

5TH & GILMORE BUSINESS PARK

3630 - 3680 North 5th Street, North Las Vegas, NV 89032

AVAILABLE
For Lease



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Lease Details



\$0.92 PSF NNN

Lease Rate



\$0.30 PSF

Estimated CAM Charges



±11,400 SF

Space Available



Property Highlights

- 1 mile to the I-15 Freeway via the Cheyenne Avenue exit
- Access off North 5th Street
- 120/208 volt • 3-phase power
- Evaporative cooling in warehouse & fully fire-sprinklered
- Parking ratio $\pm 2.73:1,000$ SF



Property Details

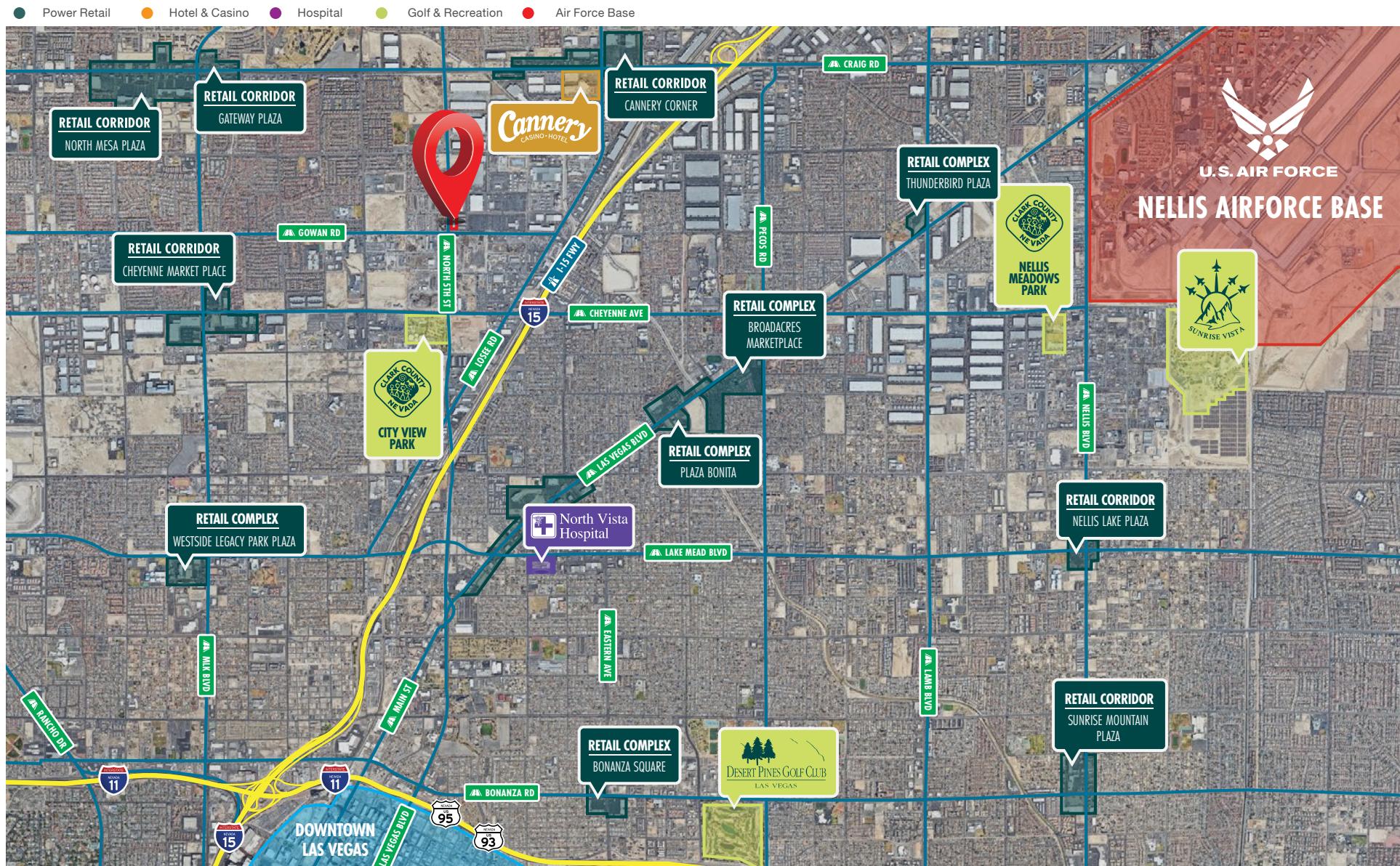
+ Parcel Numbers	139-11-201-005
+ Submarket	North Las Vegas
+ Building Size	±116,048 SF
+ Zoning	M-2 (General Industrial District)
+ Parking Ratio	2.73:1,000 SF
+ Year Built	2008
+ Traffic Counts	North 5th St. // 16,200 VPD Cheyenne Ave. // 56,500 VPD

Demographics

Population	1 mile	3 miles	5 miles
2024 Population	8,136	177,432	470,474
Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$94,758	\$78,918	\$77,769

Area Description

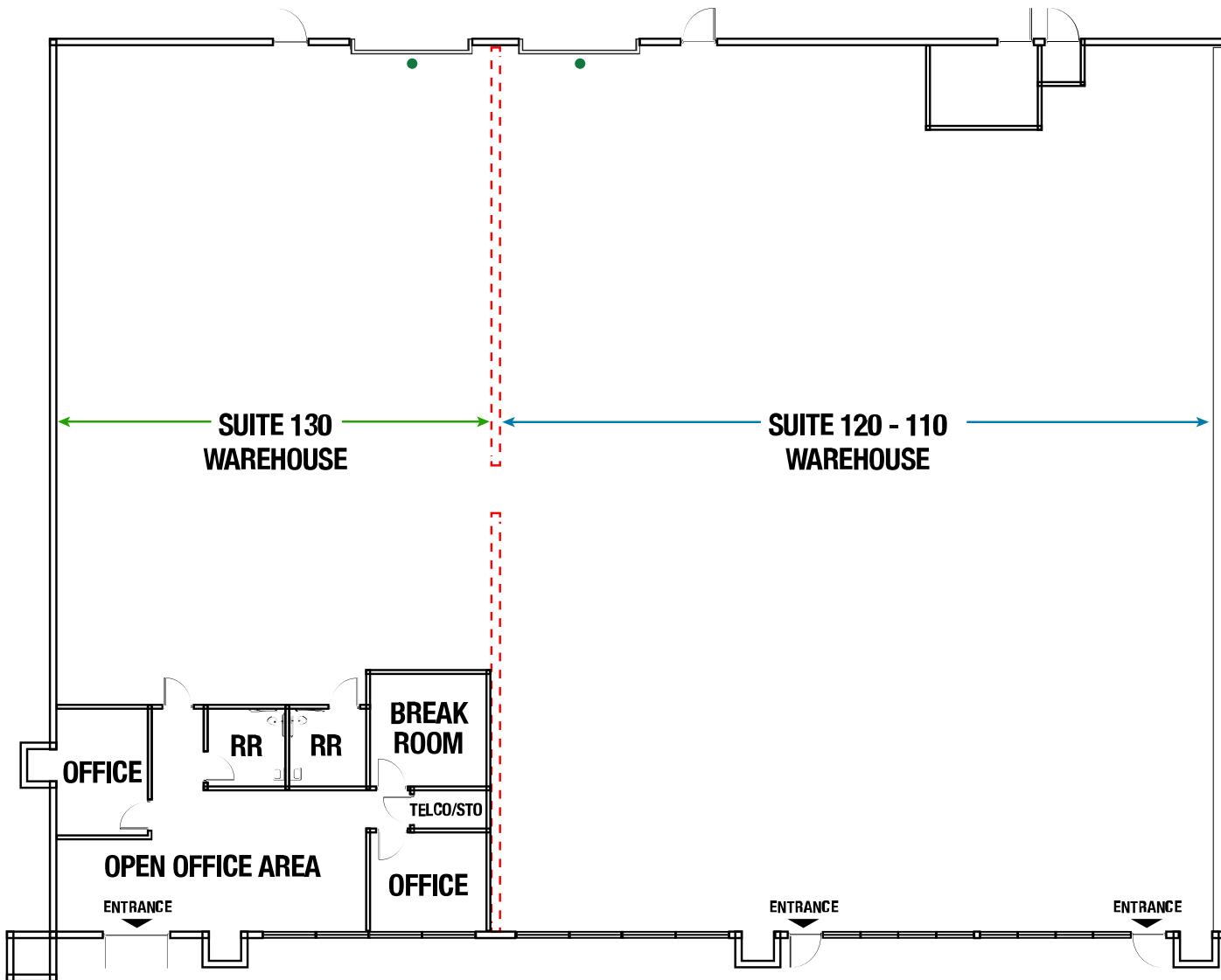
The 5th & Gilmore Business Park is located on the northwest corner of N. 5th Street and Gowan Road, with 3 ingress and egress to the complex. This area has a population of over ±177,432 population with an average household income of over ±\$78,918 within a 3-mile radius. Property is approximately 0.9 miles to the I-15 Freeway, and 13 miles away from the Harry Reid International Airport.





Suite Details

Building	Suite	Total SF	Monthly Lease Rate	Monthly CAM Charges	Monthly Rent	Available
3680 North 5th Street	130 - 120 - 110	±11,400	\$0.92 PSF NNN	\$0.30 PSF	\$13,908.00	Immediately



Lease Details

- + **Building Number:** 3680
- + **Suite Number:** 130 - 120 - 110
- + **Total SF:** ±11,400
 - **Office SF:** ±1,050
 - **Warehouse SF:** ±10,350
- + **Grade Level Door:** Two (2) 12' x 14'
- + **Lease Rate:** \$0.92 PSF NNN
- + **CAM Charges:** \$0.30 PSF
- + **Total Monthly Rent:** \$13,908.00
- + **Availability:** Immediately

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.

● Grade Level Door

--- Demising Wall

Building 3680 - Suites 130 - 120 - 110 Office Photos



Building 3680

Suites 130 - 120 -110

Warehouse Photos



Grade Level Door 1



Grade Level Door 2

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, data.census.gov, lvgea.org, wikipedia.com

City of North Las Vegas



Synopsis

The City of North Las Vegas is proud of its longstanding tradition of maintaining a business-friendly environment. North Las Vegas's "fast and faster" approach to doing business has made the City one of the best in the country for development opportunities. The City is a hub for new job creation and economic diversification that attracts global brands, innovative industries, and manufacturing, e-commerce, and distribution centers.

North Las Vegas also enjoys close proximity to major transportation corridors, railways and two airports (North Las Vegas Airport and Harry Reid International). This gives North Las Vegas businesses easy access to large and growing markets across the Western United States, including California, Arizona and Utah. The City has become the epicenter of e-commerce and logistics for Southwestern United States due to its proximity to interstate, rail and Southern California ports and high demand from manufacturing, food production and cold storage users.

Quick Facts

↗️ ↘️ **±102**

Size (Sq. Mi.)

👤 **280,543**

Population as of 2024

⬆️ **2,565**

Pop. Density (Per Sq. Mi.)

Nevada Tax Advantages

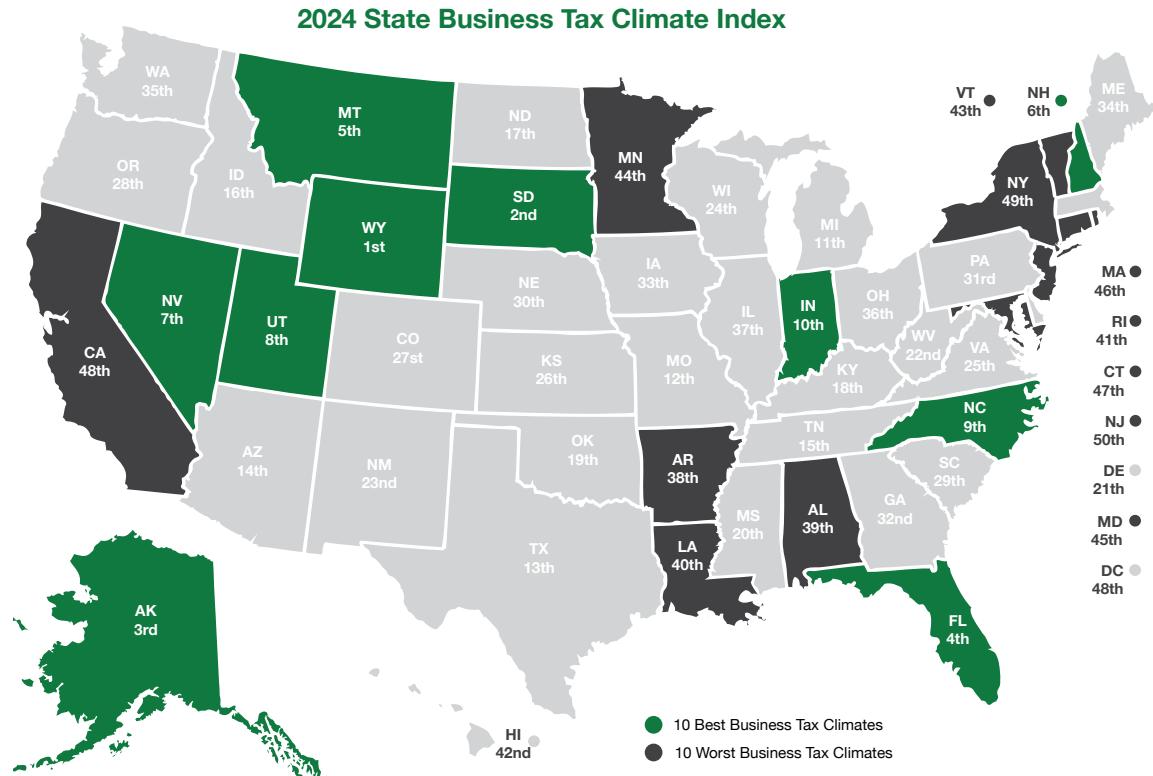
NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

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 doubled 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)

Market Overview

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



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

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Service you deserve. People you trust.



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