

# AIRCENTER NORTH

100% Occupied Investment Opportunity

SHORT-TERM LEASE EXPIRING JULY 31, 2027

POTENTIAL FOR OWNER-USER

# 3051 COLEMAN STREET

*North Las Vegas, NV 89032*



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# 03

## Executive Summary

- + Property Overview
- + Area Overview
- + Property Details
- + Investment Highlights

# LAS VEGAS STRIP



## Property Overview

MDL Group is pleased to present 3051 Coleman St. (the "Property"), an office/warehouse opportunity located within Aircenter North Business Park in North Las Vegas. The Property offers convenient access to I-15 and US-95 and is ideally positioned for distribution, warehouse, or service-related operations within one of Southern Nevada's established industrial corridors.

## Area Overview

The Property offers convenient access to I-15, US-95, and the North Las Vegas Airport, providing excellent connectivity throughout the Las Vegas Valley. Aircenter North Business Park is surrounded by a variety of industrial and commercial amenities, including Cannery Casino, Craig Ranch Regional Park, national retail and dining options along Craig Rd. and Losee Rd., and several nearby warehouse and distribution hubs. The Property benefits from its location within one of Southern Nevada's rapidly growing industrial submarkets with strong population and employment growth throughout North Las Vegas.

### 3051 COLEMAN ST. SALE INFORMATION

**\$3,061,834 ±15,330**

Sale Price                      Square Foot

**\$199.62 PSF                      5.00%**

Price Per Square Foot                      Cap Rate

W CAREY AVE

7-ELEVEN  
citibank  
Domino's

RANCHO DR

W CAREY AVE

VGT  
NORTH LAS VEGAS AIRPORT

CLAYTON ST

W EVANS AVE

SIMMONS ST

W BROOKS AVE

SUBJECT

COLEMAN ST

W CHEYENNE AVE



## *3051 Coleman Street | North Las Vegas, Nevada 89032*

**+ Parcel Number** 139-17-510-023

**+ Submarket** North Las Vegas

**+ Building Size** ±15,330 SF

**+ Loading** Dock & Grade Level Loading

**+ Occupancy** 100%

**+ Lot Size** 1.21 Acres

**+ Zoning** General Industrial (M-2)

**+ Parking** 1.37:1,000

**+ Year Built** 2003

**+ Traffic Counts** W Cheyenne Ave. // 36,500 VPD  
Simmons St. // 13,600 VPD

# Single-tenant industrial investment opportunity located within Aircenter North Business Park in North Las Vegas with convenient access to I-15, US-95, and the greater Las Vegas Valley.



## Excellent Accessibility

The Property offers convenient access to I-15, US-95, W. Cheyenne Ave., and Simmons St., providing efficient connectivity throughout the Las Vegas Valley and nearby industrial corridors.



## Nearby Amenities

The Property is surrounded by a variety of amenities including Cannery Casino & Hotel, Craig Ranch Regional Park, Walmart, national retail and dining along Craig Rd. and Cheyenne Ave., and nearby industrial and logistics hubs.



## Functional Industrial Layout

The Property features a functional warehouse configuration with office space, yard/circulation capabilities, dock and grand loading, and flexibility for a variety of industrial operations.



## 100% Occupied

One tenant, U.S. Oil Solutions.



## Prime Location

The Property is strategically positioned within Aircenter North Business Park, one of North Las Vegas' established industrial submarkets with strong access to regional transportation routes and labor pools.



## High Traffic Thoroughfares

The Property benefits from proximity to heavily traveled roadways in North Las Vegas with a combined traffic count of  $\pm 50,100$  VPD.

- W. Cheyenne Ave. — 36,500 VPD
- Simmons St. — 13,600 VPD


Tenant Summary



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## Tenant Summary

+ Tenant Profiles

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“The Cooking Oil Experts”



## ABOUT U.S. OIL SOLUTIONS

U.S. Oil Solutions is dedicated to providing a better future and preserving our environment. Whether it's extending the life of cooking oil or turning used cooking oil into biodiesel, they are always on the lookout for ways to create a sustainable future. Their biodiesel is fuelling farming communities across the nation, making a better tomorrow! U.S. Oil Solutions strives to be the industry leader in oil management solutions. Their vision is to offer our customers an unmatched level of service, utilizing state-of-the-art technology and scientific methods. They believe in constantly evolving and improving our processes to serve their customers better and exceed their expectations.



## TENANT INFORMATION



**Name:** Nevada Oil Solutions, LLC  
*(dba U.S. Oil Solutions)*



**Lease Start:** June 1, 2017



**Lease End:** July 31, 2027



**Website:** [usoilsolutions.com](http://usoilsolutions.com)

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## Maps & Plans

- + Demographic Profile
- + Floor Plans
- + Property Photos

Fast Facts



**509,133**  
Daytime Population



**14,320**  
Number of Businesses



**72.8%**  
Employees Drive to Work



**45%**  
White Collar Employees



**0.62%**  
2025-2030 Growth Rate

5-Mile Radius

Population	1 mile	3 miles	5 miles
2010 Population	11,028	141,403	459,352
2020 Population	12,708	156,014	499,101
<b>2025 Population</b>	<b>12,910</b>	<b>161,766</b>	<b>512,125</b>
2030 Population	13,396	167,892	528,147
2010-2020 Annual Rate	1.43%	0.99%	0.83%
2020-2024 Annual Rate	0.30%	0.69%	0.49%
2025-2030 Annual Rate	0.74%	0.75%	0.62%
2025 Median Age	34.4	35.3	35.7

Households	1 mile	3 miles	5 miles
2010 Households	3,423	45,020	149,779
2020 Households	4,097	51,665	169,905
<b>2025 Total Households</b>	<b>4,252</b>	<b>54,399</b>	<b>178,177</b>
2030 Total Households	4,451	56,888	185,542
2010-2020 Annual Rate	1.81%	1.39%	1.27%
2020-2024 Annual Rate	0.71%	0.99%	0.91%
2025-2030 Annual Rate	0.9%	0.9%	0.8%

Average Household Income	1 mile	3 miles	5 miles
<b>2025 Average Household Income</b>	<b>\$88,508</b>	<b>\$83,328</b>	<b>\$86,594</b>
2030 Average Household Income	\$100,540	\$95,028	\$97,518
2025-2030 Annual Rate	2.9%	3.1%	2.9%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	3,964	51,839	173,362
2020 Total Housing Units	4,218	54,223	180,153
<b>2025 Total Housing Units</b>	<b>4,340</b>	<b>56,663</b>	<b>186,778</b>
2025 Owner Occupied Housing Units	2,449	29,566	92,121
2025 Renter Occupied Housing Units	1,803	24,833	86,056
2025 Vacant Housing Units	88	2,264	8,601
2030 Total Housing Units	4,573	59,416	195,442
2030 Owner Occupied Housing Units	2,605	31,344	97,398
2030 Renter Occupied Housing Units	1,847	25,544	88,144
2030 Vacant Housing Units	122	2,528	9,900

Source: ESRI



**±15,330 SF**

- GRADE LEVEL DOOR
- ▼ DOCK HIGH DOOR

+ Sale Price	\$3,061,834
+ Price PSF	\$199.62
+ CAP Rate	5.00%
+ NOI	\$151,473.36
+ Office SF	±3,000
+ Warehouse SF	±12,330
+ Clear Height	21'
+ Dock High Doors	One (1)
+ Grade Level Doors	Two (2)

Maps & Aerials: Property Photos



Financial



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## Financial

+ Rent Roll with Sale  
Analysis



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## RENT ROLL WITH SALE ANALYSIS

MAY 2026

TENANT NAME	BUILDING	SF	LEASE START	LEASE EXPIRATION	MONTHLY BASE RENT	MONTHLY RENT/SF	MONTHLY CAM	MONTHLY CAM/SF	MONTHLY TOTAL RENT	NOTES
Nevada Oil Solutions, LLC (dba U.S. Oil Solutions)	3051	15,330	06/01/2017	07/31/2027	\$12,622.78 *starting 8/1/2026	\$0.82	\$3,672.87	\$0.24	\$16,295.65	* No option to renew

	<b>Total Annual Gross Revenue</b>	\$195,547.80
	<b>Total Expenses</b>	-\$44,074.44
	<b>NOI</b>	\$151,473.36
	<b>Cap Rate</b>	5.00%
	<b>Sale Price</b>	\$3,061,834
	<b>Sale Price PSF</b>	\$199.62

CAM EXPENSE BREAK DOWN		
	Monthly	Annually
+ Association Dues	\$916.93	\$11,003.16
+ Fire & Safety	\$33.33	\$399.96
+ Property Taxes	\$1,304.03	\$15,648.40
+ Property Insurance	\$1,418.58	\$17,022.96
<b>TOTAL</b>	<b>\$3,672.87</b>	<b>\$44,074.48</b>

\*All expenses are either paid directly by the Tenant or reimbursed to the Landlord

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## Market Overview

# Clark County

## Synopsis

Clark County is a dynamic and innovative organization dedicated to providing top-quality service with integrity, respect and accountability. With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark is the nation's 14th-largest county and provides extensive regional services to more than ±2.3 million citizens and an average of ±43 million visitors a year. Included are the nation's 5th-busiest airport, air quality compliance, social services and the state's largest public hospital, University Medical Center. The County also provides municipal services that are traditionally provided by cities to 1 million residents in the unincorporated area. Those include fire protection, roads and other public works, parks and recreation, and planning and development.

The County is known for its strong ending-fund balance, overall financial strength and an investment-quality credit rating. It retains the best bond ratings of any local government in the state with an "Aaa" from Moody's Investors Service and an "AA+" from Standard & Poor's.

	Boulder City	Henderson	Las Vegas	Mesquite	North Las Vegas
 Land Area (Square Miles)	±208.26	±106.43	±141.85	±31.76	±102.32
 Population	±14,885	±317,610	±641,903	±20,471	±262,527
 Pop. Density (Per Sq. Mile)	72	2,984	4,525	644	2,566

Source: [www.wikipedia.com](http://www.wikipedia.com), [clarkcountynv.gov](http://clarkcountynv.gov)

# Nevada Tax Advantages

## NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 15th, Idaho 11th, Oregon 30th and Utah 16th.

### Here are the main tax advantages of this state:

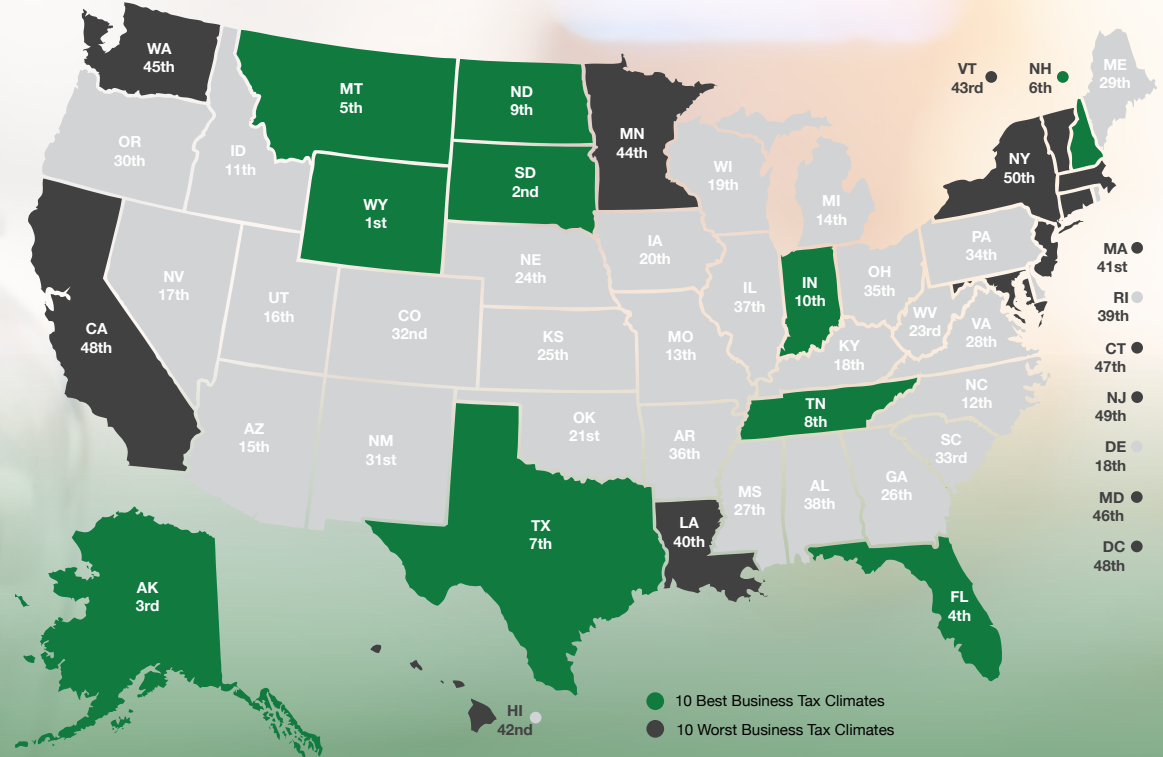
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

### Nevada Tax System:

Nevada is ranked 17th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

*Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org*

2025 State Business Tax Climate Index



### Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



### Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



### Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

# Professional Sports

## Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



(WORLD CHAMPIONS)



(WORLD CHAMPIONS)



(WORLD CHAMPIONS)



(WORLD CHAMPIONS)



# Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.

## Innovation Ecosystem

- In 2016, **Las Vegas** established an **Innovation District** to spur smart-city technology infrastructure and launched the *International Innovation Center @ Vegas (IIC@V)* incubator to support development of high priority emerging technologies.
- The **Las Vegas-based Nevada Institute for Autonomous Systems** was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.
- In July 2019, **Google** broke ground on a \$600 million data center, and in October 2019 **Switch** announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to ±4.6M SF of data center space.
- The **Las Vegas Convention and Visitors Authority (LVCVA)** partnered with the **Boring Company** to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)



## Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings. Notably:

- The **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.
- **Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.
- **College of Southern Nevada (CSN)** was named as a *Leader College of Distinction* by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes & reducing student achievement gaps.

## Disclaimer

This package is provided to you by MDL Group and is intended solely for your limited use and benefit in determining whether you desire to express further interest in purchasing the property described in the attached documentation (the "Property"). The providing of "this package" to you and your use thereof is conditioned upon your agreement to the terms set forth below.

This package contains selected information pertaining to the Property. It does not purport to be a representation of the state of affairs of the current owner, nor should it be construed to contain all or part of the information which prospective investors would deem necessary to evaluate the Property for purchase. Any financial projections and information provided are for general reference purposes only, are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the current owner and MDL Group. All projections, assumptions and other information provided are made herein are subject to material variation. MDL Group has not independently investigated the accuracy of the information within the package, as such information was obtained by the owner and/or public records. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

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You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the property manager.

Owner's obligation therein has been satisfied or waived. By receipt of "this package", you agree that the package and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose the package or any of its contents to any other entity without the prior written authorization of owner. You also agree that you will not use the package or any of its contents in any manner detrimental to the interest of the owner or MDL Group.

This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to MDL Group.

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