

5230 W PATRICK LANE

LAS VEGAS, NV 89118

Colliers



FOR SALE OR LEASE

±18,334 SF FREESTANDING OFFICE BUILDING

OWNER-USER OPPORTUNITY

GRANT TRAUB, SIOR

+1 702 836 3789

grant.traub@colliers.com

License # NV-S.0039295

CHRIS CONNELL, SIOR

+1 702 524 9431

chris.connell@colliers.com

License # NV-S.0075502

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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5230 W PATRICK LANE

Colliers is pleased to present for sale or lease this ±18,334 SF freestanding office building situated on ±0.95 acres in the Patrick Commons Center. Situated in the Southwest submarket the property is centrally located between the Summerlin & Henderson residential communities with excellent proximity to “The Strip”, Harry Reid International Airport, and the convention centers. This location also provides easy access to I-215 via Decatur Boulevard & I-15 via Russell Road.



Sale Price

\$7,300,000



Lease Rate

\$2.15 PSF NNN



PROPERTY DETAILS

ZONING & JURISDICTION

Commercial Professional (CP),
Clark County

PARKING

32 covered & 26 uncovered
parking spaces

ROOF

Standard Built-Up Roof
(BUR) Asphalt

ANNUAL PROPERTY TAXES

\$26,422.50

OCCUPANCY

Property 100% Occupied
Through 01/31/2027

NUMBER OF STORIES

Two (2)

BUILDING AMENITIES

Freestanding 2-story office with extra-covered parking and functional/versatile floor plan to include: elevator, men/women restrooms on each floor, & break room/kitchen. The interior features modern finishes to include natural stone & glass accents to create a high end professional image & appeal.



Sale Price

\$7,300,000



Lease Rate

\$2.15 PSF NNN



Product Type
Office



Building Size
±18,334 SF



Available Space
±9,167 SF up to ±18,334 SF



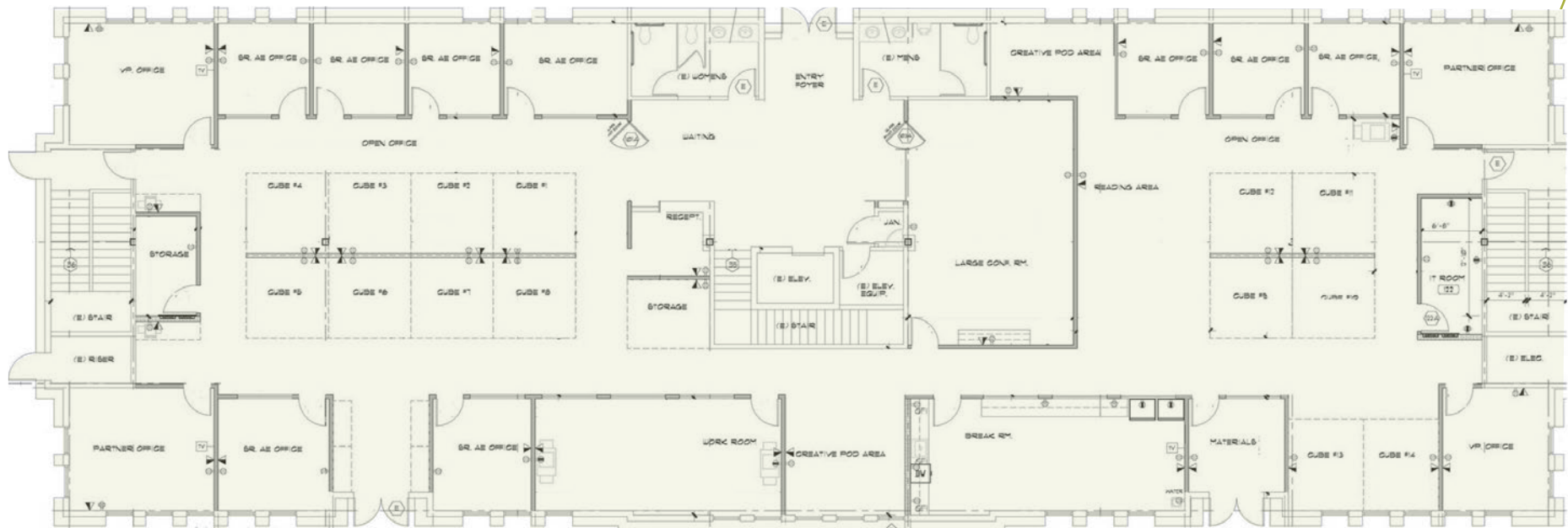
Land Size
±0.95 Acres



APN
163-36-610-004



FIRST FLOOR - FLOOR PLAN



- | | | | |
|---|-----------------------------|---|--------------|
|  | 13 PRIVATE OFFICES |  | WORK ROOM |
|  | RECEPTION AREA/WAITING ROOM |  | OPEN AREA |
|  | PRIVATE RESTROOMS |  | IT ROOM |
|  | LARGE BREAK ROOM |  | STORAGE ROOM |
|  | LARGE CONFERENCE ROOM | | |

Not To Scale. For Illustration Purposes Only.



SECOND FLOOR - FLOOR PLAN



-  12 PRIVATE OFFICES
-  PRIVATE RESTROOMS
-  BREAK ROOM

-  CONFERENCE ROOM
-  OPEN AREA
-  STORAGE ROOM

LOCATION MAP

Not To Scale. For Illustration Purposes Only.



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

SITE AERIAL

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DEMOGRAPHIC REPORT

Population Summary

	1 MILE	3 MILES	5 MILES
2025 Total Population	5,352	112,947	357,430
2030 Total Population	5,553	117,966	378,229
2025 to 2030 Population Change	3.8%	4.4%	5.8%

Household Summary

	1 MILE	3 MILES	5 MILES
2025 Households	2,203	45,395	146,564
2030 Households	2,297	47,722	156,376
2025 to 2030 Household Change	4.3%	5.1%	6.7%

2025 Income

	1 MILE	3 MILES	5 MILES
Average Household Income	\$114,371	\$100,016	\$99,810
Median Household Income	\$72,358	\$72,225	\$71,883

2025 Business Summary

	1 MILE	3 MILES	5 MILES
Total Businesses	901	9,405	22,582
Total Employees	12,382	133,823	348,955



Located in the Heart of the Southwest Las Vegas, what is considered to be the premier submarket in Southern Nevada.



Source: ACS, Esri, Esri-Data Axle, Esri-US, BLS, U.S. Census

5230 W PATRICK LANE

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

46.6M SF

Total Office Inventory
(Q1 2025)

12.1%

Total Vacancy
(Q1 2025)

Top 3

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

123K SF

Net Absorption
(Q1 2025)

\$2.65/SF

Overall Asking Rent
(Q1 2025)

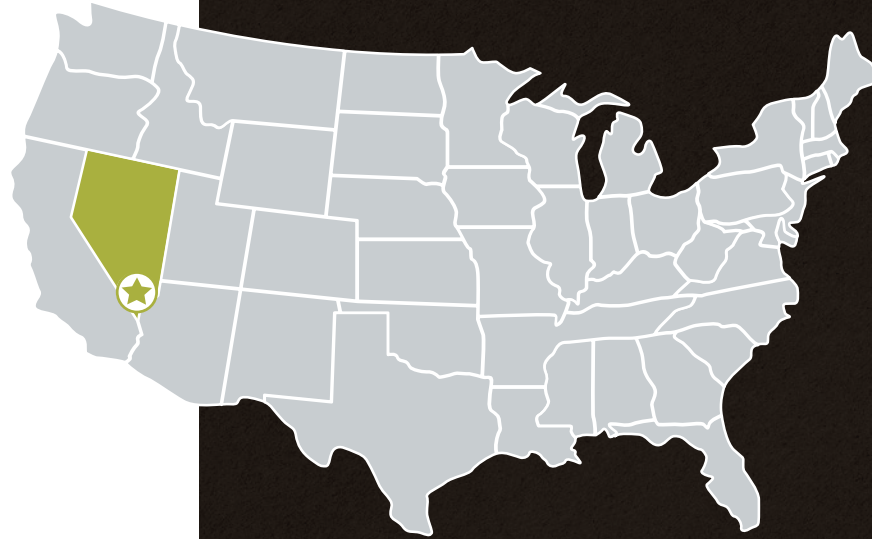
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Convention & Trade
Show Venue in the U.S.

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**

NAB
NATIONAL ASSOCIATION OF BROADCASTERS

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

Colliers

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 will be completed in 2023

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