

SHEA AT SHADOW CREST

1880 E Warm Springs Rd Suite 130-135 Las Vegas, NV 89119

ASKING PRICE: \$999,999



PRESENTED BY:

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ASSET OVERVIEW

Asking Price

\$999,999

Floorplan

- 4 private offices,
- 2 larger offices
- 2 open work areas
- Reception

Property Size

Suite: ± 2,652 SF

APN

17702819009

Year Built and Zoning

**2007
Commercial
Professional (CP)**

Exceptional Owner-User or Investment Opportunity

This versatile office condominium is ideal for an owner-user, investor, or a combination of both. The flexible floor plan allows the space to be divided into two separate suites, each with its own restroom, making it possible to occupy one side while generating income by leasing the other.

Join a community of pride-of-ownership businesses in this beautifully maintained office park, featuring a financially strong Owners Association with healthy reserves. Conveniently located just minutes from the 215 Beltway, the property offers an attractive, professional setting with abundant parking for owners, employees, and clients.

This office condominium provides direct exterior access from the parking lot, convenient front-row parking for visitors, and three covered parking spaces dedicated to the unit—offering both accessibility and convenience.

Monthly Association Fee: \$839.41

The association fee includes building insurance, property taxes, reserve contributions, common area maintenance (CAM), water, sewer, trash, and other common operating expenses, providing predictable ownership costs.

Additional features include covered parking for owners, employees, and clients.

Seller financing may be available for a well-qualified buyer with a substantial down payment, creating an attractive opportunity for purchasers seeking flexible financing options

This sale is an attributed ownership interest of approximately 2,625 square feet, as provided in the applicable CC&Rs. The usable airspace and/or physical dimensions of the Property may be different. Buyer to verify

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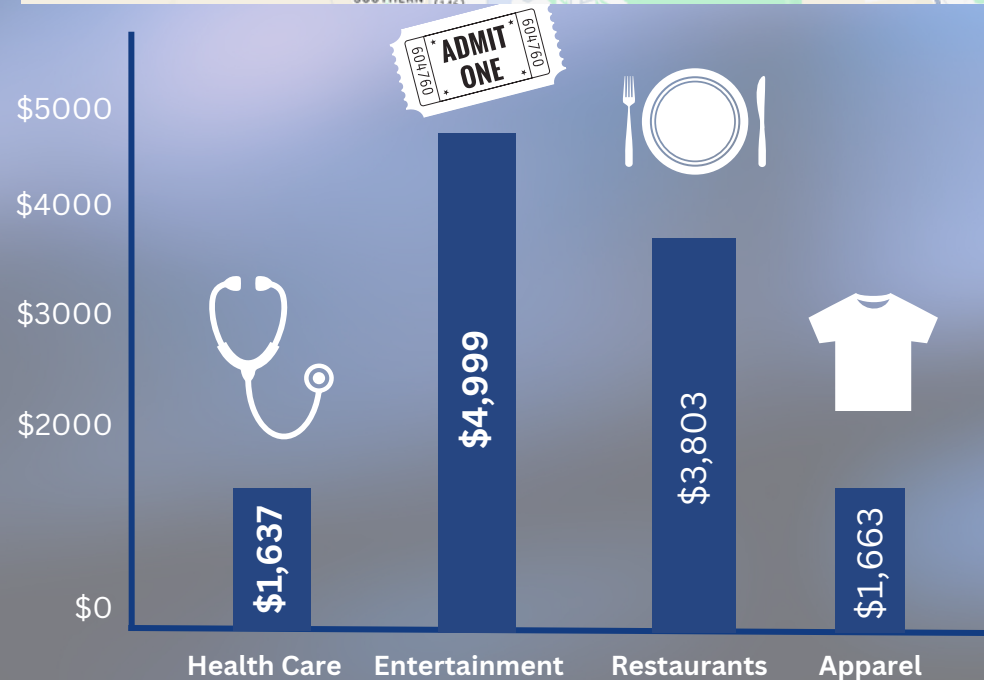
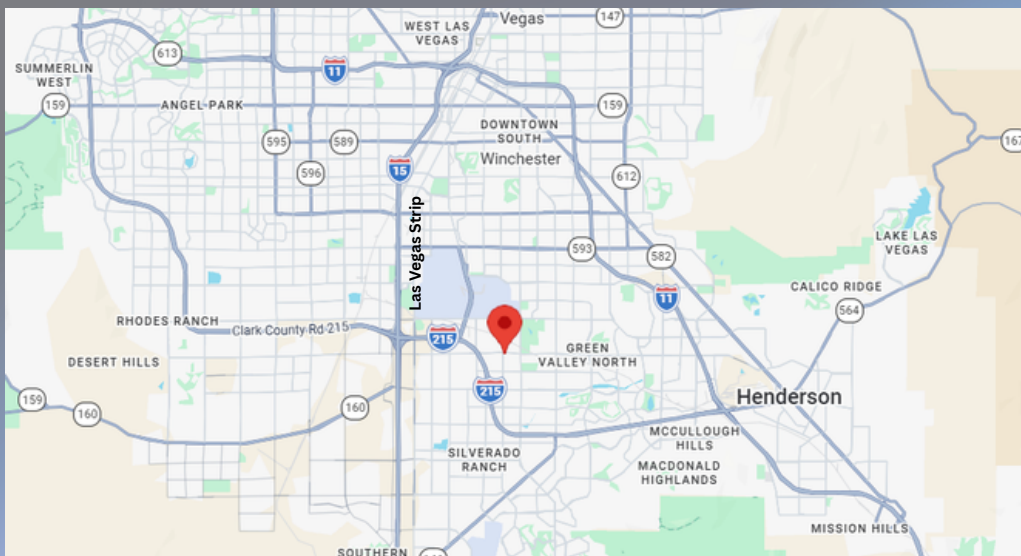
INTERIOR PHOTOS



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DEMOGRAPHICS



Based on average annual dollars per household | 2 mile radius of property

Population	2 Mi	5 Mi	10 Mi
2020 Population	43,790	363,016	1,307,475
2025 Population	43,866	376,416	1,400,435
2030 Population Est.	45,608	394,124	1,475,522
Ann. Growth 20'-25'	0%	0.7%	1.4%
Ann. Growth 25'-30'	0.8%	0.9%	1.1%
Median Age	43.6	41	39.7
Bachelor's Degree +	27%	25%	21%
U.S. Armed Forces	28	546	1,833

Households	2 Mi	5 Mi	10 Mi
2020 Households	17,638	149,738	496,748
2025 Households	17,580	155,576	532,735
2030 Household Est.	18,270	162,955	561,709
Annual Growth 20'-25'	0.6%	0.8%	1.5%
Annual Growth 25'-30'	0.8%	0.9%	1.1%
Owner Occ. Housing	11,262	75,336	279,136
Renter Occ. Housing	7,008	87,619	282,573
Avg Household Size	2.4	2.4	2.6
Consumer Spending	\$592.6M	\$4.7B	\$16.2B

Income	2 Mi	5 Mi	10 Mi
Avg Household	\$110,796	\$98,457	\$96,239
Median Household	\$85,398	\$73,372	\$71,888
\$50,000 - 75,000	3,130	28,251	93,399
\$75,000 - 100,000	2,171	21,063	69,427
\$100,000 - 125,000	2,172	15,486	55,315
\$125,000 - 150,000	1,288	10,641	35,244
\$150,000 - 200,000	1,924	13,345	44,028
\$200,000+	2,138	15,417	50,812