

## Sunset & Wagon Trail



WEST SUNSET ROAD

**100% HVAC | SINGLE TENANT | OWNER/USER OPPORTUNITY**

**4265 W. SUNSET ROAD AND 4270 W. WAGON TRAIL AVENUE**

**KYLE KIRCHMEIER**

Senior Associate  
+1 702 369 4862  
kyle.kirchmeier@cbre.com  
Lic. # S.0197013

**LAUREN WILLMORE**

Senior Associate  
+1 702 369 4825  
lauren.willmore@cbre.com  
Lic. #S.0188698

**ALEX STANISIC, SIOR**

First Vice President  
+1 702 369 4874  
alex.stanisic@cbre.com  
Lic. # S.0179950

**MIKE WILLMORE**

Senior Associate  
+1 702 369 4823  
mike.willmore@cbre.com  
Lic. # S.0183520

**DEAN WILLMORE, SIOR**

Executive Vice President  
+1 702 369 4808  
dean.willmore@cbre.com  
Lic. # BS.0023886

**CBRE**

# CONTENTS

**01 PROPERTY HIGHLIGHTS**

**02 PROPERTY DESCRIPTION**

**03 SITE PLAN**

**04 FLOOR PLANS**

**05 AERIAL MAP**

**06 MARKET OVERVIEW**



# PROPERTY HIGHLIGHTS

LOCATED IN THE HEART OF THE SOUTHWEST SUBMARKET, SUNSET AND WAGON TRAIL FEATURES A  $\pm 85,943$  SF FREE-STANDING INDUSTRIAL BUILDING LOCATED ON APPROXIMATELY 2.61 ACRES OF IP ZONED LAND. THE PROPERTY HAS IMMEDIATE ACCESS TO THE LAS VEGAS STRIP, ALLEGIANT STADIUM, HARRY REID INTERNATIONAL AIRPORT, THE MARNELL AIR CARGO HUB, AND IS MINUTES AWAY FROM THE I-15 AND I-215 INTERCHANGE ENSURING EXEMPLARY EASE OF ACCESS FOR ANY POTENTIAL USE. THE PROPERTY FEATURES A FULLY BUILT OUT STATE OF ART OFFICE AND WAREHOUSE WITH FULL HVAC AND AMPLE POWER THROUGHOUT THE FACILITY.



**$\pm 0.89$  miles** to I-15 Freeway

**$\pm 0.80$  miles** to I-215 Freeway

**$\pm 1.40$  miles** to the Las Vegas "Strip"

**$\pm 6.60$  miles** to Harry Reid Int'l Airport  
& Marnell Air Cargo Hub



**CALL FOR  
PRICING**



**ZONED  
IP (Industrial Park)  
Clark County**



**100%  
HVAC**

# PROPERTY DESCRIPTION

## BUILDING HIGHLIGHTS

- **Submarket:** Southwest
- **Zoning:** IP (Industrial Park)
- **APNs:** 177-06-501-007  
177-06-515-002
- **Site Size:** ±2.61 Acres
- **Year Built:** 2000
- **Construction:** Concrete Tilt-Up Single-Tenant Building
- **Three (3) Access points** – Two (2) via Sunset Road  
One (1) via Wagon Trail Ave

## SIZE & CONFIGURATION

- **Total / Available SF:** ±85,943 SF
- **Office:** ±19,782 SF
- **Mezzanine:** ±17,000 SF
- **Warehouse:** ±49,161 SF

## BUILDING FEATURES

- **Clear Height:** 24' (Warehouse)  
11.5' (Mezzanine)
- **Loading:**
  - One (1) – 14' x 11' Grade Level
  - One (1) – 10' x 10' Grade Level Doors
  - Four (4) – 10'x10' Dock High Doors
- **Power:** ±3,600 Amps, 3-Phase (\*to be verified)
- 100% HVAC
- ADA Compliant with Elevator Access
- **Utilities:** Natural Gas Available
- **Fire Protection:** Wet Sprinkler System
- **Column Spacing:** Varies with Mezzanine
- **Parking:** 0.91 / 1,000 SF (with Six (6) covered parking stalls)



**CALL FOR PRICING**

# SITE PLAN

- = GRADE-LEVEL DOOR
- ▲ = DOCK-HI DOOR
- ↕ = ACCESS POINTS



# FLOOR PLAN

## FIRST FLOOR

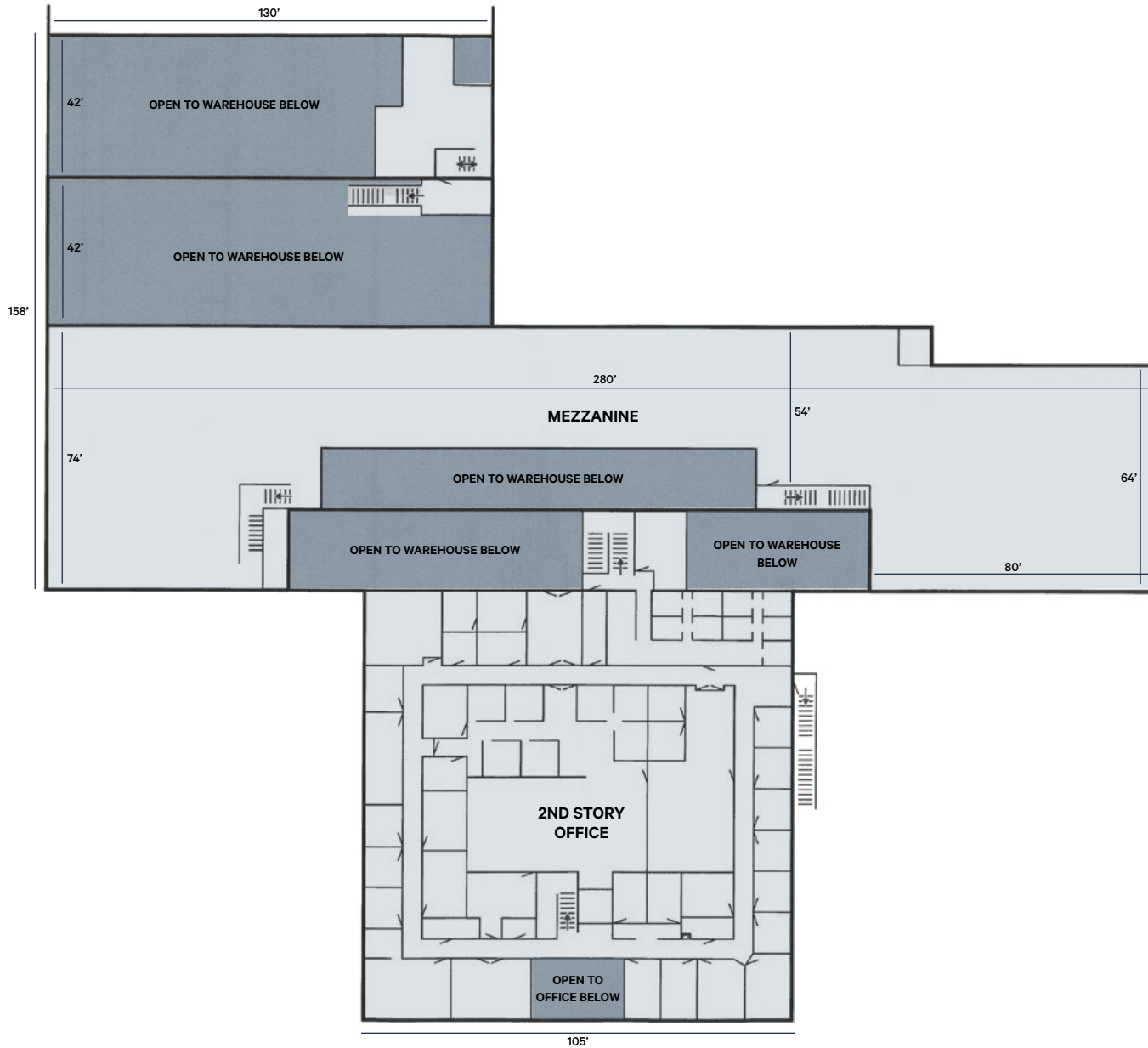


- = GRADE-LEVEL DOOR
- ▲ = DOCK-HI DOOR

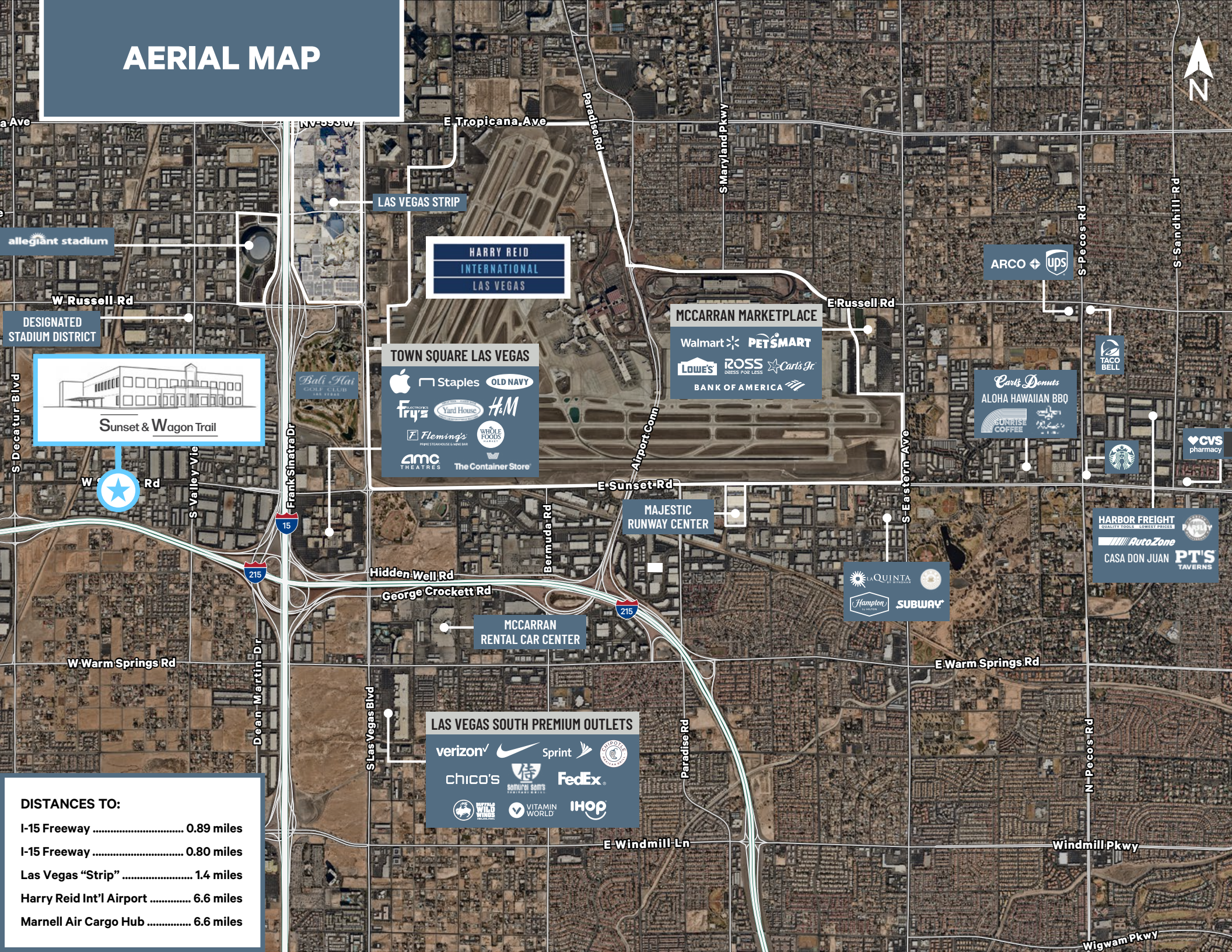


# FLOOR PLAN

## SECOND FLOOR



# AERIAL MAP



**HARRY REID  
INTERNATIONAL  
LAS VEGAS**

**MCCARRAN MARKETPLACE**  
Walmart \* **PETSMART**  
**LOWE'S** **ROSS** **Carls Jr.**  
DRESS FOR LESS  
**BANK OF AMERICA**

**TOWN SQUARE LAS VEGAS**  
Apple Staples **OLD NAVY**  
**Fry's** Yard House **H&M**  
Fleming's **WHOLE FOODS**  
**AMC THEATRES** The Container Store

**ARCO** **UPS**

**Carls Donuts**  
**ALOHA HAWAIIAN BBQ**  
**SUNRISE COFFEE**

**TACO BELL**  
**Starbucks**  
**CVS pharmacy**

**HARBOR FREIGHT**  
QUALITY TOOLS. LOWEST PRICES.  
**AutoZone**  
**CASA DON JUAN** **PT'S TAVERNS**

**LA QUINTA**  
**Hampton** **SUBWAY**

**MCCARRAN  
RENTAL CAR CENTER**

**LAS VEGAS SOUTH PREMIUM OUTLETS**  
verizon Nike Sprint **OLD NAVY**  
**chico's** **FedEx**  
**WORLD WING** **VITAMIN WORLD** **IHOP**

**Sunset & Wagon Trail**

**allegiant stadium**

**DESIGNATED  
STADIUM DISTRICT**

**DISTANCES TO:**  
I-15 Freeway ..... 0.89 miles  
I-15 Freeway ..... 0.80 miles  
Las Vegas "Strip" ..... 1.4 miles  
Harry Reid Int'l Airport ..... 6.6 miles  
Marnell Air Cargo Hub ..... 6.6 miles

# Why Southern Nevada?



#1 Best States for Transportation,  
U.S. News & World Report (2022)



Las Vegas Has One Of The Most  
Business Friendly Environments  
In The U.S.



#1 Best Job Creation Index in the  
United States (Gallup 2022)



Great Location For Logistics,  
Manufacturing And Exporting—Making  
Las Vegas An Essential Part Of Any Global  
Business Economic Plan.



One Of The Most Digitally  
Connected Cities In The World  
Thanks To Switch Communications  
—the region contains 7,453 miles of  
fiber optic cable.



Lower Cost Of Living And A Lower  
Cost Of Business Operation Than  
California While Having Easy Access  
To Its Markets And Ports.



## CURRENT STATE INCENTIVES

**50% Elimination** of payroll tax for 4 years

**50% elimination** of personal property taxes for 10 years

**Training Grants** \$1,000 to \$4,000 per employee

**6.1% Elimination Of Sales Tax** when purchasing capital equipment (you pay only 2% down from 8.1%)

**50% to 90% subsidy for up to 6 months**  
(State will give businesses 50-90% of the new employee's hourly wage for up to 6 months)

# LAS VEGAS AREA OVERVIEW

Las Vegas is home to more than 3 million residents. The city of Las Vegas sits at the heart of Clark County and is internationally renowned as the world capital of entertainment. Las Vegas' gaming, dining, shopping, and business conventions are major attractions for national and international visitors. Las Vegas had more than 41.7 million visitors in 2024 and a record high of \$85.2B in visitor spending.\*

Las Vegas is on the tail end of significant long-term growth. The region has benefited from billions of dollars of public and private investment, large-scale infrastructure projects, new casino and venue developments, and record-breaking visitation levels. In addition to the recently completed expansions of the Mandalay Bay Convention Center and the Las Vegas Convention Center, Harry Reid International Airport recently underwent a \$2.4 billion expansion to increase the airport's annual capacity, ranked the 7th Busiest Airport by AFAR.com. \*

The T-Mobile Arena is home to the NHL Vegas Golden Knights and hosts over 150 events annually, including hockey games, concerts, boxing, UFC matches, and major award shows. The T-Mobile Arena is the highest grossing arena in the world. The Allegiant Arena is a 72,000-seat stadium completed in August of 2020, is the home of the NFL's Raiders, and the UNLV Football team. The venue will also host many other world-class events and concerts throughout the year.



**#1**  
Convention  
Destination in US  
(Exhibit City News, 2023)

**#2**  
State for Business  
Growth  
IBIS World, (2025)

**#7**  
State Business  
Climate Index  
The Tax Foundation (2023)

**#7**  
Most Tax Friendly  
State  
The Tax Foundation (2023)

**#8**  
Best State for  
Infrastructure  
U.S. News & World Report  
(2023)

## ALLEGIANT STADIUM

Opened August 2020, the relocation of the Oakland Raiders is anticipated to make a \$600M+ economic impact, add 450,000+ incremental visitors, and host 45+ events annually.

## LAS VEGAS CONVENTION CENTER EXPANSION

Recently completed 800,000 square foot expansion with a \$2.5B budget that included renovation of previous meeting spaces.

## MSG SPHERE

Revolutionary new \$2.1B, 19k seat venue for concerts, sports and live entertainment that opened in 2023.

## LAS VEGAS ACES

Women's professional basketball team based in Las Vegas and part of the WNBA.

## T-MOBILE ARENA

20K Seats, a multi-use indoor arena on the Las Vegas Strip opened in April 2016. It's the highest grossing arena in the world.

## RESORTS WORLD

Globally inspired cuisine & mixology, star-studded residency performances and engagements with 5k capacity theatre and retail boutiques. Opened June 2021.

## FONTAINEBLEAU

New \$3B Hotel and Casino with 3,700 – 3,800 rooms. Opened December 2023.

## LAS VEGAS BALLPARK

Hosts this Triple-A professional baseball team in Summerlin.

## **AFFILIATED BUSINESS DISCLOSURE**

© 2026 CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## **CONFIDENTIALITY AGREEMENT**

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## **DISCLAIMER**

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



## Sunset & Wagon Trail

**SQUARE FOOTAGE:** ±85,943

**ACRES:** ±2.61

**SUBMARKET:** SOUTHWEST

**ADDRESS:** 4265 W. SUNSET ROAD & 4270 W. WAGON TRAIL AVE  
LAS VEGAS, NV 89118



**KYLE KIRCHMEIER**

Senior Associate

+1 702 369 4862

kyle.kirchmeier@cbre.com

Lic. # S.0197013

**LAUREN WILLMORE**

Senior Associate

+1 702 369 4825

lauren.willmore@cbre.com

Lic. #S.0188698

**ALEX STANISIC, SIOR**

First Vice President

+1 702 369 4874

alex.stanisic@cbre.com

Lic. # S.0179950

**MIKE WILLMORE**

Senior Associate

+1 702 369 4823

mike.willmore@cbre.com

Lic. # S.0183520

**DEAN WILLMORE, SIOR**

Executive Vice President

+1 702 369 4808

dean.willmore@cbre.com

Lic. # BS.0023886

