



# 3375 Aldebaran Avenue

Las Vegas, NV 89102

**Premier Flex-Office-Warehouse Investment  
Opportunity**

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OWNER-USER

INVESTMENT OPPORTUNITY

# Executive Summary

KW Commercial is pleased to present 3375 Aldebaran Avenue, an exceptional ±11,380 SF flex-office-warehouse property positioned in the thriving West Central Las Vegas submarket. This two-story building sits on ±0.45 acres with Industrial (M-1) zoning, offering unparalleled flexibility for investors and owner-users alike.

The property features modern office space with multiple private offices, conference facilities, kitchen, and eight restrooms, plus warehouse space with three grade-level doors, evaporative cooling, and ±20' clear heights. Currently ±50% leased to Outfront Media (NYSE: OUT), this asset delivers immediate cash flow with significant upside potential.

## Investment Highlights

**Sale Price:** \$3,500,000

**NOI:** \$150,843.72 annually

**Building SF:** ±11,380

**Lot Size:** ±0.45 acres

**Parking:** 17 stalls



# Strategic Location

## Highway Access

Ideally positioned between Desert Inn and Valley View I-15 exchanges with exceptional visibility and connectivity to major traffic corridors

## Airport Proximity

Just 4.3 miles from Harry Reid International Airport, facilitating logistics operations and business travel convenience

## Retail Corridor

Minutes from vibrant Chinatown Retail Corridor featuring Spring Oaks Shopping Center, Chinatown Plaza, and Shanghai Plaza

## Strip Access

Short drive to the world-famous Las Vegas Strip and resort corridor, providing unmatched business opportunities





# Dual Investment Strategy



## Investment with Income

Acquire a partially leased asset generating \$150,843.72 annual NOI with a creditworthy NYSE-traded tenant (Outfront Media) providing stable cash flow and strong investment returns



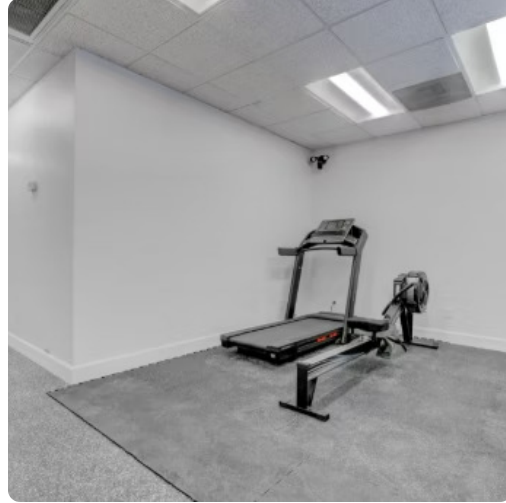
## Owner-User Opportunity

Occupy majority of the building while generating income from existing tenant, qualifying for SBA lending instruments with flexible expansion options as leases expire

This rare dual-strategy opportunity allows investors to customize their acquisition approach based on specific business objectives and capital deployment strategies.



# Property Feature



## Building Specifications

- **Total SF:** ±11,380 square feet
- **Year Built:** 1987
- **Zoning:** Industrial (M-1)
- **Parcel:** 162-17-110-018
- **Clear Height:** ±20 feet in warehouse
- **Loading:** 3 grade-level doors
- **Parking:** 17 dedicated stalls
- **Office Amenities:** Multiple private offices, conference room, kitchen, 8 restrooms
- **Warehouse Features:** Evaporative cooling, ample clear height for storage and operations

# Availability Summary

A	1,333 SF	Office	\$1.25		NNN	Available
B	2,967 SF	Office/Wareh ouse	\$1.40		NNN	Just Leased
C	7,038 SF	Office/Wareh ouse	\$1.80	\$150,843	Modified Gross	Leased (Outfront Media)

## Suite Details

### Suite A: ±1,333 SF

**Specifications:** Dedicated office suite with multiple private offices, an open work area, a conference room, and two restrooms. Modern finishes throughout.

**Lease Terms:** Minimum 2-year term, 3% annual escalations. Full-service lease, excluding in-suite janitorial and data.

**Features:** Perfect for professional services, administrative headquarters, or creative agencies. Ample natural light.

### Suite B: ±2,967 SF

**Specifications:** Primarily warehouse space with a small office component. Features one grade-level door, ±20' clear height, and evaporative cooling.

**Lease Terms:** Minimum 3-year term, 3% annual escalations. Tenant responsible for utilities and pro-rata share of operating expenses.

**Features:** Ideal for light manufacturing, distribution, or storage. Direct access to loading dock.

### Suite C: ±7,038 SF

**Specifications:** Leased by Outfront Media, this suite comprises a mix of office and warehouse space with a grade-level door and a dedicated loading area.

**Lease Terms:** Existing lease with a creditworthy, NYSE-traded tenant (Outfront Media) provides stable income. Terms available upon request.

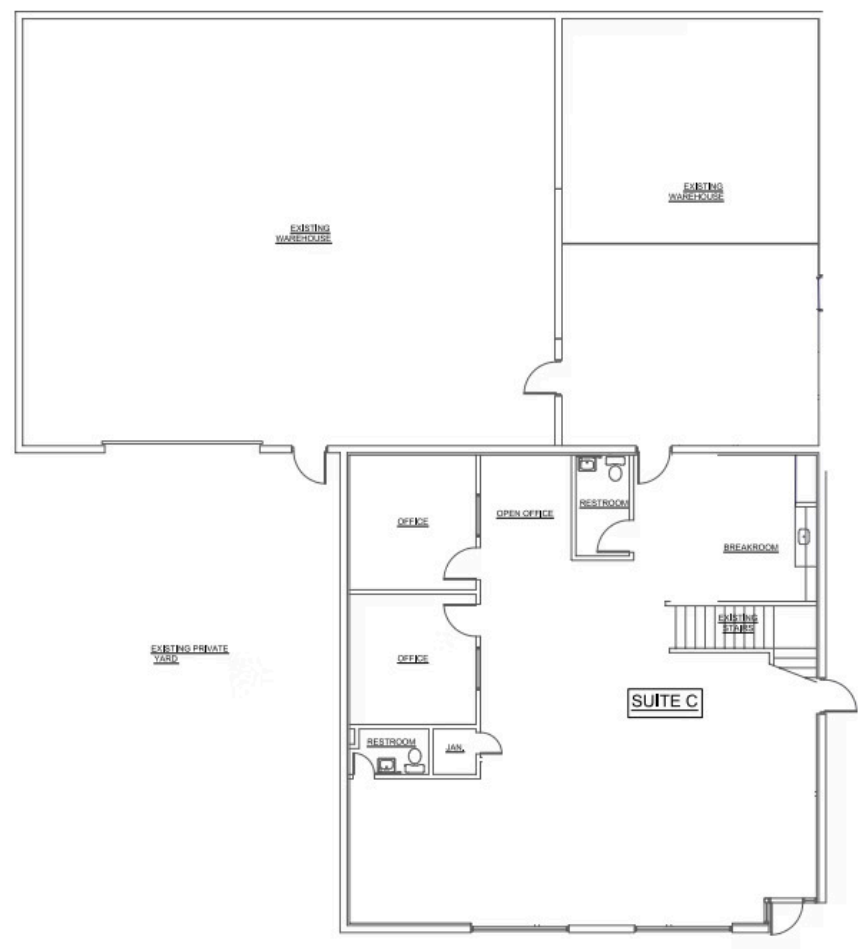
**Features:** Secure, long-term tenant. Potential for future owner-user occupancy or renegotiation upon lease expiration.

# Floor Plan

## Detailed Layout of 3375 Aldebaran Avenue

This comprehensive floor plan illustrates the versatile layout of the property, accommodating both office and warehouse needs.

<b>Suite A: Office</b> ±1,333 SF dedicated office suite with multiple private offices.	<b>Suite B: Office/Warehouse</b> ±2,967 SF with office and warehouse space, one grade-level door.	<b>Suite C: Leased by Outfront Media</b> ±7,038 SF, mix of office and warehouse, with a grade-level door.
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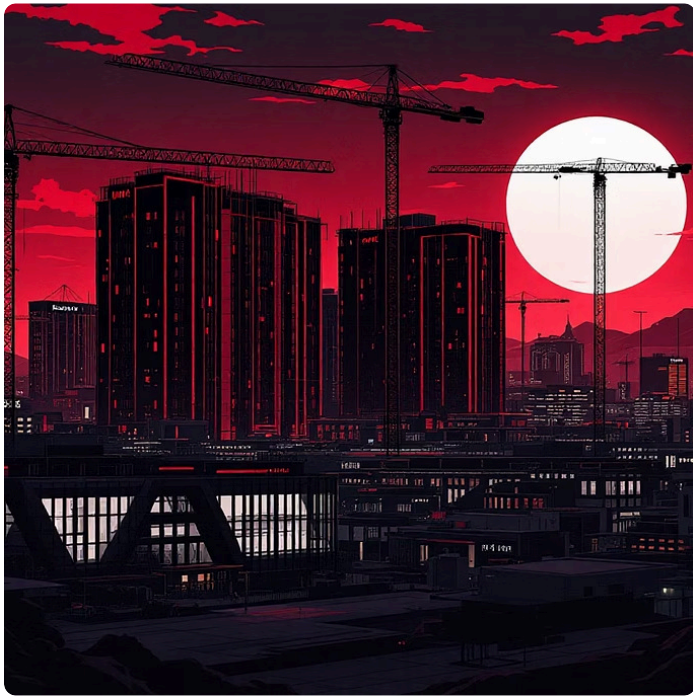




# West Central Las Vegas

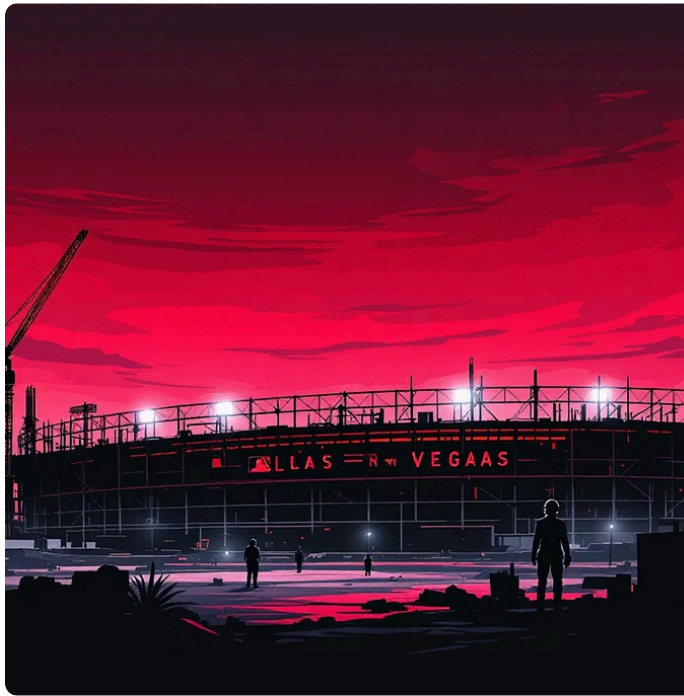
## A Hidden Gem with Soaring Value

The West Central Las Vegas submarket represents one of the city's most dynamic growth corridors, strategically positioned just 7.6 miles from Harry Reid International Airport with seamless connectivity via I-215 and I-15 freeways. This thriving area combines proximity to the Strip with excellent access to major transportation arteries, making it ideal for commercial operations and logistics.



### Evora Development

42-acre mixed-use campus featuring upscale apartments, Class A office space, dining venues, and retail. Expected completion: 2026



### MLB Stadium

30,000-seat Major League Baseball venue on Tropicana Avenue, set to transform area economics. Opening: 2028



### Las Vegas Loop

High-speed underground transportation system expanding citywide, recently connecting Allegiant Stadium and Caesars Palace

# Brightline West

America's First True High-Speed Rail



Brightline West will revolutionize connectivity between Las Vegas and Southern California, creating unprecedented economic opportunities for the West Central submarket. This \$10 billion electric, emission-free rail system will connect Las Vegas to Rancho Cucamonga in just 2 hours 15 minutes at speeds up to 200 mph.

## Economic Impact

- 40,000 construction jobs created
- 3 million cars removed annually
- 400,000 tons CO<sub>2</sub> reduction yearly
- 218-mile route alongside I-15
- Construction: 4 years (2028 launch)

# Market Demographics

419K

Population

5-mile radius population with strong year-over-year growth projections

171K

Households

Diverse household base supporting commercial and retail activity

\$74K

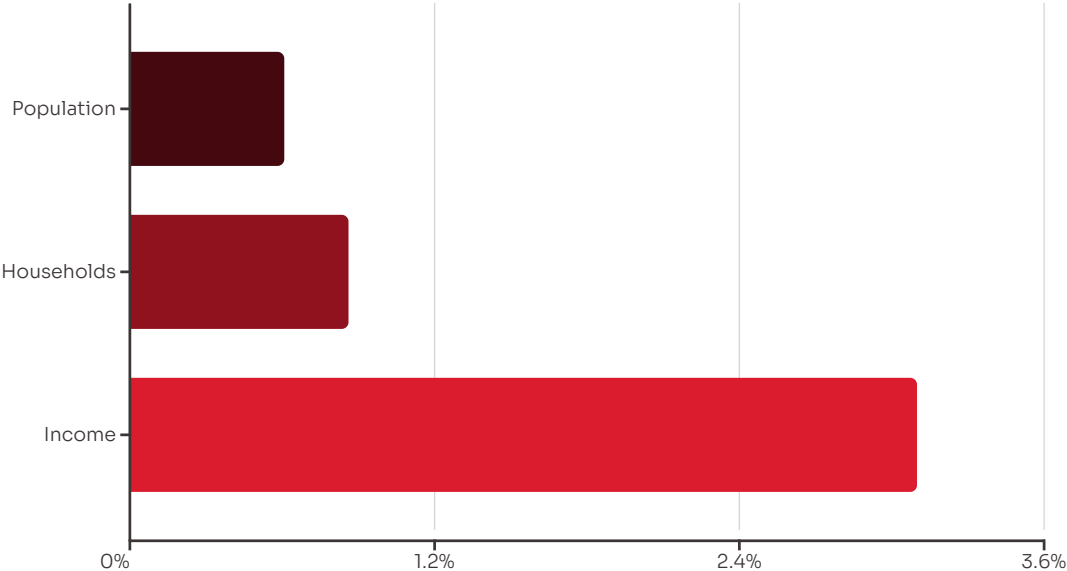
Avg. Income

5-mile radius average household income, growing 3.10% annually

## Traffic Counts

- Valley View Blvd: ±28,300 VPD
- Desert Inn Rd: ±36,000 VPD
- Spring Mountain Rd: ±32,000 VPD

High-traffic corridors ensure maximum visibility and accessibility for businesses operating from this strategic location.







# Nevada Tax Advantages

Nevada ranks 7th nationally in the Tax Foundation's State Business Tax Climate Index, offering one of the most business-friendly environments in the United States. This competitive advantage attracts companies from high-tax states like California (ranked 48th), making Nevada a premier destination for business relocation and expansion.



## No Income Tax

Zero state income tax on individuals, corporations, partnerships, and LLCs—maximizing profitability and cash retention



## Low Property Taxes

Competitive property tax rates with no gross receipts tax, franchise tax, or inventory tax on business assets



## Corporate Benefits

No tax on corporate shares issuance or transfers, plus no estate or inheritance taxes for business succession planning

# Contact Our Team



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*KW Commercial is committed to delivering exceptional service and market expertise for commercial real estate investors throughout Southern Nevada.*