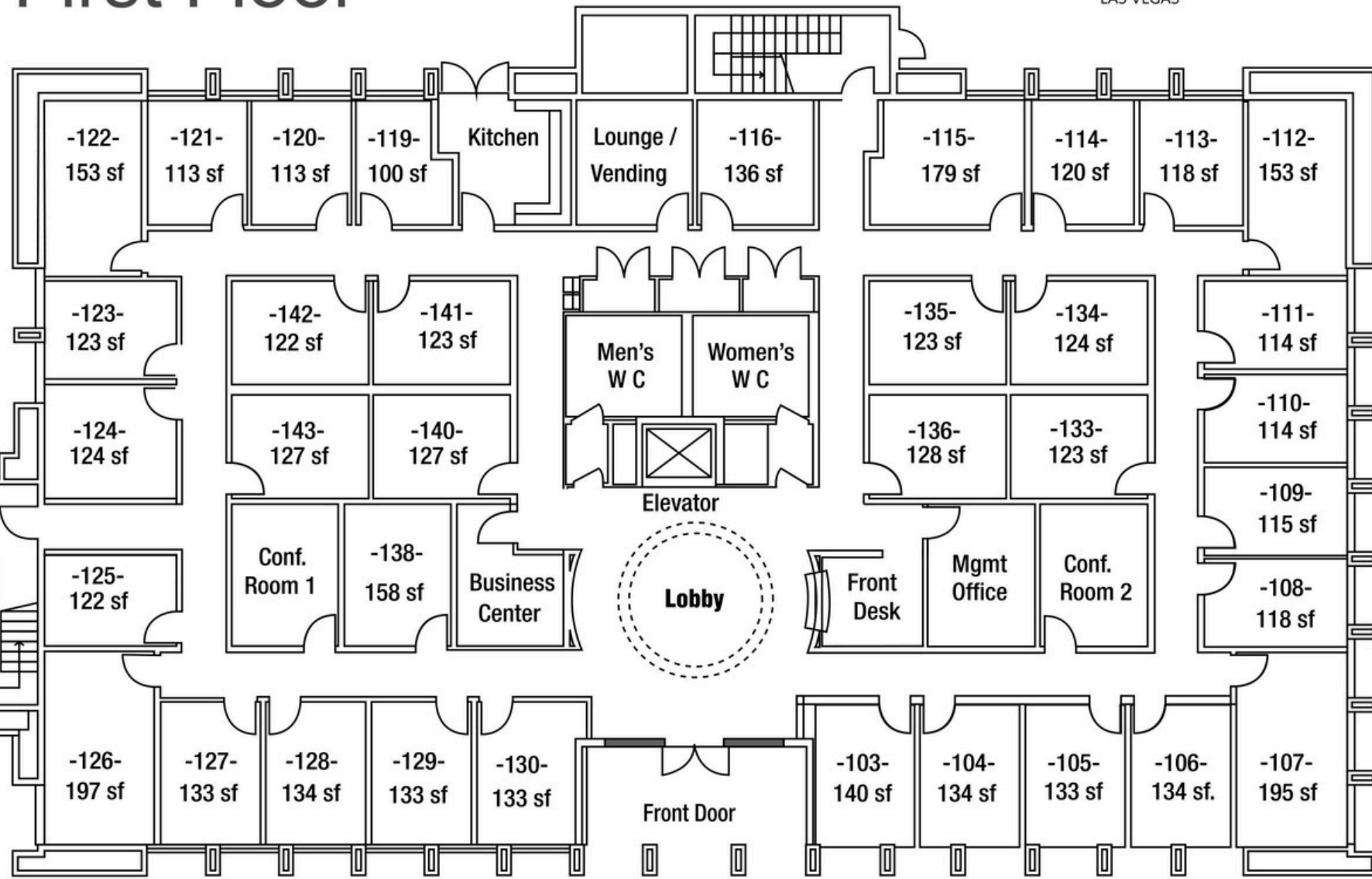
CONTACT AGENT FOR MORE DETAILED PROFORMA FOR 2025 AND 2026, AS WELL AS LEASE DETAILS



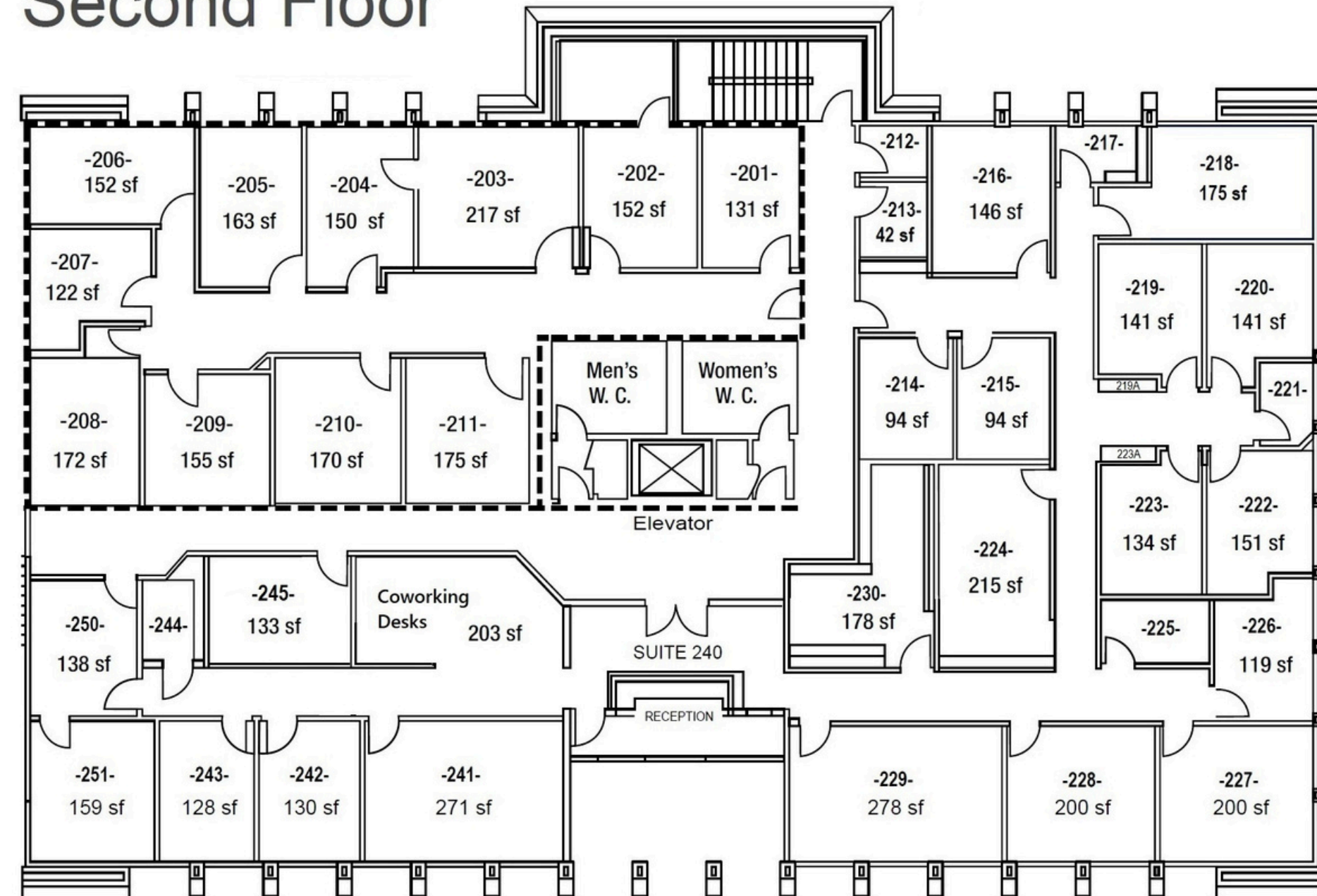


First Floor

OFFICENEST
LAS VEGAS



Second Floor



Tenant Information

OFFICENEST

TENANT OVERVIEW

OFFICENEST is a premier executive suite and virtual office provider serving the Las Vegas and Henderson Valley since 2008. With multiple successful locations across the Valley, OFFICENEST has established itself as a trusted solution for businesses seeking professional, fully serviced office environments.

The company offers turnkey executive suites designed for flexibility, convenience, and efficiency. Their comprehensive services include 24-hour secured access, high-speed internet, professional call answering by trained receptionists, access to fully equipped meeting rooms, copier and administrative support, and more. This model makes OFFICENEST especially attractive to startups, remote professionals, and growing businesses looking for a low-overhead yet high-quality workspace.

This adaptable business model serves a diverse client base—from startups to remote professionals and small to midsize businesses—allowing OFFICENEST to remain resilient through varying economic cycles. The diversity of clientele and range of services contribute to the company's strong financial performance, making them a highly reliable tenant.

OFFICENEST occupies all rentable space in the subject property and generates strong, reliable cash flow backed by over 15 years of operational success. The tenant has expressed interest in remaining in the property for the long term, and has a long term lease in place. However, in the event the buyer is an owner-user, OFFICENEST is open to vacating a portion of the second floor to accommodate partial owner occupancy—making this a rare and flexible investment opportunity.



OFFICENEST

1810 E SAHARA AVE, LAS VEGAS, NV 89104

Market Overview | Las Vegas Metro

Las Vegas is widely recognized as one of the world's premier entertainment destinations, offering a wealth of resorts, dining, shopping, and live experiences. While casino closures and convention cancellations disrupted tourism in 2020 due to the health crisis, visitor traffic is already rebounding. As pandemic-related concerns continue to ease, Las Vegas is well-positioned to regain its place among the nation's top tourism hubs.

The Las Vegas-Henderson-Paradise MSA is among the fastest-growing metropolitan areas in the country, now home to nearly 2.3 million residents. The region has evolved into a fully diversified economy, attracting logistics companies, tech innovators, and manufacturers drawn by the area's business-friendly costs and strategic location near key West Coast markets.

METRO HIGHLIGHTS



WELL-PAYING JOBS

Office-using positions, most of them within the professional and business services sector, accounted for more than 20 percent of the metro's job count at 2022.



STRONG POPULATION GAINS

The metro continues to draw new residents amid the economic disruption caused by the pandemic. Over the next five years, Las Vegas' populace is forecast to increase by nearly 6 percent.

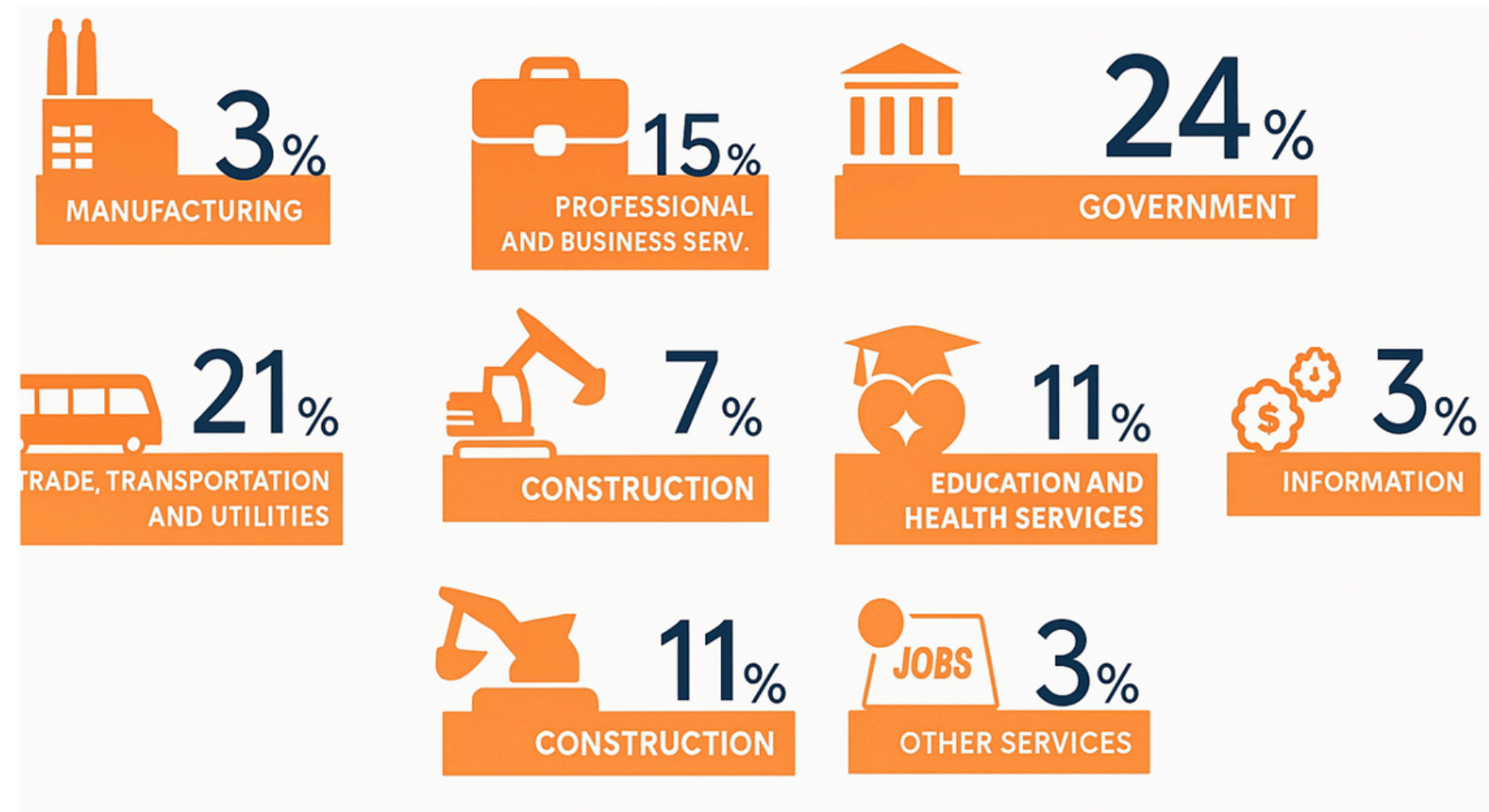


VAST TOURISM INDUSTRY

Visitor volume fell below 20 million in 2020; however, the prior two years recorded annual totals that each exceeded the 40 million

Market Overview | Economy

- Las Vegas is home to all 10 of the largest hotels in the U.S., underscoring the central role tourism and entertainment play in the local economy. In recent years, however, the metro has expanded its economic base to include distribution, back-office operations, and manufacturing.
- The region's pro-business climate, strategic access to Western U.S. markets, expanding workforce, and robust high-speed data infrastructure have attracted major employers such as Switch, Amazon, K2 Energy, Scientific Games, Tectonics, Virtual Guard, VadaTech, and Zappos.
- Anchoring the city's convention industry is the 2.3 million-square-foot Las Vegas Convention Center—one of the largest facilities of its kind in the world—now enhanced by a state-of-the-art underground people mover system.



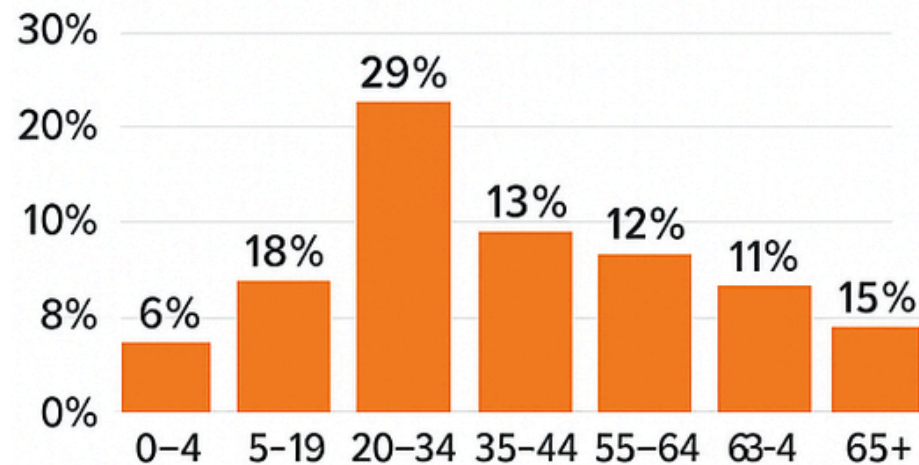
Market Overview | Demographics

Over the next five years, the population is projected to grow by more than 125,000 residents, leading to the creation of nearly 52,700 new households. With a homeownership rate of just 53 percent—significantly below the national average of 64 percent—the area supports a strong and sustained rental market. Among residents aged 25 and older, approximately 23 percent hold a bachelor’s degree, with an additional 8 percent possessing a graduate or professional degree.

52.7K

New households formed

2021 POPULATION BY AGE



23%

Bachelor's degree

8%

Graduate or professional degree



QUALITY OF LIFE

Clark County enjoys approximately 300 days of sunshine per year and an average temperature near 80 degrees. Outdoor recreation options include Lake Mead, the Colorado River, and Red Rock Canyon.

Market Overview | Population Radius

Metric	1 mile	3 miles	5 miles
Population (2024)	25 383	197 104	531 953
Projected Pop. (2029)	27 320 (+7.6%)	211 811 (+7.5%)	570 768 (+7.3%)
Average Age	38	39	38
Households (2024)	9 037	81 414	197 438
HH Growth 2024-29	+7.6%	+7.6%	+7.4%
Median HH Income	\$44 232	\$37 093	\$40 539
Avg HH Size	2.70	2.30	2.60
Median Home Value	\$266 574	\$267 442	\$258 596
Median Year Built	1969	1978	1981



Contact details

For inquiries and viewings

PRESENTED BY

Matthew Schweitz

Key Realty | License S.0196242

MOBILE PHONE

702-525-0605

EMAIL ADDRESS

matthew@matthewsellsforyou.com