

INDUSTRIAL SPACE WITH OFFICE/SHOWROOM

S/SWC Sunset & Valley View | 4125 Wagon Trail Ave | Las Vegas, NV 89118



DRONE FOOTAGE

Click here for Drone Video:
<https://www.youtube.com/watch?v=zeAzfaz7ZzY>



AVAILABLE SF	±17,388 SF ±0.9 Acres
ZONING	M-1 Industrial Light
PARCEL	177-06-512-005, 009
ASKING	\$5,850,000

PROPERTY HIGHLIGHTS

- Located in Southwest Las Vegas Submarket - Southwest
- Less than 1 Mile to I-215
- Less than 1 Miles to I-15
- Paved and Secured Outside Storage Yard

PROPERTY FEATURES

- ±17,388 Total SF
 - ±11,824 Warehouse SF
 - ±5,564 Office SF
- Two Story Office
- Two Grade-Level Loading Doors (14' W x 16'8" L)
- Equipment does not come with the property

2023 DEMOGRAPHIC SNAPSHOT



Population:
3-mile radius **75,956**



Average HH Income:
\$96,899



Contact: Araceli Campanella • o: 702.221.2500 ext. 315 • acampanella@newmarketadvisors.com
Bill Hicks • o: 702.221.2500 ext 333 • bhicks@newmarketadvisors.com



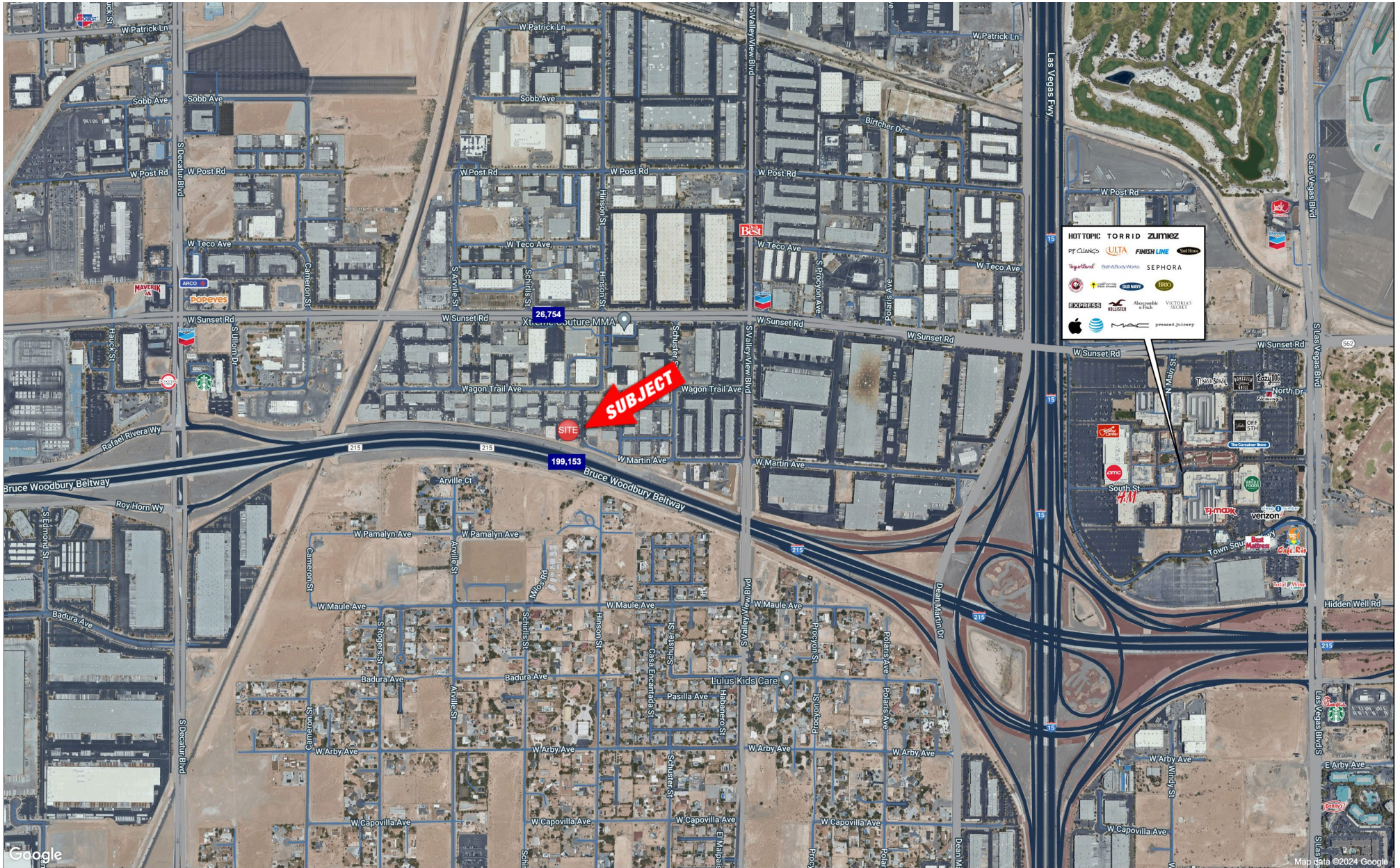
CHAINLINKS
RETAIL ADVISORS

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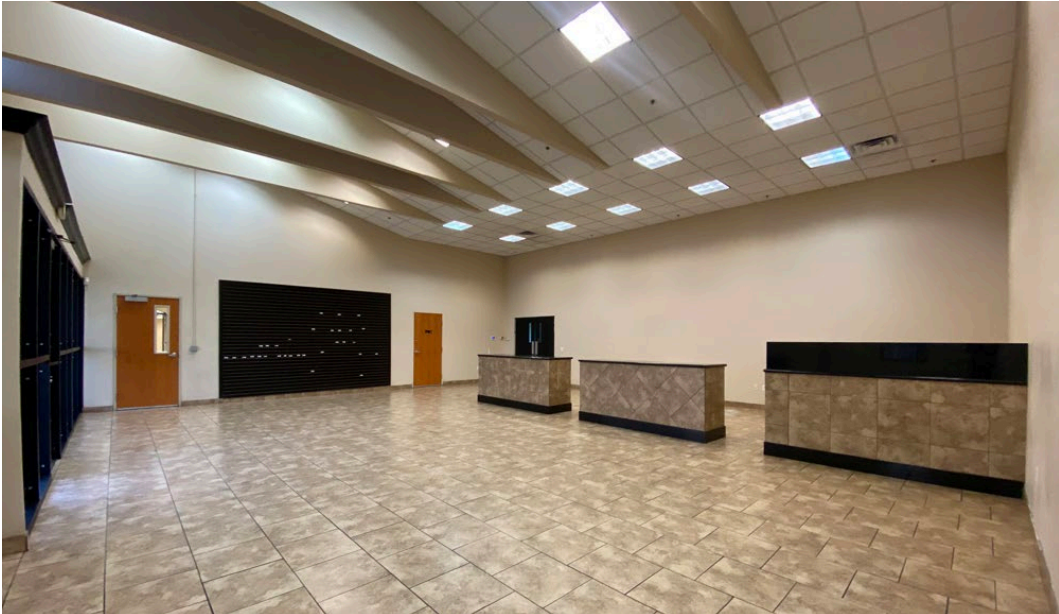


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Equipment does not come with the property



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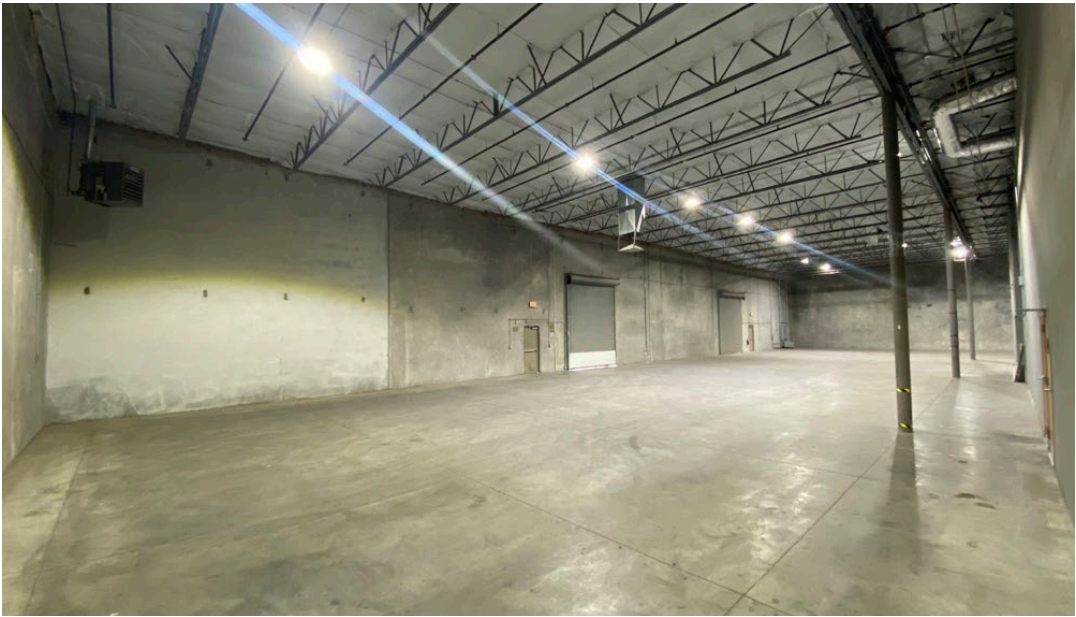


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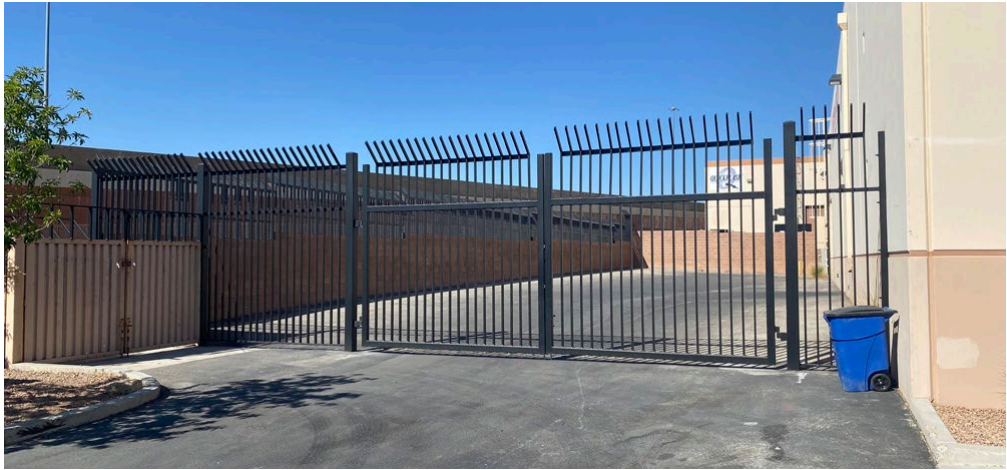


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The information contained herein has been given to us by the owner of the property or other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Site plan subject to change without prior notice.

License: Bill Hicks, NV S.0046322
Araceli Campanella, NV S.0190082



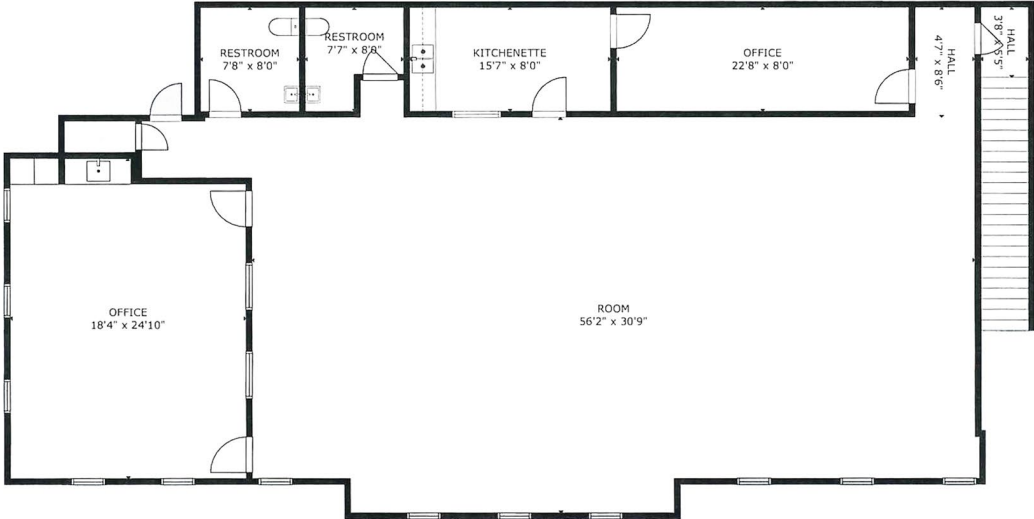
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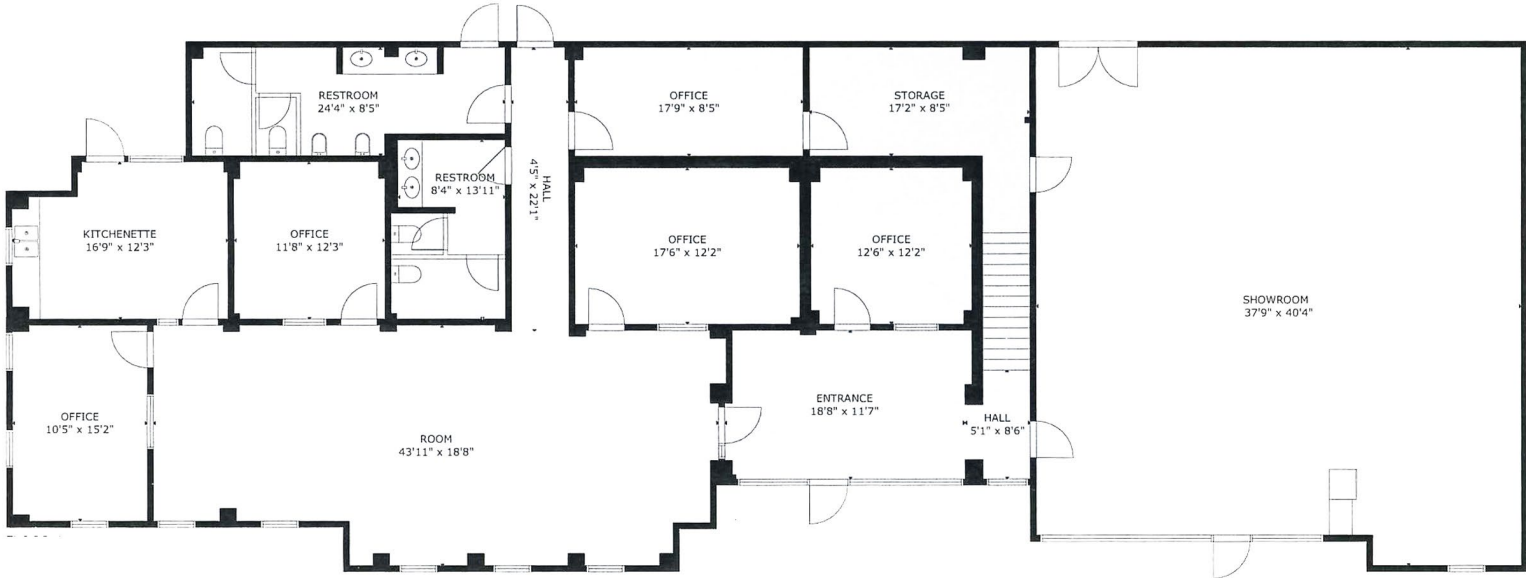
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SECOND FLOOR



FIRST FLOOR



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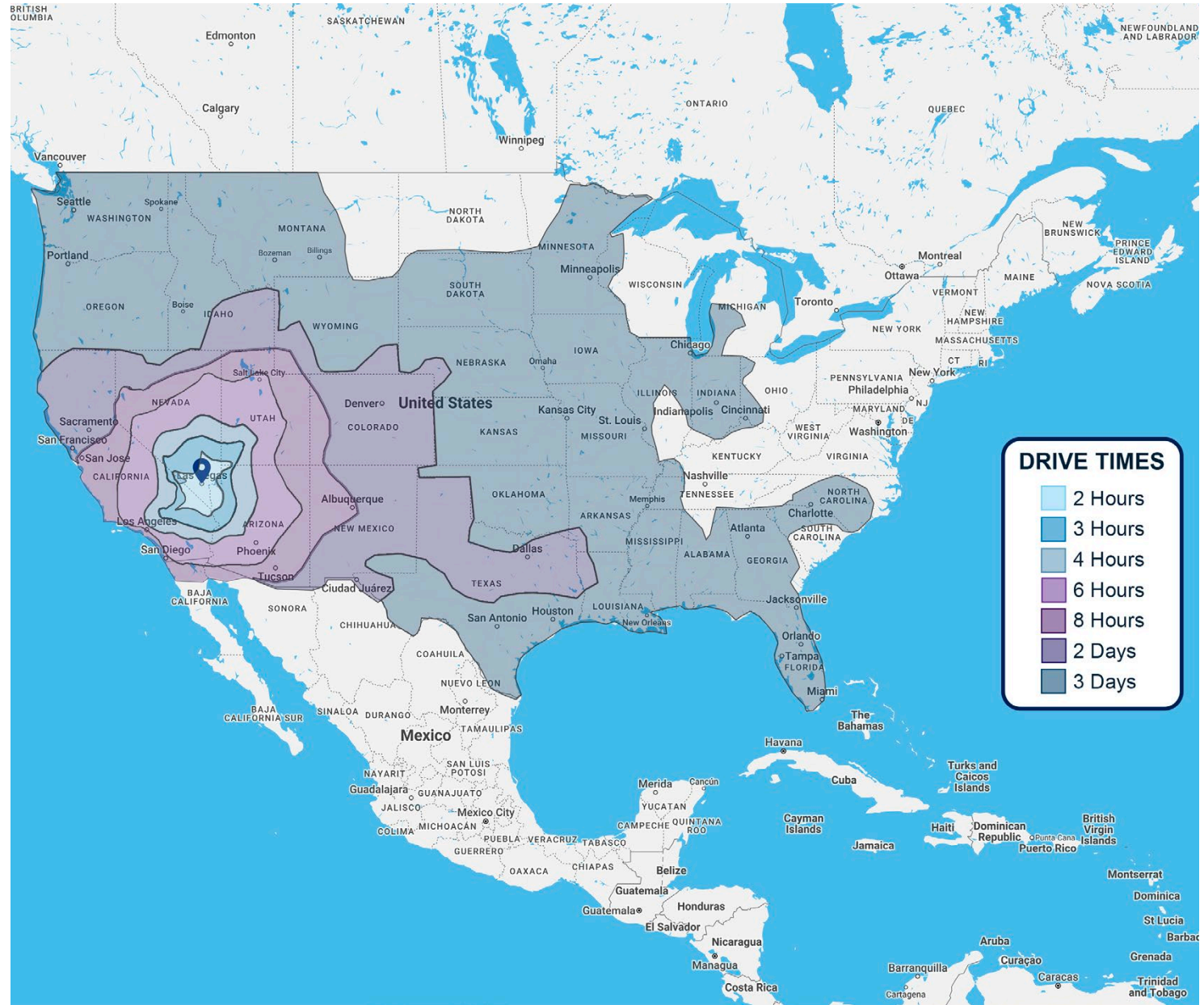


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TRAVEL TIMES FROM LAS VEGAS

CITY	MILES	HOURS
Inland Empire	236	3.75
Phoenix	302	5
San Diego	337	5.5
Salt Lake City	420	6
Tuscon	412	6
Reno	438	7
Grand Junction	507	7.25
Albuquerque	576	8
San Francisco	568	8.5
Denver	748	11
Dallas	1,222	18



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2023 ESTIMATED DEMOGRAPHICS



Population

1-Mile	1,371
3-Mile	75,956
5-Mile	342,786



Average Household Income

1-Mile	\$110,783
3-Mile	\$96,899
5-Mile	\$93,622



Number of Households

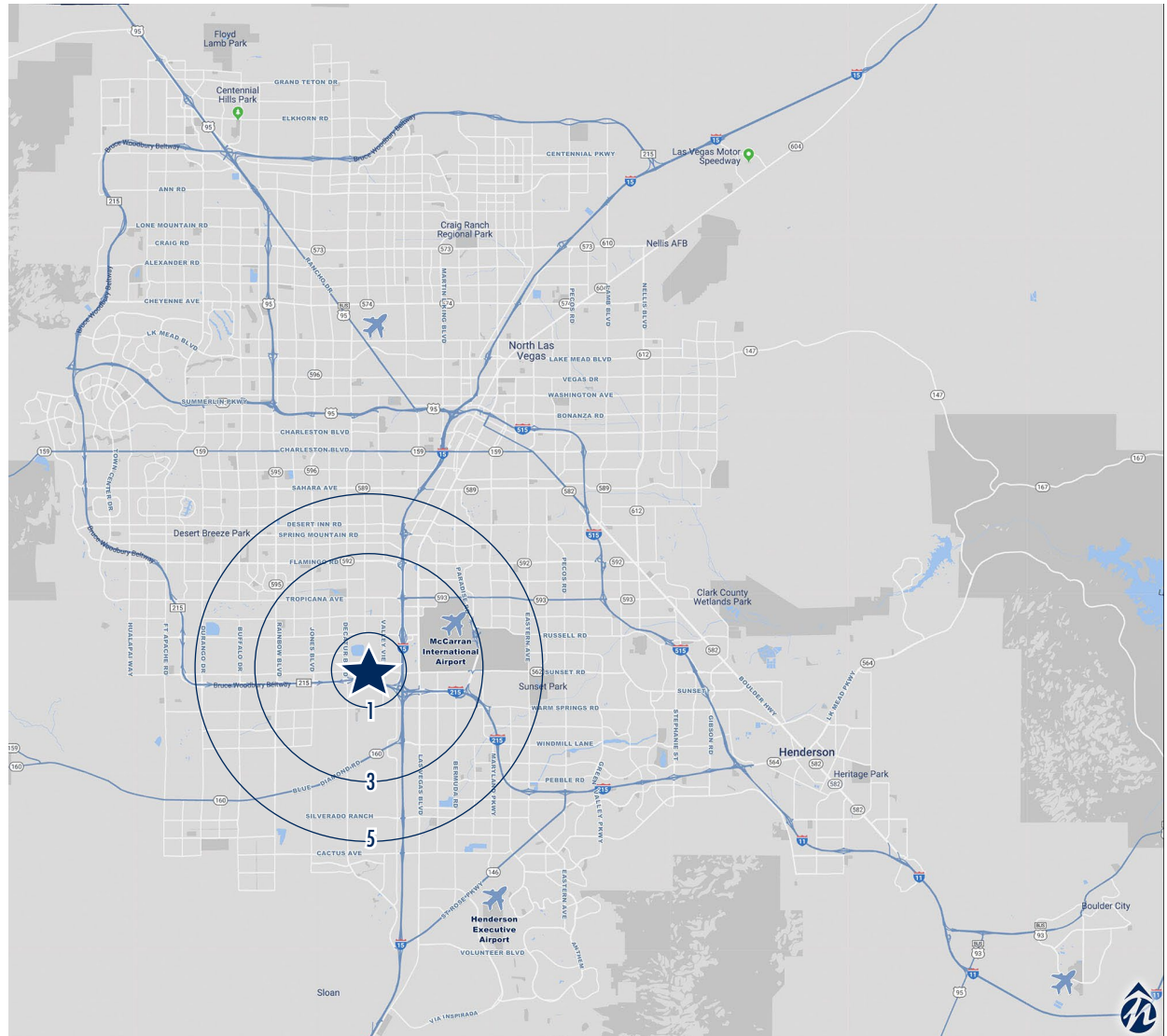
1-Mile	562
3-Mile	33,640
5-Mile	144,019



Daytime Population (Employees)

1-Mile	15,113
3-Mile	108,689
5-Mile	229,390

LAS VEGAS VALLEY



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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

In Nevada, a real estate licensee is required to provide a form setting forth the duties owed by the licensee to:

- a) Each party for whom the licensee is acting as an agent in the real estate transaction, and
- b) Each unrepresented party to the real estate transaction, if any.

LICENSEE'S DUTIES OWED TO ALL PARTIES:

A Nevada real estate licensee shall:

1. Not deal with any party to a real estate transaction in a manner which is deceitful, fraudulent or dishonest.
2. Exercise reasonable skill and care with respect to all parties to the real estate transaction.
3. Disclose to each party to the real estate transaction as soon as practicable:
 - a. Any material and relevant facts, data or information which licensee knows, or with reasonable care and diligence the licensee should know, about the property.
 - b. Each source from which licensee will receive compensation.
4. Abide by all other duties, responsibilities and obligations required of the licensee in law or regulations.

LICENSEE'S DUTIES OWED TO THE CLIENT:

A Nevada real estate licensee shall:

1. Exercise reasonable skill and care to carry out the terms of the brokerage agreement and the licensee's duties in the brokerage agreement;
2. Not disclose, except to the licensee's broker, confidential information relating to a client for 1 year after the revocation or termination of the brokerage agreement, unless licensee is required to do so by court order or the client gives written permission;
3. Seek a sale, purchase, option, rental or lease of real property at the price and terms stated in the brokerage agreement or at a price acceptable to the client;
4. Present all offers made to, or by the client as soon as practicable, unless the client chooses to waive the duty of the licensee to present all offers and signs a waiver of the duty on a form prescribed by the Division;
5. Disclose to the client material facts of which the licensee has knowledge concerning the real estate transaction;
6. Advise the client to obtain advice from an expert relating to matters which are beyond the expertise of the licensee; and
7. Account to the client for all money and property the licensee receives in which the client may have an interest.

Duties Owed By a broker who assigns different licensees affiliated with the brokerage to separate parties.

Each licensee shall not disclose, except to the real estate broker, confidential information relating to client.

CONFLICT OF INTEREST:

A licensee in a real estate transaction may legally act for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest.

DISCLOSURE OF CONFIDENTIAL INFORMATION:

Licensee will not disclose any confidential information for 1 year after the revocation or termination of any brokerage agreement entered into with a party to this transaction, unless Licensee is required to do so by a court of competent jurisdiction or is given written permission to do so by that party. Confidential information includes, but is not limited to, the client's motivation to purchase, trade or sell, which if disclosed, could harm one party's bargaining position or benefit the other.

DUTIES OF LICENSEE:

Licensee shall provide you with a "Duties Owed by a Nevada Real Estate Licensee" disclosure form which lists the duties a licensee owes to all parties of a real estate transaction, and those owed to the licensee's client. When representing both parties, the licensee owes the same duties to both seller and buyer. Licensee shall disclose to both Seller and Buyer all known defects in the property, any matter that must be disclosed by law, and any information the licensee believes may be material or might affect Seller's/Landlord's or Buyer's/Tenant's decisions with respect to this transaction.

NO REQUIREMENT TO CONSENT:

You are not required to consent to this licensee acting on your behalf. You may

- Reject this consent and obtain your own agent,
- Represent yourself,
- Request that the licensee's broker assign you your own licensee.

*This information was taken from form 504 and 503
with the Nevada Real Estate Division.*

*When you choose to do business with us the proper form will be presented
for signature. To see these forms please visit NVRED.com.*



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