

**5844 S PECOS RD | LAS VEGAS, NV**

Exclusively Listed by

Blake Leavitt - Director, Multifamily and Commercial Broker | (702) 809-8387**KW Commercial | Las Vegas**

10000 W Charleston Blvd #130

Las Vegas, NV 89135

Each Office is Independently Owned and Operated

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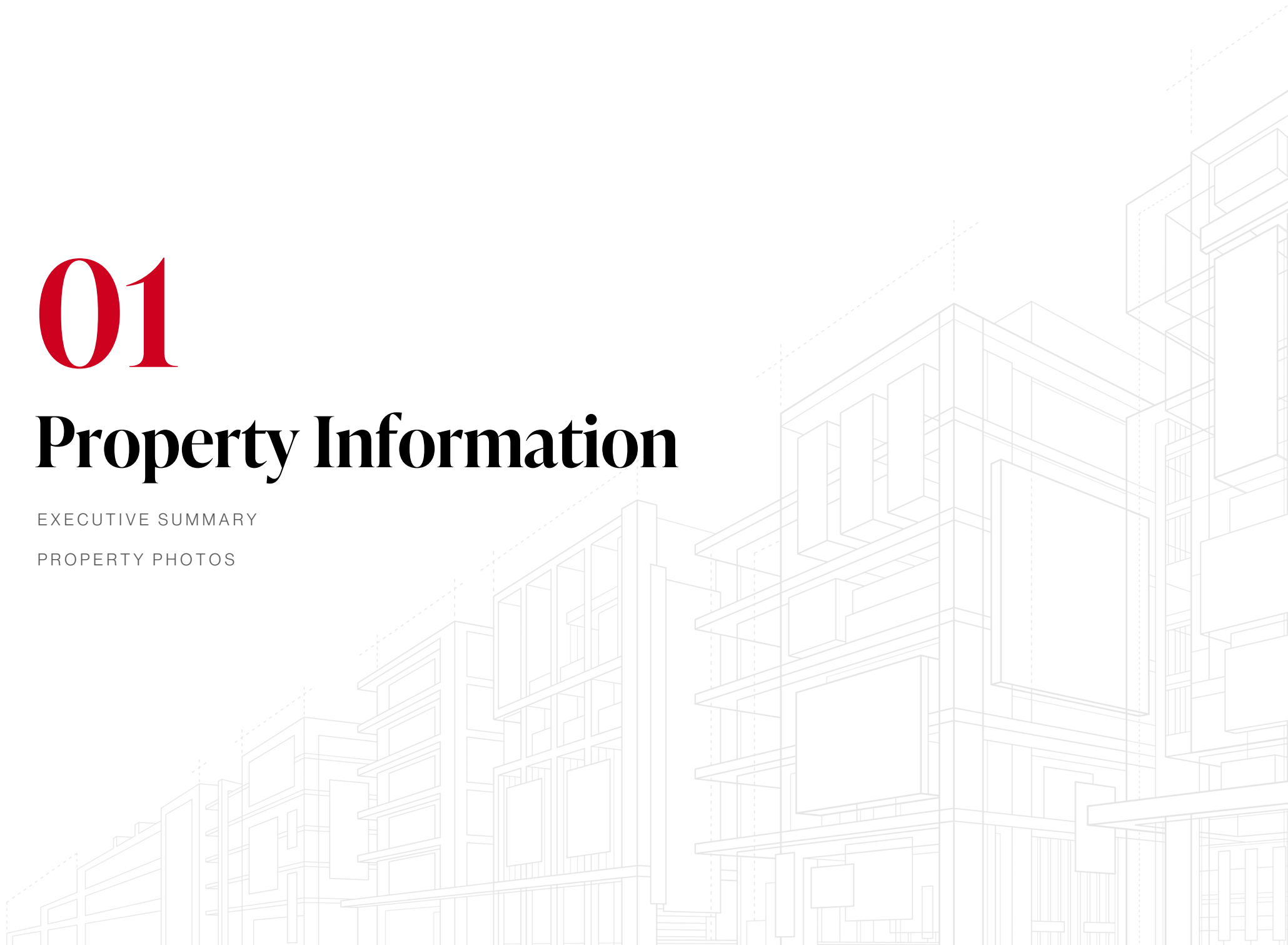
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01

Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS



Executive Summary



Property Overview

Blake Leavitt at KW Commercial is proud to present the opportunity to acquire 5844 S Pecos Rd, a renovated and fully furnished office property built in 1998 located in Central Las Vegas approximately two miles from Harry Reid International Airport. For more than a decade, the property served as the Las Vegas headquarters of Power Fusion Media, an Inc. 5000 fastest-growing private company. As the company transitioned to a globally distributed remote workforce, this thoughtfully improved headquarters is ready for its next owner.

Renovated, Modernized & Thoughtfully Upgraded

Approximately \$110,000 was invested into renovations, including a new kitchen/break area, employee lounge/game room, two renovated restrooms, new flooring, and numerous improvements throughout the property. An additional approximately \$17,000 was invested in enhanced indoor-air-quality and sanitation improvements, incorporating HEPA filtration and UV-light technology. The property also features five HVAC zones with smart thermostats, two decorative interior fountains, three closets, a dedicated storage room, and abundant surface parking throughout the professional office complex.

Adaptable Professional Office Layout

The 5,470 SF single-story building features 15 designated office suites plus additional enclosed private rooms, two workstation areas with total of 11 cubicles, a conference room, a kitchen/break area, a lounge/game room, and a front waiting area with couch seating near the main foyer fountain. Each suite and enclosed private room includes an individual digital lock and physical key. A 12-mailbox configuration located immediately outside the rear entrance adds valuable flexibility for executive suites, multiple departments, or separate business operations.

Furnished, Equipped & Ready for Business

The property is substantially furnished and fully equipped with furniture, equipment, and artwork displayed throughout the building for approximately \$70,000+ in retail value. Additional features include five flat screen TVs, a higher-end model laser printer, Wi-Fi and routing infrastructure, integrated Bluetooth-compatible speakers, approximately 12 installed security cameras with recording equipment, and approximately 10 additional security cameras available for expanded coverage.

Seller Financing Available

Seller will consider carrying financing for a qualified buyer, creating an additional path to ownership beyond conventional commercial financing.



Executive Summary



Price:	\$1,349,999
Property Type:	Office
User Type:	Owner-User or Investment
Building SF:	5,470
Price / SF:	\$246.80
Lot Size:	0.57 AC
Year Built:	1998
Zoning:	C-P

Property Highlights

- Seller financing available
- 15 office suites plus 2 workstation rooms with cubicles, a conference room, a kitchen/break area, a lounge/game room, and a front waiting area
- Approximately \$127,000 invested into renovations and improvements
- Approximately \$70,000+ in retail value on furniture, equipment, and artwork that is included in the sale
- Owner-user or investment

Property Photos



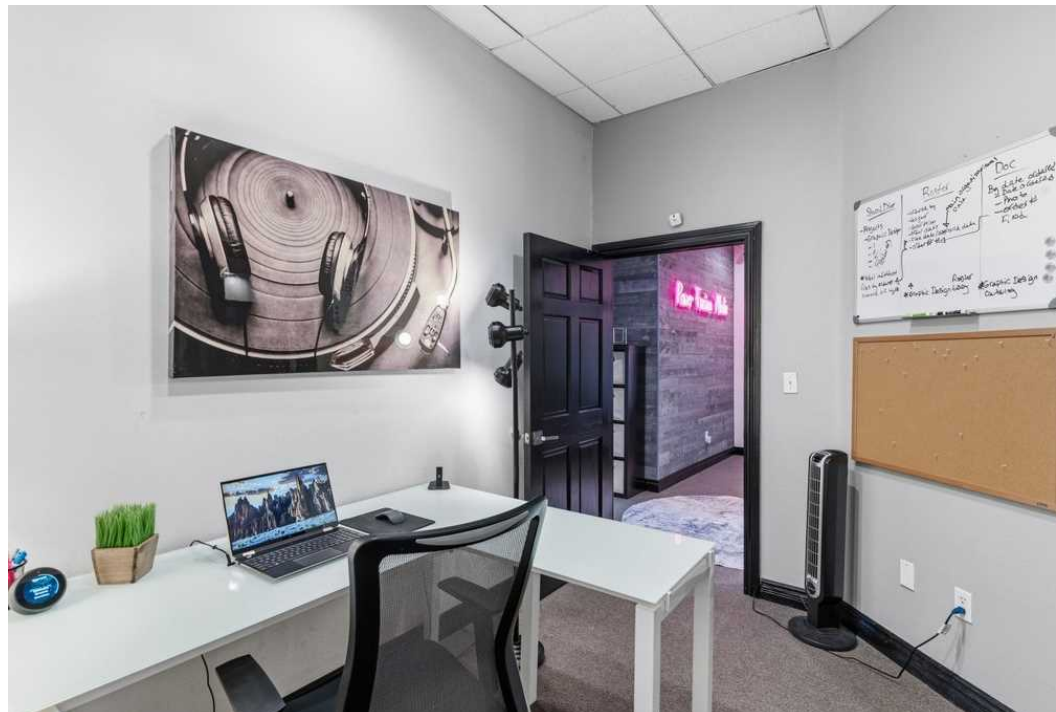
Property Photos



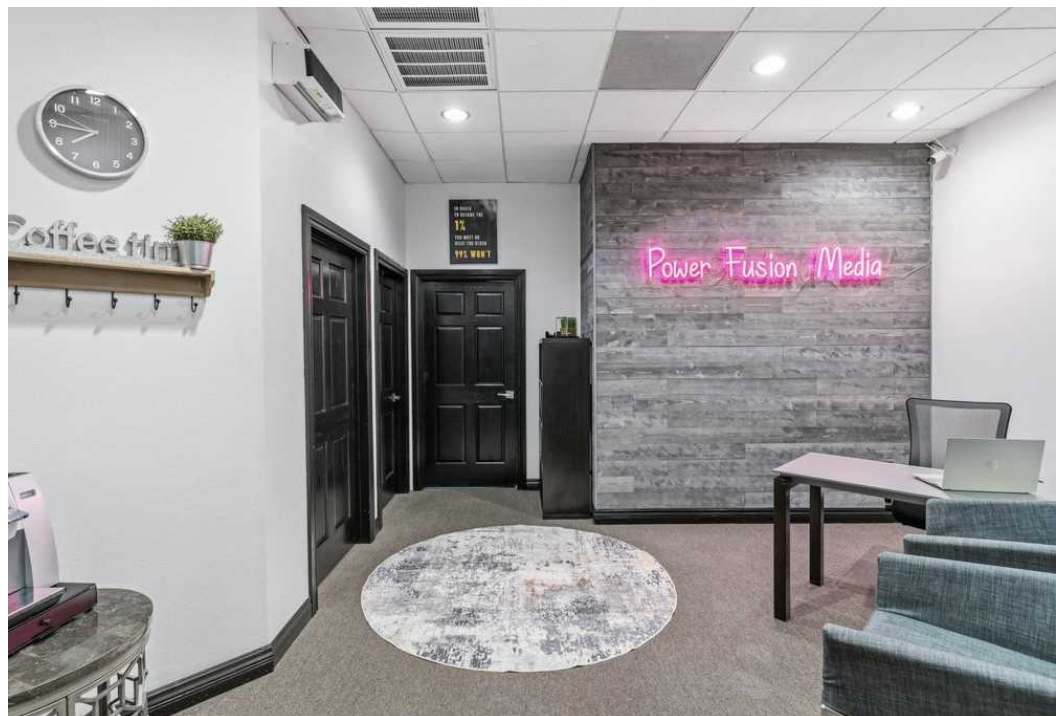
Property Photos



Property Photos



Property Photos



Property Photos



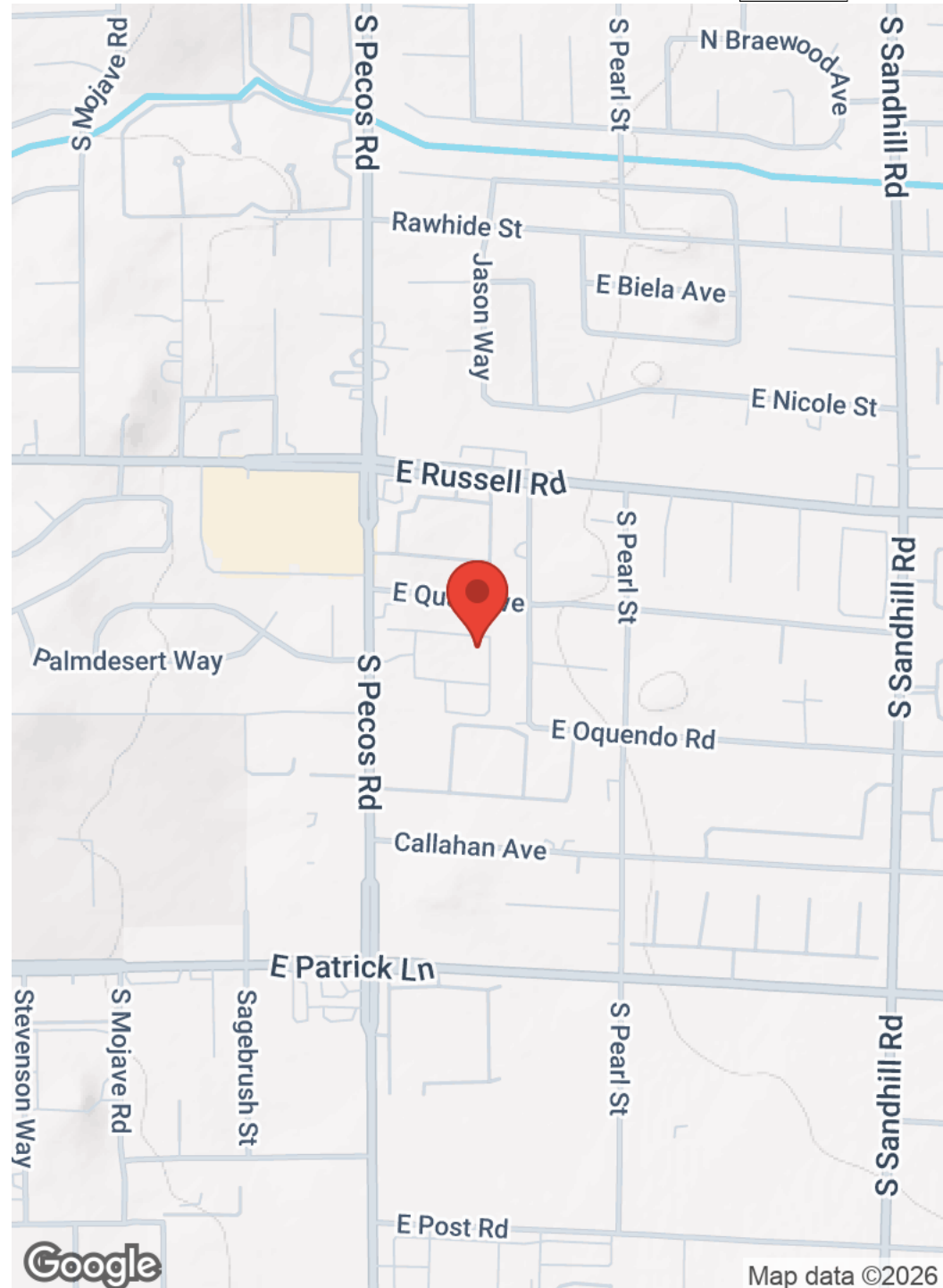
02

Location Information

LOCATION MAPS



Location Maps



03

Demographics

DEMOGRAPHICS



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	5,484	75,865	208,993
	Female	5,616	75,734	207,355
	Total Population	11,100	151,599	416,348
Race / Ethnicity	White	4,719	56,380	153,674
	Black	1,108	19,147	54,750
	Am In/AK Nat	34	500	1,291
	Hawaiian	56	1,167	2,914
	Hispanic	3,699	53,621	140,975
	Asian	958	13,932	44,175
	Multiracial	482	6,413	17,320
	Other	44	440	1,207
Housing	Total Units	4,925	67,486	190,009
	Occupied	4,622	63,074	176,147
	Owner Occupied	2,509	27,028	76,201
	Renter Occupied	2,113	36,046	99,946
	Vacant	302	4,412	13,862
Age	Ages 0 - 14	1,619	24,079	67,385
	Ages 15 - 24	1,262	18,691	50,295
	Ages 25 - 54	4,485	64,329	175,945
	Ages 55 - 64	1,427	19,024	52,885
	Ages 65+	2,307	25,474	69,837
Income	Median	\$80,436	\$68,875	\$69,675
	Under \$15k	330	5,762	16,949
	\$15k - \$25k	194	4,173	12,105
	\$25k - \$35k	272	4,792	13,235
	\$35k - \$50k	484	7,580	20,846
	\$50k - \$75k	868	12,138	31,632
	\$75k - \$100k	748	8,477	23,242
	\$100k - \$150k	830	10,552	29,200
	\$150k - \$200k	411	4,949	14,357
	Over \$200k	485	4,652	14,581

04

Professional Bio

PROFESSIONAL BIO



Professional Bio



Blake Leavitt

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 blake@blakemultifamily.com
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Blake Leavitt is a Director at KW Commercial where he specializes in multifamily and commercial investment sales. He routinely advises investors on asset valuation, capital structuring, 1031 exchanges, and marketing strategies using the power of technology to deliver strong execution and optimized transaction outcomes. Blake has lived in Las Vegas, Nevada for over 30 years and leverages his incredible local market knowledge to identify emerging opportunities.

With over 10 years as a real estate broker and over 14 years as a real estate investor, Blake brings a unique dual perspective. He has experience in all facets of multifamily including acquisitions, asset management, construction management, debt financing, dispositions, direct ownership, equity partnerships, on the ground operations, property management, and recapitalizations. He provides deep advisory support while regularly investing in the sector he serves. He currently owns 48 multifamily units in Las Vegas and is a limited partner in 2,744 multifamily units nationwide.

Awards:

Top Producer, Quadruple Gold, #1 Agent in Las Vegas Office, KW Commercial, 2025.
Top Producer, Triple Gold, #1 Agent in Las Vegas Region, KW Commercial, 2022.
Top Producer, Double Platinum, #1 Agent in Las Vegas Region, KW Commercial, 2021.
Top Producer, Double Gold, #1 Agent in Closed Volume in Las Vegas Region, KW Commercial, 2020.

OFFERING MEMORANDUM | 5844 SOUTH PECOS RD | LAS VEGAS, NV

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