



OFFERING MEMORANDUM

INDUSTRIAL NNN INVESTMENT - 6329 PINE ST

Las Vegas, NV 89120

Marcus & Millichap

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6329 PINE ST


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EXECUTIVE SUMMARY

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6329 PINE ST

PROPERTY DETAILS

SITE DESCRIPTION

Assessors Parcel Number	162-36-801-016
Zoning	M-D county
Building Size	17,632 SF
Year Built/Renovated	1998/2014
Lot Size	-.5 Acres
Intersection/Cross Street	Pine/Sunset

BUILDING

Framing	Reinforced Concrete
Floors	2
Parking	22 Spaces
Clear Height	9-21'
Grade Level Doors	2
Grade Level Door Height	10' w x 14' h'
Power	6000a/120 - 208v 3p
Building Use	Office: 90% Industrial: 10%



6329 PINE ST

Las Vegas, NV 89120

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present for sale, 6329 Pine St. A 8+ Year Triple Net Lease featuring above average 3.25% annual rental increases throughout the initial term. Set in the heart of a thriving industrial corridor this prime investment opportunity is strategically located near Harry Reid Airport in Las Vegas, NV.

6329 Pine is a 17,632 Square Foot Tilt Up, boasting a .5 Acre lot - Power 6000a/120 - 208v 3p - Drive Ins 2 tot./10' w x 14' h - 9-21' Clear Height - Fully Gated Secured Yard - 2 Story Office/Manufacturing Buildout - Two Large Cold Storage Units

Tenant - Brand House America founded in 2010, "Keef Brands" leverages the state's prominence as a key hub in the cannabis industry, highlighted by significant events like MjBizCon. Our modern 18,000 SqFt processing facility takes advantage of this exposure, providing top-tier co-packing and contract manufacturing services. As the operator of the only cannabis canning line in Nevada, we offer unparalleled production capabilities, establishing us as leaders in both recreational and medical markets. Our skilled team and fully equipped GMP facility ensure consistent quality and operational excellence.

INVESTMENT HIGHLIGHTS

Long-Term Stability | 8 years remaining on a long-term Triple Net (NNN) lease — minimal landlord responsibilities.

Airport Access - Las Vegas- Harry Reid International Airport Offers Daily Cargo and Passenger Flights, Supporting Corporate Travel, Air Freight, and Efficient Supplier Routes

Built-In Income Growth | Lease includes 3% annual increases, delivering steady income growth and a natural hedge against inflation.

Advanced Manufacturing Ecosystem - The Airport Commerce Corridor Hosts Numerous Fabrication, Logistics, and Marijuana Tenants - Providing Synergy for Industrial Owner/Users in the Cannabis Industry

OFFERING SUMMARY

6329 PINE ST



Listing Price
\$3,200,000



Cap Rate
6.80%



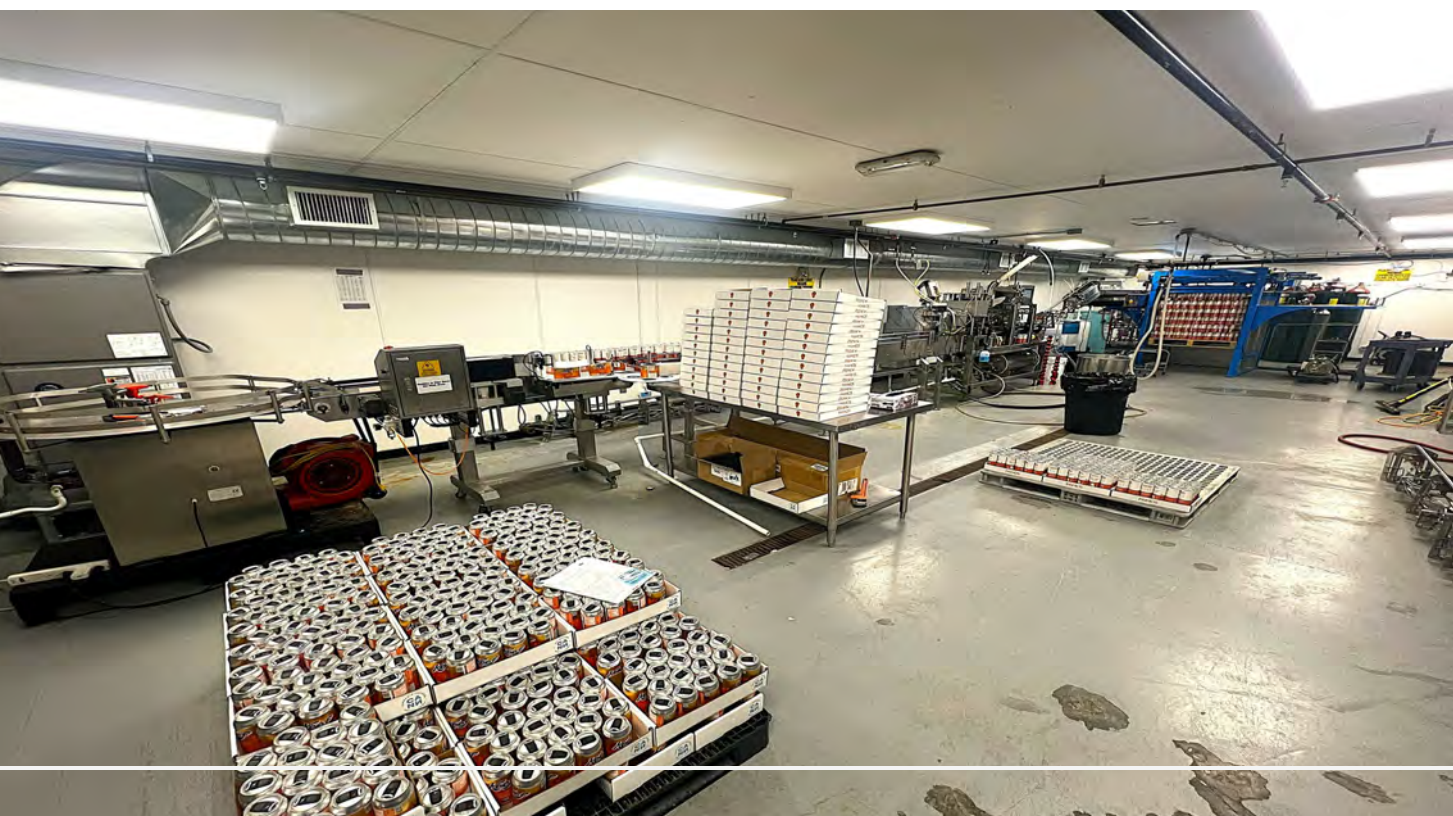
Price/SF
\$181.49

FINANCIAL

Listing Price	\$3,200,000
NOI	\$216,552
Cap Rate	6.80%
Pro Forma CAP	8.6 %
Price/SF	\$181.49
Average Rent	\$11.92/SF
Lease Type	NNN
Years Remaining	9
Annual Increase	3.25% Per Year
Occupancy	100%

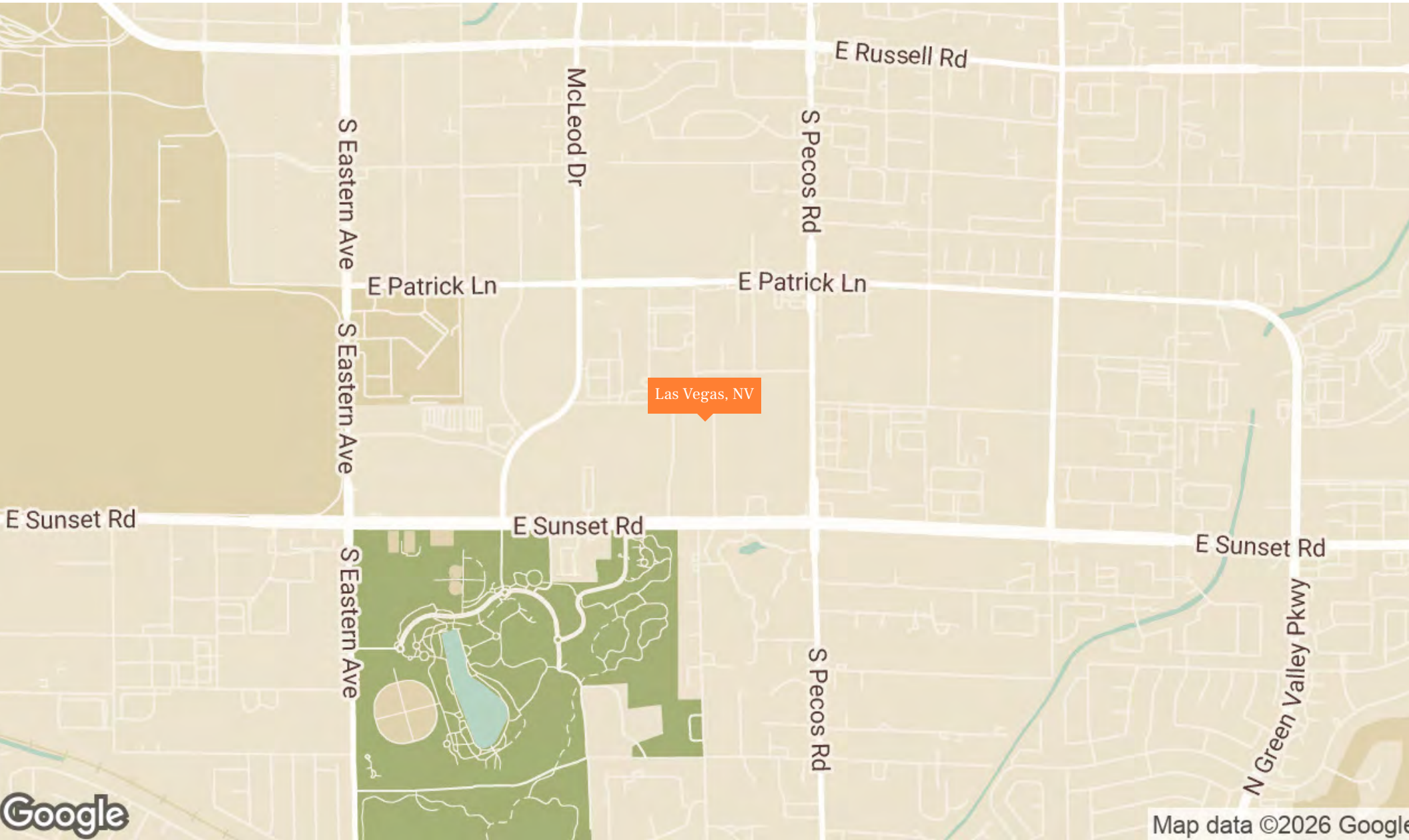






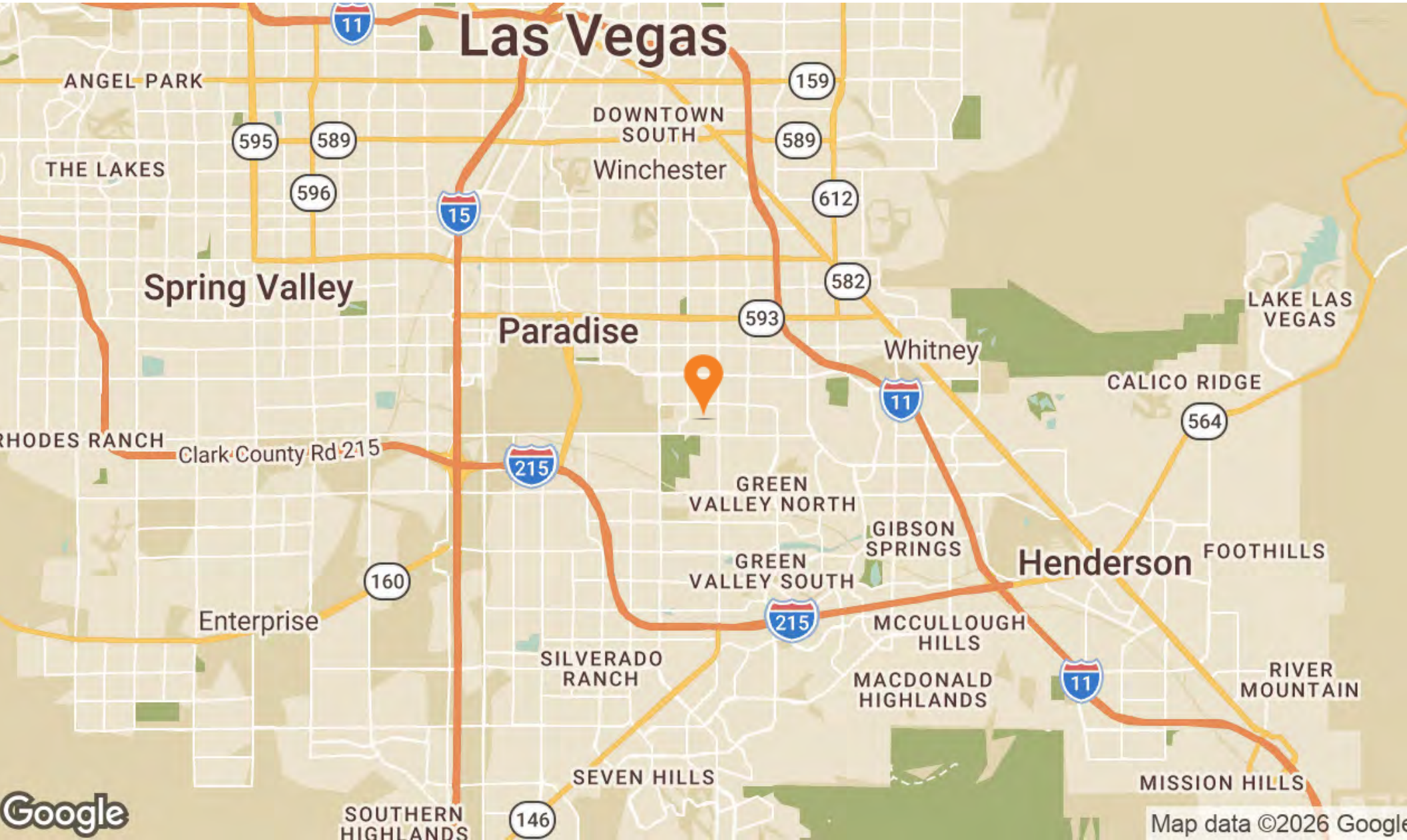
6329 PINE ST

REGIONAL MAP



6329 PINE ST

LOCAL MAP



Google

Map data ©2026 Google

SECTION 2

02

FINANCIAL ANALYSIS

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PROPERTY SUMMARY

THE OFFERING	
Price	\$3,200,000
Capitalization Rate	6.80%
Price/SF	\$187.00
PROPERTY DESCRIPTION	
Year Built / Renovated	1998/2014
Gross Leasable Area	17,632 SF
Type of Ownership	Fee Simple
Lot Size	0.50 Acres
LEASE SUMMARY	
Tenant	Brand House USA
Rent Increases	3% Ever Year
Lease Type	Triple Net (NNN)
Lease Commencement	1/1/2025
Lease Expiration	1/31/2034
Renewal Options	0
Term Remaining on Lease (Yrs)	9 Years

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
2026*	\$216,552	\$18,046	\$12.30	6.80%
2027	\$223,044	\$18,587	\$12.60	7.00%
2028	\$229,740	\$19,145	\$13.00	7.20%
2029	\$236,628	\$19,719	\$13.40	7.40%
2030	\$243,720	\$20,310	\$13.80	7.60%
2031	\$251,040	\$20,920	\$14.20	7.80%
2032	\$258,564	\$21,547	\$14.60	8.00%
2033	\$266,328	\$22,194	\$15.00	8.20%
2034	\$274,320	\$22,860	\$15.40	8.40%



SECTION 3



MARKET OVERVIEW

Market Overview

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6329 PINE ST

MARKET OVERVIEW

LAS VEGAS

Las Vegas is considered one of the top entertainment cities of the world, thanks to its abundance of resorts, restaurants, shopping and entertainment options. In addition to temporary stays, the Las Vegas-Henderson-Paradise MSA area is one of the fastest-growing metros in the nation, with a population of more than 2.3 million. The metro has become a fully diversified economy, with logistics groups, tech firms and manufacturing all taking advantage of Las Vegas' low cost of business and proximity to major West Coast markets. The 2.5 million-square-foot Las Vegas Convention Center is one of the largest in the world, attracting a host of industry events. Since 2023, the Las Vegas Grand Prix has been held on a temporarily-constructed track on the city's streets. The Sphere, built that same year, brought a new 17,000-seat venue to the metro, becoming an unmissable part of the city skyline and offering a 16k resolution screen on its interior.

METRO HIGHLIGHTS



WELL-PAYING JOBS

Office-using positions, most of them within the professional and business services sector, accounted for about 21 percent of the metro's job count as of year-end 2024.



STRONG POPULATION GAINS

The metro continues to draw new residents with its warm climate, regional affordability and proximity to California markets. Over the next five years, Las Vegas' populace is forecast to increase by approximately 3.5 percent.



VAST TOURISM INDUSTRY

Tourism volumes in 2024 set airport and gaming records as Las Vegas welcomed 41.7 million visitors — a 2.1 percent increase from 2023. In recent years, the city's tourism draw has innovated and expanded beyond gaming into further sports and entertainment concepts.

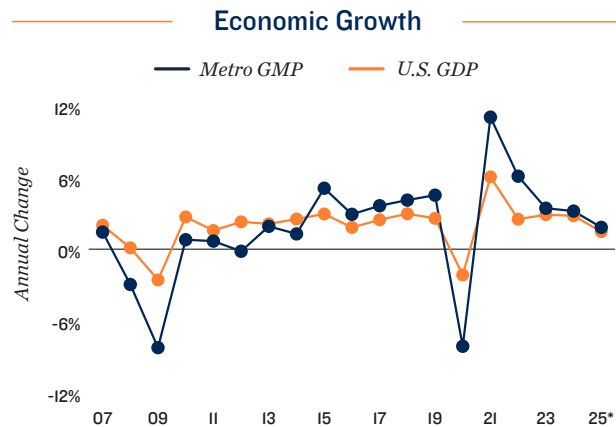


6329 PINE ST

MARKET OVERVIEW

ECONOMY

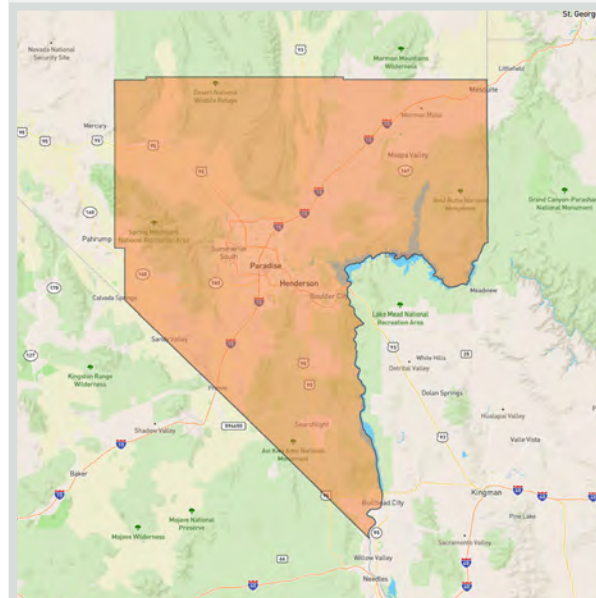
- Home to some of the nation’s largest hotels and a growing roster of sporting events, tourism and entertainment are the most significant drivers of the economy. That said, the area has diversified into distribution, back-office operations and manufacturing.
- The metro’s business-friendly environment, access to Western markets, growing labor force and availability of high-speed data is attracting tech companies.
- Development of Clark County has historically been limited to an extent by the Federal Government’s ownership of 88 percent of the area’s acreage.



* Forecast

MAJOR AREA EMPLOYERS

- Zappos, LLC
- Wynn Resorts
- Station Casinos
- MGM Resorts
- Las Vegas Sands LLC
- Caesars Entertainment
- The Valley Health System
- Dignity Health
- UnitedHealthcare of Nevada



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

6329 PINE ST

MARKET OVERVIEW

DEMOGRAPHICS

- The population will expand by more than 80,000 residents over the next five years, resulting in the formation of 34,000 households.
- The homeownership rate of 55 percent is well below the national rate, creating a strong rental market.
- Roughly 26 percent of the population ages 25 and older have attained a bachelor's degree, and 9 percent also hold a graduate or professional degree.

QUALITY OF LIFE

With approximately 300 days of sunshine annually and an average temperature near 68 degrees, Clark County offers residents and visitors plenty to do, besides enjoying the resorts and casinos. Water sports enthusiasts can take advantage of various activities at Lake Mead and the Colorado River, including boating, fishing, water skiing and sailing. The Red Rock Canyon National Conservation Area, located west of the Strip, offers outstanding hiking and mountain climbing opportunities. Las Vegas is home to the University of Nevada, Las Vegas, which has received national recognition for its hotel management, criminal justice and social work programs. The metro is also home to the NFL's Raiders, who play at Allegiant Stadium. The former Oakland Athletics are also expected to relocate to the market.

SPORTS

- Football | **NFL** | Las Vegas Raiders
- Ice Hockey | **NHL** | Vegas Golden Knights
- Soccer | **USL** | Las Vegas Lights FC



EDUCATION

- University of Nevada, Las Vegas
- College of Southern Nevada
- Nevada State University



ARTS & ENTERTAINMENT

- The Smith Center for the Performing Arts
 - Springs Preserve
- Discovery Children's Museum
- Las Vegas Natural History Museum



QUICK FACTS



POPULATION

2.3M

Growth 2025-2029*
3.5%



HOUSEHOLDS

893K

Growth 2025-2029*
3.8%



MEDIAN AGE

39

U.S. Median:
39



MEDIAN HOUSEHOLD INCOME

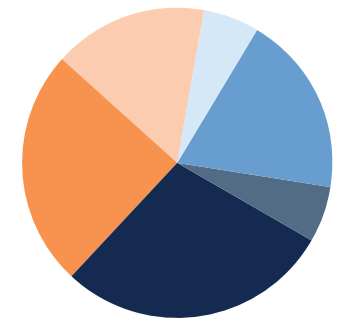
\$80,000

U.S. Median:
\$76,000

*Forecast

2025 Population by Age

6%	0-4 years
19%	5-19 years
6%	20-24 years
29%	25-44 years
25%	45-64 years
16%	65+ years



*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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