



QUEENSRIDGE COMMERCIAL

OFFERING MEMORANDUM

# 5321 CAMERON STREET LAS VEGAS, NV 89118

CUSTOMIZED MULTI-  
USE SPACE IDEAL FOR  
EVENTS, CATERING,  
LIVE ENTERTAINMENT  
& FILM PRODUCTION



PRESENTED BY DEREK ROSE AND QUEENSRIDGE COMMERCIAL



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# KEY HIGHLIGHTS



# PROPERTY OVERVIEW

<u>OFFERING PRICE</u>	<u>\$9,500,000</u>
<u>BUILDING SQFT</u>	<u>20,980</u>
<u>YEAR BUILT</u>	<u>1998</u>
<u>LOT SIZE (ACRES)</u>	<u>1.20</u>
<u>PARCEL ID</u>	<u>162-30-301-020</u>
<u>COUNTY</u>	<u>CLARK</u>
<u>ZONING</u>	<u>M-1 LIGHT MANUFACTURING</u>
<u>COORDINATES</u>	<u>36.093142,-115.204270</u>
<u>TAX AMOUNT</u>	<u>\$21,071.30</u>
<u>TAX YEAR</u>	<u>2024</u>

## KEY HIGHLIGHTS

# UNIQUE INVESTMENT OPPORTUNITY

SITUATED ON 1.2 ACRES, THE FULLY CUSTOMIZED AND IMMACULATELY MAINTAINED PROPERTY FEATURES A 20,980 SQ FT BUILDING STRATEGICALLY LOCATED IN THE HEART OF THE RAPIDLY GROWING SOUTHWEST LAS VEGAS INDUSTRIAL MARKET. ORIGINALLY A COMMISSARY KITCHEN AND FOOD PRODUCTION FACILITY FOR LOCAL RESTAURANT CHAINS, IT HAS EVOLVED INTO A PREMIER VENUE FOR: **LIVE ENTERTAINMENT, EVENTS, AND FILM PRODUCTION.**

THIS PROPERTY POSSESSES A UNIQUE BLEND OF VALUABLE LICENSES, INCLUDING BANQUET OR THEATER, CATERING, LIVE ENTERTAINMENT, OUTDOOR DINING/DRINKING, AND FULL BAR WITH CATERING AND TWO PORTABLE LIQUOR LICENSES—RARE IN LAS VEGAS AND TYPICALLY GRANTED ONLY TO MAJOR CASINOS. ZONED M-1 LIGHT MANUFACTURING, THE FACILITY COMPRISES A PROFESSIONAL-GRADE KITCHEN, EXTENSIVE WALK-IN AND FORKLIFT-ACCESSIBLE COOLERS, FREEZERS, OFFICE SPACES, AND A STATE-OF-ART EVENT CENTER. NEW ROOF, LESS THAN 5 YEARS OLD, PROVIDING INFRASTRUCTURE FOR MULTIPLE A/C UNITS. POSITIONED NEAR MAJOR TRANSPORT ROUTES, IT OFFERS EXCELLENT ACCESSIBILITY. THE PROPERTY IS PART OF A MARKET WITH A LOW VACANCY RATE OF 2.8% AND COMPETITIVE INDUSTRIAL RENTS.

**OFFERING PRICE \$9,500,000**

# VERSATILE PRODUCTION & COMMERCIAL VENUE



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## THIS VERSATILE SPACE OFFERS ENDLESS POSSIBILITY

- **ENTERTAINMENT:**
  - PERFECT FOR CONCERTS, PERFORMANCES, TAILGATE AND PREGAME PARTIES, PODCASTS, VIDEO GAME & LIVESTREAM EVENTS, AND MORE
- **FILM AND MUSIC PRODUCTION:**
  - IDEAL FOR FILM SHOOTS, MUSIC VIDEO PRODUCTIONS, RECORDING SESSIONS, AND POST-PRODUCTION WORK
- **FILM SCREENINGS AND PREMIERES:**
  - SET THE STAGE FOR FILM SCREENINGS, PREMIERES, AND CINEMATIC EVENTS
- **SPORTING EVENTS:**
  - HOST A VARIETY OF SPORTING EVENTS, FROM BOXING AND MIXED MARTIAL ARTS TO WRESTLING AND E-SPORTS TOURNAMENTS
- **SPECIAL CELEBRATIONS:**
  - TRANSFORM THE SPACE FOR HOLIDAY AND BIRTHDAY PARTIES, WEDDINGS, RECEPTIONS, FAMILY REUNIONS, ANNIVERSARIES, AND CELEBRATIONS OF LIFE
- **CHARITY EVENTS AND FUNDRAISERS:**
  - ELEVATE PHILANTHROPIC INITIATIVES BY UTILIZING THE SPACE FOR CHARITY EVENTS AND FUNDRAISERS
- **CATERING EVENTS:**
  - LEVERAGE THE STATE-OF-THE-ART INDUSTRIAL KITCHEN FOR CULINARY EVENTS AND COMMISSARY USE
- **COMPANY PARTIES:**
  - CREATE MEMORABLE AND ENGAGING COMPANY GATHERINGS IN A DISTINCTIVE ENVIRONMENT
- **CORPORATE TEAM BUILDING AND TRAINING SESSIONS:**
  - LEVERAGE THE SPACIOUS LAYOUT AND HIGH-TECH AMENITIES FOR IMPACTFUL CORPORATE EVENTS

# KEY HIGHLIGHTS SUMMARY

**Strategic Zoning:** Zoned for M-1 Light Manufacturing, offering flexibility for various industrial, commercial, and film production uses.

**Versatile Licensing Opportunity:** Unique combination of licenses: Banquet or Theater, Catering, Live Entertainment, and Full Bar. Comparable to major casinos, ideal for film screenings, premieres, and production events.

**Investment Potential:** Significant investment opportunity in the growing Southwest Las Vegas market. Unique features and prime location contribute to growing demand, especially in the film and production industry.

**Operational Infrastructure:** State-of-the-art industrial kitchen with Ansul Fire Suppression Hood, 3 walk-in coolers, 2 freezers, and commissary zoning. Includes 3 offices, breakroom, surveillance room, warehouse space, 800 sq ft mezzanine for storage, and a POS system.

## **Film and Production Capabilities:**

- Ample space and infrastructure for film shoots, music video productions, recording sessions, and post-production work
- Extensive electrical and lighting capabilities to support production needs

**Extensive FF&E:** Sale includes a wide range of high-quality furniture, fixtures, and equipment suitable for both event hosting and production activities.

**Ready-to-Use Property:** Property is ready for immediate use by new owners. Attractive to buyers seeking a fully equipped facility near entertainment and production events.



## MULTI-USE SPACE OVERVIEW



MULTI-USE FACILITY FEATURES INCLUDE:  
PREMIER PRODUCTION SPACE, INDUSTRIAL KITCHEN,  
WAREHOUSE, OFFICE SPACE & YARD

THIS INDUSTRIAL PROPERTY OFFERS A RARE COMBINATION OF  
FEATURES, FIXTURES, AND OPERATIONAL INFRASTRUCTURE,  
MAKING IT A VERSATILE AND ATTRACTIVE ASSET FOR  
POTENTIAL BUYERS INTERESTED IN A FULLY EQUIPPED FACILITY  
WITH UNIQUE ENTERTAINMENT LICENSING OPPORTUNITIES.



# EVENT SPACE

10,000 SQFT OF MULTI-USE EVENT SPACE

OCCUPANCY: 606

**PARKING:** 124 SPACES ON PROPERTY W/STREET PARKING AVAILABLE

**BAR:** 33 FT LONG ONYX BAR TOP W/OVER 12,500 COLOR CHANGING LED LIGHTS EMBEDDED PROGRAMABLE TO MATCH EACH EVENT'S COLORS

**STAGE:** 24' X 16' X 30" WITH 8' X 8' RISER AND SIX 8' X 4' EXTENSIONS FOR LARGER STAGES AND RUNWAY EXPANSIONS

**VIDEO WALLS & TV'S:** THREE VIDEO WALLS, 40 MOUNTED TV'S, THREE OUTDOOR-READY PORTABLE TV'S, ALL CONTROLLED W/A SINGLE IPAD

**THE YARD:** LIGHTED AND SOUND WIRED OUTDOOR SPACE



PG 8 - 5321 CAMERON ST







# EVENT SPACE TECHNOLOGY

FIBER OPTICS • SOUND • LIGHTING • SURVEILLANCE

**FIBER OPTICS:** BUILDING INSTALLED W/500 MGS UP AND DOWN AND UPGRADEABLE TO AS MUCH AS 2 GIGS UP AND DOWN

**SOUND:** BOSE CONCERT SERIES SOUND SYSTEM

**LIGHTING:** ROBE CONCERT LIGHTING, GEYSERS, AND LASERS, WITH CHAMSYS MQ50 LIGHTING CONSOLE

**VIDEO MIXER:** BERRINGER MIDAS M32 LIVE DIGITAL CONSOLE AND ROLAND V-40HD MULTI-FORMAT VIDEO SWITCHER

**SURVEILLANCE:** HIKVISION SURVEILLANCE SYSTEM WITH 90 CAMERAS INCLUDING LUMENS SWIVEL CAMERAS AND 24 TERABYTES OF DATA STORAGE (APPROXIMATELY 4 MONTHS BACKUP)

**POS SYSTEM:** ALOHA 5 STATION SYSTEM WITH 4 HANDHELD DEVICES





# INDUSTRIAL KITCHEN

3883 SQFT

INDUSTRIAL ZONED FOR COMMISSARY USE  
30-FOOT ANSUL FIRE SUPPRESSION HOOD  
W/FULL COVERAGE  
3 WALK-IN COOLERS, 2 FORKLIFT ACCESSIBLE, &  
2 FREEZERS



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PG 10 - 5321 CAMERON ST



# OFFICE SPACE

617 SQFT

3 OFFICES

1 BREAKROOM



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WATCH 5321 CAMERON STREET PROPERTY VIDEO



WATCH ENTERTAINMENT & EVENT SPACE VIDEO



# IDEALLY LOCATED IN THE ENTERTAINMENT HUB OF LAS VEGAS: SPORTS • STRIP • RESORTS • CASINOS





Situated in the fast-growing Southwest area of Las Vegas, 5321 Cameron Street is part of a dynamic region blending old charm with new developments. Key features of this area include:

**Master-Planned Communities:** Home to Summerlin, a vast master-planned community, and exclusive neighborhoods like The Ridges, offering affluent living up against the majestic Red Rock Canyon.

**Diverse Living Options:** From gated luxury communities like Spanish Trail Country Club to established areas like Peccole Ranch, the region provides various residential choices, including spacious lots south of Russell Road.

**Urban Lifestyle:** New apartments and homes cater to both newcomers and long-term residents, with unique zoning allowing larger homes and horse ownership in certain areas.

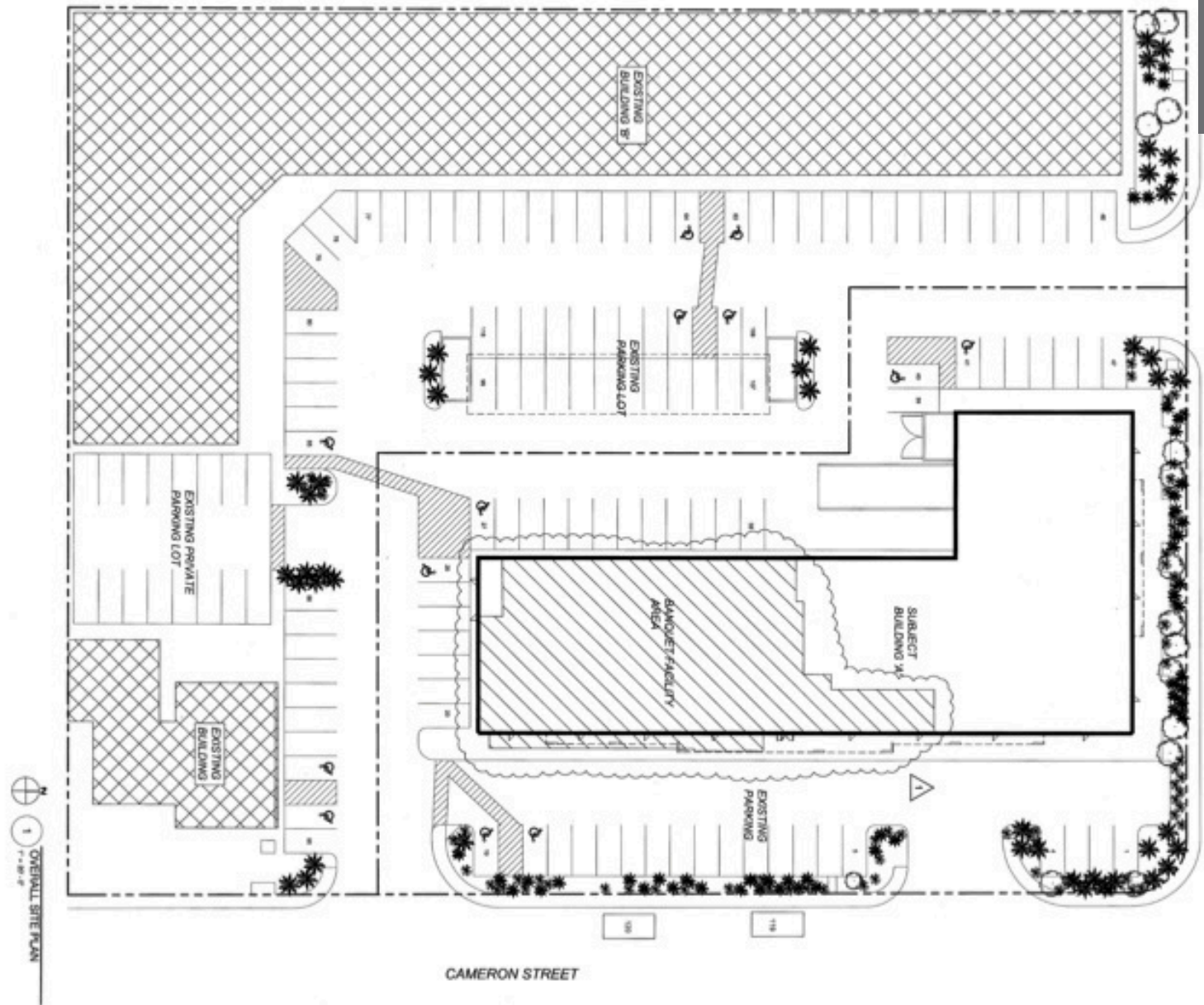
**Business and Retail Hub:** Beyond the glamour of The Strip, the area features bustling streets with shops, restaurants, and businesses. An open-air shopping complex near Red Rock Casino adds to the commercial appeal.

This mix of residential, commercial, and recreational spaces makes the Southwest area an attractive and thriving location. Ideal for potential investors or occupants of 5321 Cameron Street, highlighting the property's strategic position in a region that is both commercially active and residentially appealing.

# PLOT PLAN

1.2 ACRES

METICULOUSLY LANDSCAPED





# 5321 CAMERON STREET

Explore a prime investment opportunity in this immaculately maintained and customized multi-use space strategically located in the heart of the Southwest Las Vegas Industrial Market.

Zoned M-1 Light Manufacturing, the 1.2-acre property features a professional-grade kitchen, expansive coolers, freezers, office spaces, and a premier event center with indoor and outdoor spaces. Originally a commissary kitchen, it has evolved into a sought-after venue for live entertainment and events. With strategic transport access, this versatile facility offers a dynamic event space with endless possibilities.

Ideal for investors seeking a strategically equipped facility with unique entertainment licensing opportunities – this property is a valuable asset in a thriving entertainment market.

## CONFIDENTIALITY STATEMENT

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The information herein is obtained from believed reliable sources. Potential buyers are responsible for independently verifying all information and covering the costs of their investigations.

Property showings are strictly by appointment only; contact the QUEENSRIDGE COMMERCIAL broker, Derek Rose, for details.

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EXCLUSIVELY PRESENTED BY

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