

3610-3686 S Highland Dr

Las Vegas, NV 89103

Industrial/Flex/IOS/Land

Flexible Building and Parcel Configuration
Private Fenced Yard Available



Leasing Information:
702.221.8226

Lincoln

Laramie Bracken
NRE: S.0065576
Executive Vice President
(702) 765-8888
Laramie.Bracken@lpc.com

Ashley Liu
NRE: S.0198301
Associate
(702) 221-8226
Ashley.Liu@lpc.com

4755 Dean Martin Drive
Las Vegas, NV 89013

www.lpc.com

3610-3686 S Highland Dr

Las Vegas, NV 89103

Industrial/Flex/IOS/Land

Flexible Building and Parcel Configuration
Private Fenced Yard Available



Spring Mountain Highlands - Property Overview

- Combinations of excess land and building.
- Rare opportunity to lease building with large yard component in Central/Southwest submarket.
- Prime central location adjacent to strip corridor.
- Located in the heart of the Inspiring Spring Mountain redevelopment plan.
- Adjacent to the Boring Company's planned Chinatown Loop Station.
- Adjacent to potential NBA expansion team arena site. This has not been finalized.
- Adjacent to the Las Vegas stadium district.
- 1 miles to I-15 via Spring Mountain Road.
- 10 minutes to Harry Reid International Airport.

Laramie Bracken
702.765.8888
Laramie.Bracken@lpc.com

Ashley Liu
702.221.8226
Ashley.Liu@lpc.com

Lincoln

3610-3686 S Highland Dr

Las Vegas, NV 89103

Industrial/Flex/IOS/Land

Flexible Building and Parcel Configuration
Private Fenced Yard Available



Site	Rate Per Mo	CAM Per Land SF**	Lot Size	BLD Total SF	Office	Warehouse	Yard
3610 (Land)	\$0.30/sqft	\$0.02-\$0.04	±1 acre	N/A	N/A	N/A	N/A
3620 (Land)	\$0.30/sqft	\$0.02-\$0.04	±0.5 acre	N/A	N/A	N/A	N/A
3630 (BLD)	\$1.40/sqft	\$0.02-\$0.04	±0.5 acre	±7,520 SF	±2,520 SF	±5,000 SF	±6,545 SF
3640 (BLD)	\$1.40/sqft	\$0.02-\$0.04	±0.5 acre	±7,520 SF	±3,190 SF	±4,330 SF	±6,545 SF
3672 (Land)	\$0.30/sqft	\$0.02-\$0.04	±1 acre	N/A	N/A	N/A	N/A
3680 (BLD)	\$1.40/sqft	\$0.02-\$0.04	±0.5 acre	±5,506 SF	±1,200 SF	±4,306 SF	±5,412 SF
3682 (BLD)	\$1.25/sqft	\$0.02-\$0.04	±0.5 acre	±2,126 SF	N/A	±2,126 SF	±14,531 SF
3686 (BLD)	\$1.25/sqft	\$0.02-\$0.04	±0.5 acre	±6,324 SF	±1,050 SF	±5,274	±2,808 SF

**Tax and Utilities to be paid directly by tenant.

Laramie Bracken
702.765.8888
Laramie.Bracken@lpc.com

Ashley Liu
702.221.8226
Ashley.Liu@lpc.com

Lincoln

3610-3686 S Highland Dr

Las Vegas, NV 89103

Industrial/Flex/IOS/Land

Flexible Building and Parcel Configuration
Private Fenced Yard Available



Example Building and Parcel Configurations

3610, 3620, & 3630

- Lot Size: \pm 2AC
- Building: \pm 7,520 SF
- Yard: \pm 71,885 SF



3640 & 3672

- Lot Size: \pm 1.5 AC
- Building: \pm 7,520 SF
- Yard: \pm 50,105 SF



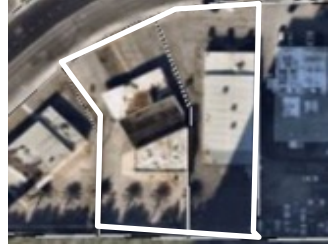
3672 & 3680

- Lot Size: \pm 1.5 AC
- Building: \pm 5,506 SF
- Yard: \pm 49,972



3680 & 3682

- Lot Size: \pm 1AC
- Building: \pm 7,632 SF
- Yard: \pm 19,943 SF



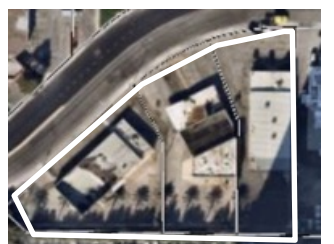
3682 & 3686

- Lot Size: \pm 1AC
- Building: \pm 8,450 SF
- Yard: \pm 17,339 SF



3680, 3682, & 3686

- Lot Size: \pm 1.5 AC
- Building: \pm 13,956 SF
- Yard: \pm 22,751 SF



Laramie Bracken
702.765.8888
Laramie.Bracken@lpc.com

Ashley Liu
702.221.8226
Ashley.Liu@lpc.com

Lincoln

3610-3686 S Highland Dr

Las Vegas, NV 89103

Industrial/Flex/IOS/Land

Flexible Building and Parcel Configuration
Private Fenced Yard Available



Land 3610 - Property Overview

- Size: ± 1 AC Lot
- Lease Rate: \$0.30 PSF, NNN Lease, CAM approximately \$0.02-0.04 Per Land SF
- Available: Immediately
- Zoning: Commercial Resort (CR)

Land 3620 - Property Overview

- Size: ± 0.5 AC Lot
- Lease Rate: \$0.30 PSF, NNN Lease, CAM approximately \$0.02-0.04 Per Land SF
- Available: Immediately
- Zoning: Commercial Resort (CR)

Laramie Bracken
702.765.8888
Laramie.Bracken@lpc.com

Ashley Liu
702.221.8226
Ashley.Liu@lpc.com

Lincoln

3610-3686 S Highland Dr

Las Vegas, NV 89103

Industrial/Flex/IOS/Land

Flexible Building and Parcel Configuration
Private Fenced Yard Available



BLD 3630 - Property Overview

- Size: \pm 2,520 SF Office/Showroom,
 \pm 5,000 SF Warehouse, Total \pm 7,520 SF
- Lease Rate: \$1.40 PSF, NNN Lease CAM
approximately \$0.02-0.04 Per Land SF
- Available: 9/1/2026
- Power: Single Phase, 200 amps
- Zoning: Commercial Resort (CR)

Highlights

- \pm 6,545 SF Fenced Yard space
- Two ground level roll up doors
- 18' clear height

Laramie Bracken
702.765.8888
Laramie.Bracken@lpc.com

Ashley Liu
702.221.8226
Ashley.Liu@lpc.com

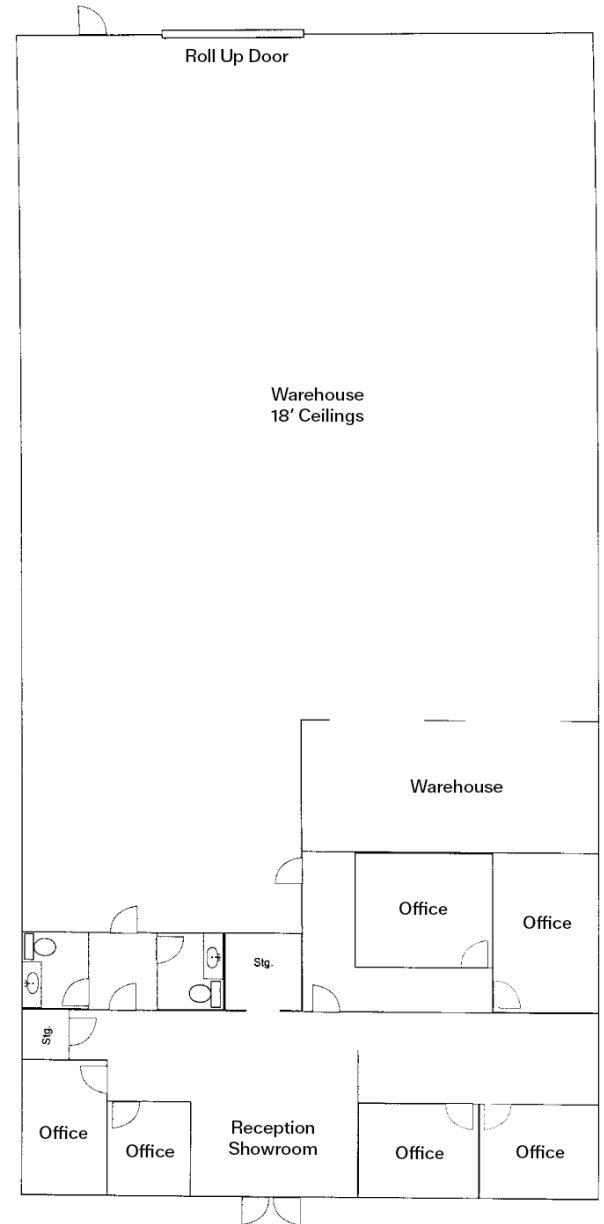
Lincoln

3610-3686 S Highland Dr

Las Vegas, NV 89103

Industrial/Flex/IOS/Land

Flexible Building and Parcel Configuration
Private Fenced Yard Available



BLD 3640 - Property Overview

- Size: \pm 3,190 SF Office, \pm 4,330 SF Warehouse, Total \pm 7,520 SF
- Lease Rate: \$1.40 PSF, NNN Lease, CAM approximately \$0.02-0.04 Per Land SF
- Available: 7/1/2026
- Power: Single Phase, 200 amps
- Zoning: Commercial Resort (CR)

Highlights

- \pm 6,545 SF Fenced Yard space
- Two ground level roll up doors
- 18' clear height

Laramie Bracken
702.765.8888
Laramie.Bracken@lpc.com

Ashley Liu
702.221.8226
Ashley.Liu@lpc.com

Lincoln

3610-3686 S Highland Dr

Las Vegas, NV 89103

Industrial/Flex/IOS/Land

Flexible Building and Parcel Configuration
Private Fenced Yard Available



Land 3672 - Property Overview

- Size: \pm 1AC Lot
- Lease Rate: \$0.30 PSF, NNN Lease, CAM approximately \$0.02-0.04 Per Land SF
- Zoning: Commercial Resort (CR)

Laramie Bracken
702.765.8888
Laramie.Bracken@lpc.com

Ashley Liu
702.221.8226
Ashley.Liu@lpc.com

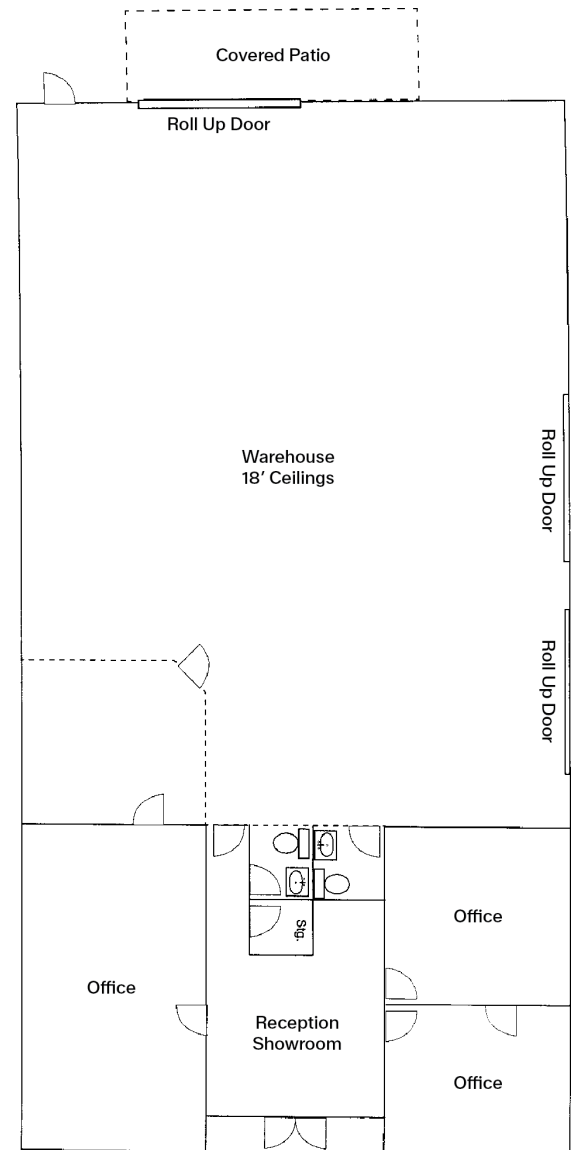
Lincoln

3610-3686 S Highland Dr

Las Vegas, NV 89103

Industrial/Flex/IOS/Land

Flexible Building and Parcel Configuration
Private Fenced Yard Available



BLD 3680 - Property Overview

- Size: \pm 1,200 SF Office, \pm 4,306 SF Warehouse, Total \pm 5,506 SF
- Lease Rate: \$1.40 PSF, NNN Lease, CAM approximately \$0.02-0.04 Per Land SF
- Available: Immediately
- Power: Single Phase, 200 amps
- Zoning: Commercial Resort (CR)

Highlights

- \pm 5,412 SF Fenced Yard space
- Three ground level roll up doors
- 18' clear height
- HVAC office – Evaporative cooler warehouse

Laramie Bracken
702.765.8888
Laramie.Bracken@lpc.com

Ashley Liu
702.221.8226
Ashley.Liu@lpc.com

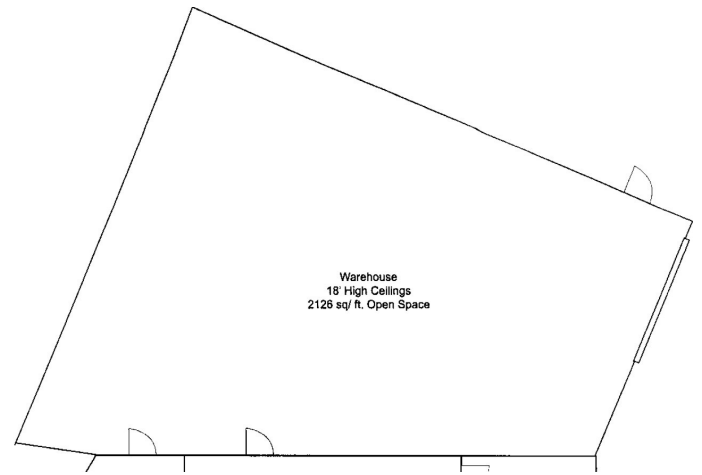
Lincoln

3610-3686 S Highland Dr

Las Vegas, NV 89103

Industrial/Flex/IOS/Land

Flexible Building and Parcel Configuration
Private Fenced Yard Available



BLD 3682 - Property Overview

- Size: \pm 2,126 SF Warehouse (on \pm 0.5 AC Lot)
- Lease Rate: \$1.25 PSF, NNN Lease, CAM approximately \$0.02-0.04 Per Land SF
- Available: Immediately
- Fire damaged portion of the office to be demolished
- Power: Single Phase, 200 amps
- Zoning: Commercial Resort (CR)

Highlights

- 18' clear height
- \pm 14,531 SF Yard space

Laramie Bracken
702.765.8888
Laramie.Bracken@lpc.com

Ashley Liu
702.221.8226
Ashley.Liu@lpc.com

Lincoln

3610-3686 S Highland Dr

Las Vegas, NV 89103

Industrial/Flex/IOS/Land

Flexible Building and Parcel Configuration
Private Fenced Yard Available



BLD 3686 - Property Overview

- Size: \pm 1,050 SF Office, \pm 5,274 SF Warehouse, Total \pm 6,324 SF
- Lease Rate: \$1.25 PSF, NNN Lease, CAM approximately \$0.02-0.04 Per Land SF
- Available: Immediately
- Power: Single Phase, 200 amps
- Zoning: Commercial Resort (CR)

Highlights

- 18' clear height
- \pm 2,808 SF Yard space
- Owner will renovate per tenant's requirements

Laramie Bracken
702.765.8888
Laramie.Bracken@lpc.com

Ashley Liu
702.221.8226
Ashley.Liu@lpc.com

Lincoln

3610-3686 S Highland Dr

Las Vegas, NV 89103

Industrial/Flex/IOS/Land

Flexible Building and Parcel Configuration
Private Fenced Yard Available



Population

	1mile	3miles	5miles
2020 Population	12,183	145,643	394,013
2024 Population	13,780	157,970	409,760
2029 Population Projection	15,035	171,229	441,102

Income

	1mile	3miles	5miles
Avg Household Income	\$64,185	\$63,062	\$66,672
Median Household Income	\$43,594	\$40,977	\$40,084
Total Consumer Spending	\$147.3M	\$1.6B	\$4.1B

Laramie Bracken
702.765.8888
Laramie.Bracken@lpc.com

Ashley Liu
702.221.8226
Ashley.Liu@lpc.com

Lincoln