

# HIDDEN CANYON PLAZA

3925 N. Martin Luther King Blvd. North Las Vegas, NV 89032

AVAILABLE  
For Lease



5960 South Jones Boulevard  
Las Vegas, Nevada 89118  
T 702.388.1800  
F 702.388.1010  
[www.mdlgroup.com](http://www.mdlgroup.com)

**Buck Hujabre**  
Senior Vice President  
Lic#: BS.1002453.LLC  
225.284.0985  
[bhujabre@mdlgroup.com](mailto:bhujabre@mdlgroup.com)

## POINT OF CONTACT

**Brian Singleton**  
Senior Associate  
Lic#: S.0194212 | PM.0167980  
702.569.2700  
[bsingleton@mdlgroup.com](mailto:bsingleton@mdlgroup.com)



## Leasing Details



**\$1.05 - \$1.15 PSF NNN**

Lease Rate



**\$0.70 PSF**

CAM Charges



**±340 - ±1,000 SF**

Space Available

## Property Highlights

- Executive Offices Available: Starting from \$595/month
- High visibility office/retail shopping center with diverse tenancy & executive offices
- Office Lease Rate: \$1.05 PSF NNN
- Retail Lease Rate: \$1.15 PSF NNN
- Located at the intersection of W. Alexander Rd. and N. Martin Luther King Blvd.
- Only ±4.6 Miles to the I-15 Freeway and ±5.6 Miles to the I-11 Freeway
- Pylon signage
- High traffic counts of ±40,000 VPD at N. Martin Luther King Blvd.
- Major national tenants including Pizza Hut, Chevron, Allstate Insurance and many others

## Demographics

|                                 | 1 mile    | 3 miles  | 5 miles  |
|---------------------------------|-----------|----------|----------|
| <b>Population</b>               |           |          |          |
| 2025 Population                 | 25,689    | 169,994  | 487,835  |
| <b>Average Household Income</b> |           |          |          |
| 2025 Average Household Income   | \$101,650 | \$91,546 | \$90,166 |

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|                  |  |
|------------------|--|
| + Parcel Number  | 139-09-101-003   |
| + Submarket      | Central North Las Vegas  |
| + Building Size  | ±46,923 SF   |
| + Land Size      | ±5.7 AC  |
| + Zoning         | Planned Unit Development (PUD) & C-1   |
| + Year Built     | 1996   |
| + Signage        | Available on store front and on pylon<br>(subject to availability)           |
| + Traffic Counts | N. Martin Luther King Blvd. // ±40,000 VPD<br>W. Alexander Rd. // ±8,050 VPD |

## Property Overview

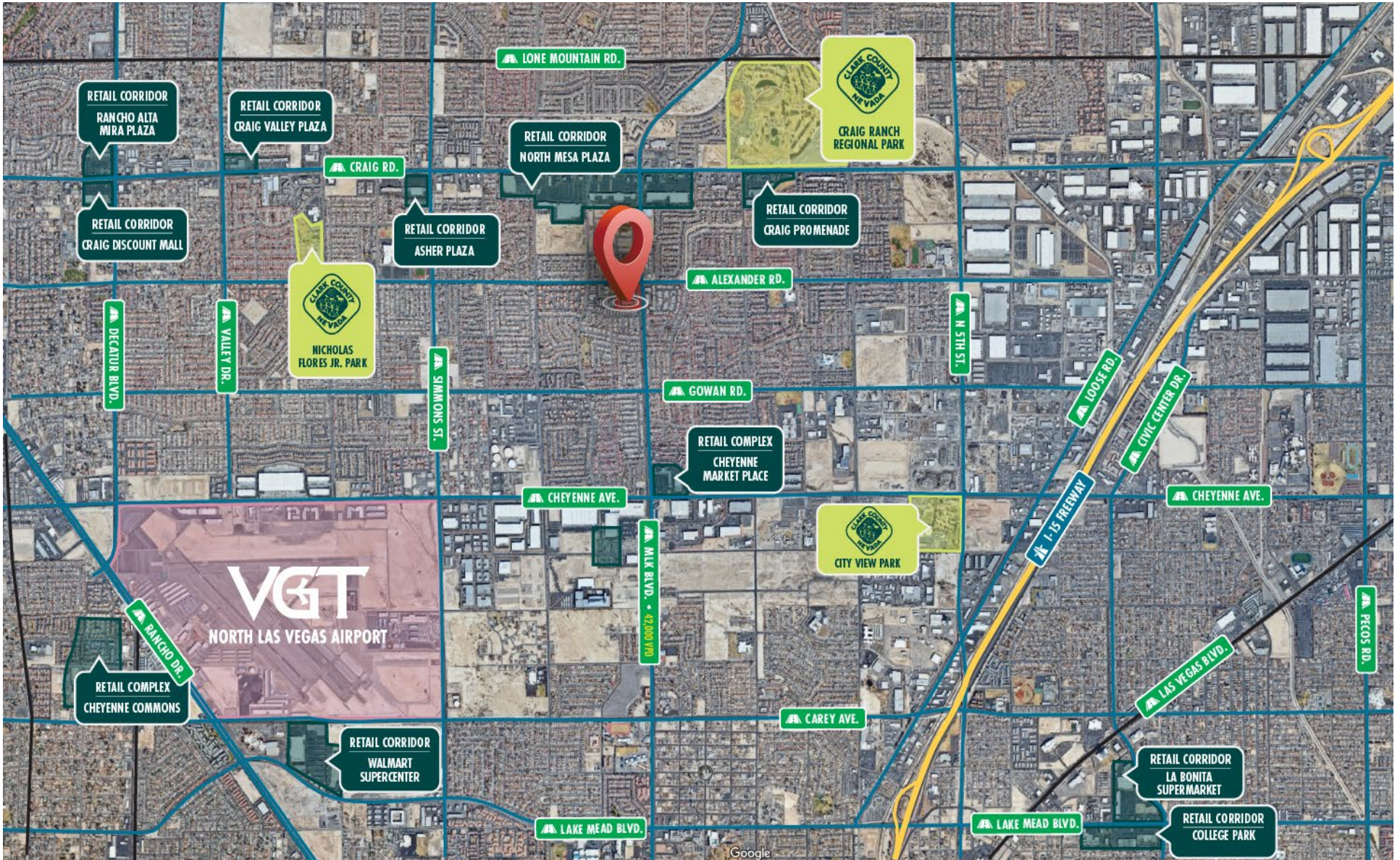
MDL Group is pleased to present Hidden Canyon Plaza (“the Property”), a retail center positioned centrally in the North Las Vegas Submarket. The tenants benefit from excellent visibility due to the project placement at the intersections of North Martin Luther King Boulevard and West Alexander Road with exceptional proximity to Craig Ranch Regional Park, Los Prados, North Ridge, North Gate, and the high-density housing areas near immediately adjacent to the project. The site provides for exceptional exposure to the residential and business communities in a well-established and flourishing legacy community. The Property also attracts significant traffic with ±40,000 VPD at Martin Luther King Boulevard.

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● Power Retail ● Airport ● Parks & Recreation



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Retail Space

| Suite | Size   | Leasing Rate   | CAMs           |
|-------|--------|----------------|----------------|
| 105   | ±1,000 | \$1.15 PSF NNN | \$0.70 / Month |

Office Space (first floor)

| Suite   | Size | Leasing Rate   | CAMs           |
|---------|------|----------------|----------------|
| 115-116 | ±740 | \$1.15 PSF NNN | \$0.70 / Month |
| 117     | ±800 | \$1.15 PSF NNN | \$0.70 / Month |
| 118     | ±405 | \$1.15 PSF NNN | \$0.70 / Month |
| 119     | ±520 | \$1.15 PSF NNN | \$0.70 / Month |
| 123     | ±340 | \$1.15 PSF NNN | \$0.70 / Month |

Office Space (second floor)

| Suite | Size | Leasing Rate   | CAMs           |
|-------|------|----------------|----------------|
| 202   | ±630 | \$1.05 PSF NNN | \$0.70 / Month |
| 205   | ±340 | \$1.05 PSF NNN | \$0.70 / Month |
| 210   | ±800 | \$1.05 PSF NNN | \$0.70 / Month |
| 217   | ±630 | \$1.05 PSF NNN | \$0.70 / Month |

# Clark County Nevada


## Synopsis


As of the 2010 census, the population was 1,951,269, with an estimated population of 2,265,461 in 2020. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 74% of the state's population, making Nevada one of the most centralized states in the United States.


With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 13th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$8.1 billion, which surpasses that of the state government.

## Quick Facts

 **±435**  
Size (Sq. Mi.)

 **2,265,461**  
Population

 **290**  
Pop. Density (Per Sq. Mi.)

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

# City of North Las Vegas

## Synopsis

The City of North Las Vegas is proud of its longstanding tradition of maintaining a business-friendly environment. North Las Vegas's "fast and faster" approach to doing business has made the City one of the best in the country for development opportunities. The City is a hub for new job creation and economic diversification that attracts global brands, innovative industries, and manufacturing, e-commerce, and distribution centers.

North Las Vegas also enjoys close proximity to major transportation corridors, railways and two airports (North Las Vegas Airport and Harry Reid International). This gives North Las Vegas businesses easy access to large and growing markets across the Western United States, including California, Arizona and Utah. The City has become the epicenter of e-commerce and logistics for Southwestern United States due to its proximity to interstate, rail and Southern California ports and high demand from manufacturing, food production and cold storage users.

## Quick Facts

±102

Size (Sq. Mi.)



275,000

Population



2,565

Pop. Density (Per Sq. Mi.)

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



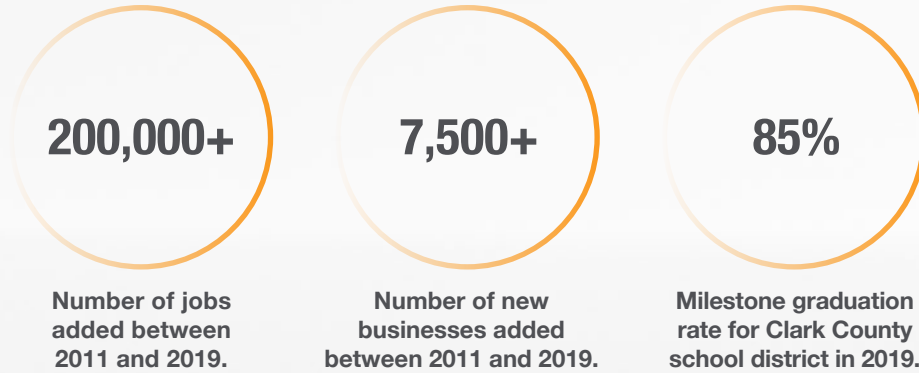
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# Southern Nevada Growth



## 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.

**The 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 and reducing student achievement gaps.

## 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)*

# 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



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SILVER KNIGHTS™



LAS VEGAS  
MOTOR SPEEDWAY  
AMERICA'S RACING SHOWPLACE!



# Nevada Tax Advantages

## NEVADA

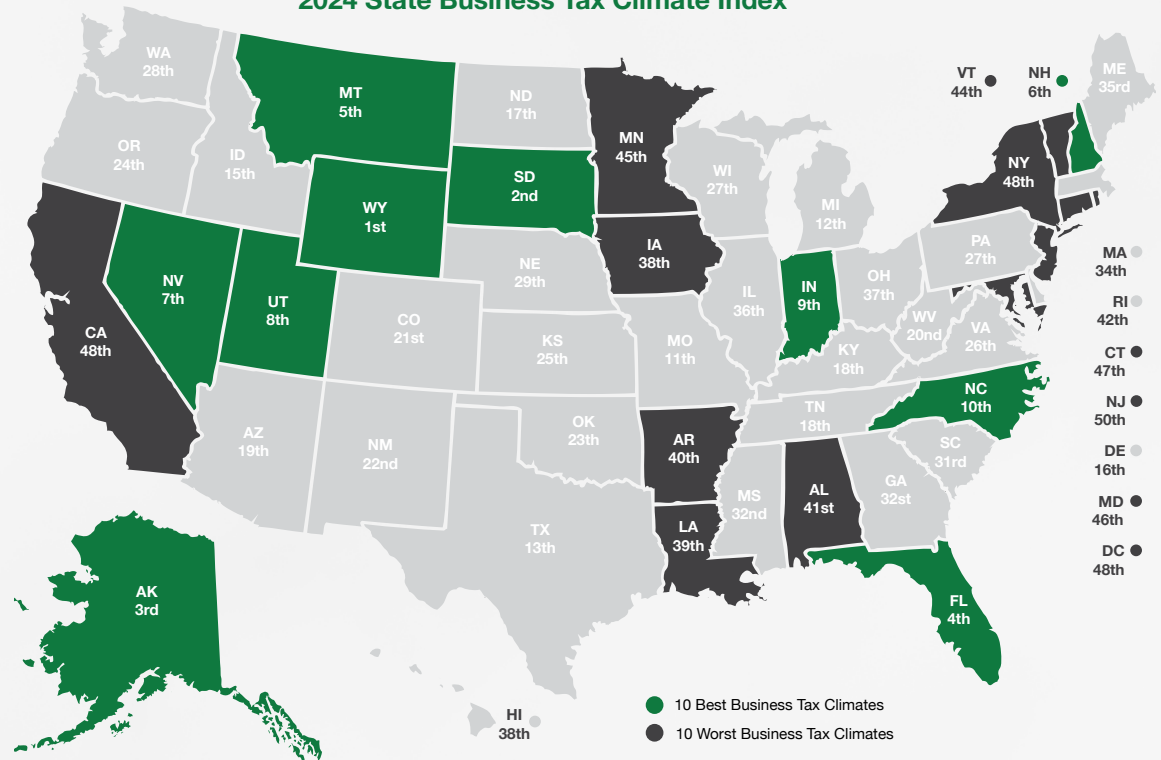
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

### 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

2024 State Business Tax Climate Index



## Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 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](http://www.TaxFoundation.org)



### 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.



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# Transit from Las Vegas

| Destination        | Est. Travel Time | Distance (Mi) |
|--------------------|------------------|---------------|
| Los Angeles, CA    | 3 hrs, 55 min    | 265           |
| Phoenix, AZ        | 4 hrs, 40 min    | 300           |
| San Diego, CA      | 4 hrs, 45 min    | 327           |
| Salt Lake City, UT | 5 hrs, 50 min    | 424           |
| Reno, NV           | 6 hrs, 55 min    | 452           |
| San Francisco, CA  | 8 hrs, 15 min    | 565           |
| Boise, ID          | 9 hrs, 30 min    | 634           |
| Santa Fe, NM       | 9 hrs, 10 min    | 634           |
| Denver, CO         | 10 hrs, 45 min   | 752           |
| Cheyenne, WY       | 11 hrs, 50 min   | 837           |
| Helena, MT         | 12 hrs, 55 min   | 907           |
| Portland, OR       | 15 hrs, 45 min   | 982           |
| Seattle, WA        | 16 hrs, 50 min   | 1,129         |



## Shipping and Mailing Services

| UPS                            | FedEx                  | UNITED STATES POSTAL SERVICE    |
|--------------------------------|------------------------|---------------------------------|
| Freight Service Center<br>3 Mi | Freight Center<br>3 Mi | Customer Service Center<br>5 Mi |
| Distribution Center<br>10 Mi   | Ship Center<br>8 Mi    | Cargo Center<br>3 Mi            |
| UPS Air Cargo<br>18 Mi         | Air Cargo<br>20 Mi     | --                              |