

7080

LA CIENEGA STREET | LAS VEGAS, NV 89119

±12,000 SF OWNER/USER OFFICE BUILDING WITH GSA TENANT INCOME

OFFERING MEMORANDUM



LEE & ASSOCIATES OF LAS VEGAS LLC | NV LICENSE #B.0146492.LLC

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EXECUTIVE SUMMARY

- Sale Offering
- Property Highlights
- Rent Roll



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SALE OFFERING

Presenting an exceptional opportunity to acquire a $\pm 12,000$ square foot multi-tenant office building. The property offers up to $\pm 8,840$ SF of space available for occupancy as of January 2026 for an owner/user buyer, while providing \$74,000 of existing annual rental income through an existing GSA lease to offset occupancy cost.

Strategically located in the heart of the South Las Vegas Submarket less than one mile from the I-15 and I-215 interchange, 7080 La Cienega Street offers a rare combination of accessibility, visibility and long-term upside with 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



\$190 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 (6.5:1,000 SF)
- Up to 8,840 RSF available to occupy as of 1/1/2026
- \$6,200/month of GSA Lease Rent/CAM Income

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RENT ROLL

	RENTABLE SF	START DATE	EXP. DATE	RENT/MO	RENT PSF	CAM/MO	CAM PSF	OPTIONS
7080 La Cienega								
USDA Service Center	3,160	5/15/2013	5/14/2028	\$4,000.00	\$1.27	\$2,142.44	\$0.68	1 X 5Y - Fixed
1 ST Floor - VACANT (Unfinished)	2,790	---	---	---	---	---	---	---
2 ND Floor - TCE (Available as of Jan 2026)	4,820	1/1/2016	12/31/2025	---	---	---	\$0.44	---
2 ND Floor - VACANT (Unfinished)	1,230	---	---	---	---	---	\$0.44	---
TOTALS / AVERAGES	12,000 SF			\$12,152	\$1.52	\$4,252.44	\$0.53	



AERIALS & PLANS

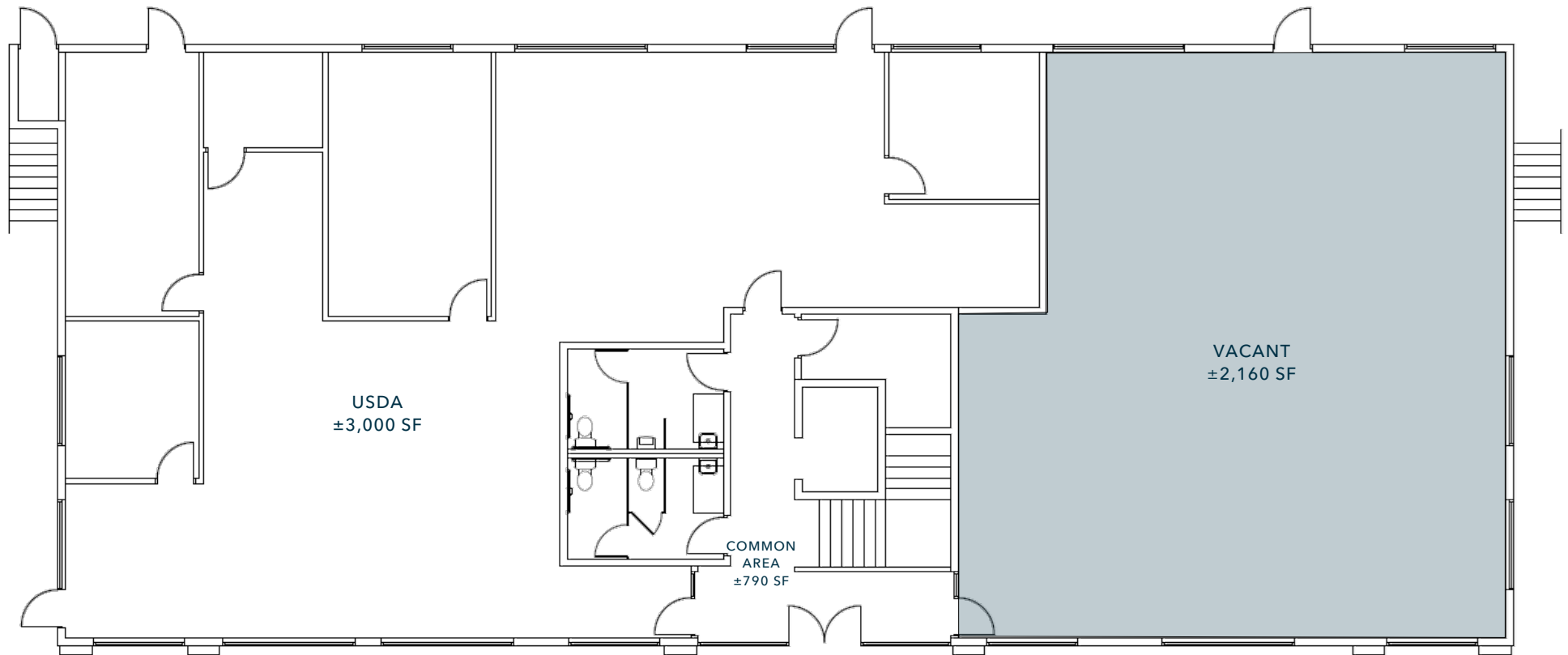
- Floor Plans
- Aerials
- Demographics



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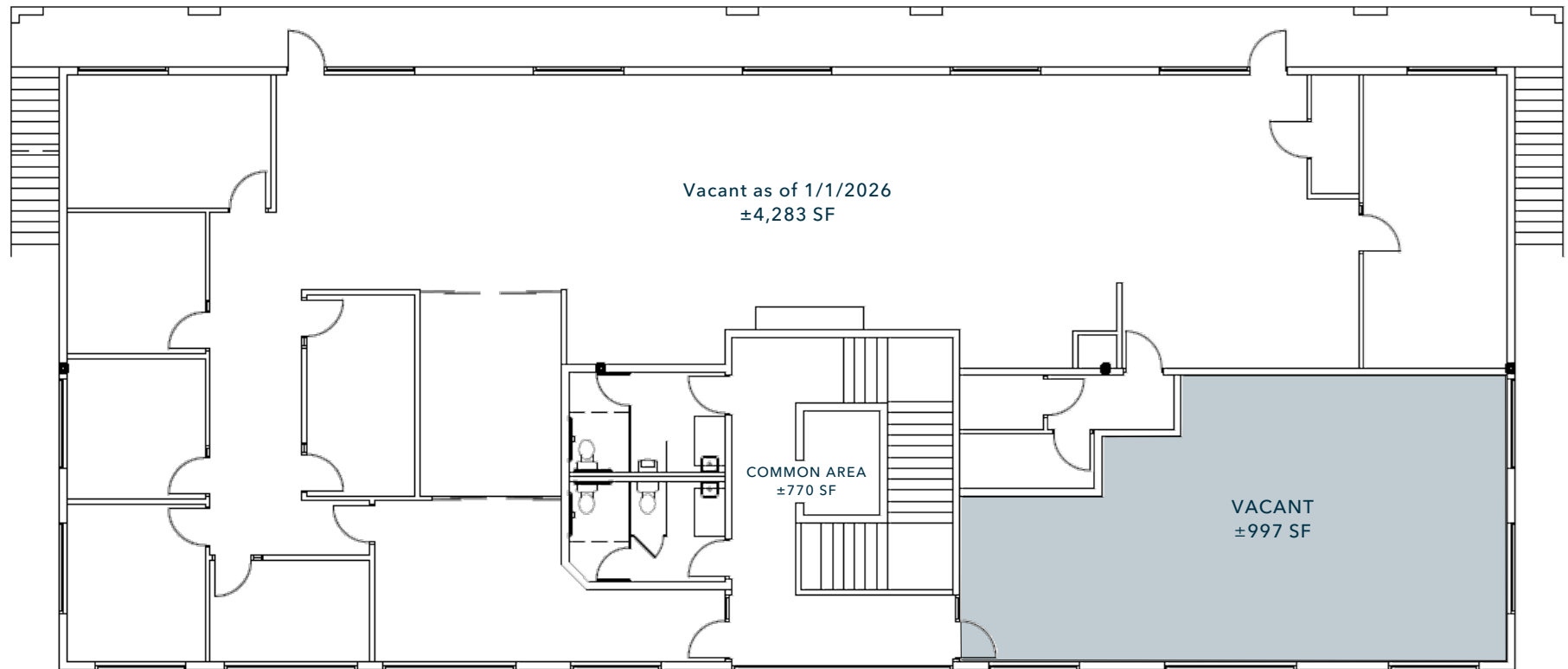
First Floor



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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

GILLESPIE ST.

LA CIENEGA ST.

PLACID ST.



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

MARKET OVERVIEW

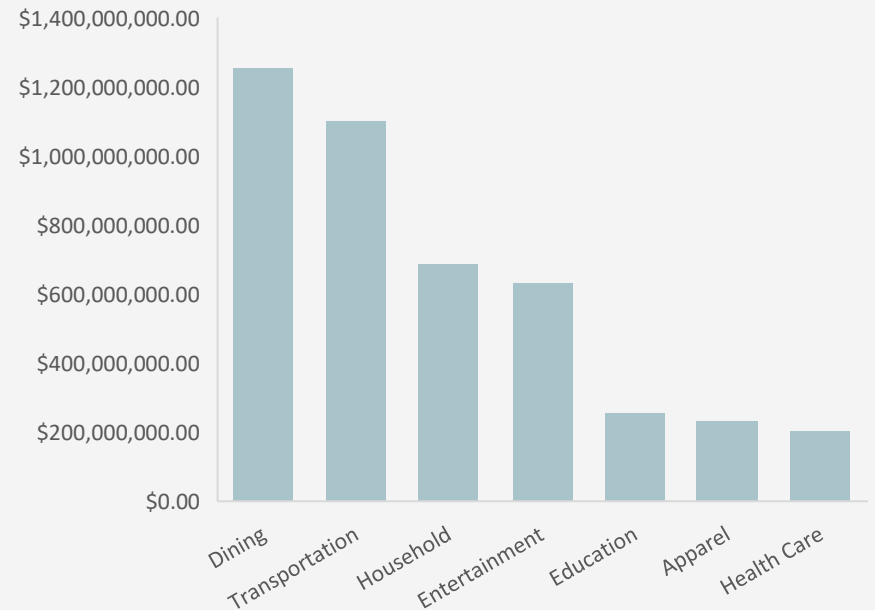
DEMOGRAPHIC REPORT

	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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COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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Small Business Administration Lending Programs



Prepared For: 12,000 Square Foot Office Building
Property Address: 7080 La Cienega St.
Las Vegas, Nevada 89119

As of Date: 9/23/2025

SBA Contact:
Phone Number:
Email Address:
Address:

Guy Gugino
702.498.9642
guy.gugino@midfirst.com
8474 Rozita Lee Ave. Suite 350
Las Vegas, Nevada 89113

Guy Gugino
Phone Number: 702.498.9642

Loan Type: SBA 7(a)

90% LTV Owner Occupied Commercial Real Estate Financing

Date:	9/23/2025		
Project Cost			
Purchase Price	\$224	per square foot	\$ 2,684,420
SBA Guarantee Fee		(estimate)	66,959
7(a) Packaging Fee		(estimate)	1,500
Closing Costs (see below)		(estimate)	11,000
Total Project Cost			\$ 2,763,879
Down Payment			\$ 276,388
Total Loan Amount			\$ 2,487,491
Loan Details			
SBA 7(a) Loan Amount			\$ 2,487,491
Loan Rate (see below)			6.50% estimate
Loan Term (in years)			25
Monthly Payment			\$ 16,796
Monthly Occupancy Cost (P+I)			\$ 1.40 per square foot

The above figures are for discussion purposes only and are subject to change. This is not an offer or commitment to lend.
All credit decisions are subject to credit qualification

Closing costs are estimated and represent fees for the following; appraisal, environmental, title/escrow

Loan rate is an estimate only based on the wide variety of interest rate options. A final Loan Rate is subject to full credit analysis.

Prepared for: 12,000 Square Foot Office
Bulding 9/23/2025

Guy Gugino

Phone Number: 702.498.9642

Loan Type: SBA 504
90% LTV Owner Occupied Commercial Real Estate Financing
Date: 09/23/25**Property Description: 12,000 Square Foot Commercial Building****Project Cost**

Purchase Price	\$224 per square foot	\$	2,684,420
CDC Debenture Fee (2.15% total by CDC)	(estimate)		23,086
CDC Origination Fee	(estimate)		2,500
Bank Loan Fee (1.0% approx)	(estimate)		13,569
<u>Other Fees: appraisal, environment, title, legal</u>	(estimate)		13,500
Total Project Cost		\$	2,737,075

Cash Down Payment (10%)**\$ 273,708****Total Loan Amount (includes 1st & 2nd mortgage)****\$ 2,463,368****Loan Details**

	MidFirst 1st Mortgage	SBA 504 2nd Mortgage	Combined Loans	
Loan Amount	1,355,712	1,107,656	\$ 2,463,368	
Loan Rate	6.74%	6.00%	6.41%	Regions loan fully fixed 10 years
Loan Term (in years)	25	25		
Amortization Term (in years)	25	25		
Monthly Payment	9,358	7,137	\$ 16,495	
Monthly Occupancy Cost (P+I)			\$ 1.37	per square foot

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Prepared for: 12,000 Square Foot Office
Building 9/23/2025

Guy Gugino
Phone Number: 702.498.9642

Own vs. Lease Comparison With SBA 7a Loan

• Loan Information •	
Date:	9/23/25
Property Description:	12,000 Sq Ft Commercial Building
Loan Amount:	\$2,487,491
Interest Rate (estimate):	6.50%
Term Due in years:	25
Monthly Payment:	\$16,796

• Own 12,000 SF •		
Purchase Assumptions:		
Project Cost		\$2,763,879
Start-up costs		
Cash down payment of 10.00%		\$276,388
Monthly Cost (est.)	Per Sq. Ft.	Amount
Mortgage payment	\$1.40	\$16,796
Operating costs	\$0.44	\$5,280
Association Dues	0.00	0
Total Monthly Costs	\$1.84	\$22,076
Monthly Ownership Benefits		
Monthly Depreciation estimate ⁽¹⁾		\$5,906
Tenant income - Includes 1st FL Vacancy Leaseup		\$12,253
Monthly appreciation estimate: (1.00% annualized)		\$2,303
Total Ownership Benefits		\$20,462
TOTAL EFFECTIVE MONTHLY COST		\$1,614*
* Without 1st Floor Leaseup		\$7,720

• Lease of 6,050 RSF •		
Lease Assumptions:		
Rent per square foot per month		\$1.75
Rent per month		\$10,588
Start-up costs		
Prepaid rent and security deposit (Equal to 2 months rent)		\$21,176
Monthly Cost (est.)	Per Sq. Ft.	Amount
Rent payment	\$1.75	\$10,588
Operating costs	\$0.44	\$2,662
Association Dues	0.00	0
Total Monthly Costs	\$2.19	\$13,250
Monthly Ownership Benefits		
Monthly depreciation estimate:		N/A
Tenant income		N/A
Monthly appreciation estimate:		N/A
Total Ownership Benefits		N/A
TOTAL EFFECTIVE MONTHLY COST		\$13,250

• Property Value and Owner's Equity ⁽²⁾ •			
<u>Time Period</u>	<u>Property Value</u>	<u>Loan Balance</u>	<u>EQUITY</u>
Year 5	\$2,821,352	\$2,252,726	\$568,626
Year 10	\$2,965,270	\$1,928,088	\$1,037,181
Year 15	\$3,116,528	\$1,479,174	\$1,637,354
Year 20	\$3,275,503	\$858,407	\$2,417,095

⁽¹⁾ Depreciation is estimated based upon 100.0% allocation of purchase price to building cost that is depreciated over 39 years.

⁽²⁾ Owner's equity calculation assumes annual appreciation rate of 1.00% and a constant interest rate as outlined above. The 7(a) interest rate is subject to changes to Prime rate.

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