

**FOR SALE**

**±17,500 SF**

**CONFIDENTIAL OFFERING MEMORANDUM  
Q2 2026**

**CANNABIS CULTIVATION FACILITY  
OPPORTUNITY FOR  
OWNER-USER OR INVESTOR**



**Subject Property**

**4333 W. TROPICANA AVENUE  
LAS VEGAS, NEVADA 89103**

**EXCLUSIVELY OFFERED BY: BRAD SAUNDERS  
702.326.9934**

**Brad@SaundersRealtyLV.com  
www.SaundersRealtyLV.com**

**SAUNDERS  
REALTY**  
BROKERAGE & DEVELOPMENT

# EXECUTIVE SUMMARY

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The subject property represents a rare opportunity for an owner-user or investor seeking a premier cannabis cultivation facility at a price well below replacement cost. Designed with precision and purpose, this turnkey asset eliminates the time, complexity, and expense associated with development & construction, allowing immediate business operation.

## **KEY HIGHLIGHTS:**

- ❖ **Purpose-Built Design:** Engineered specifically for cannabis cultivation, ensuring compliance with best-in-class industry standards and optimized workflow.
- ❖ **Turnkey Infrastructure:** Fully equipped with advanced HVAC, lighting, irrigation, and security systems to support high-yield cultivation.
- ❖ **Strategic Advantage:** Acquire a state-of-the-art facility without the delays and capital outlay of new construction.
- ❖ **Cost Efficiency:** Offered at a price significantly below replacement cost, delivering exceptional value for an owner-user or investor.
- ❖ **Strong Market Dynamics:** Well-positioned to capitalize on the exceptional demand for wholesale cannabis products within a highly regulated market with substantial barriers to entry.

This offering combines functionality, efficiency, and scalability - making it an ideal solution for operators or investors looking to accelerate growth and secure a competitive edge.

# LAS VEGAS IS BUSINESS FRIENDLY

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## ***NEVADA'S TAX STRUCTURE***

- ❖ NO CORPORATE INCOME TAX
- ❖ NO PERSONAL INCOME TAX
- ❖ NO UNITARY TAX
- ❖ NO FRANCHISE TAX
- ❖ NO INVENTORY TAX
- ❖ NO ESTATE TAX
- ❖ NO INHERITANCE TAX

## ***BUSINESS INCENTIVES***

- ❖ SALES AND USE TAX ABATEMENT
- ❖ MODIFIED BUSINESS TAX ABATEMENT
- ❖ PERSONAL PROPERTY TAX ABATEMENT
- ❖ DATA CENTER TAX ABATEMENT

# NEVADA.

## Where Innovation Meets Opportunity.

### COMPETITIVE TAX CLIMATE

- Nevada ranks 7th for its exceptional business climate

### STRATEGIC LOCATION

- Less than a day's drive to five major U.S. ports serving the Pacific Rim
- Convenient access to key interstates offering efficient and direct routes to major cities and destinations nationwide

### BUSINESS FRIENDLY-IT'S IN OUR DNA

- Streamlined regulations
- Low taxes-no corporate or personal income tax
- Supportive ecosystem for entrepreneurs, startups and corporations

### SKILLED WORKFORCE

- With a track record of adapting to market shifts and embracing innovation, Nevada's workforce consistently meets evolving industry demands, driving economic growth and sustainability

### UNIQUE ADVANTAGE

- Nevada is the only U.S. state that encompasses every facet of the lithium battery economy and life cycle, making it the only location in the world with a complete lithium supply chain

"Realizing Nevada's Electric, Innovative, and Connected Future"

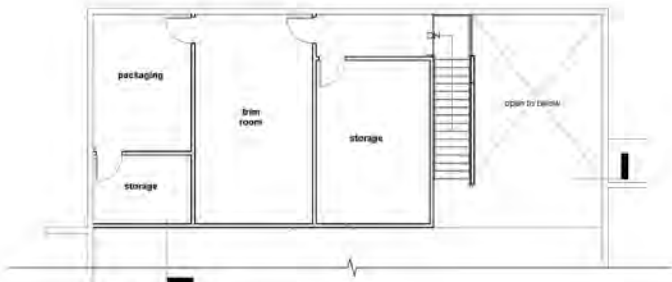


For more information on available business incentives in Nevada visit [GOED.NV.GOV](http://GOED.NV.GOV)

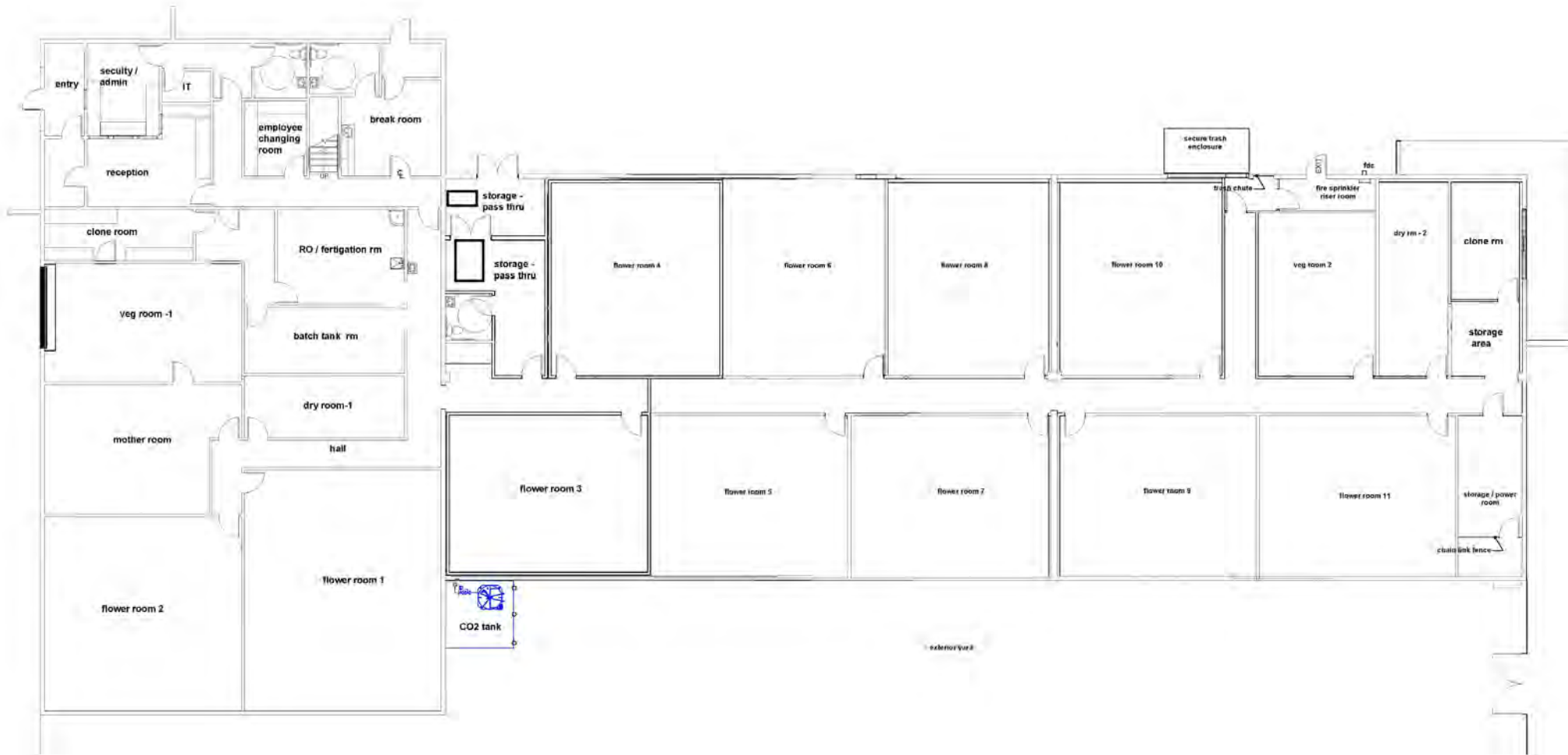
# PROPERTY SUMMARY

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Address:	4333 W. Tropicana Avenue, Las Vegas, Nevada 89103
APN:	162-30-501-013
Acres:	±0.78
Total Building SF:	±17,500
First Floor SF:	±16,500
Second Floor SF:	±1,000
Year Built:	1986
Build-To-Suit:	Phases - 2015, 2019 and 2023
Zoning:	Industrial Light (IL)
Jurisdiction:	Clark County
Aerial View:	<a href="#">OpenWeb Map</a>
Google Maps:	<a href="#">Aerial Map</a>
Ownership:	4333 W Tropicana Avenue LLC



Second Floor



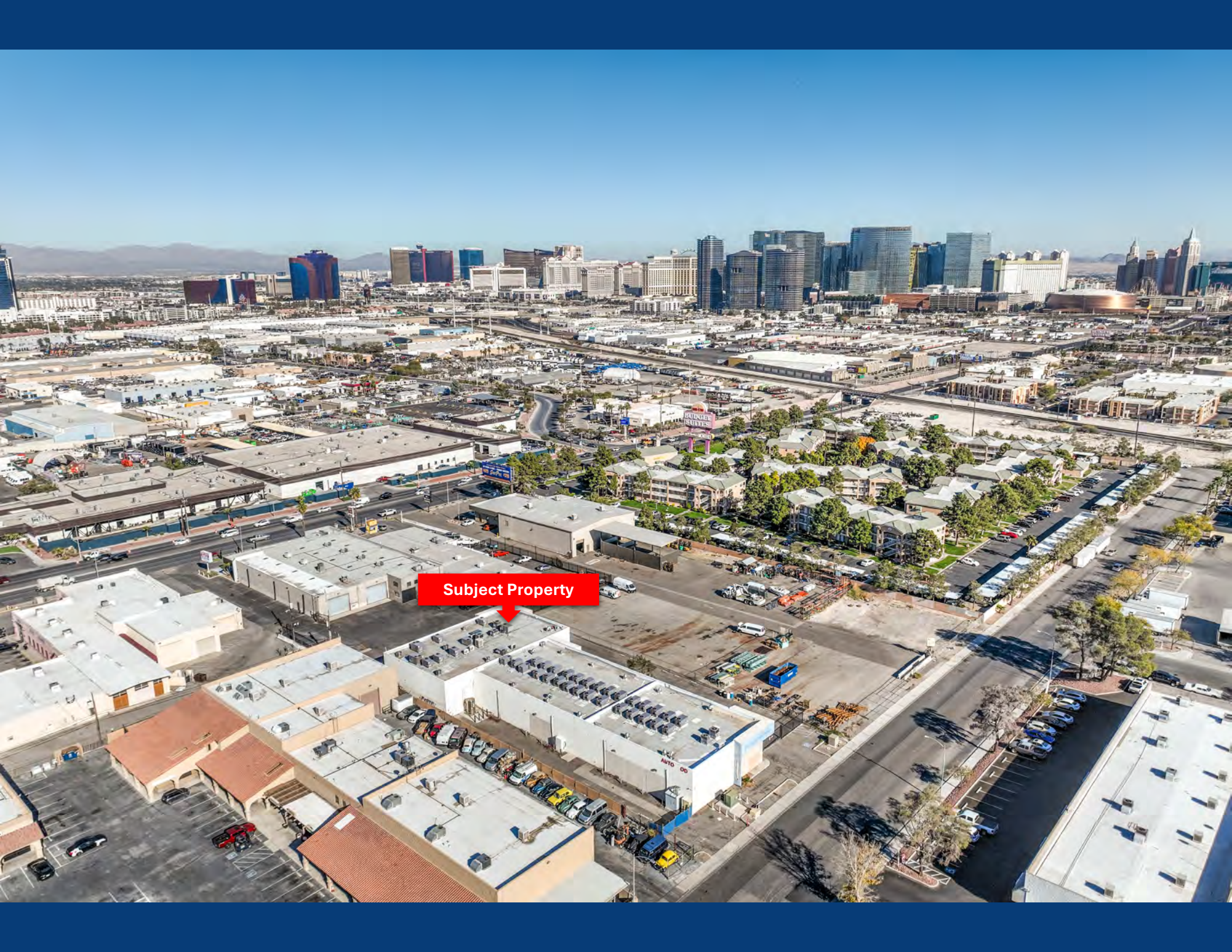
# LOCATION OVERVIEW

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**4333 W. TROPICANA AVENUE, LAS VEGAS, NEVADA 89103**

- ❖ **Prime Southwest Submarket:** Situated in one of Las Vegas' most desirable and fastest-growing submarkets, offering exceptional connectivity and visibility.
- ❖ **Minutes from the Las Vegas Strip:** Immediate access to world-class dining, entertainment, and hospitality venues.
- ❖ **Proximity to Major Attractions:** Close to Allegiant Stadium, T-Mobile Arena, and the future A's Stadium - positioning the property at the center of Las Vegas' premier sports and entertainment district.
- ❖ **Excellent Accessibility:** Convenient access to the employment base of the entire Las Vegas Valley, supported by robust transportation infrastructure, including I-15 and 215 Beltway.

This strategic location combines high traffic exposure, strong demographics, and proximity to iconic destinations - making it an ideal choice for businesses seeking a competitive advantage in the Las Vegas market.

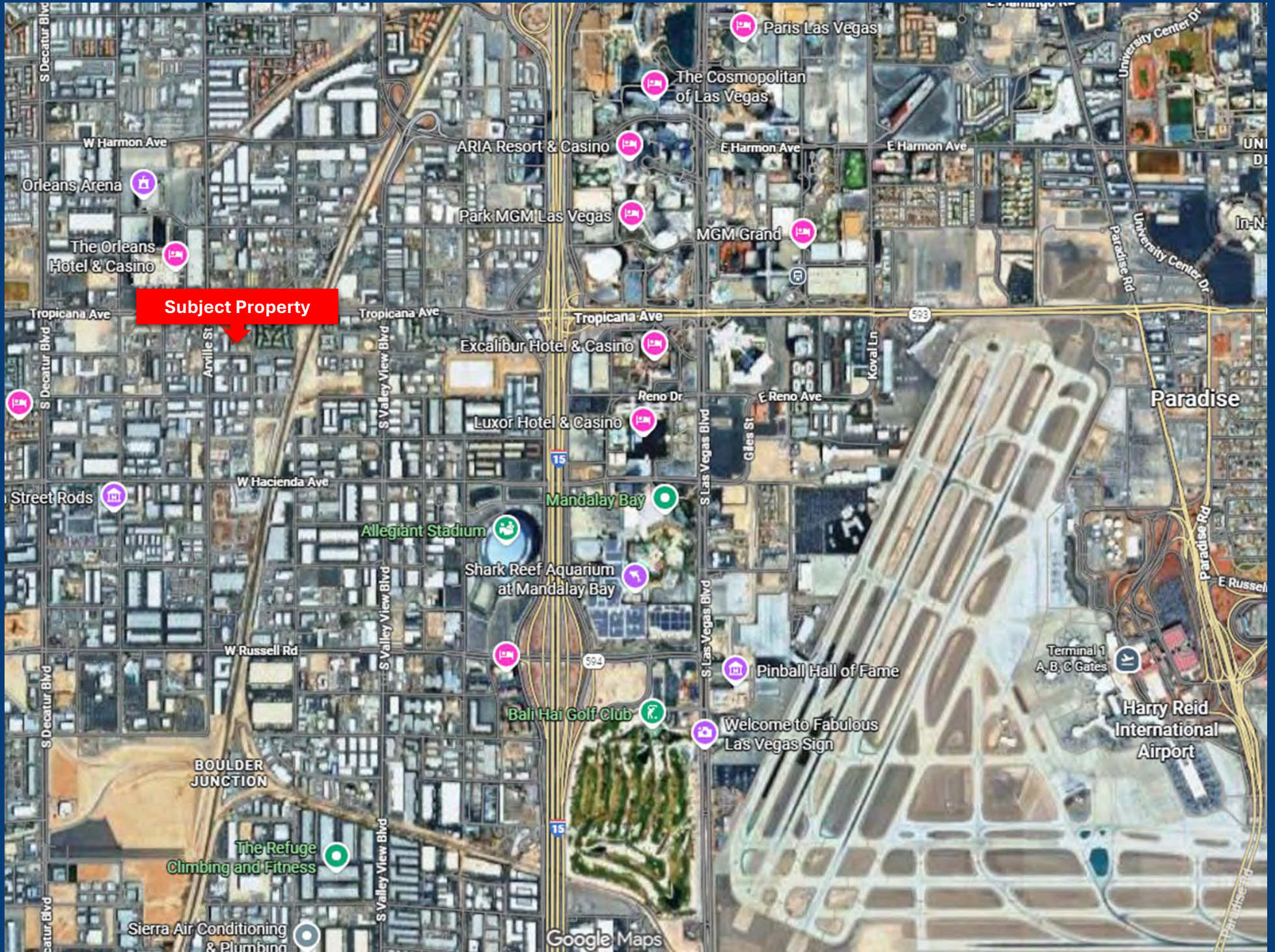


**Subject Property**



**Subject Property**





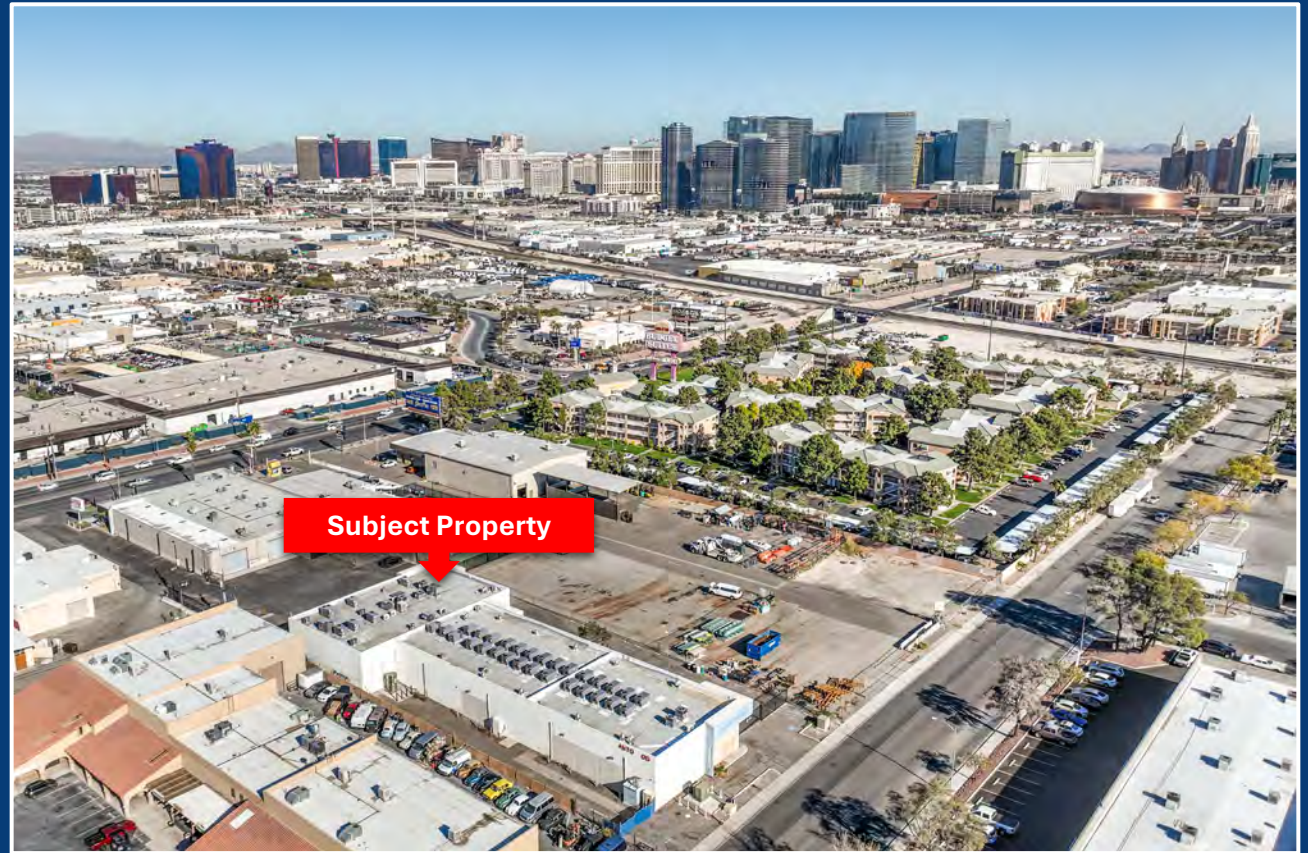
# INVESTMENT HIGHLIGHTS

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## Assets Included:

- ❖ Land
- ❖ Building
- ❖ Improvements
- ❖ Furniture, Fixtures & Equipment
- ❖ Adult-Use Cultivation License

List Price: \$7,750,000





**Subject Property**



**=NO=**  
**TRESPASSING**  
PRIVATE PROPERTY  
VIOLATORS WILL  
BE PROSECUTED  
PHIL. 207 260

**WARNING**  
**AUTHORIZED**  
**PERSONNEL**  
**ONLY**

433

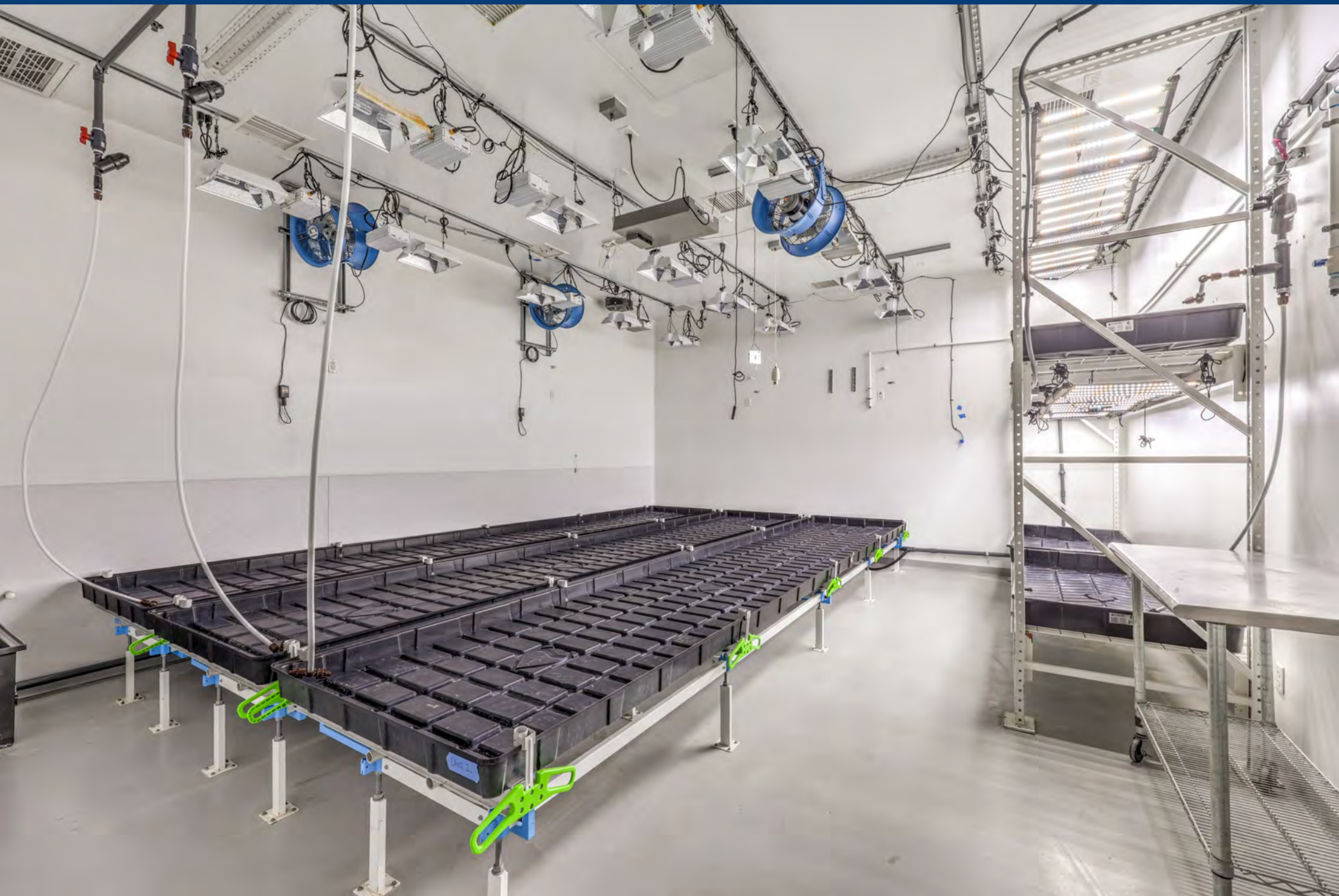


Subject Property

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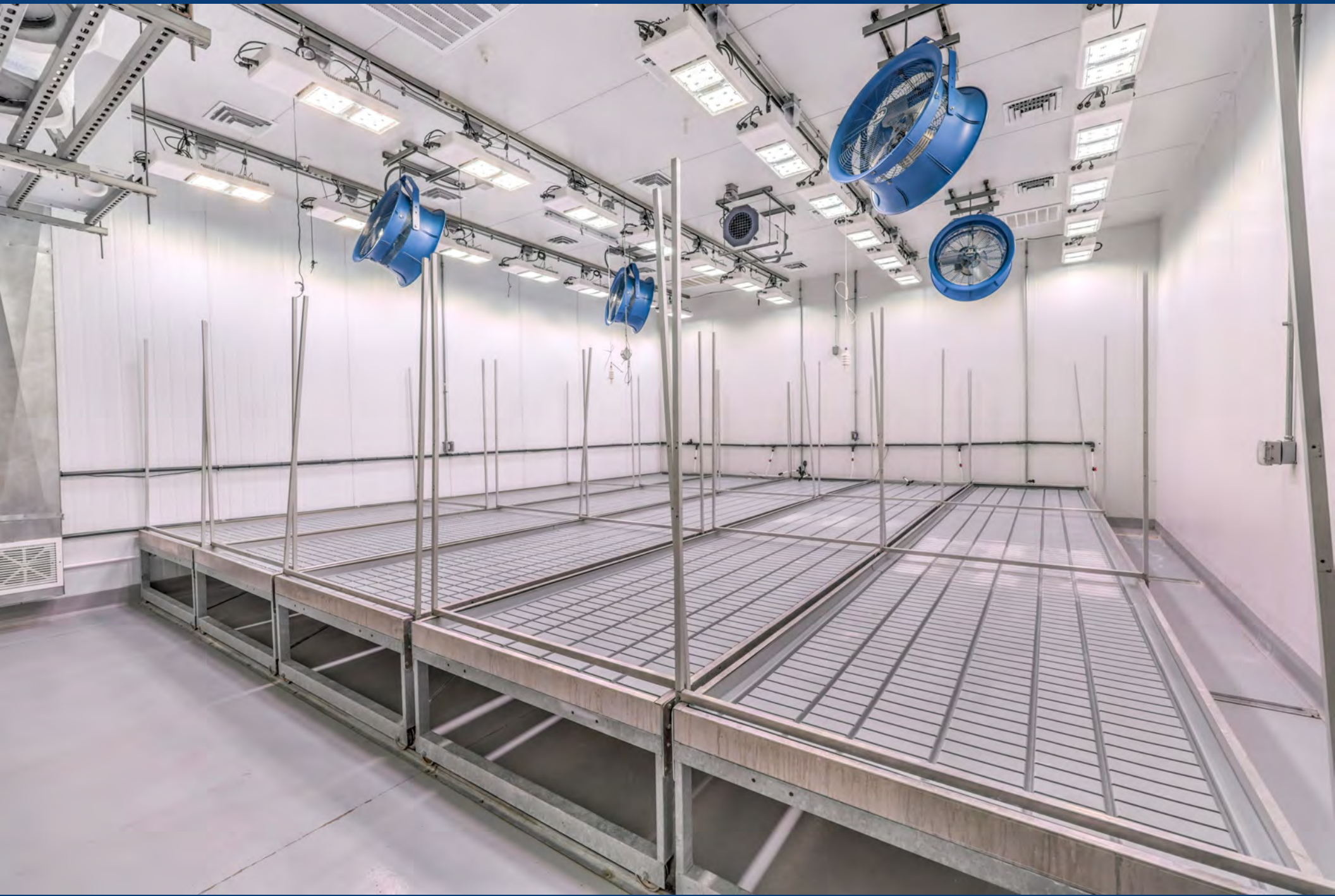
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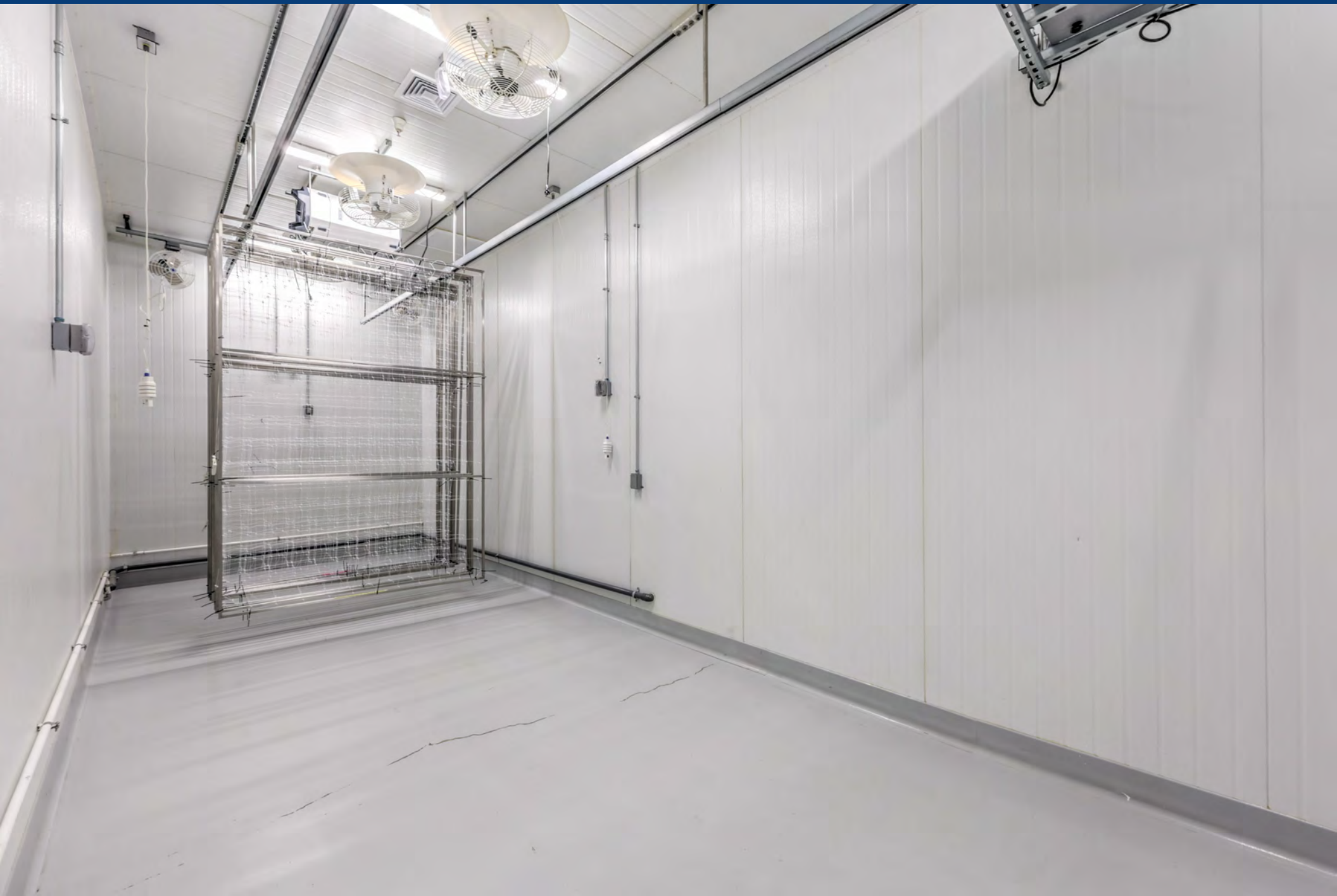


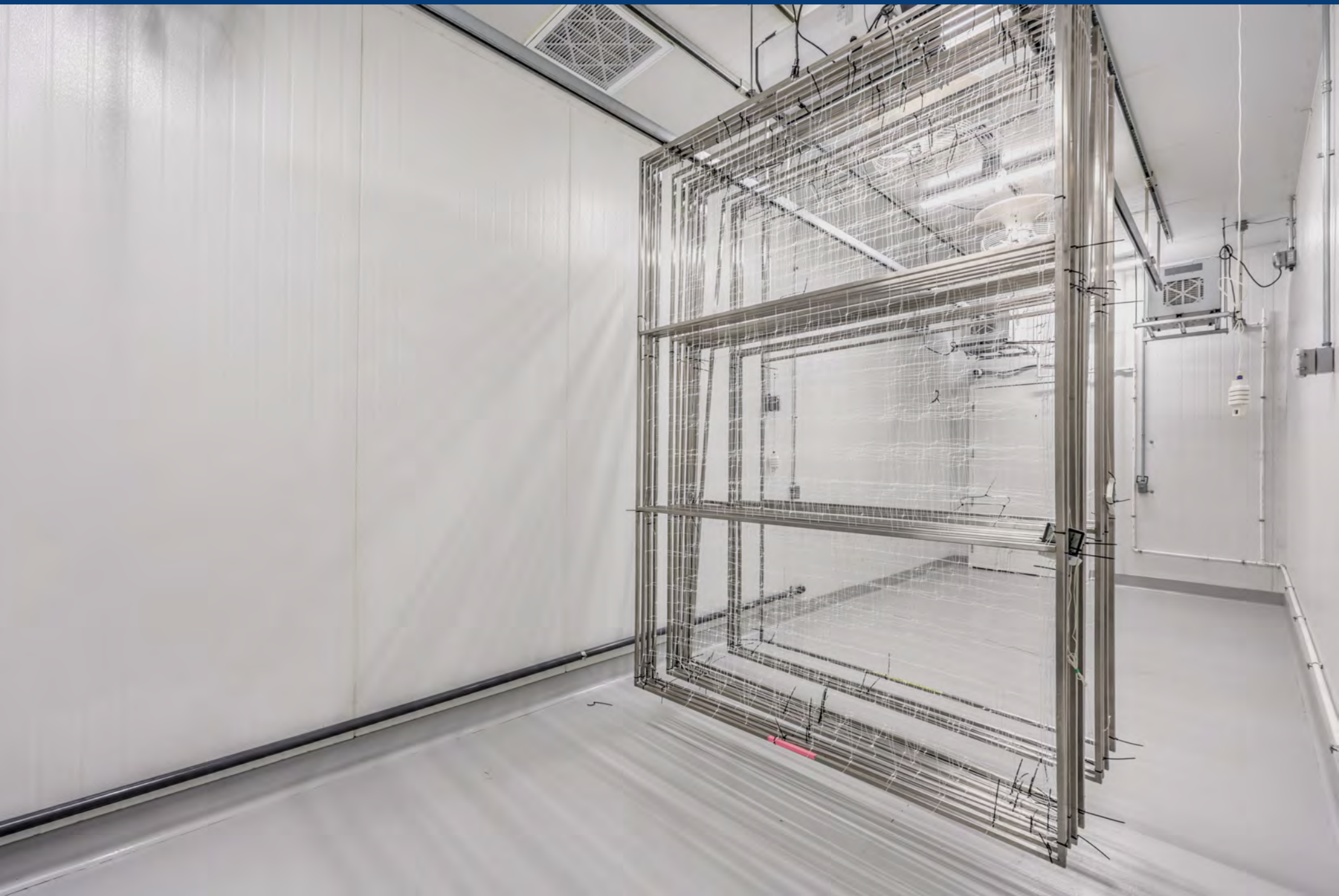






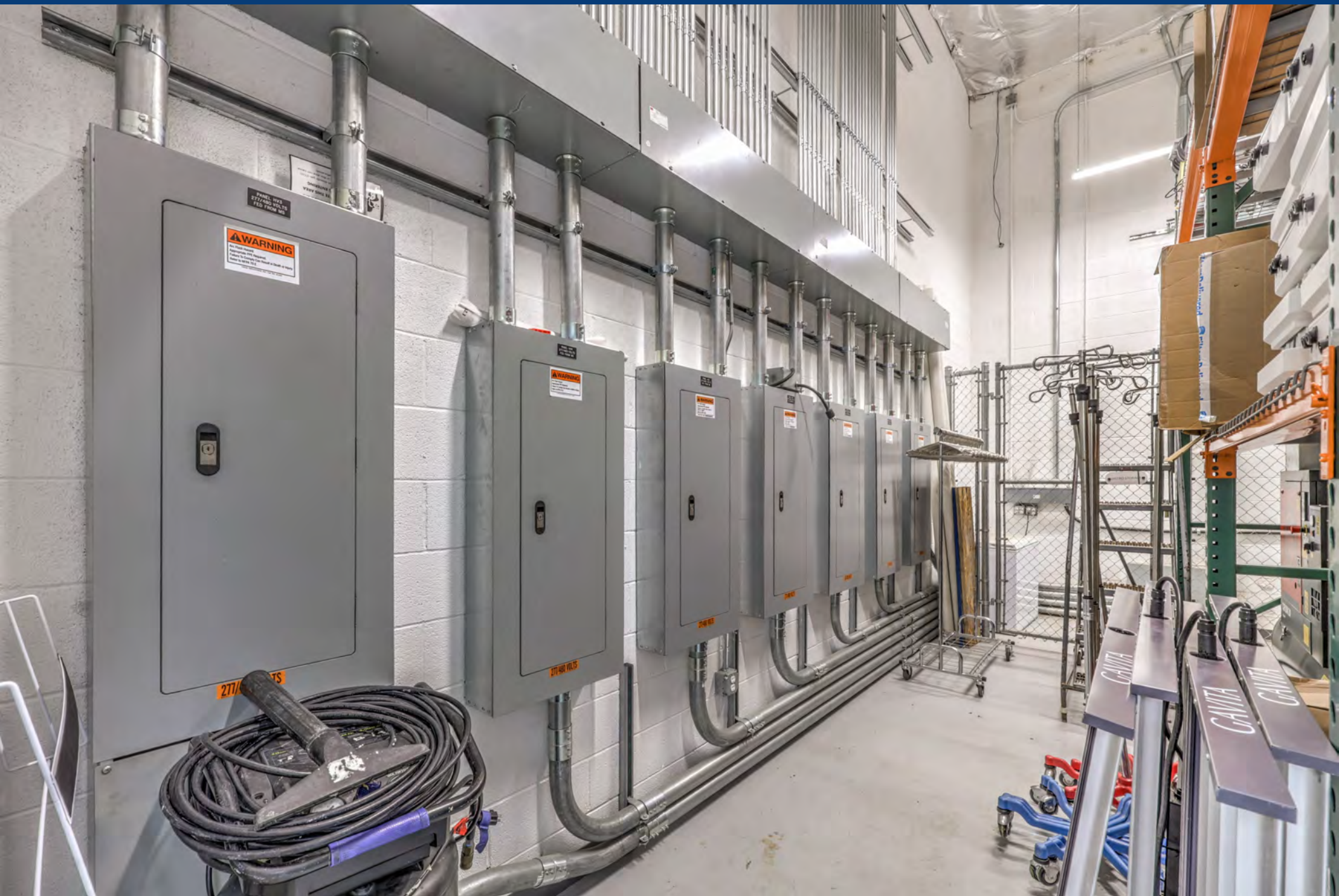












PANEL 102  
127780 VOLTS  
120 FROM MS

**WARNING**  
This panel contains  
energized parts.  
Failure to observe the correct safety  
procedures can result in death or injury.

277V AC

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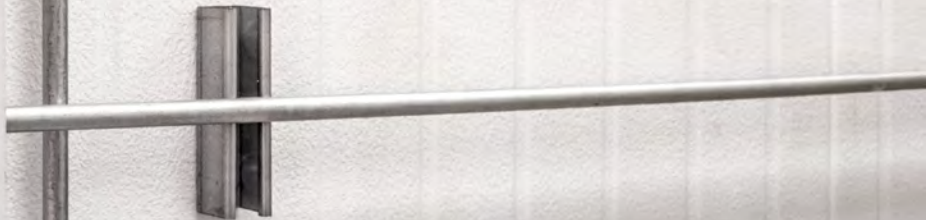
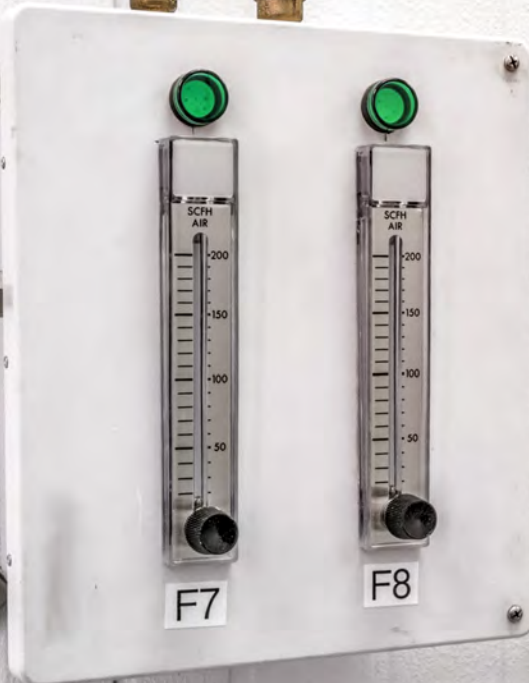
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277V AC

CAVITA

CAVITA

CAVITA





PANEL LV2B  
1 PHASE 120V/240V  
FED FROM MOL3

**WARNING**  
ELECTRICAL ARC FLASH HAZARD  
PERSONAL PROTECTION  
EQUIPMENT REQUIRED  
FAILURE TO COMPLY CAN RESULT  
IN INJURY OR DEATH  
REFER TO MPA TBE

PANEL LV2C  
3 PHASE 120V  
FED FROM MOL3

**WARNING**  
ELECTRICAL ARC FLASH HAZARD  
PERSONAL PROTECTION  
EQUIPMENT REQUIRED  
FAILURE TO COMPLY CAN RESULT  
IN INJURY OR DEATH  
REFER TO MPA TBE

SPARE  
STUB

LOWER 5

FLOWER 5

FLOWER 5

LV2B-15

FIRE







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CONFIDENTIALITY & DISCLAIMER

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In compliance with applicable laws and ethical standards, please be advised that Brad Saunders holds an ownership interest in the subject property and related assets being sold.

Indemnification: By accepting this Offering, you agree to indemnify, defend, and hold harmless Saunders Realty, its affiliates, all officers, shareholders, agents, employees, assigns, successors, heirs, and the Owner from and against any and all claims, liabilities, losses, damages, costs, and expenses (including reasonable attorneys’ fees) arising out of or related to your review, reliance upon, or use of the information contained herein, or any discussions or negotiations regarding the subject property.



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