

HILLSIDE BUSINESS PARK

958 Empire Mesa Way, Henderson, NV 89011

AVAILABLE
For Lease



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SECURED PRIVATE YARD



Property Highlights

- ±6,000 SF Office/Warehouse Suite
- Secured Private Yard
- Clear Height: ±19'
- (5) Five Grade Level Loading Doors
- Power: 400 Amps | 120/208 Volts | 3-Phase
(to be verified by Tenant)
- Parking Ratio: 1.33:1,000 SF

Property Overview

958 Empire Mesa Way is a ±6,000 SF freestanding office/warehouse property located in Henderson, Nevada. The property offers a functional layout designed to accommodate a variety of industrial and service-oriented users, featuring ±950 SF of office which includes a reception area, two (2) private offices, two (2) restrooms, and warehouse space with five (5) grade-level loading doors and a ±4,800 SF secured private yard.



178-02-111-031

APN



Limited Industry (IL)

Zoning



2007

Year Built



±6,000 SF

Property Size



Sunset Rd & Stephanie St

Cross Streets



±0.38 Acres

Lot Size

Key Demographics

(within a 3-mile radius)



±123,416

Population Size



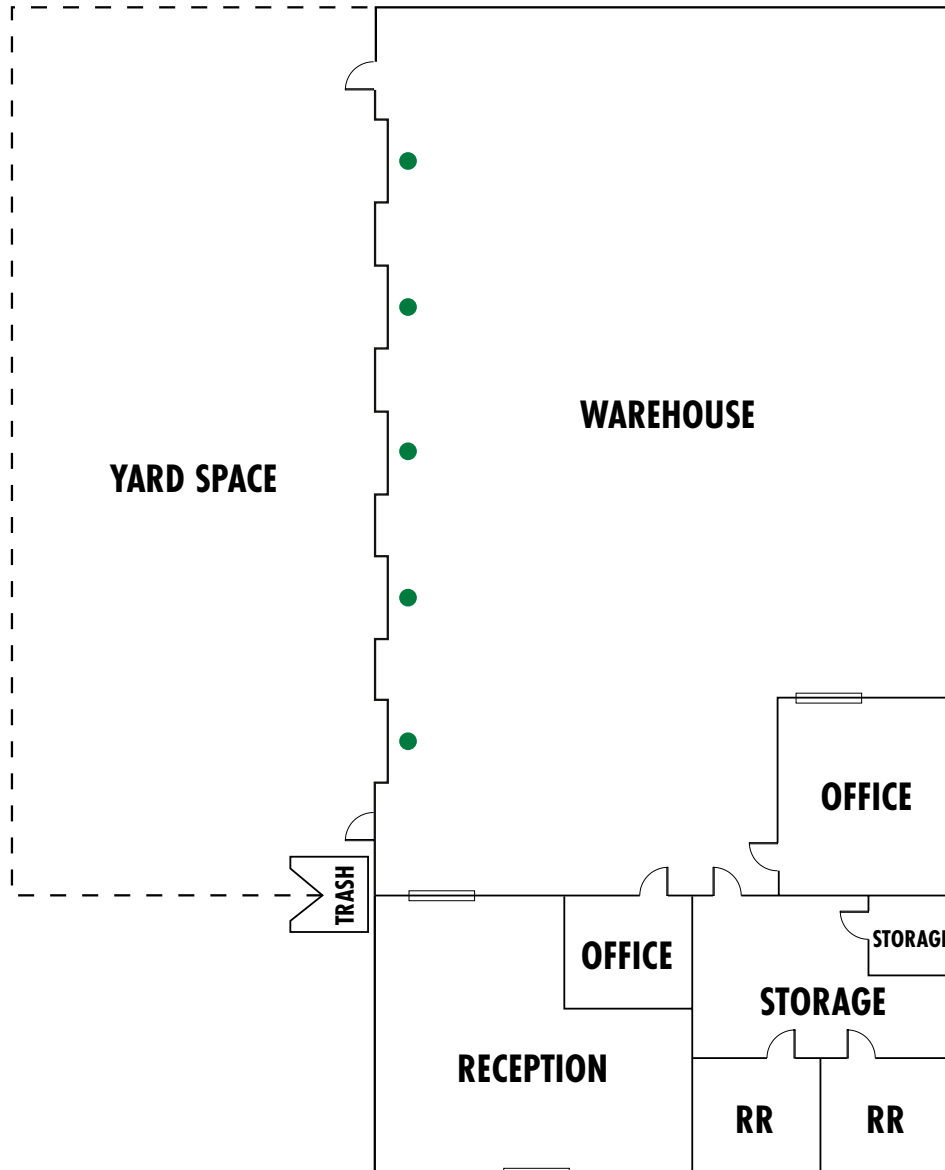
\$101,052

Ave. Household Income



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Listing Snapshot



\$1.39 PSF NNN
Lease Rate



\$0.364 PSF
CAM Charges



\$10,524.00
Monthly Rent

Suite Specs

Total SF	±6,000
Office SF	±950
Warehouse SF	±5,050
Yard SF	±4,800
Grade Level [.]	5 (five) roll-up doors
Clear Height	19'
Power	400A • 120/208V • 3-Phase <i>(to be verified by tenant)</i>
Available	Immediately

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



■ Secured Private Yard (±4,800 SF)



Convenient Location

The Property is located just off Sunset Road, a high-traffic thoroughfare, that has a traffic count of $\pm 29,500$ VPD. It also has easy access to the I-11/I-215 Freeway and Boulder Highway.



Nearby Amenities

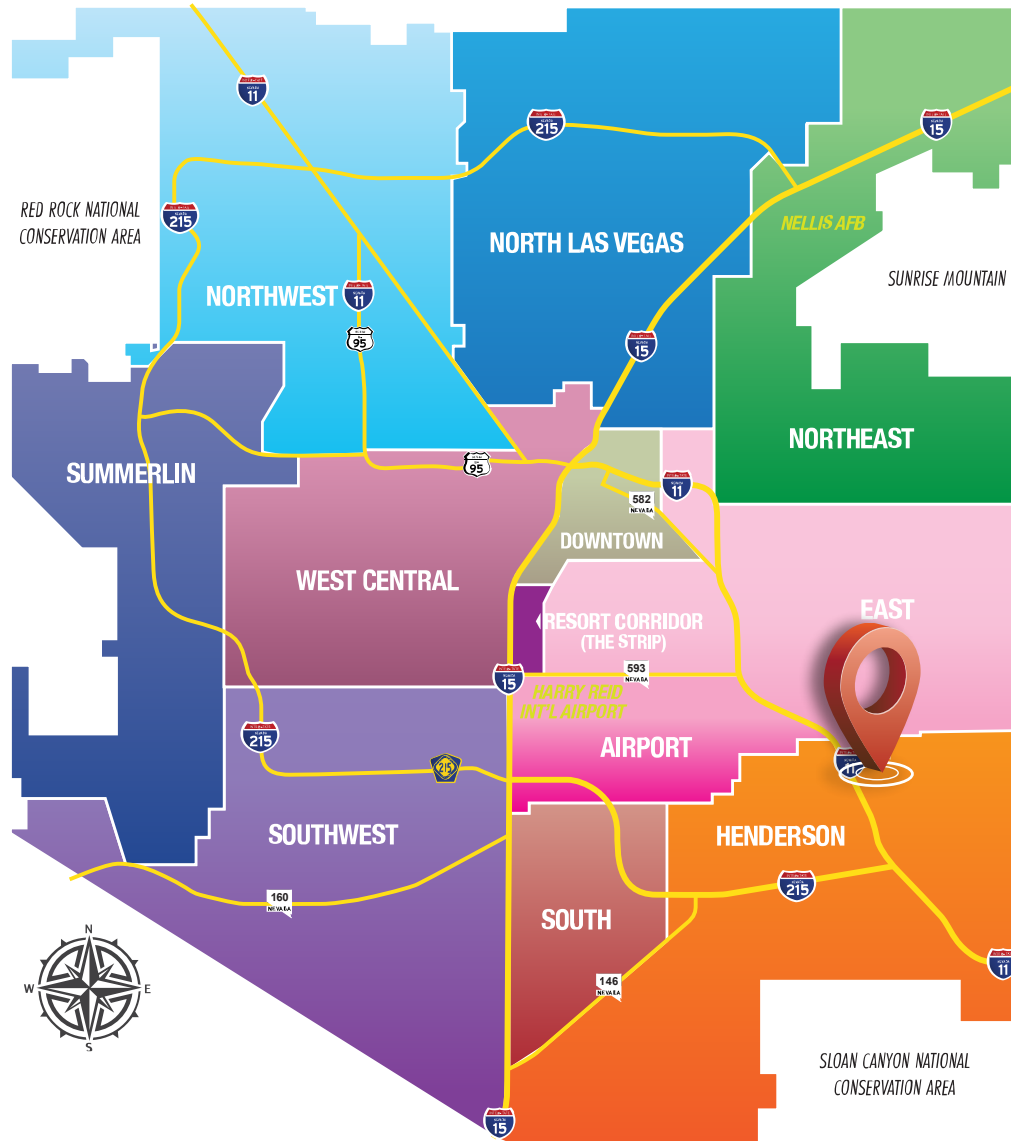
The Property is surrounded by attractive on-site and nearby amenities including several large retail power centers that include Costco, Home Depot, Best Buy, Macy's, LVAC, Valley Automall, and the Galleria at Sunset Shopping Center. It is also 1 mile away from the Henderson Hospital.



Dense Demographics

Centrally located between Whitney Ranch, Cadence, Gibson Springs, and several Henderson villages and communities with $\pm 305,694$ residents and average household incomes of $\pm \$109,678$ within a 5-mile radius.





Distance to Landmarks

- I-11 FWY: ±1.0 mile
- I-215 FWY: ±3.4 miles
- Harry Reid International Airport: ±7.1 miles
- The Strip: ±10.8 miles

Nearby Amenities

- The property is minutes away from an abundant amount of restaurants & amenities such as In-N-Out Burger, The Home Depot, Lazy Dog Restaurant & Bar, Texas Roadhouse, Target, Costco, and the Galleria Shopping Mall.
- The location provides easy access to the I-11 & I-215 freeways, as well as the Harry Reid International Airport.

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. 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 73% 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 14th-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 \$11.4 billion, which surpasses that of the state government.

Quick Facts



±7,892

Land Area
(Square Miles)



2,265,461

Population
(County Data per Census)



298

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

City of Henderson

Quick Facts

 **359,000**

Est. Population
(as of 2025)

 **2,984**

Pop. Density
(per square mile)

Synopsis

The City of Henderson is nestled among three of the most renowned man-made attractions – the neon of Vegas, the engineering marvel of the Hoover Dam, and the tranquil beauty of Lake Mead. As a vibrant and inviting residential and business community, Henderson offers an abundance of cultural events, special attractions, miles of trails and open spaces, and outstanding recreational facilities, as well as renowned resorts, restaurants and shopping. Henderson is one of the fastest growing cities in Nevada, offering a nationally acclaimed quality of life, Henderson continually attracts young energetic talent to the region, while a robust training ecosystem develops and delivers workforce skills aligned to industry needs.

In 2024, Henderson was awarded the prestigious Malcom Baldrige National Quality Award.

This is one of the highest recognition for performance excellence in the United States, bestowed by the President. This award highlights Henderson's exceptional commitment to resilience and long-term success, evaluating its processes, data-driven decision-making, and overall excellence.


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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



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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:

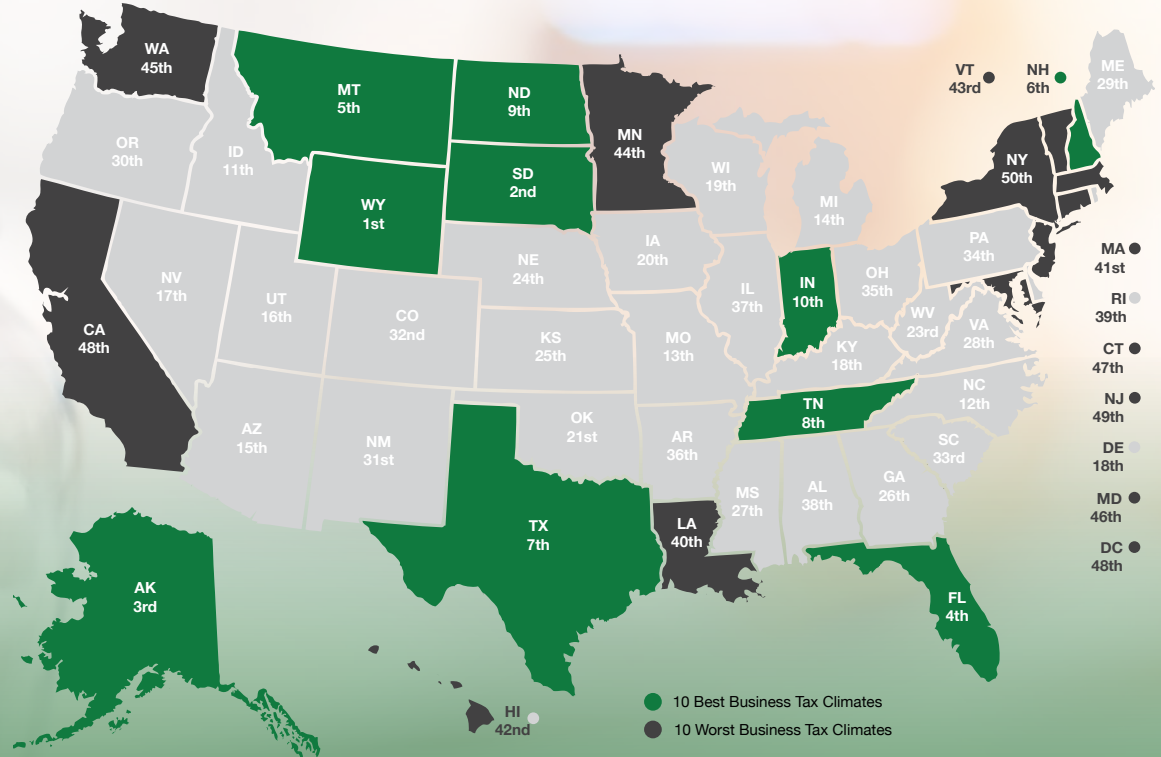
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

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.

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.