

6765

S. Eastern Avenue Unit 4 &
5, Las Vegas, NV 89119



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PROPERTY DETAILS

APN	177-02-613-035 & 177-02-613-036
Address	6765 S. Eastern Avenue Suite 4, Las Vegas, NV 89119
Address	6765 S. Eastern Avenue Suite 5, Las Vegas, NV 89119
Built in	2007
Sale Type	Owner User Investment
Total Building Square Footage Available	±6,400
Clear Height	±18'
Total Grade Level Loading	Two (2) Grade Level Doors
Parking	Ten (10) Stalls +
Submarket	Airport
Zoning (Clark County)	Industrial Park (IP)

- HVAC Cooled Warehouse
- HVAC Cooled Office Space
- Grease Trap In Rear of Suite 5
- Grade Level Loading
- ±18' Clear Height
- Visible Signage
- Built in 2007

Buyer to verify all building aspects pertaining to the purchase

ASKING PRICE
\$2,100,000

TOTAL SQUARE FEET
AVAILABLE
±6,400

Property Specifications:

North American Commercial is pleased to present the opportunity to acquire Two (2) condo units located in the Airport submarket.

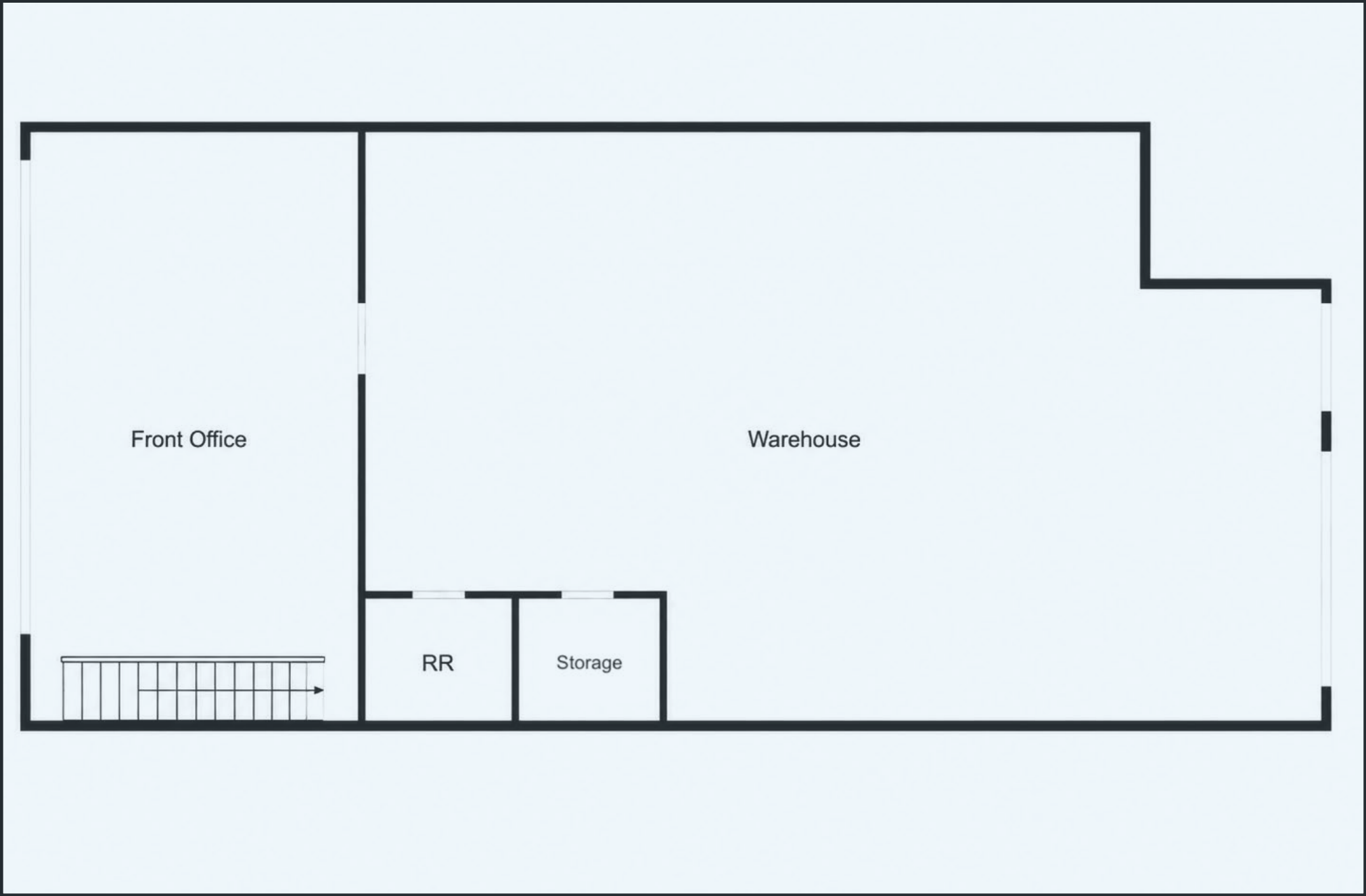
Unit 4 is a condo unit totaling ±3,200 square feet and features One (1) Grade Level Door, multiple private offices, and a HVAC cooled warehouse.

Unit 5 is a condo unit totaling ±3,200 square feet and features One (1) Grade Level door, multiple private offices, and a HVAC cooled warehouse.

This property is ideal for an owner user looking for a high quality concrete tilt-up fortified in an ever-growing industrial sector.

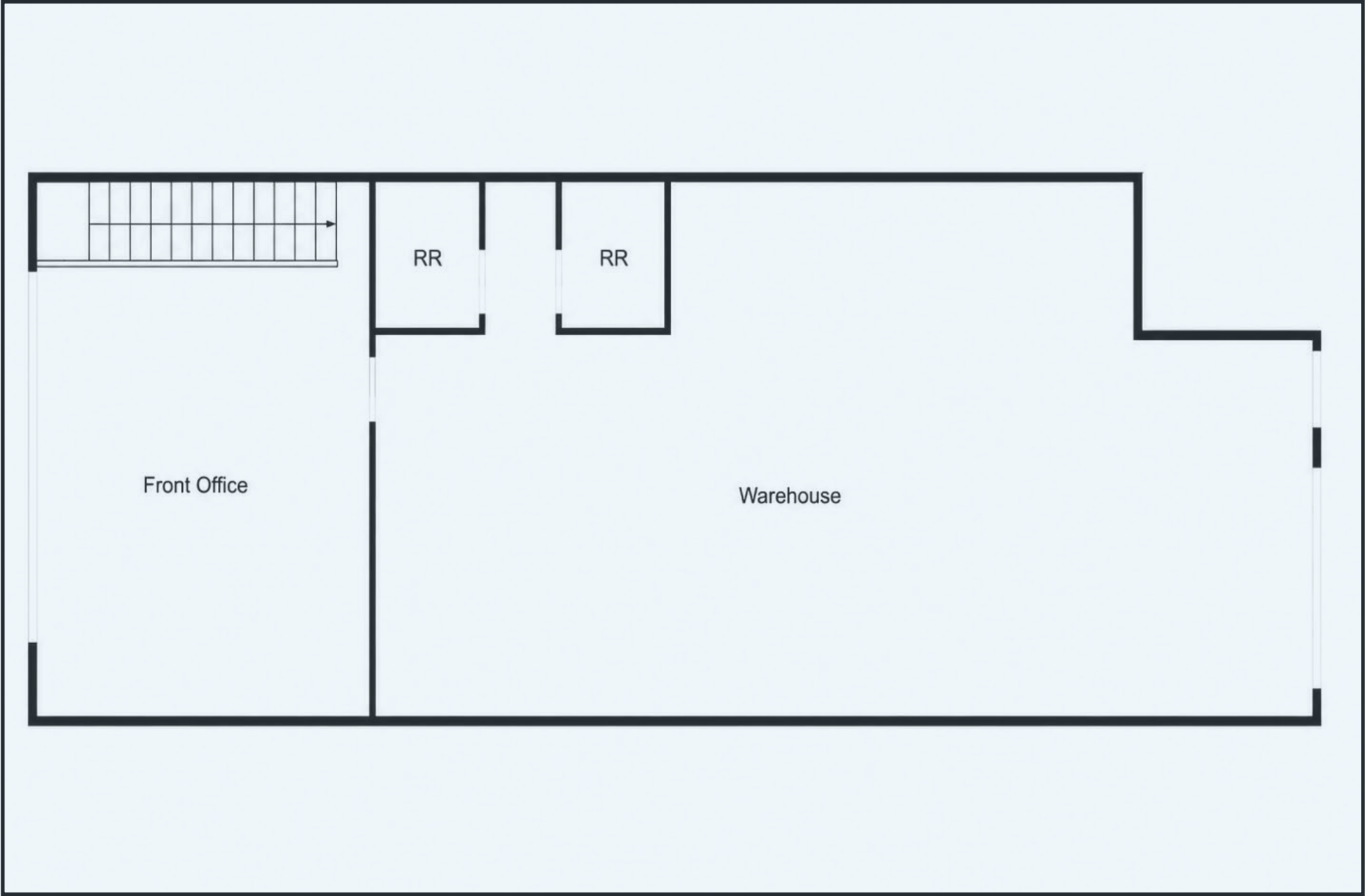


FLOOR PLAN UNIT 4



For reference only, not to scale

FLOOR PLAN UNIT 5



For reference only, not to scale

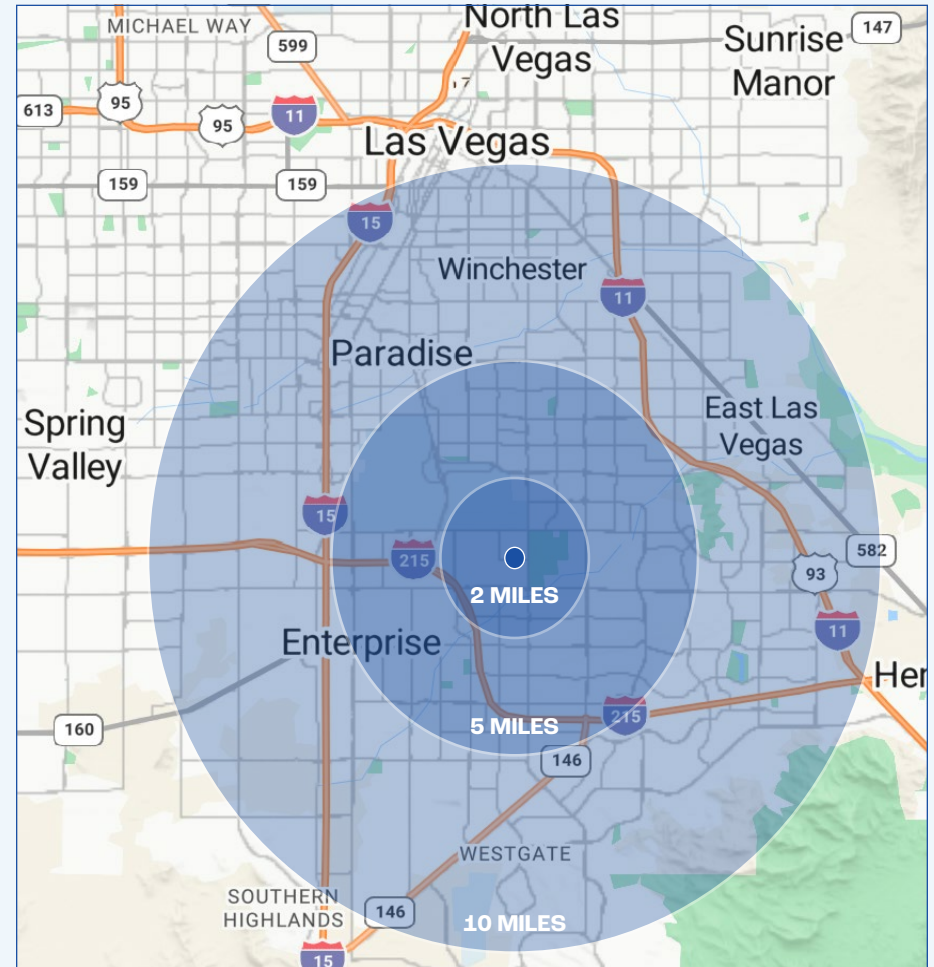
DEMOGRAPHICS

 POPULATION	2 MILE	5 MILE	10 MILES
2029 Projection	25,403	385,503	1,515,000
2024 Population	23,736	356,587	1,406,000
Growth 2024-2029	1.4%	1.6%	1.5%

 HOUSEHOLDS	2 MILE	5 MILE	10 MILES
2029 Projection	9,401	156,477	588,541
2024 Population	8,798	144,871	546,611
Growth 2024-2029	1.4%	1.6%	1.5%

 HH INCOME	2 MILE	5 MILE	10 MILES
2024 Average Household Income	\$92,102	\$81,059	\$83,900

 BUSINESSES	2 MILE	5 MILE	10 MILES
# of Businesses	2,943	22,613	68,192
# of Employees	34,837	303,599	682,577



MARKET SUMMARY

Las Vegas, NV

Located in a thriving business district. This industrial property offers a prime opportunity for owner users/investors to expand in a rapidly growing area. The property boasts a traditional warehouse/office split ideal for most users/investors.

INVESTMENT UPSIDE

This district is one of the fastest-growing areas in Nevada, with a booming economy, excellent visibility, and a vibrant industrial community. This property places you within reach of key business centers, local amenities, restaurants, and a wealth of services.

Whether you're looking to establish your business in a dynamic location or seeking an investment with long-term potential, this industrial space offers unmatched value in a thriving market. Don't miss out on this incredible opportunity to secure a space in one of the most desirable commercial areas in the Valley!





SITUATED IN THE HEART OF THE HIGHLY DESIRABLE AIRPORT SUBMARKET

The properties at 6765 S. Eastern Avenue is strategically located within the Airport Industrial Submarket, one of Las Vegas's most dynamic and sought-after industrial hubs. Situated with direct access to major thoroughfares like the I-215 and US-95. The surrounding businesses help shape the surrounding area as a thriving commercial hub with a blend of industrial, resorts, professional services and entertainment options.

Vacancy Rates: This submarket continues to see overall normal vacancy rates, currently hovering around 11%, indicating strong tenant demand and limited available inventory.

Proximity to Amenities: The property benefits from being in close proximity to major attractions, as well as Harry Reid International Airport.

Nearby Businesses: Major corporations and logistics and major gaming hubs, highlighting the submarket's appeal for businesses.



LAS VEGAS BUSINESS INFORMATION

Business Assistance

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

Nevada Tax Climate:

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income

LABOR OVERVIEW

- **Southern Nevada features some of the lowest labor costs in the region.**
- **The U.S. Bureau of Labor Statistics reports that the Las Vegas metropolitan area employs over 105,800 individuals in the distribution, public transportation, warehousing, and manufacturing sectors.**
- **Over 60,000 students are enrolled in The University of Nevada Las Vegas, and the College of Southern Nevada.**
- **Over the next five years, manufacturing jobs are projected to increase by 1.6%, while transportation and warehousing jobs are expected to rise by 0.8%.**
- **Industrial employment sectors in Las Vegas are anticipated to grow at a faster rate than the national average.**
- **By the end of 2023, employment growth in Las Vegas reached 4.1%**



Bali Hai
GOLF CLUB



INTERSTATE
15

LAS VEGAS BOULEVARD

HARRY REID
INTERNATIONAL
LAS VEGAS

MCCARRAN
MARKETPLACE



PECOS ROAD

562

SUNSET RD

562

HUGHES AIRPORT
CENTER

SUBJECT

MCCARRAN
RENT-A-CAR
CENTER

LAS VEGAS SOUTH
PREMIUM OUTLETS
A SIMON CENTER

WARM SPRINGS RD

INTERSTATE
215

EASTERN AVENUE



ERIMDA RD

ABOUT US

NORTH AMERICAN COMMERCIAL

North American Commercial is the leader in Southern Nevada for providing unsurpassable sales, leasing and management services. Our company was built from the ground up to specialize in adding value and increasing net operating income (NOI) for our clients. At the core of our company culture is a commitment to excellence and aggressive standards that help our clients achieve their short and long-term investment goals.

North American Commercial currently provides sales, leasing, tenant representation, asset management, property management and facilities management services to our clients. Each one of our agents and employees has gone through rigorous training that allows them to have a performance-based track record that embodies first class service.

North American Commercial is proud to take an active role with Southern Nevada CCIM, IREM, BOMA and ICSC. Each one of these affiliate organizations has fundamentals and relationships that allow us to benefit our clients and drive home results.



OUR TEAM



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