

FOR LEASE

3610-3686 S HIGHLAND DR

Las Vegas, NV 89103



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±0.5-1.0 acre
Open Empty Lot

±5,506 sqft
Industrial/Flex Space

with **±5,412** sqft
Private Yard

Lincoln × **GATSKI**
COMMERCIAL
REAL ESTATE SERVICES

4755 DEAN MARTIN DRIVE | LAS VEGAS, NEVADA 89103 | P: 702.221.8226 | F: 702.221.1256
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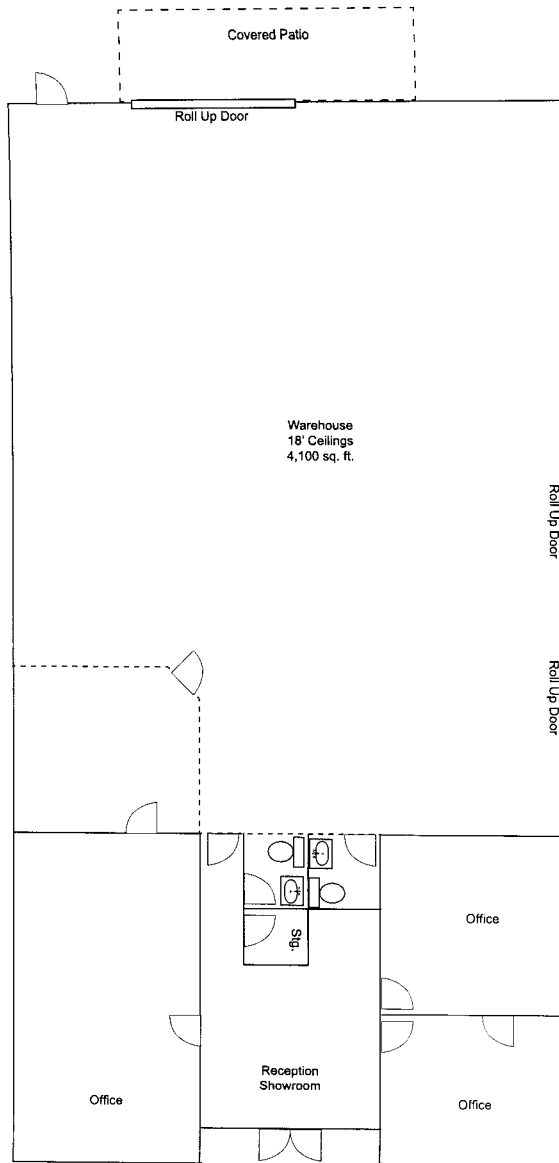


Building	Rate Per Mo	CAM	Lot	Building	Term	Availability
3610	\$0.33/sqft	N/A	±1 acre	N/A	1 - 2 years	Immediately
3620	\$0.33/sqft	N/A	±0.5 acre	N/A	1 - 2 years	Immediately
3680	\$1.40/sqft	\$0.20	±0.43 acre	±5,506 sqft	1 - 2 years	Immediately

**The Spring Mountain Park is an 6-property portfolio of flex/retail/industrial space with a mix of 40/60 Retail/Warehouse.*

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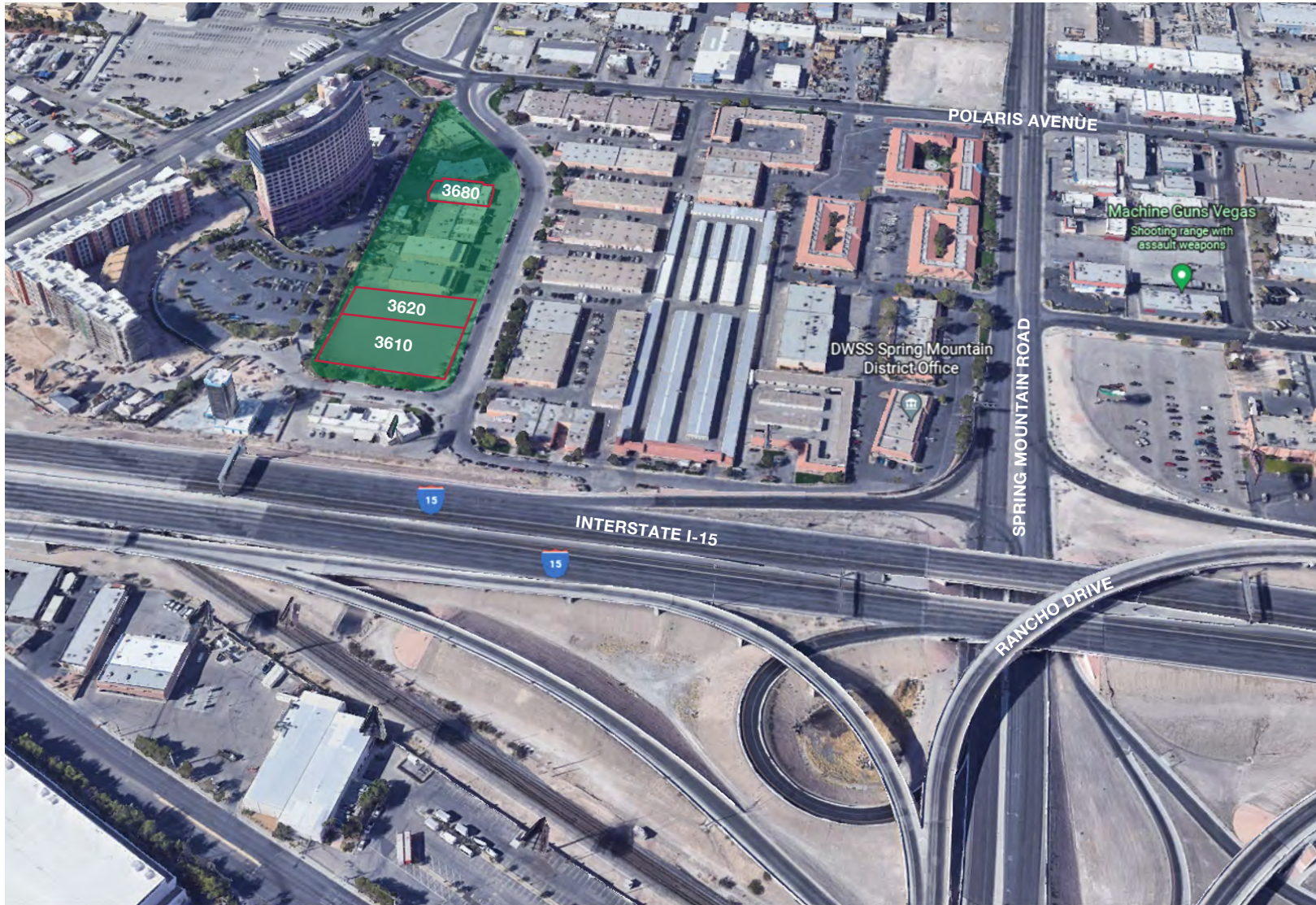
- + **Size:** ±5,506 SF building on ±0.43 AC lot
- + **Lease Rate:** \$1.40 NNN PSF, CAM approximately \$0.20/sqft
- + **Available:** Immediately
- + **Terms:** 1-2 years
- + **Zoning:** Commercial Resort (CR)
- + **Ceiling Height:** 12' Clear Height
- + **Power:** Single Phase
- + **Space:** ±4,306 SF warehouse & ±1,200 SF office

HIGHLIGHTS:

- Two (2) 12' x 15' grade level roll up doors
- One (1) 12' x 12' grade level roll up door
- HVAC office – Evaporative cooler warehouse
- ±5,412 SF gated private yard (Free to use)

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Population	1 mile	3 miles	5 miles
2020 Population	12,183	145,643	394,013
2024 Population	13,780	157,970	409,760
2029 Population Projection	15,035	171,229	441,102
Annual Growth 2020-2024	3.3%	2.1%	1.0%
Annual Growth 2024-2029	1.8%	1.7%	1.5%
Median Age	40	38.9	39
Bachelor's Degree or Higher	18%	17%	16%
U.S. Armed Forces	53	120	235

Annual Population Growth	1 mile	3 miles	5 miles
2020-2024	3.28%	2.12%	1.00%
2024-2029	1.82%	1.68%	1.53%

Households	1 mile	3 miles	5 miles
2020 Households	5,849	64,816	160,923
2024 Households	6,883	70,753	167,944
2029 Household Projection	7,555	76,733	180,865
Annual Growth 2020-2024	0.1%	1.1%	0.7%
Annual Growth 2024-2029	2.0%	1.7%	1.5%
Avg Household Size	2	2.2	2.4
Avg Household Vehicles	1	1	1
Total Specified Consumer Spending	\$147.3M	\$1.6B	\$4.1B

Average Household Income	1 mile	3 miles	5 miles
Avg Household Income	\$66,672	\$63,062	\$64,185
Median Household Income	\$40,084	\$40,977	\$43,594
\$200,000+	448	3,819	7,621

Housing	1 mile	3 miles	5 miles
Median Home Value	\$353,508	\$320,401	\$303,943
Median Year Built	1986	1983	1982

CLARK COUNTY NEVADA

Clark County employs more than 10,000 people over 38 departments and manages an annual budget of \$8.1 billion — larger than that of the state government. Encompassing an area roughly the size of New Jersey and home to the world-famous Las Vegas Strip, Clark County ranks as the nation's 11-largest county.

Market Overview

±8,012

Land Area (Sq. Mi.)

±304

Pop. Density (Per Sq. Mi.)

±2,443,000

Population

Source: www.clarkcountynv.gov,

NEVADA **TAX** ADVANTAGES

**Ranked 7th Best State in the Tax
Foundation's 2020 State Business
Tax Climate Index**

**No Income Tax
No Estate or Inheritance Tax
No Franchise Tax
No Tax on Sale or Transfer of Shares**

**Low-Cost Startup Environment with
minimal regulatory, licensing, and
annual fees**

Low Property Taxes

PROFESSIONAL SPORTS



The Las Vegas Valley is home to three major league professional teams:

- Vegas Golden Knights (NHL), which began play in 2017 as the region's first major professional franchise.
- Las Vegas Aces (WNBA), which began play in 2018 and have since won multiple championships.
- Las Vegas Raiders (NFL), which relocated to the valley in 2020.

In addition to its major league teams, the region boasts several notable professional and minor league clubs:

- Las Vegas Aviators (Triple-A affiliate of Major League Baseball's Oakland Athletics).
- Las Vegas Lights FC (USL Championship – the second tier of U.S. men's soccer), currently the only team playing within Las Vegas city limits at the city-owned Cashman Field.
- Henderson Silver Knights (American Hockey League affiliate of the Golden Knights).



Brokerage Services | Property Management | Facilities Management | Landscaping



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