

# 6425 S. JONES BOULEVARD

Las Vegas, NV 89118

AVAILABLE  
For Sublease

**ENTIRE PRIVATE ±65,000 SF SUITE AVAILABLE**

**SMALLER STORAGE SF WITHIN WAREHOUSE ALSO AVAILABLE**



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## 6425 S. Jones Boulevard | Las Vegas, NV 89118

+ Parcel Number	163-35-813-001
+ Zoning	Industrial Park (IP)
+ Construction Year	2016
+ Submarket	Southwest
+ Traffic Counts	I-215 Beltway // ±206,000 VPD Sunset Road // ±11,900 VPD

## Property Overview

This exceptional sublease office / warehouse space available now through **August 31, 2026**, offers ±65,000 square feet of flexible Class A space in a prime Southwest location, with option to extend the lease or negotiate a new one at the end of the term. The property features 10 loading docks, a roll-up door, 2 cold rooms / private offices, open office, break room, conference room, and 2 bathrooms.

## Area Overview

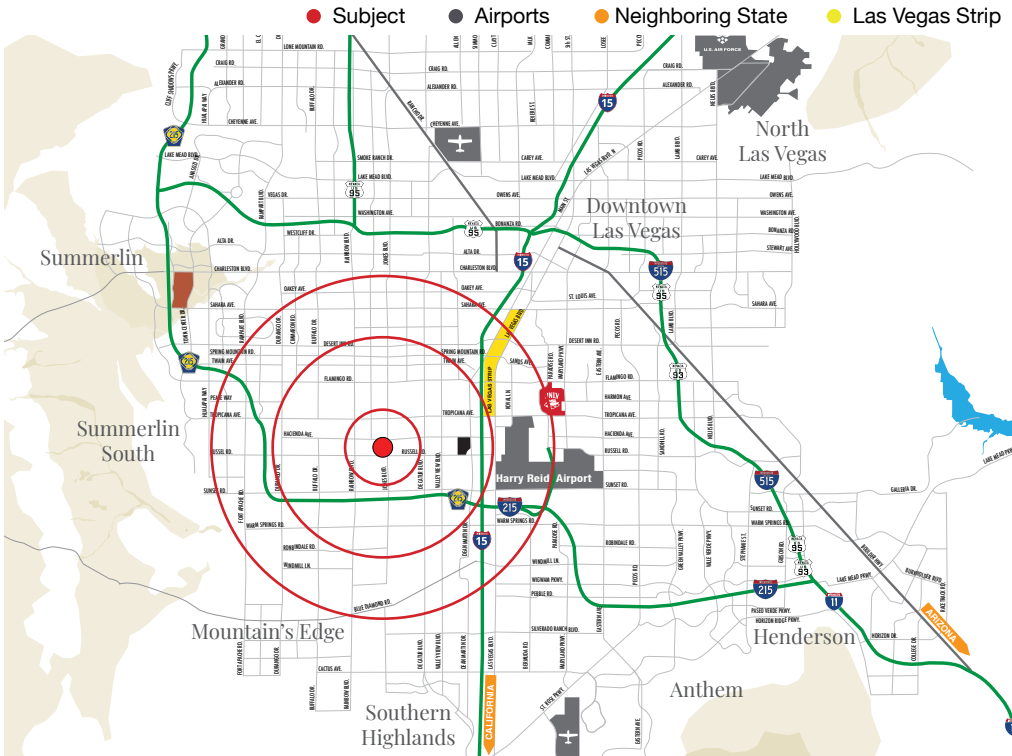
Located at Sunset Rd. and Jones Blvd. in the highly desirable Southwest with direct access to the I-215 Beltway via Jones Boulevard.

## Property Highlights

- Lease Term: sublease available now through **August 31, 2026**. The sublessee as future tenant may secure a direct lease with the landlord, providing the potential for long-term occupancy and growth.
- Space:
  - 10 loading docks with 10 accompanying parking spaces for semi-trucks
  - 1 roll-up door
  - Entire ±65,000 SF warehouse space, including ±2,000 SF of office space.
- Amenities:
  - Open office space
  - Break room
  - Conference room
  - 2 Bathrooms
  - 2 Private offices/Cold Storage Rooms
- Key Features:
  - Class A property in a prime Southwest location
  - ESFR fire system
  - R-30 insulation at roof deck
  - LED warehouse lighting
  - HVAC for offices; evaporative cooling for warehouse
  - Parking: 20 unrestricted spaces, indoor parking spot for tractor trailers allowed, and three additional dedicated parking spaces for semi-truck loading.

## Demographics

Population	1 mile	3 miles	5 miles
2024 Population	3,734	127,614	362,455
Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$133,870	\$99,937	\$101,848



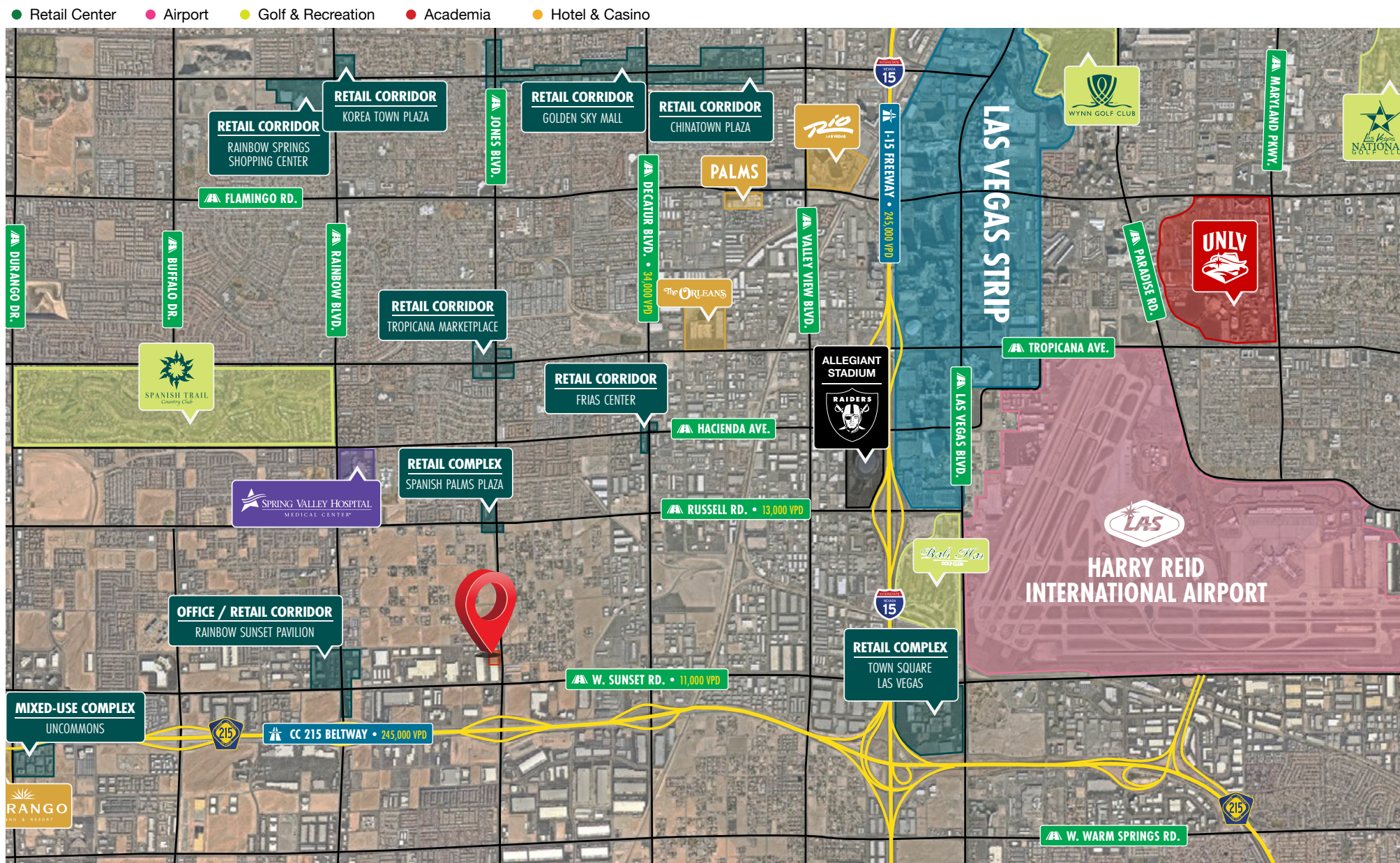
### Savings:

- Save \$12,350/month at \$1.15 PSF compared to the area's standard rate of \$1.36 PSF.

### Flexibility for Future Growth:

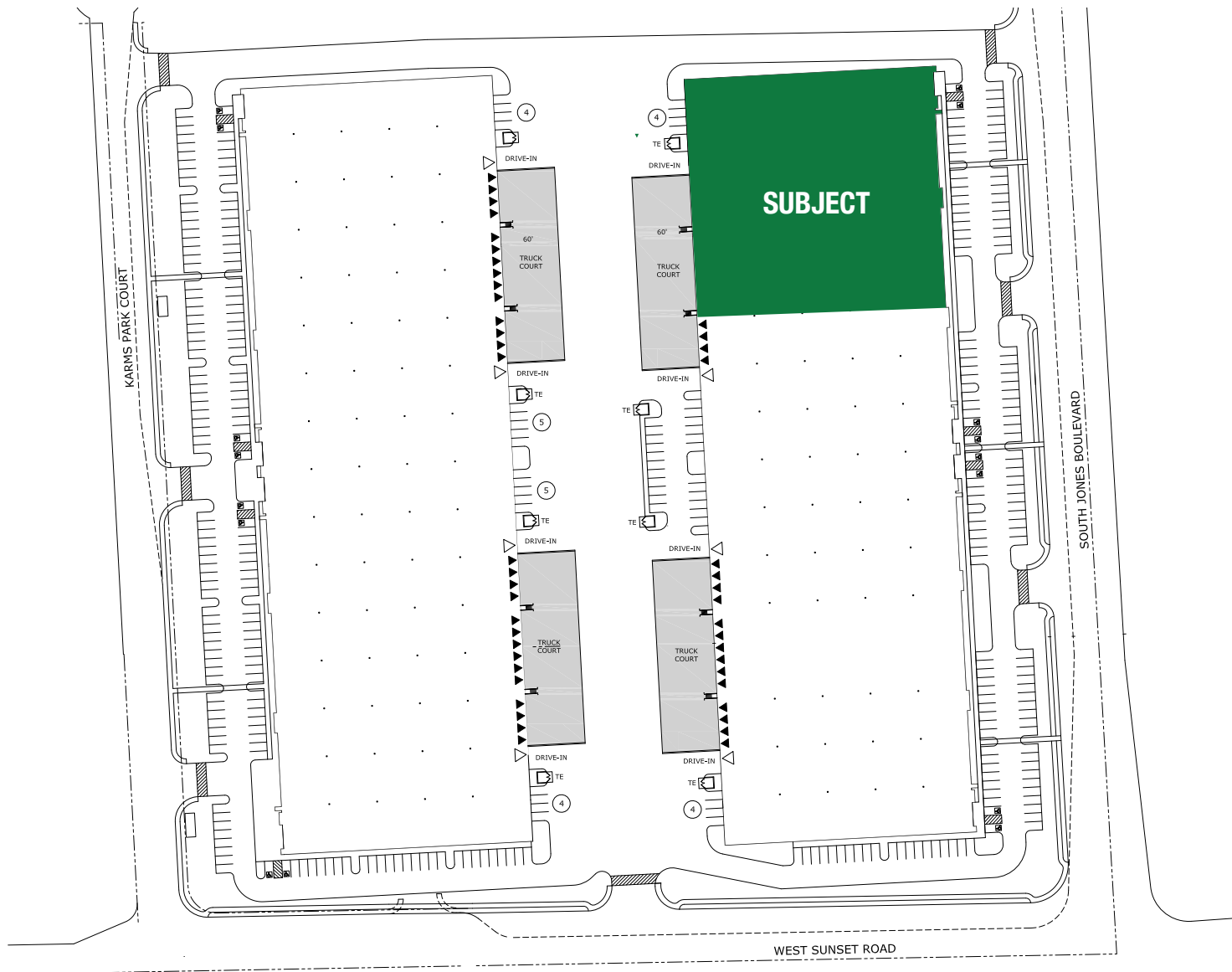
- This space offers the perfect environment for a wide range of uses, especially in transportation and storage. Take advantage of the incredible savings and flexibility of occupying the entire ±65,000 SF.
- Alternative Option: If you only need a portion of the space, a ±30,000 SF shared warehouse option with VIP Transport is available. The warehouse can be privatized with heavy-duty vinyl partitions or chain-link fencing installed at the sublessor's sole expense.
- VIP Transport is open to fostering a mutually beneficial partnership with the new tenant. This is a great opportunity for businesses looking for long-term growth and significant savings in a prime location.





## Site Plan

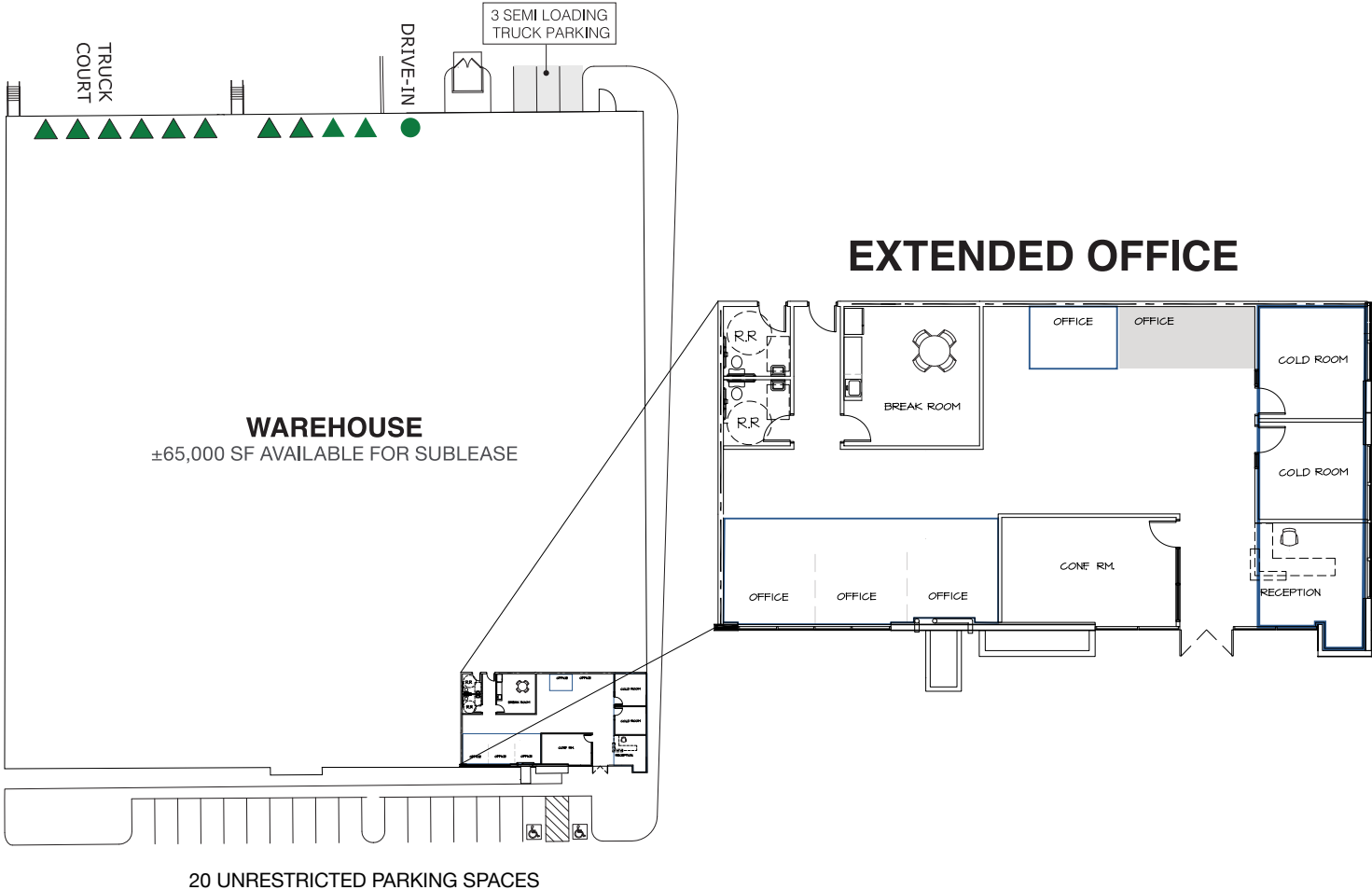
● AVAILABLE



Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



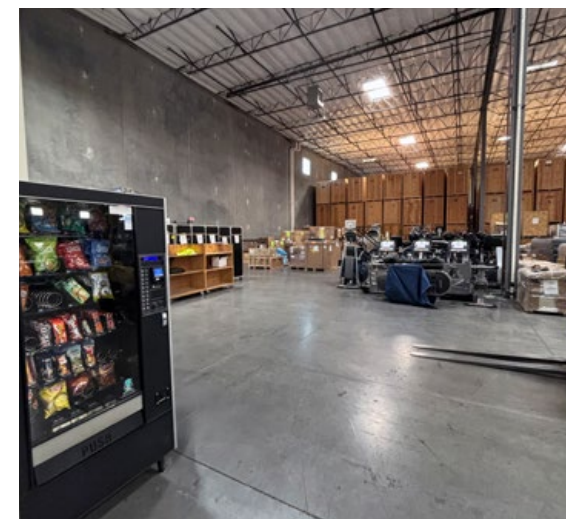
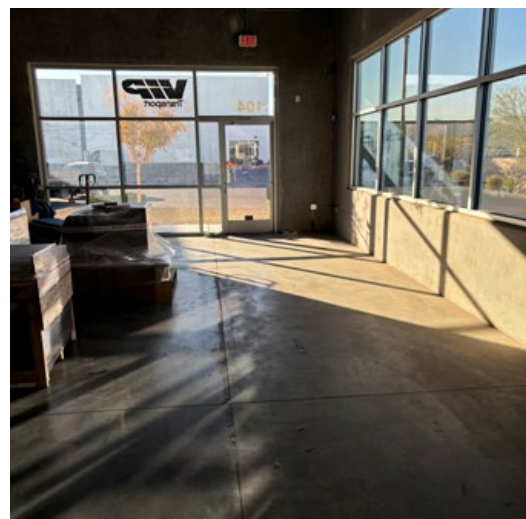
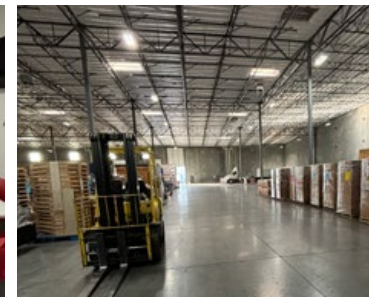
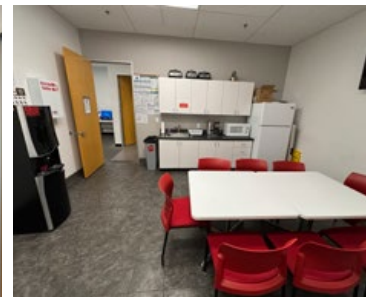
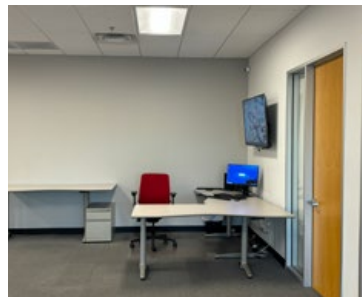
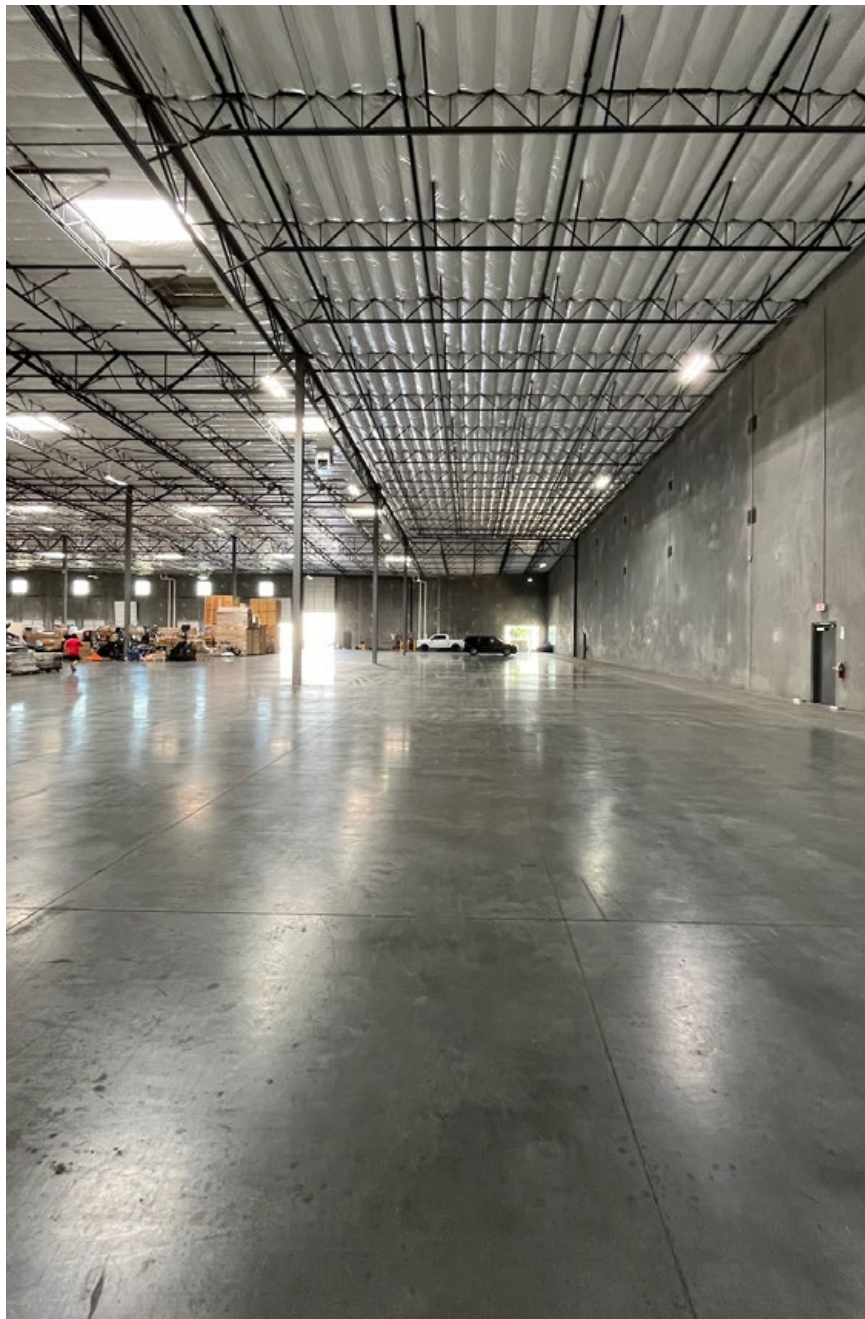
Floor Plan



Suite Details

- + Total SF: ±65,000
- + Lease Rate: \$1.15 PSF NNN
- + CAM Charges: \$0.17 PSF
- + Utilities: \$0.035 PSF
- + Dock-High Door: 1
- + Grade Level Door: 1
- + Clear Heights: 32'
- + Power: 400a • 277/480v • 3-phase

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# Clark County Nevada

## Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

## Quick Facts

±7,892

Land Area  
(Square Miles)

2,265,461

Population

298

Pop. Density  
(Per Square Mile)

Sources: [clarkcountynv.gov](http://clarkcountynv.gov), [data.census.gov](http://data.census.gov), [lvgea.org](http://lvgea.org), [wikipedia.com](http://wikipedia.com)



# Southern Nevada Growth

200,000+

Number of jobs  
added between  
2011 and 2019.

7,500+

Number of new  
businesses added  
between 2011 and 2019.

85%

Milestone graduation  
rate for Clark County  
school district in 2019.



## Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

**Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

**The College of Southern Nevada (CSN)** was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

## Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

*Source: Las Vegas Global Economic Alliance (LVGEA)*

# Professional Sports



## Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has four major league professional teams: the Vegas Golden Knights of the NHL (began play in 2017 as the region's first major pro team), the Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: [www.wikipedia.com](http://www.wikipedia.com)



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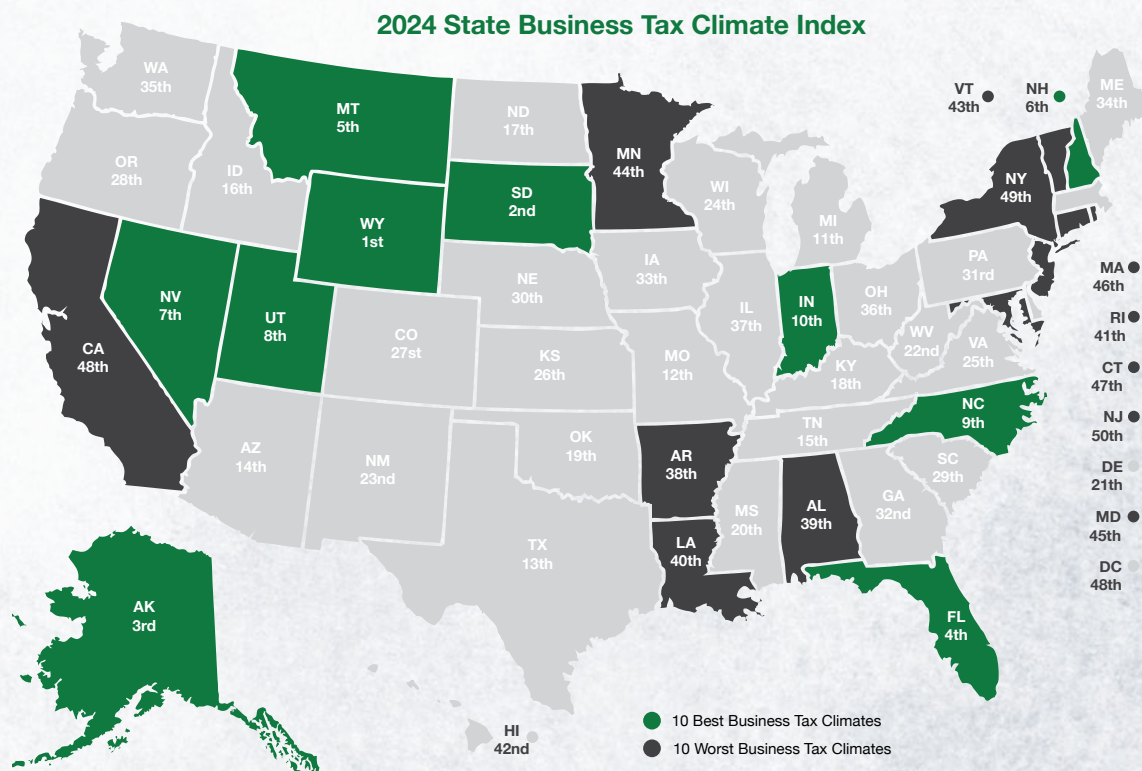
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Nevada has al

- No income tax



Nevada is ranked 7th

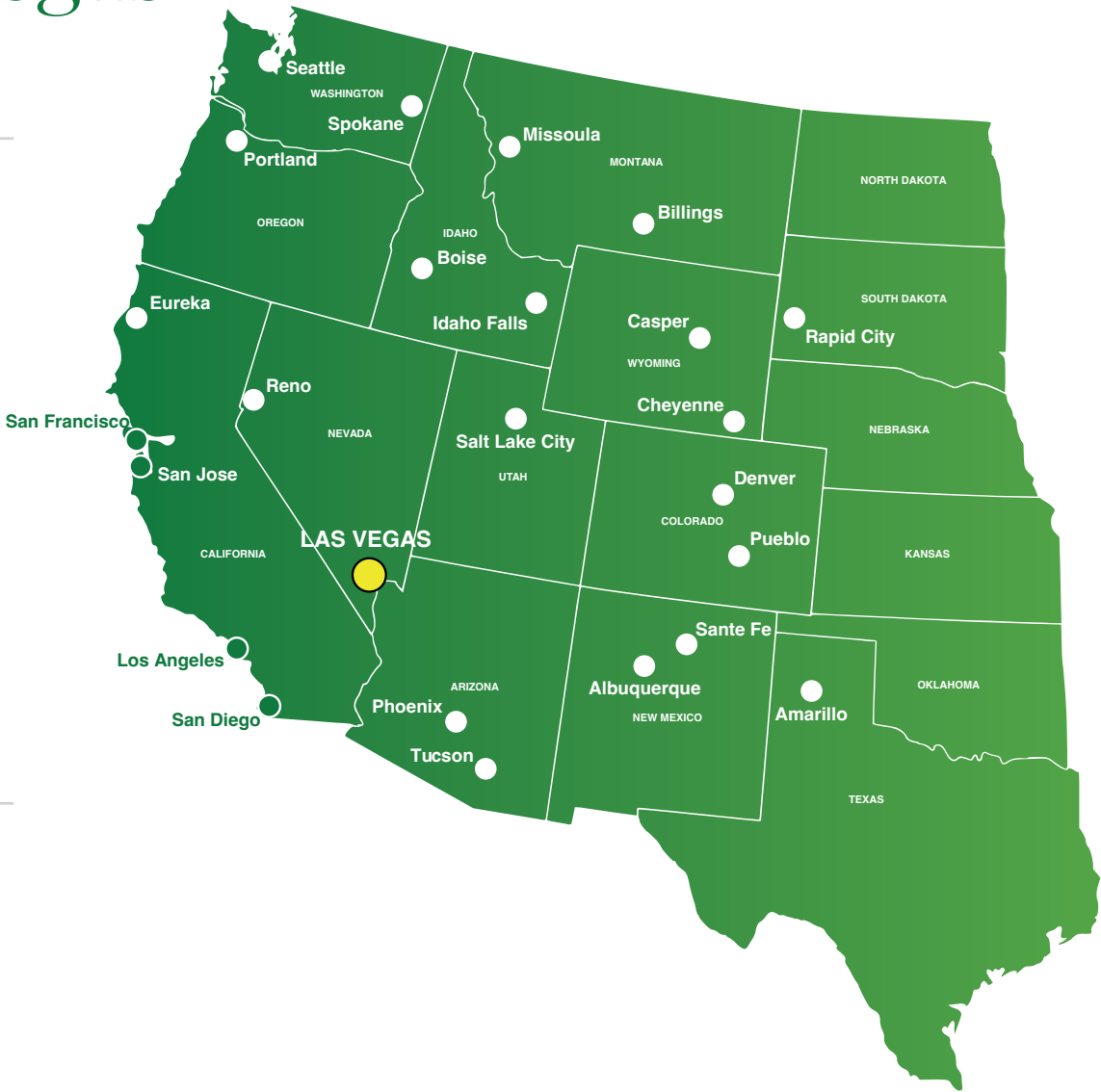


### Practitioner and Joyner



# Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



## Shipping and Mailing Services



**FedEx.**



Freight Service Center 3 Mi	Freight Center 3 Mi	Customer Service Center 5 Mi
Distribution Center 10 Mi	Ship Center 8 Mi	Cargo Center 3 Mi
UPS Air Cargo 18 Mi	Air Cargo 20 Mi	--



Service you deserve. People you trust.