

7080

LA CIENEGA STREET | LAS VEGAS, NV 89119

OFFERING MEMORANDUM



7080

LA CIENEGA STREET | LAS VEGAS, NV 89119

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EXECUTIVE SUMMARY

03

AERIALS & PLANS

08

FINANCIAL ANALYSIS



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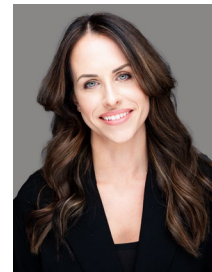
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01

EXECUTIVE SUMMARY

- Sale Offering
- Property Highlights



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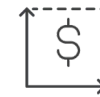
SALE OFFERING

Presenting an exceptional opportunity to acquire a $\pm 12,000$ square foot multi-tenant office building strategically positioned in the heart of the South Las Vegas Submarket. Located at 7080 La Cienega Street, this two-story property offers a rare combination of accessibility, visibility and long-term upside.

Strategically located less than one mile from the I-15 and I-215 interchange, 7080 La Cienega Street offers exceptional access to all major areas of the Las Vegas Valley. The property is approximately 2.5-miles from Harry Reid International Airport, 3.5-miles from the Las Vegas Strip, and less than one mile from the nearest I-215 on-ramp. Prominent shopping and dining destinations, including Town Square Las Vegas and the Las Vegas South Premium Outlets, are within a five-minute drive.



\$2,295,000
Offering Price



\$189.67 PSF
PSF

PROPERTY HIGHLIGHTS

- $\pm 12,000$ SF situated on ± 1.26 acres
- APN: 177-04-702-015
- Built in 2013
- Zoned CG (Commercial General)
- ± 78 parking spaces
- 66% occupied

03

AERIALS & PLANS

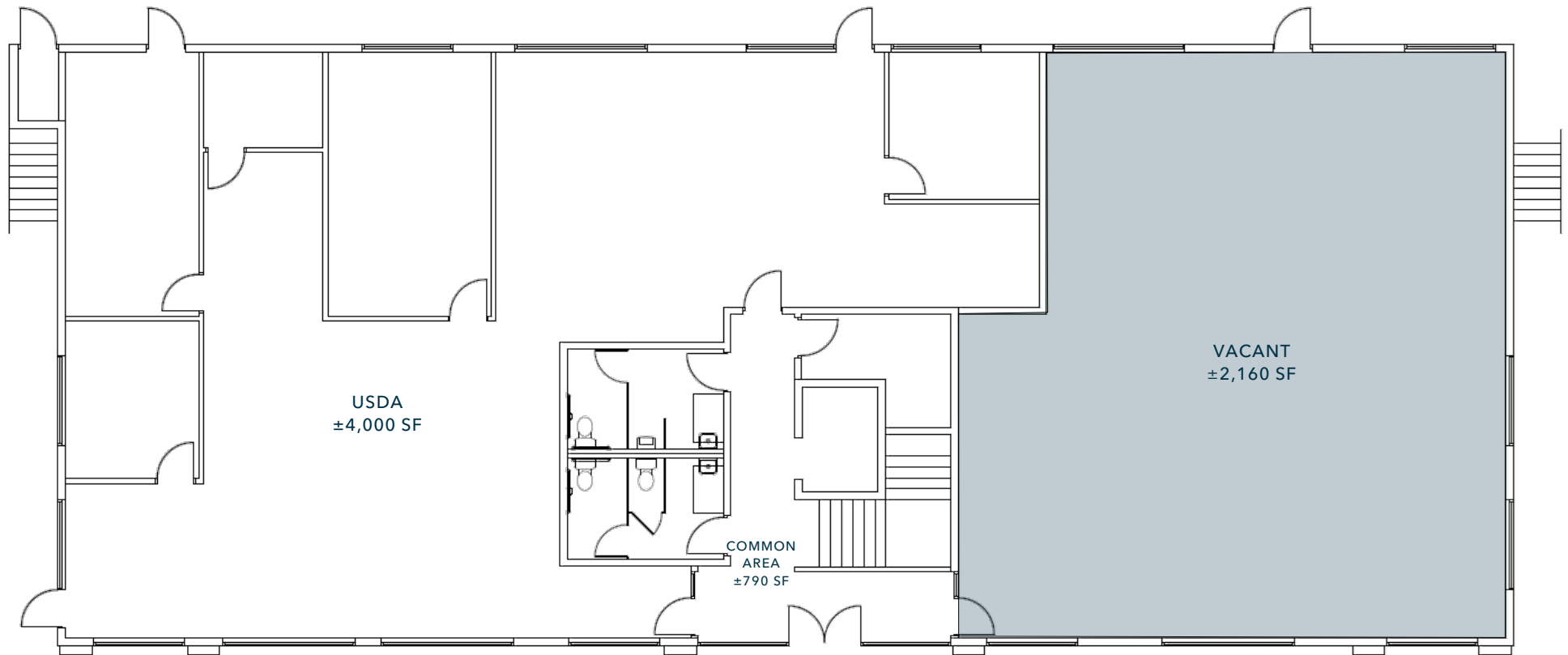
- Floor Plans
- Aerials
- Demographics



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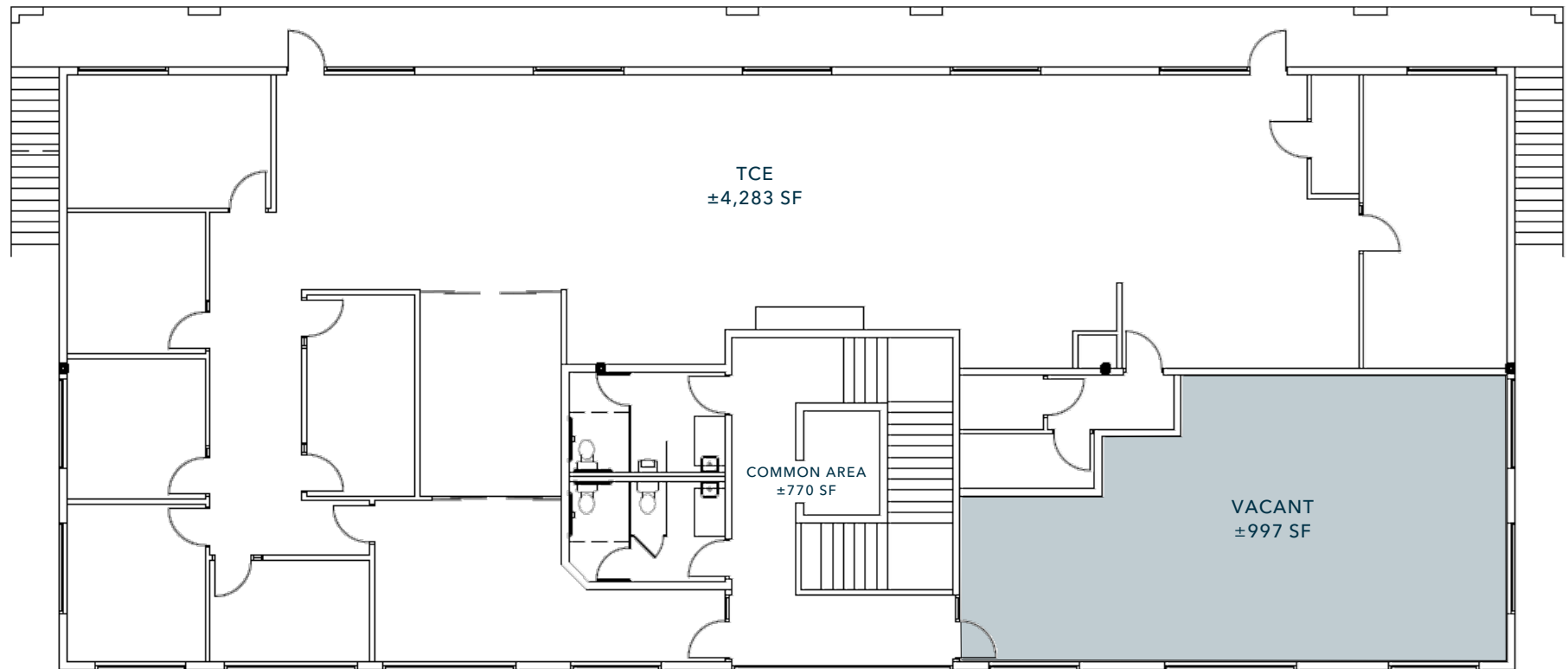
First Floor



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Second Floor



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LAS VEGAS STRIP

FUTURE PROPOSED
ENTERTAINMENT/MIXED
USE DEVELOPMENT

7080 LA CIENEGA ST.



HARRY REID
INTERNATIONAL AIRPORT



MARKET OVERVIEW

DEMOGRAPHIC REPORT

	1-MILE	3-MILE	5-MILE
POPULATION			
2020 Population	2,556	75,145	354,127
2024 Population	2,508	75,629	368,603
2029 Population Projection	2,672	80,962	396,860
Annual Growth 2020-2024	-0.5%	0.2%	1.0%
Annual Growth 2024-2029	1.3%	1.4%	1.5%
INCOME			
Average Household Income	\$126,470	\$89,051	\$83,493
Median Household Income	\$116,188	\$67,197	\$59,991
HOUSEHOLDS			
2020 Households	919	30,591	146,451
2024 Households	897	30,755	152,188
2029 Total Households	955	32,920	163,779
HOUSING			
Median Home Value	\$467,032	\$376,576	\$381,614
Median Year Built	1992	1994	1994
Owner Occupied Households	782	16,238	69,164
Renter Occupied Households	174	16,681	94,616

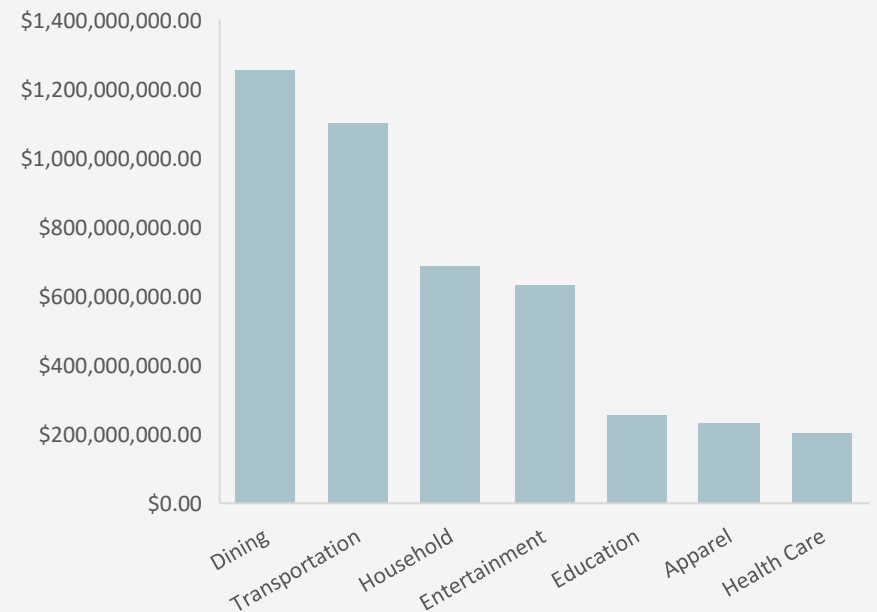
AREA STATISTICS

WITHIN A 5-MILE RADIUS



CONSUMER SPENDING

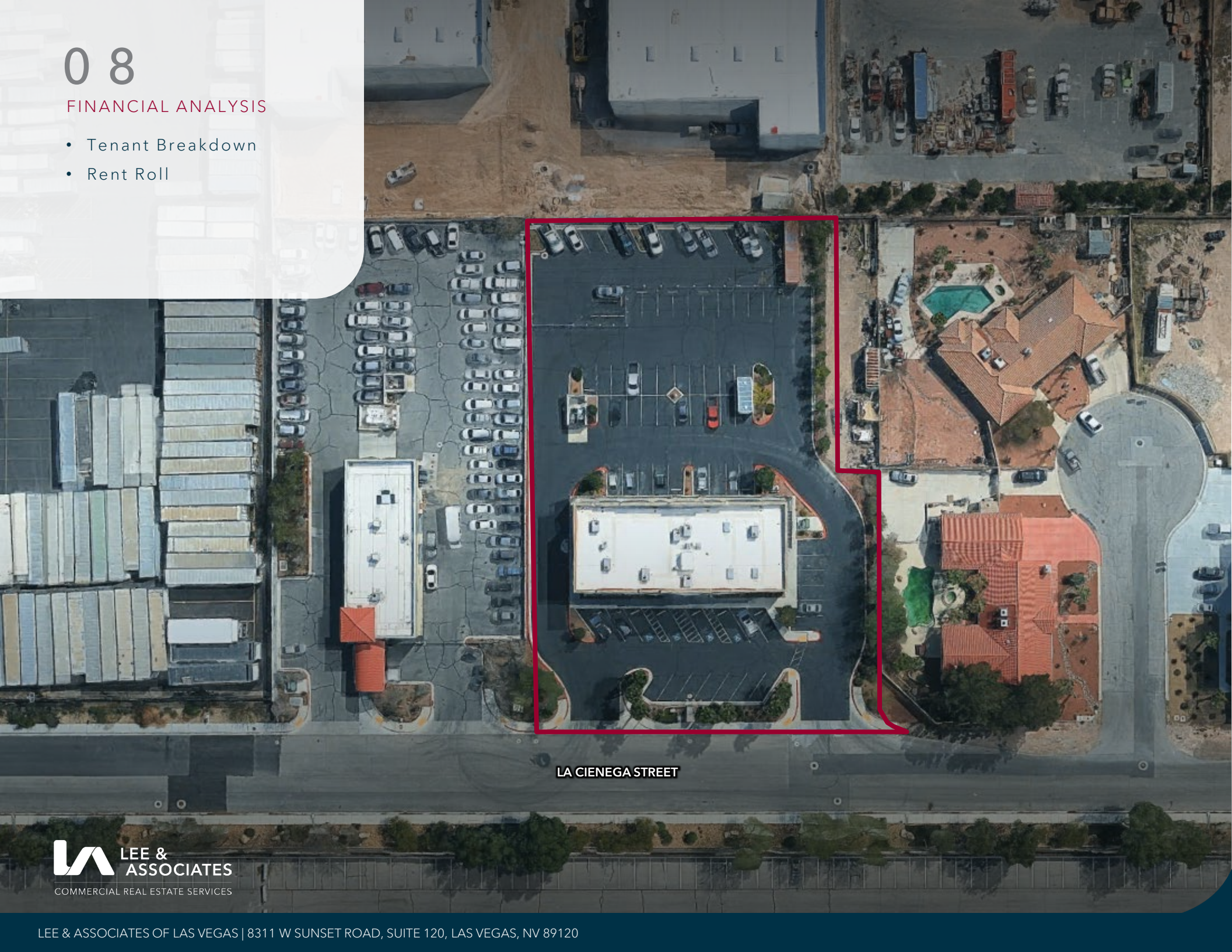
WITHIN A 5-MILE RADIUS



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FINANCIAL ANALYSIS

- Tenant Breakdown
- Rent Roll



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CURRENT TENANTS

FIRST FLOOR

- USDA Service Center
- ±3,160 SF

SECOND FLOOR

- Thomason Consulting Engineers
- ±4,820 SF

	SIZE	BUILDING SHARE %	EXP. DATE
7080 La Cienega St.			
USDA Service Center	3,160	27%	5/14/2028
Thomas Consulting Engineers	4,820	40%	12/31/2025
Vacant	4,020	0%	N/A



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RENT ROLL

	SIZE (SF)	START DATE	EXP. DATE	RENT/MO	RENT PSF	CAM/MO	CAM PSF
7080 La Cienega							
USDA Service Center	3,160	1/1/2014	5/14/2028	\$4,000.00	\$1.27	\$2,142.44	\$0.68
TCE	4,820	1/1/2016	12/31/2025	\$8,152.00	\$1.69	\$2,110.00	\$0.44
Vacant	4,020	---	---	\$0.00	\$0.00	\$0.00	\$0.00
TOTALS / AVERAGES	12,000 SF	1/1/2015	3/8/2027	\$12,152	\$1.52	\$4,252.44	\$0.53



	MARKET RENT / MO	MARKET RENT / SF / MO	MARKET RENT DIFFERENTIAL
USDA Service Center	\$4,740	\$1.50	\$740
TCE	\$7,230	\$1.50	(\$922)
Vacant	\$6,030	\$1.50	---
TOTALS / AVERAGES	\$18,000	\$1.50	(\$182.45)



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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