



OFFERING MEMORANDUM

# RUSSELL ROAD

3470 E. Russell Rd., Las Vegas, NV 89120



**PRESENTED BY:**

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NV #BS.1000874.LLC

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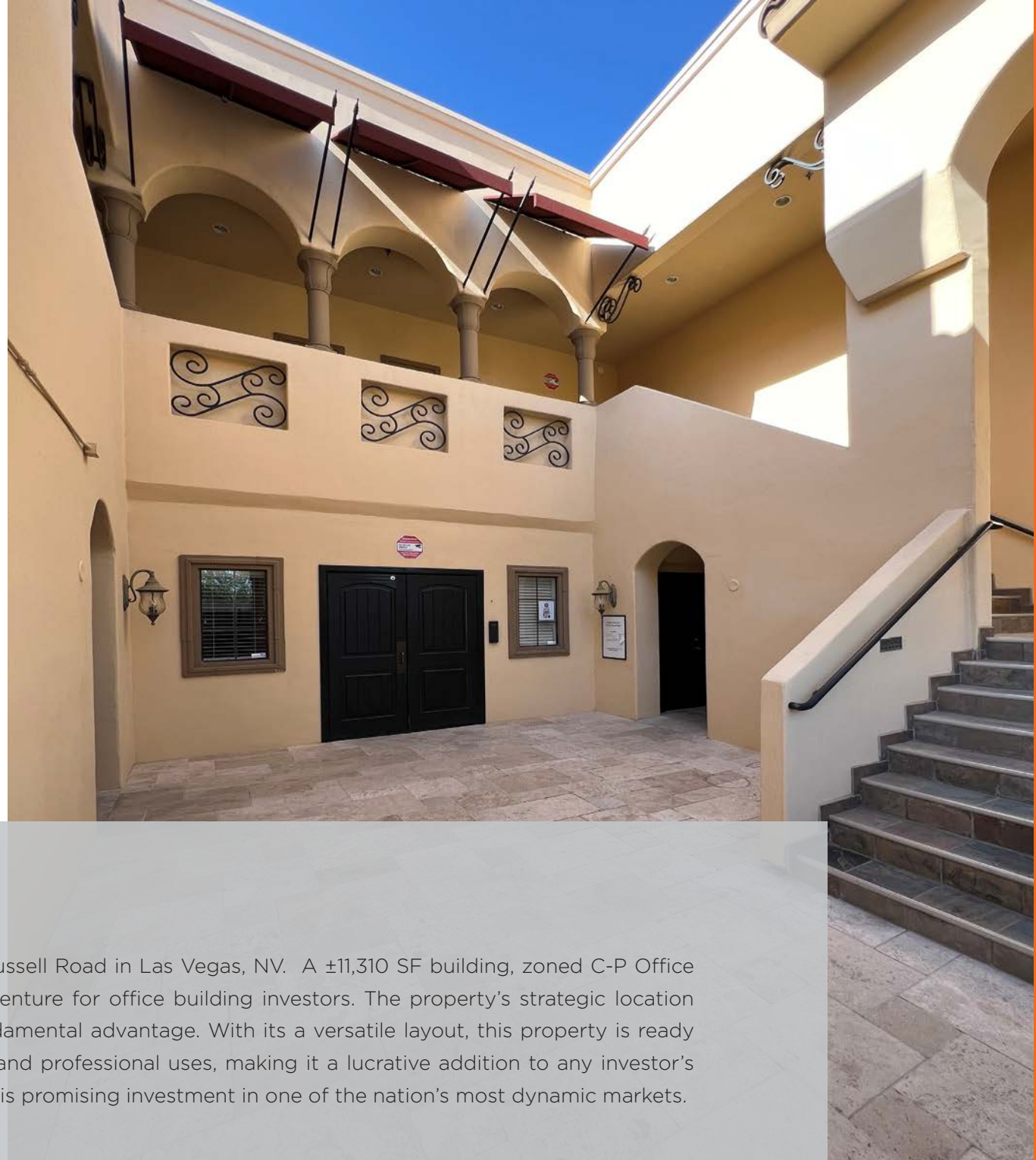


## 3470 E RUSSELL RD.

LAS VEGAS, NEVADA 89120

### OFFICE SUMMARY

|             |                            |
|-------------|----------------------------|
| Sale Price: | \$2,500,000                |
| Total SF:   | ±11,310                    |
| Price/SF:   | \$221                      |
| Parcel #:   | 161-30-401-041             |
| Lot Size:   | ±0.59 Acres                |
| Year Built: | 2003                       |
| Zoning:     | Office & Professional (CP) |



### PROPERTY SUMMARY

Prime investment opportunity at 3470 E. Russell Road in Las Vegas, NV. A ±11,310 SF building, zoned C-P Office and Professional, presents an exceptional venture for office building investors. The property's strategic location in the bustling Las Vegas area offers a fundamental advantage. With its a versatile layout, this property is ready to accommodate a diverse range of office and professional uses, making it a lucrative addition to any investor's portfolio. Don't miss the chance to secure this promising investment in one of the nation's most dynamic markets.

# PROPERTY HIGHLIGHTS

- ① ±11,310 SF MODERN OFFICE BUILDING
- ① ZONED C-P OFFICE AND PROFESSIONAL
- ① IDEAL INVESTMENT OPPORTUNITY
- ① STRATEGIC AND HIGH-VISIBILITY SETTING
- ① WELL-MAINTAINED AND MOVE-IN READY
- ① AMPLE PARKING FOR EMPLOYEES & VISITORS



FREESTANDING  
IDENTITY



VERSATILE  
OFFICE LAYOUT



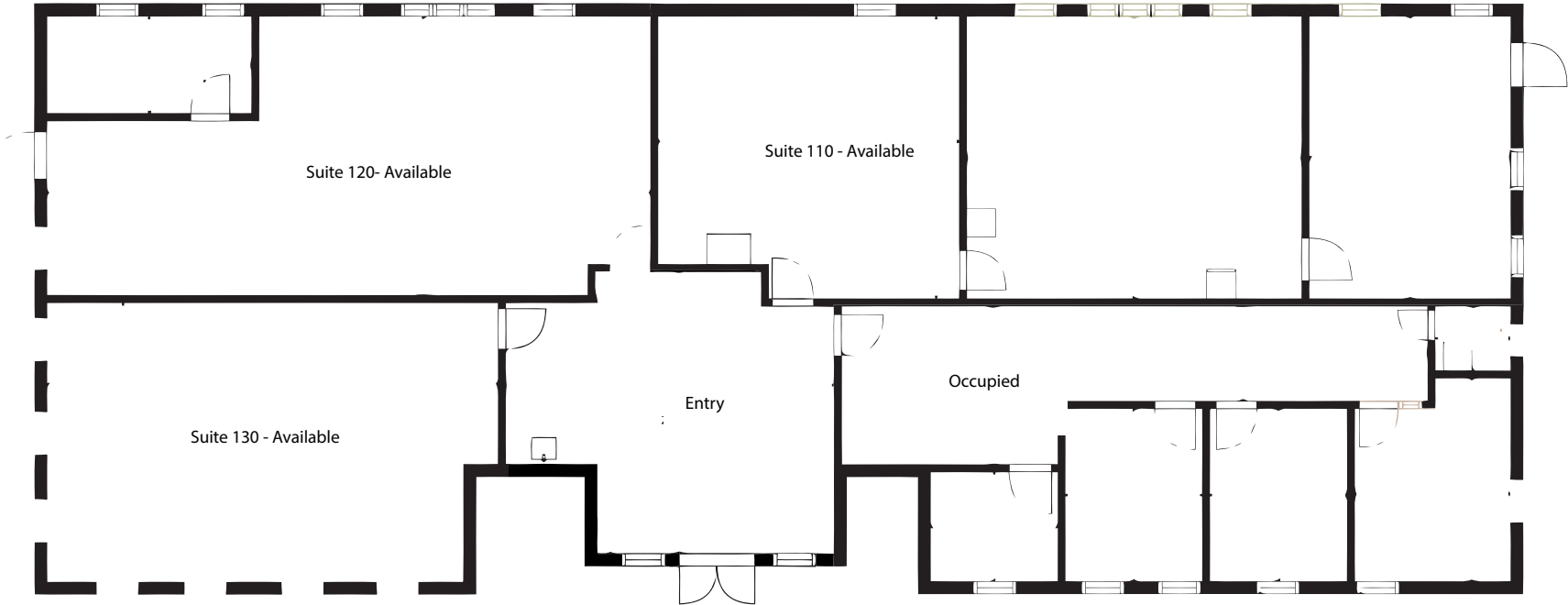
EXCELLENT  
ACCESSIBILITY

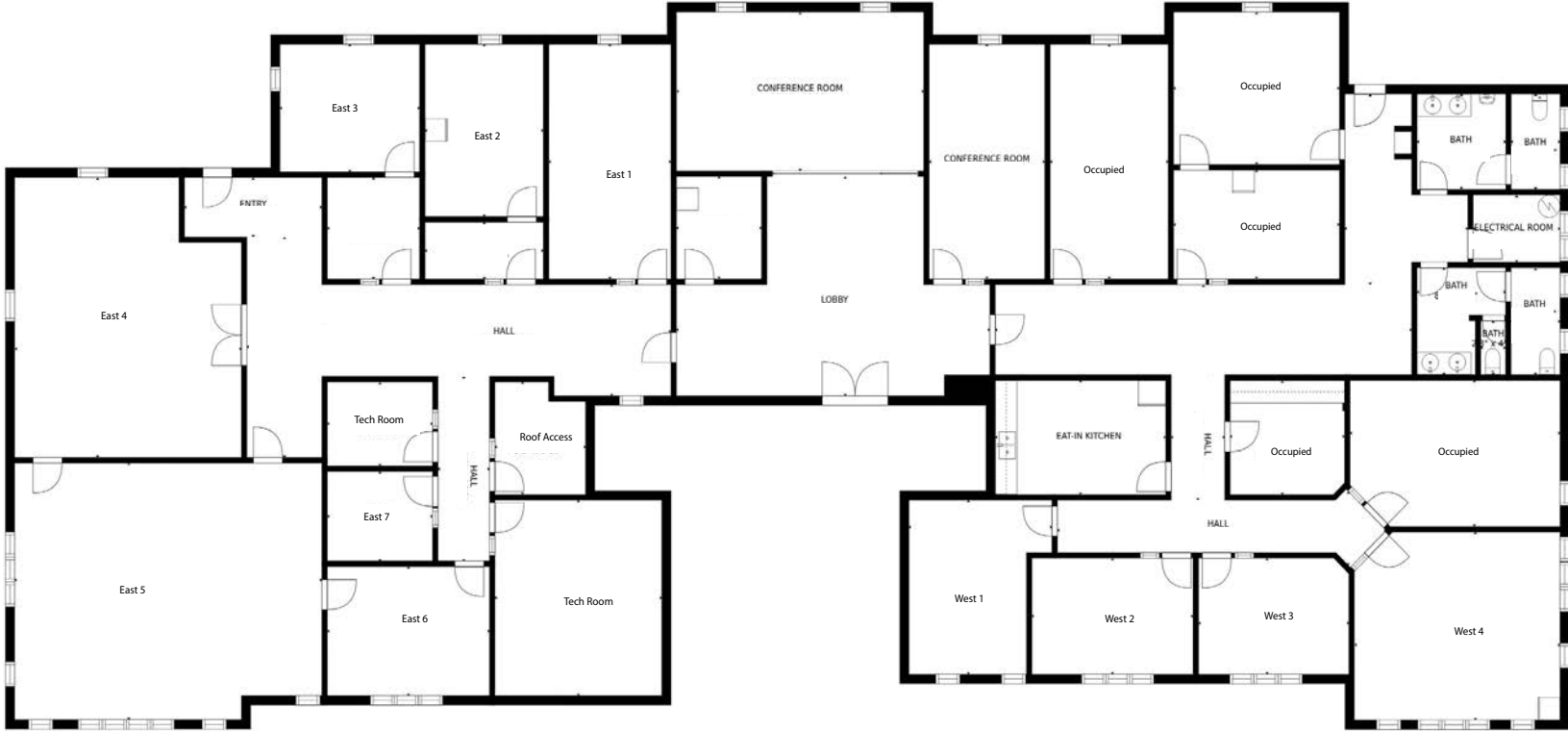
# PROPERTY PHOTOS



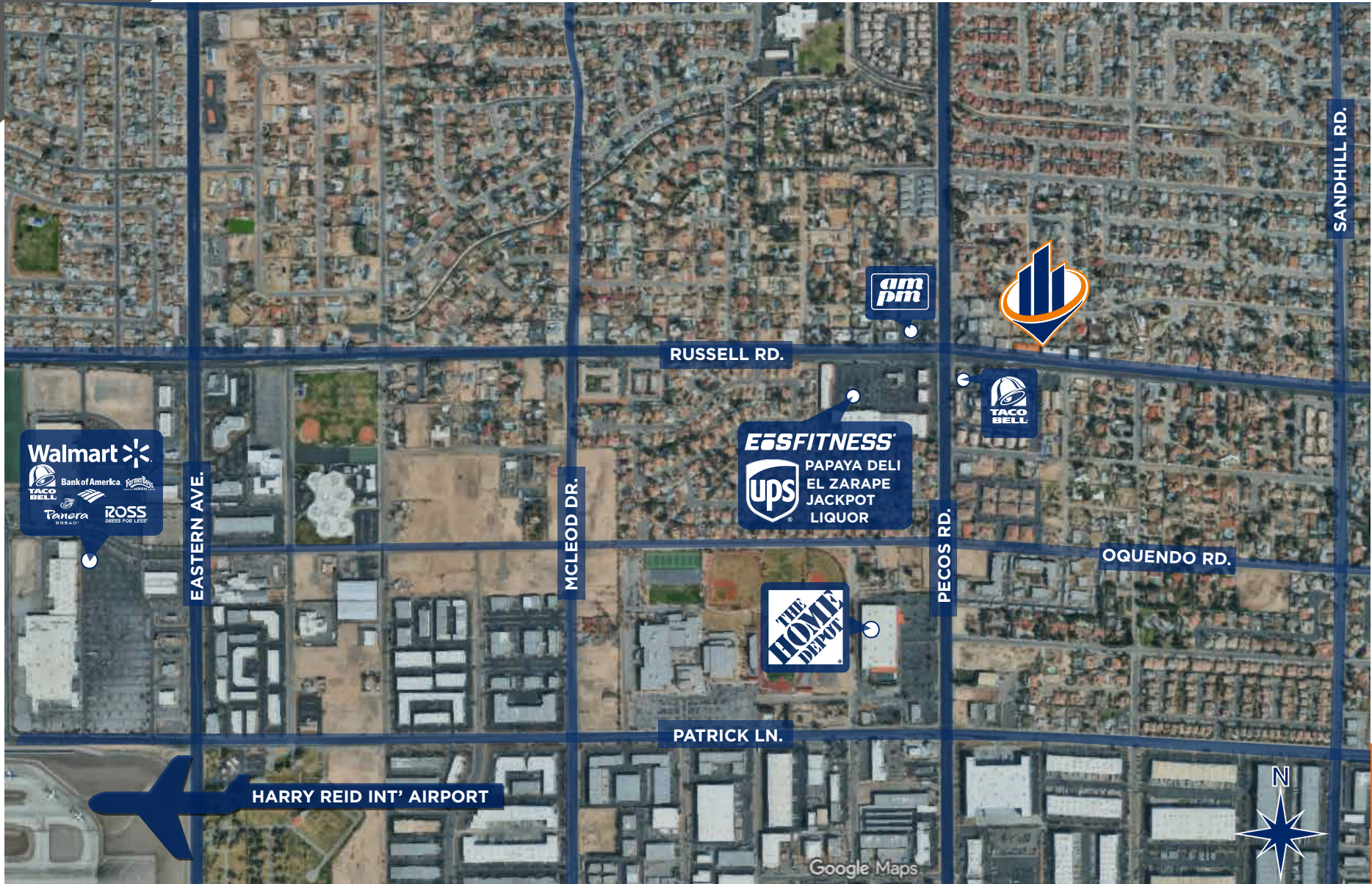
# PROPERTY PHOTOS



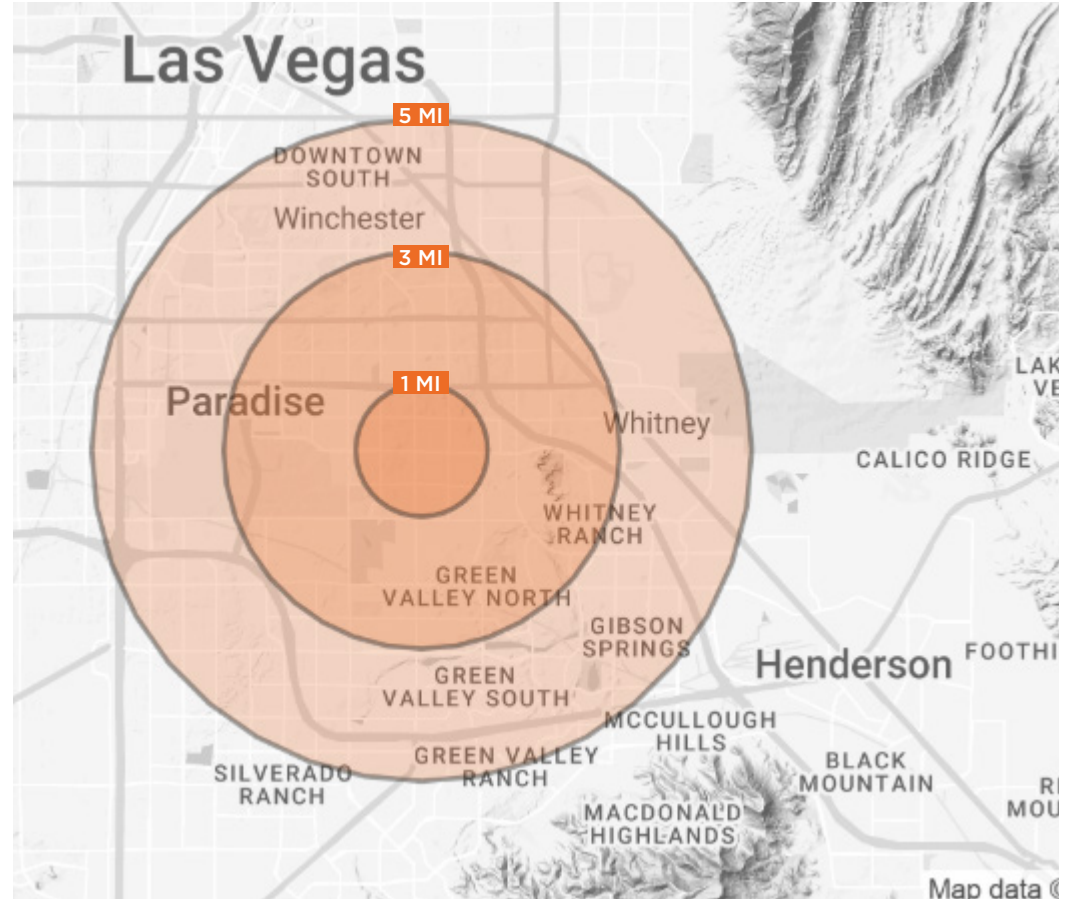




# AERIAL MAP



# DEMOGRAPHICS



| POPULATION              | 1 MILE | 3 MILES | 5 MILES | HOUSEHOLD & INCOME      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------|--------|---------|---------|-------------------------|-----------|-----------|-----------|
| <b>TOTAL POPULATION</b> | 12,420 | 158,755 | 407,647 | <b>TOTAL HOUSEHOLDS</b> | 4,955     | 64,784    | 166,149   |
| AVERAGE AGE             | 43     | 41      | 41      | # OF PERSONS PER HH     | 2.5       | 2.5       | 2.5       |
| AVERAGE AGE (MALE)      | 43     | 40      | 40      | AVERAGE HH INCOME       | \$88,278  | \$79,437  | \$81,593  |
| AVERAGE AGE (FEMALE)    | 44     | 41      | 41      | AVERAGE HOUSE VALUE     | \$441,524 | \$420,467 | \$406,140 |

# RENT ROLL

## CURRENT PHYSICAL TENANTS

| TENANT                                  | SQUARE FOOTAGE    | MONTHLY RENT | ANNUAL RENT | EXPIRATION DATE |
|---|-------------------|--------------|-------------|-----------------|
| #100 ASHMI                              | ±774 SF           | \$1,200      | \$14,400    | Month to Month  |
| #206 Harrison Insurance                 | ±307 SF           | \$800        | \$9,600     | Month to Month  |
| #207 Dr Carroll R Thomas, PHD           | ±242 SF           | \$735        | \$8,820     | Month to Month  |
| #213 Tax Fanatic                        | ±201 SF & ±207 SF | \$775        | \$9,300     | Month to Month  |
| #219 Nestegg Investment Real Estate LLC | ±102 SF           | \$540        | \$6,480     | Month to Month  |
| First Floor (Vacant Office)             | ±2,580 SF         | Vacant       | Vacant      | Vacant          |
| Second Floor (Vacant Office)            | ±6,450 SF         | Vacant       | Vacant      | Vacant          |

**TOTAL Rental Income**

**\$4,050**

**\$48,600**

# FINANCIAL ANALYSIS



## Income

| CURRENT TOTAL INCOME | MONTHLY RENT      | ANNUAL RENT        |
|----------------------|-------------------|--------------------|
| Physical Tenants     | \$4,050.00        | \$48,600.00        |
| <b>TOTAL INCOME</b>  | <b>\$4,050.00</b> | <b>\$48,600.00</b> |

## Expense

| CURRENT TOTAL EXPENSE | MONTHLY TOTAL       | YEARLY TOTAL         |
|-----------------------|---------------------|----------------------|
| Landscaping           | (\$300.00)          | (\$3,600.00)         |
| Cleaning              | (\$525.00)          | (\$6,300.00)         |
| NV Energy             | (\$740.00)          | (\$8,880.00)         |
| SW Gas                | (\$454.00)          | (\$5,448.00)         |
| Water                 | (\$380.00)          | (\$4,560.00)         |
| Republic Services     | (\$133.00)          | (\$1,596.00)         |
| Sewer                 | (\$171.00)          | (\$2,052.00)         |
| Insurance             | (\$453.00)          | (\$5,436.00)         |
| Property Taxes        | (\$1,296.00)        | (\$15,552.00)        |
| Phone Services        | (\$240.00)          | (\$2,880.00)         |
| Internet              | (\$505.00)          | (\$6,060.00)         |
| <b>TOTAL EXPENSE</b>  | <b>(\$5,197.00)</b> | <b>(\$62,364.00)</b> |

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# Collective Strength, Accelerated Growth

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