

# LOCAL

@Raiders Way

1600 – 1620 Raiders Way, Henderson, NV 89052

LEASING BY:



OWNED & OPERATED BY:



\*Refinished Exterior. Subject to change.

INDUSTRIAL CONDO OWNERSHIP OPPORTUNITIES

**FOR SALE**



# LOCAL

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### Ownership Benefits

- Control occupancy costs and build long-term equity through appreciation
- Protection against rental rate increases
- Potential SBA financing with low down payment
- Potential tax advantages through depreciation (consult tax advisor)
- Customize your space to fit your business
- Flexible Business Uses – Suitable for warehouse, showroom, contractor, distribution, service, light manufacturing, and flex office users (subject to zoning)
- High-Barriers-to-Entry Market – Limited availability of small-bay industrial product in West Henderson
- High replacement costs

### Project Highlights

- Three (3) Light Industrial & Warehouse Buildings
- ±52,111 Total SF
- ±4.46 Acres
- Industrial Park (IP) Zoning
- Rear Loading Configuration
- Grade Level Loading Doors
- ±20' Clear Height
- 120/208V, 3-Phase Power
- 2020 Concrete Tilt-Up Construction
- Fire Sprinklers .295 density

CONDO'S AVAILABLE

## ±1,800 SF UNITS AND ABOVE

Condo map pending. Final sale subject to approval of final condo map being recorded.





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@ Raiders Way



PRIVATE ACCESS ROAD



■ = AVAILABLE

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## LET'S TALK

### GRANT TRAUB, SIOR

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### CHRIS CONNELL, SIOR

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Note: One or more Colliers agents is an owner/licensee



# LOCAL

1600 – 1620 Raiders Way, Henderson, NV 89052

@ Raiders Way



1600 Raiders Way  
Suite 120

**±1,821 Total SF**

- ±627 SF Office
- ±1,194 SF Warehouse
- One (1) ±14' x ±16' Grade Level Door
- ±20' Clear Height
- 120/208V, 3-Phase Power
- Fire Sprinklers .295 density

**Sale Price: \$819,450.00**

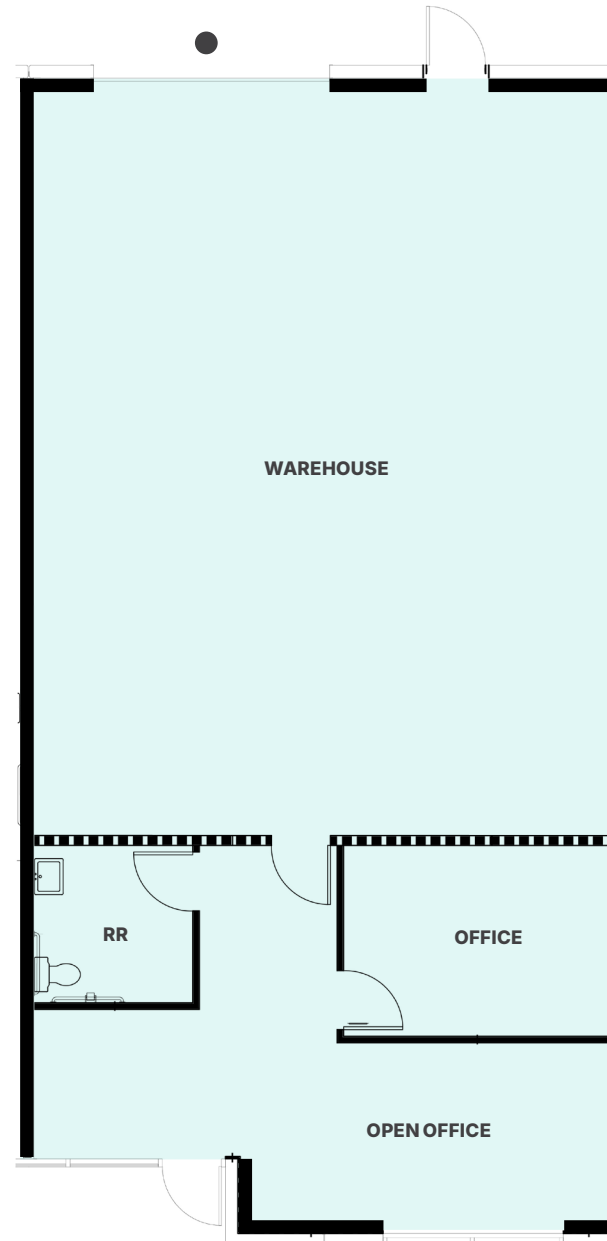
● = Grade Level Doors

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# LOCAL

1600 – 1620 Raiders Way, Henderson, NV 89052

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1610 Raiders Way  
Suite 125

**±1,834 Total SF**

- ±932 SF Office
- ±902 SF Warehouse
- One (1) ±14' x ±16' Grade Level Door
- ±20' Clear Height
- 120/208V, 3-Phase Power
- Fire Sprinklers .295 density

**Sale Price: \$825,300.00**

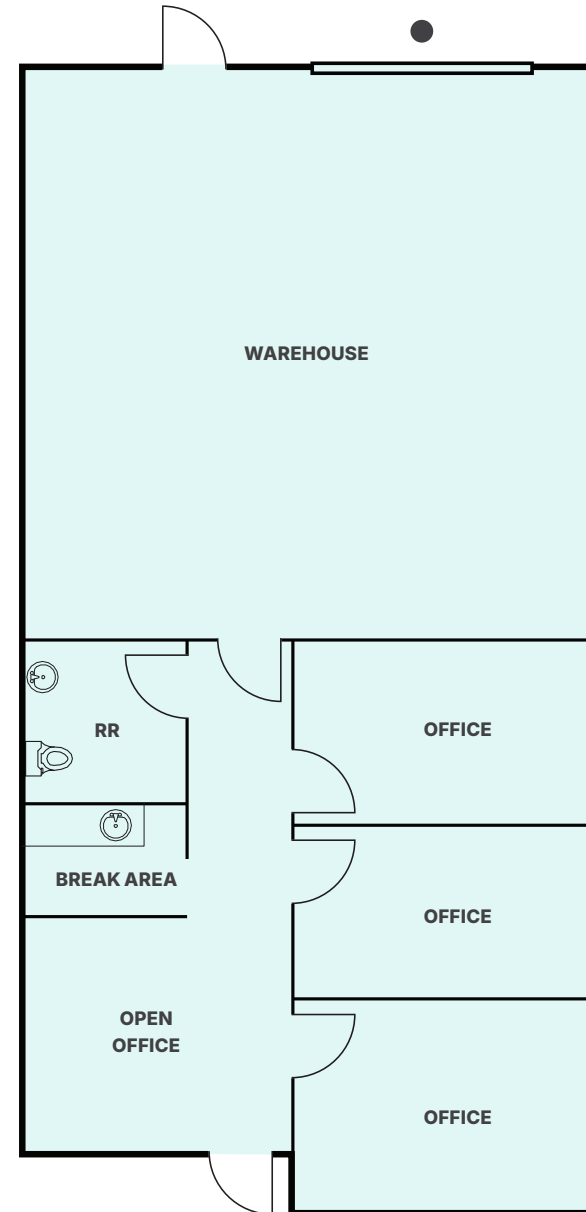
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1620 Raiders Way  
Suite 100

**±2,187 Total SF**

- ±952 SF Office
- ±1,235 SF Warehouse
- One (1) ±14' x ±16' Grade Level Door
- ±20' Clear Height
- 120/208V, 3-Phase Power
- Fire Sprinklers .295 density

**Sale Price: \$984,150.00**

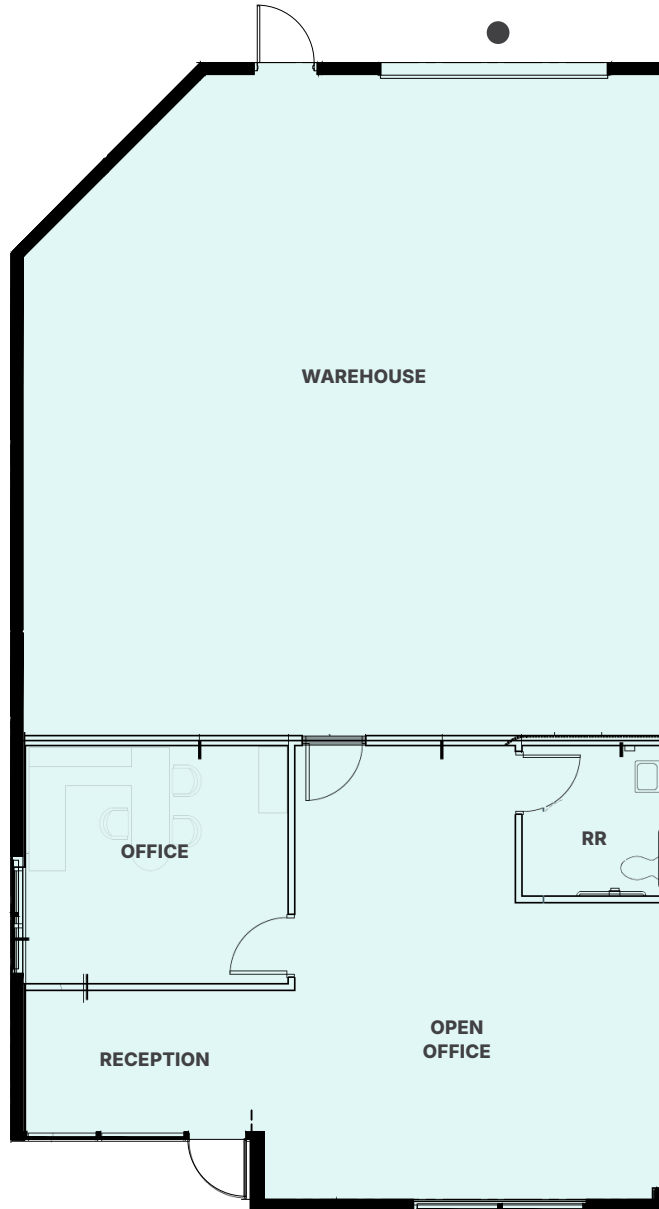
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## Location Highlights

- Prestigious West Henderson Submarket
- Neighboring Raiders Headquarters & Training Facility
- Access to I-15 via St. Rose Interchange
- Close proximity to Anthem, Southern Highlands, MacDonald Highlands, Seven Hills, Inspirada, Dragon Ridge and the Henderson Executive Airport
- Surrounding area is further anchored by high quality corporate neighbors such as: M Resort, multiple Amazon distribution center facilities, FedEx Ground, Levi Strauss, and a new Costco-anchored retail center

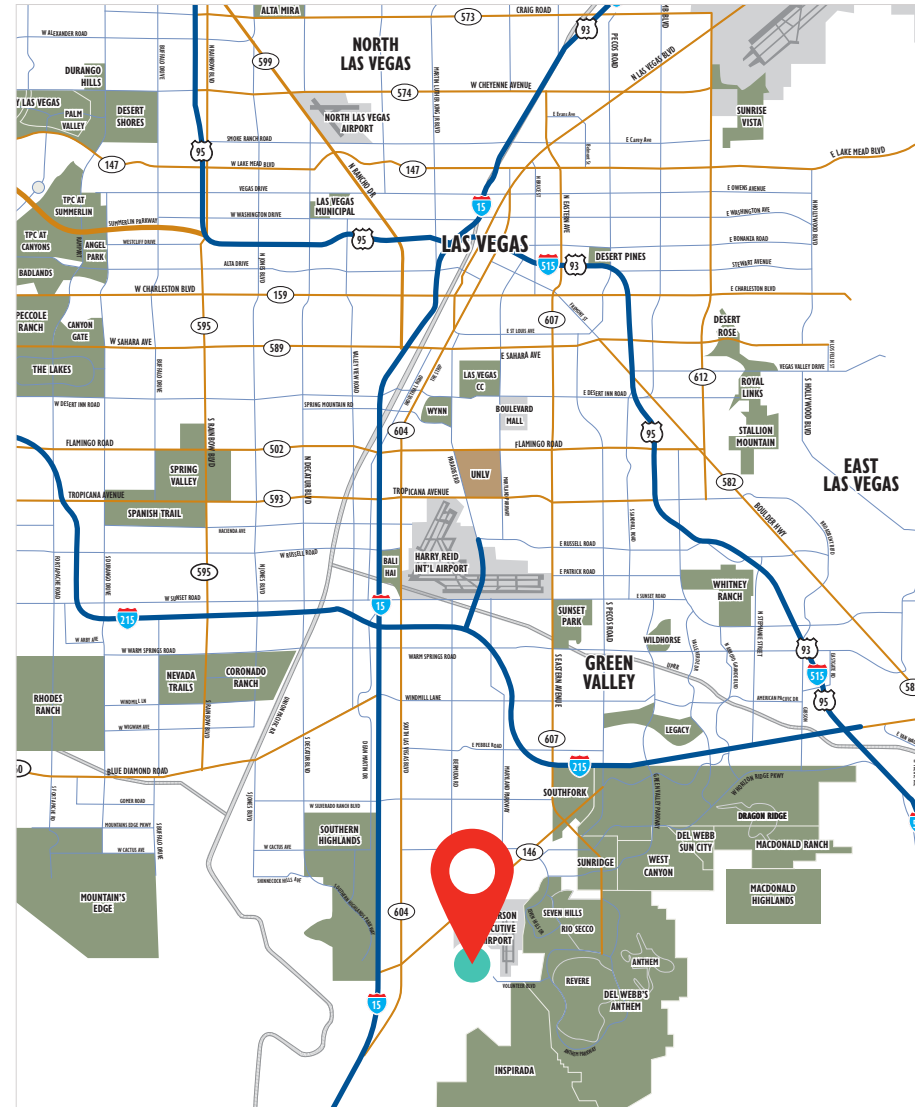
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# DISTANCES TO:

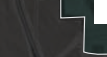
|                                  |            |
|----------------------------------|------------|
| I-15 Freeway                     | 3.1 Miles  |
| CC-215 Freeway                   | 5.0 Miles  |
| Harry Reid International Airport | 11.1 Miles |
| Las Vegas Strip                  | 12.2 Miles |

## WEST HENDERSON SUBMARKET

LAS VEGAS BOULEVARD

STROSE PARKWAY

### SHOPPES ON PARKWAY



### SILVERADO RANCH PLAZA



### ST. ROSE SQUARE



## ANTHEM

RIO SECCO GOLF CLUB



**LOCAL**

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### VOLUNTEER PLAZA



THE REVERE GOLF CLUB

## SEVEN HILLS

STARR AVE & I-15 INTERCHANGE

ST. ROSE & I-15 INTERCHANGE



BRUNER AVENUE

VOLUNTEER BOULEVARD

MIXED-USE

USA ±116 ACRES

APARTMENTS

VACANT LAND

VACANT LAND

VACANT LAND

VACANT LAND

VACANT LAND

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Map Provided By:



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## Prestigious West Henderson Submarket

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Colliers

### NEIGHBORHOOD DISTANCES:

|                                     |           |
|-------------------------------------|-----------|
| Inspirada .....                     | 1.6 Miles |
| Southern Highlands .....            | 3.6 Miles |
| Seven Hills .....                   | 3.7 Miles |
| Anthem .....                        | 4.0 Miles |
| Ascaya .....                        | 7.7 Miles |
| Dragon Ridge/MacDonald Highlands .. | 9.2 Miles |





# Own vs. Lease Comparison

**Bruner Commerce Park, Henderson, NV**

Property Square Footage

1,813 sf



| \$ Own                  |           |
|-------------------------|-----------|
| Purchase Price          | \$815,850 |
| Improvements            | \$0       |
| Total Project Cost      | \$815,850 |
| Total Price per Sq. Ft. | \$450 PSF |

## Start-Up Costs

|                     |     |          |
|---------------------|-----|----------|
| Cash Down Payment   | 10% | \$81,585 |
| Estimated Bank Fees |     | \$6,000  |
| Estimated Title     |     | \$4,000  |

**Total Cash Required \$91,585**

## Monthly Costs

|                  |                               |         |
|------------------|-------------------------------|---------|
| Mortgage Payment | (\$987/\$4,103 P&I breakdown) | \$5,090 |
| HOA/CAM Fee      |                               | \$780   |

Total Monthly expenses

## Total Adjusted Monthly Costs

|                                                    |          |          |
|----------------------------------------------------|----------|----------|
| Total Monthly Payment                              | \$2.81   | \$5,870  |
| Less Depreciation                                  | (\$0.77) | -\$1,395 |
| Average Principal Portion over the first 60 months |          | -\$1,165 |

**\$3,310** \$2.04 PSF

| \$ Lease               |            |
|------------------------|------------|
| Monthly Lease Rate     | \$3,807    |
| Rented Sq. Ft.         | 1,813 sf   |
| Lease Rate per Sq. Ft. | \$2.10 PSF |

## Start-Up Costs

|                  |               |         |
|------------------|---------------|---------|
| Prepaid Lease    | 2 Months Rent | \$7,615 |
| Security Deposit | 1 Months Rent | \$3,807 |

**Total Cash Required \$11,422**

## Monthly Costs

|                       |            |         |
|-----------------------|------------|---------|
| Lease Payment         | \$2.10     | \$3,807 |
| CAM Fee               | \$0.43     | \$780   |
| Total Monthly Payment | \$2.53 PSF | \$4,587 |

## Total Adjusted Monthly Costs

|                       |        |         |
|-----------------------|--------|---------|
| Total Monthly Payment | \$2.53 | \$4,587 |
| Less Depreciation     | \$0.00 | \$0     |

**\$4,587** \$2.53 PSF

This comparison is for illustrative purposes only and does not reflect actual loan or lease terms. Results are estimates and may exclude taxes, insurance, and other costs. Eligibility and loan terms are not guaranteed and may differ from those offered. Lexicon Bank does not warrant the accuracy or completeness of this information, and it should not be considered legal, financial, investment, accounting, or tax advice. Please contact a Lexicon Bank representative for information specific to your situation.

## Forecasted Ownership Benefits

|                                      |           |
|--------------------------------------|-----------|
| Monthly Mortgage Payment in 10 years | \$5,870   |
| Cash Savings After 10 Years          | \$143,851 |
| Equity After 10 Years                | \$397,780 |

Depreciation est. at 80% allocation of purchase price; equity assumes 2% annual appreciation.

## Forecasted Cost of Continuing to Lease

|                                   |         |
|-----------------------------------|---------|
| Monthly Lease Payment in 10 years | \$5,985 |
| Cash Savings After 10 Years       | \$0     |
| Equity in 10 Years                | \$0     |

Assumes annual lease rate increase of 3%.

## 90% Financing Example

| Financing Package    | %   | Loan Size | Term   | Amortization | Rate  | Monthly Pymt |                |
|----------------------|-----|-----------|--------|--------------|-------|--------------|----------------|
| Bank 1st Mortgage    | 50% | \$407,925 | 10 Yrs | 25 Years     | 6.97% | \$2,875      | <b>\$5,090</b> |
| SBA 504 2nd Mortgage | 40% | \$340,000 | 25 Yrs | 25 Years     | 6.12% | \$2,215      |                |

SBA loan includes SBA fees of \$13,000 (2.65% plus \$3,500 in closing costs)

For more information contact your loan team:

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**Ray Lucero**

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**Mindy Kermes**

Lexicon Bank | SVP, Senior Rel. Manager  
216.218.6628 | mkermes@lexiconbank.com



## MARKET OVERVIEW

The Las Vegas Metro continues to grow, as a result of its high rankings for quality of life, job and population growth, and healthy business climate.

The Las Vegas-Paradise MSA consists of nearly 600 square miles and encompasses Las Vegas, Henderson, Boulder City, North Las Vegas, Mesquite, and all of Clark County. The leading financial and cultural center for Southern Nevada, Las Vegas is the largest city in the state and an internationally renowned resort destination known primarily for gaming, conventions, shopping, fine dining and nightlife.

This popular destination is the 28th largest Metropolitan Statistical Area in the United States with over two million residents. Las Vegas is one of the top three leading convention and business meeting locations in the United States, and one of the world's top draws for tourism. The combination of no inventory tax, rich transportation infrastructure and the geographic location of the state's two largest urban centers are prime reasons that top brands like Amazon, Wal-Mart, Levi Strauss & Co., Bed, Bath & Beyond, Monster Cable, Ocean Spray Cranberries and others choose Nevada to stage their warehousing and distribution strategies.



### OVERALL LAS VEGAS OFFICE MARKET STATS

**45.9M SF**

Total Office Inventory  
(Q2 2026)

**10.8%**

Total Vacancy  
(Q2 2026)

**Top 3**

Metros in the U.S. for Job  
Creation (Bloomberg, 2022)

**512K SF**

Net Absorption  
(Q2 2026)

**\$2.79/SF**

Overall Asking Rent  
(Q2 2026)

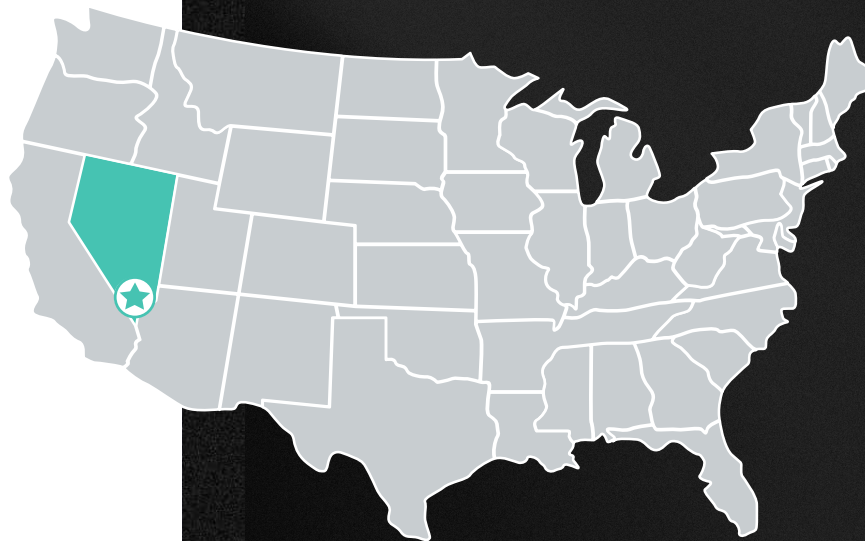
**#1**

Convention & Trade  
Show Venue in the U.S.

## MARKET OVERVIEW

### CONVENTION CENTERS

While Las Vegas has historically been known as a gaming destination, the city's diverse non-gaming allure continues to strengthen and has far surpassed gambling demand. One such demand driver is the unparalleled convention and meeting space capacity available throughout the city. In 2023, Las Vegas hosted over 5.9 million convention delegates



#1 Trade Show Destination  
for 29 consecutive years

Trade Show News Network

### TOP TRADE SHOWS IN LAS VEGAS



**MAGIC**  
THE BUSINESS OF FASHION



NAHB **IBS**

**INAB**  
NATIONAL ASSOCIATION OF BATHING ARTISTS

**G2E**



**WORLD OF CONCRETE**

Las Vegas also hosted 5 of the top 10 and 8 of the top fifteen largest conventions/trade shows held in the U.S.

### BUSINESS FACTS

#### LABOR

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 108,000 workers in the transportation, logistics and manufacturing industries

#### BUSINESS ASSISTANCE PROGRAMS

- Sales And Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement For Recycling
- TRAIN employees now (TEN)
- Silver State Works Employee Hiring Incentives

#### NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax





# MARKET OVERVIEW

**2.4M**

Metro Population

**4.9M**

Average Monthly  
Harry Reid International  
Airport Passengers

**\$60B**

Annual Tourism Revenue

**\$517K**

New Home Median Price

**32nd**

Most Populous  
State in the U.S.

**75%**

Nevada Residents  
Live In Las Vegas



## NHL Expansion

T-Mobile Arena hosts over 150 events per year and is the current home of the NHL Golden Knights



## 20,000 Seats

T-Mobile Arena, a multi-use indoor arena on the Las Vegas Strip opened in April 2016



## The Las Vegas Raiders

The relocation of the Oakland Raiders is anticipated to create a \$600+ million economic impact add 450,000+ incremental visitors and host 45+ events annually



## LVCC Expansion

Las Vegas Convention Center is currently undergoing a \$600 million renovation to legacy halls and facilities



## Mandalay Bay Convention Center

Recently underwent a 350,000 SF expansion and is now one of the largest in North America



## Formula One Building and Las Vegas Grand Prix

Main building is four story, ±300,000 SF with 13 garages, cost \$240 million. The race takes place around the Las Vegas Strip and Resort Corridor



## New Las Vegas Stadium

The New Las Vegas Stadium is a planned retractable roof ballpark to be built on the site of the Tropicana Las Vegas



## Steady Growth

The University continues to grow with a total student headcount of 32,000 (2024)



## MSG Sphere at the Venetian

A revolutionary new 18,000-seat venue for concerts, sports and live entertainment that opened in 2023





## MARKET OVERVIEW

# A GLIMPSE AT HENDERSON

Henderson, Nevada, is the state's second-largest city, home to over 354,000 residents. Recognized for its exceptional quality of life, Henderson has been named one of the best places to live in the U.S. by Money Magazine and ranked among the safest cities in America. The city boasts a thriving economy, strong job market, and diverse housing options, from master-planned communities to urban living spaces. With more than 70 parks, extensive trail systems, premier shopping and dining destinations, and top-rated schools, Henderson offers a balanced lifestyle for families, professionals, and retirees alike. The city continues to grow with strategic commercial and residential developments, including revitalization efforts in the Water Street District and expansion in West Henderson. As a hub for business, innovation, and outdoor recreation, Henderson remains a premier destination to live, work, and play in Southern Nevada.

Henderson offers over 27 million square feet of available space, encompassing prime office spaces across all classifications, industrial sites, business parks, speculative buildings, and land.

### Recent Recognitions

Henderson has consistently been acknowledged for its safety and quality of life. In 2023, it ranked 3rd among the 15 Safest Large Cities in America. Additionally, Money Magazine included Henderson in its top 50 Best Places to Live in America in 2021.





## MARKET OVERVIEW

A GLIMPSE AT

# HENDERSON

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The city of Henderson was named one of the country's best places to live by money magazine in 2012, 2008, and 2006, and the #3 safest city in America among 297 others according to MoneyGeek.com.

### HENDERSON IS PRO-BUSINESS

Henderson's pro-business environment has attracted internationally recognized companies such as Ocean Spray, Graham Packaging, Berry Plastics, Poly-West, Barclay's Services, Dignity Health, Core Mark, Levi Strauss & Company, FedEx Ground, Unilever Manufacturing, Goodman Distribution, Titanium Metals, Cashman Equipment and many others.

While Nevada is recognized as one of the top states in the nation in which to do business, Henderson offers many additional benefits.

- Henderson's Development Service Center is rated among the best in the nation for permitting efficiency, service and reliability.
- Companies may also qualify for Henderson's Utility Franchise fee abatement incentive, providing additional savings.



### RANKED TOP 10 IN THE NATION

Henderson, Nevada, is the second largest city in Nevada, with a population of over 337,000. Henderson, NV ranked 3rd on the 15 Safest Large Cities list in 2023. The city is considered to be one of the best places to live in Nevada and ranked among the top 50 Best Places to Live in America by Money Magazine (2021).

### HENDERSON SCHOOLS AMONG THE BEST

Henderson schools consistently rank near the top in the state of Nevada for elementary through high school, offering families an array of choices that best suit their children's needs. Henderson public schools outperform the national averages in reading, math and graduation rates according to a report by research firm Applied Analysis. The results also show that Henderson's collective graduation rates are higher than both the national and state averages.



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