

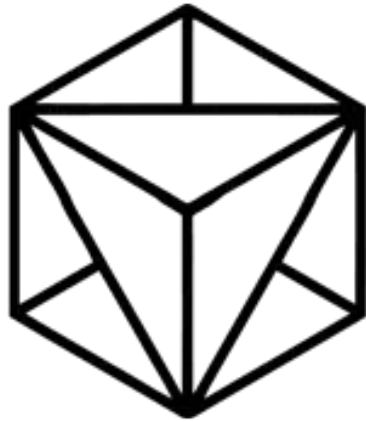
**KINETIC**<sup>®</sup>  
Property Advisors  
Energy Behind Every Deal

2400 N. Tenaya Way  
Las Vegas, Nevada 89128

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## OFFERING MEMORANDUM





**KINETIC**<sup>®</sup>

Property Advisors

Energy Behind Every Deal

## Disclaimer

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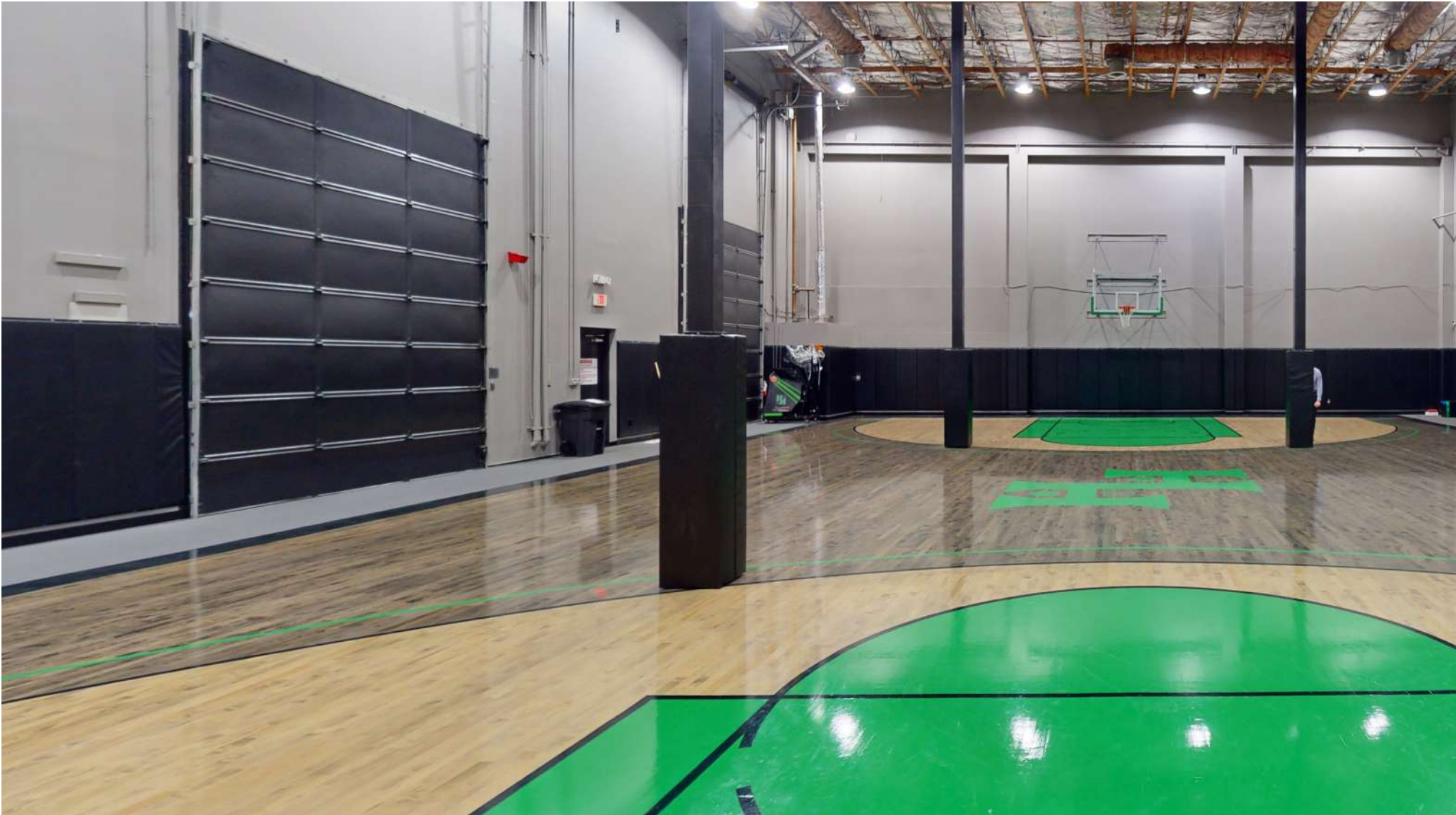
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# OFFERING MEMORANDUM



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## OWNER-USER CONTROL WITH IN-PLACE INCOME

2400 N. Tenaya Way is a high-visibility, strategically positioned owner-user opportunity located on the signalized hard corner of N. Tenaya Way and W. Smoke Ranch Road in the Las Vegas Medical District Northwest. The property combines executive office and industrial warehouse space into a flexible, multi-functional environment supporting both occupancy and in-place income.

The office component operates as an executive-style environment with shared conference rooms, breakrooms, and restrooms—providing a turnkey solution for businesses seeking immediate occupancy while benefiting from existing tenant income to offset costs.

The warehouse component adds operational flexibility with full HVAC systems—an uncommon upgrade over typical evaporative cooling—allowing for a broader range of climate-controlled users and accommodating a wide range of owner-user needs.

Ownership is streamlined with no association fees or CC&Rs, and the offering is for a fee simple absolute interest, providing complete control and long-term operational flexibility.

This is a rare opportunity to acquire a well-located, multi-functional asset offering immediate occupancy, in-place income, and the flexibility to support a wide range of business operations within a highly desirable submarket.



01

Offering Price

**\$6,300,000**

Price Per Square Foot

**\$242 PSF**

Total Square Footage

**26,004 SF**

Lot Size

**2.16 Acres**

Occupancy Rate

**78.57%**

**Priced in line with comparable sales averaging \$242 PSF**



02





# ACQUISITION HIGHLIGHTS

- Mixed-Use Asset Combining Office & Industrial HVAC Warehouse
- In-place income offsets owner occupancy costs
- Executive Office Format with Shared Amenities (Conference Rooms, Breakrooms, Restrooms)
- Climate-Controlled Warehouse Suites with Full HVAC (No Evaporative Cooling)
- Signalized Hard Corner Location at N. Tenaya Way & W. Smoke Ranch Rd.
- Strong Visibility and Accessibility Along Two Established Corridors
- Located in the Las Vegas Medical District Northwest
- No HOA Fees or CC&Rs - Unrestricted Ownership and Operations
- Fee Simple Absolute Interest Offering
- Ability to occupy space while maintaining income from tenants
- Functional Layout Supporting Both Office and Light Industrial Users
- Positioned to Capture Demand from Medical and Professional Users

Property Address	2400 N. Tenaya Way Las Vegas, NV 89128
Property Type	Multi-Tenant Office & Industrial
Parcel Number	138-15-810-009
Parcel Size	2.16 Acres
Rentable Sq. Ft.	+/-26,004
Zoning	Planned Business Park (C-PB)
Parking	Private Lot
Parking Ratio	4:1000 SF
Year Built	1986

**This is not a yield-driven investment – it is a control acquisition allowing an owner-user to reduce occupancy costs while securing a long-term operational footprint.**



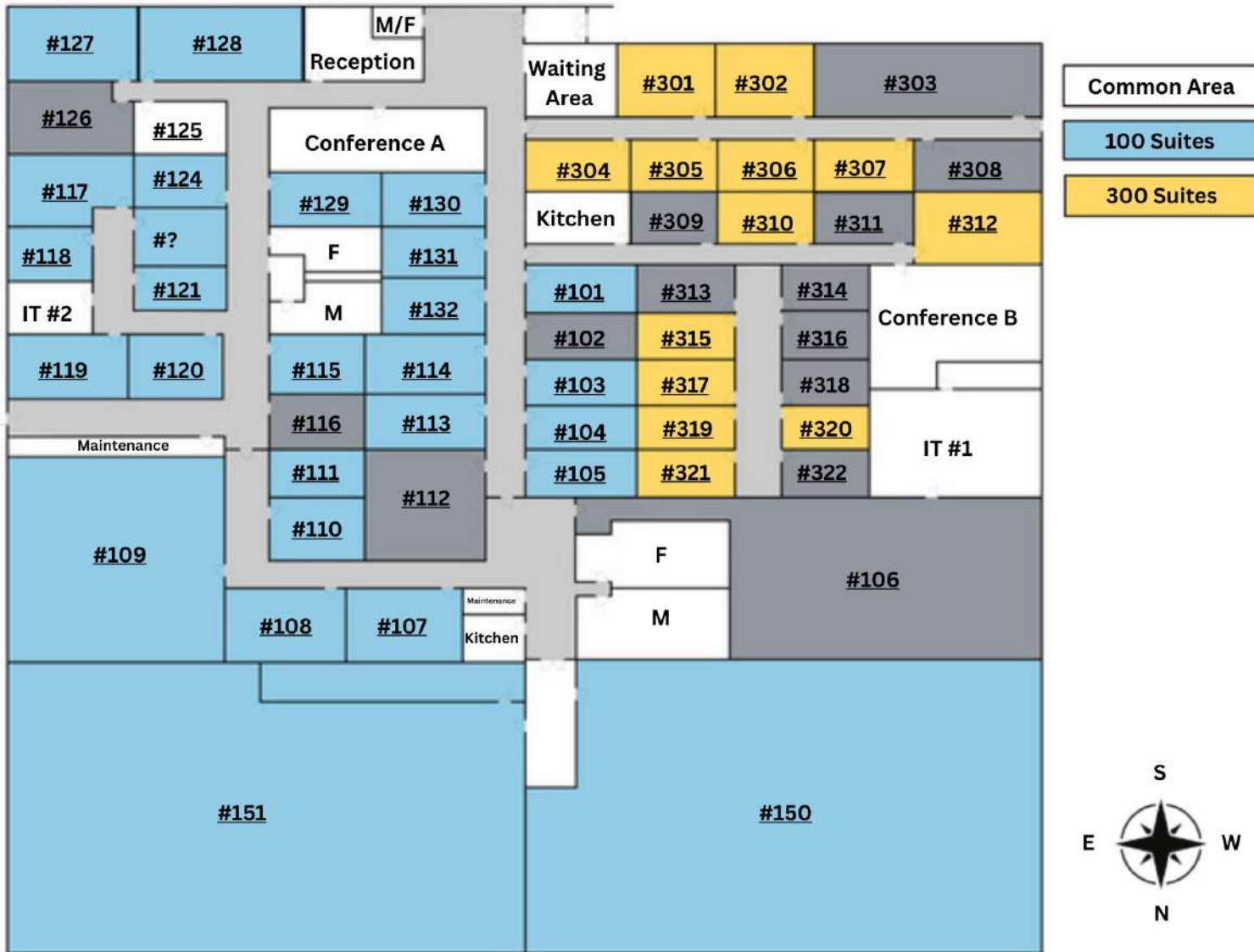
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If buyer occupies 5,691 SF, remaining tenants generate income



05



Existing in-place income reduces the buyer's effective occupancy cost.



06



# Parcel Map

This map is for assessment use only and does NOT represent a survey.  
 No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
 Briana Johnson - Assessor

**MAP LEGEND**

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

**BOOK** T20S R60E

126	125	124
137	138	139
164	163	162

**SECT.** 15

8	4	3	2	1	
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
28	29	28	27	26	25
31	32	33	34	35	36

**MAP** S 2 SE 4

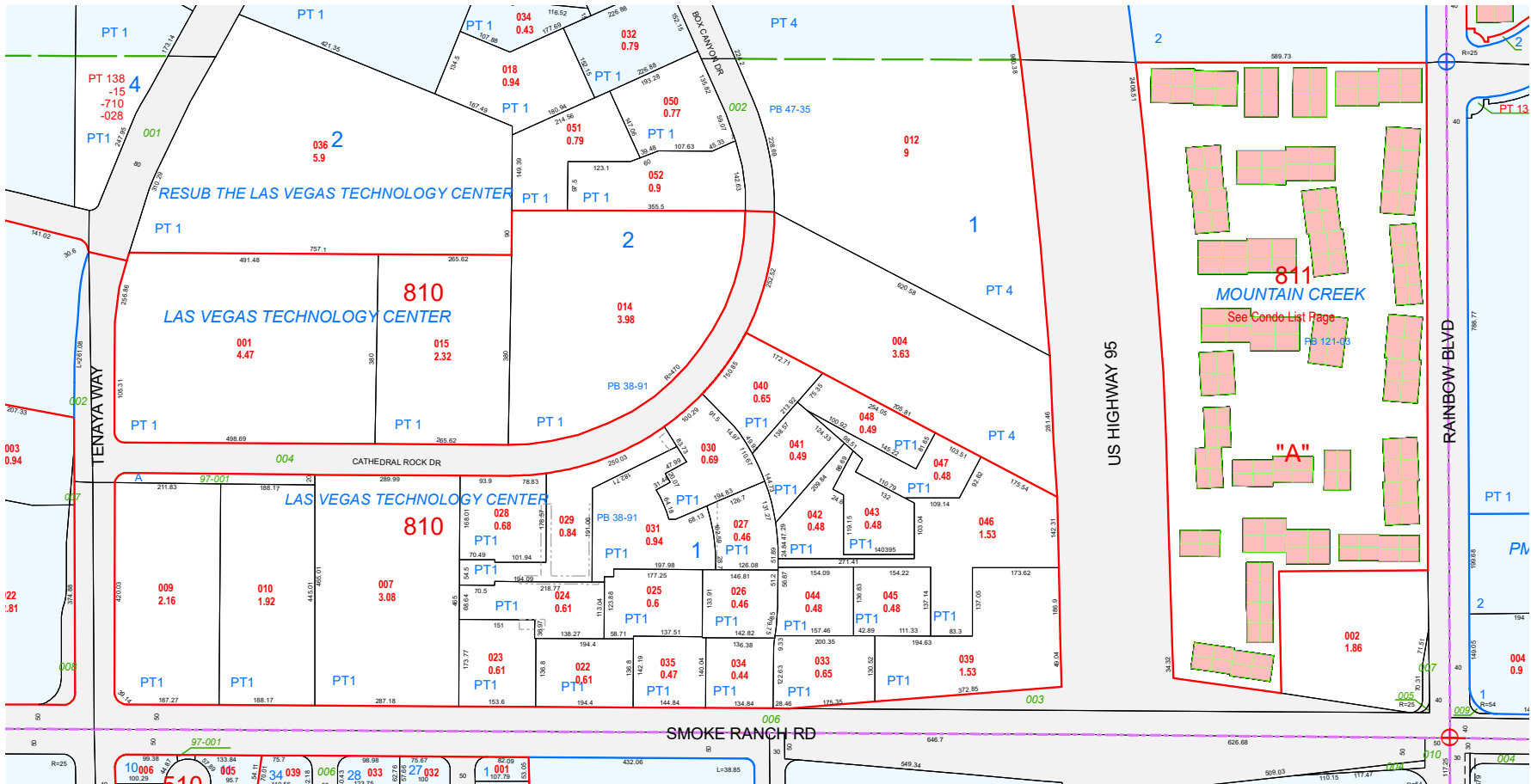
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

**138-15-8**

CLARK COUNTY NEVADA

Scale: 1" = 200'

Rev: 1/8/2019









# Sold Comps



09

## 2400 N. Tenaya Way | Sold Comps

#	Property Photo	Property Address	Stories	Zoning	% Occupied	Const. Date	Acres	Bldg. SF	\$/Bldg. SF	Sales Price	Sales Date
Subject		2400 N. Tenaya Way	1	C-PB	50.00%	1986	2.16	22,247	-	-	-
1		9950 W. Cheyenne Ave.	2	PD	65.00%	2002	2.2	33,400	\$182.63	\$6,100,000	1/3/2025
2		9970 W. Cheyenne Ave	1	PD	0.00%	2005	2.38	22,143	\$203.22	\$4,500,000	5/17/2023
3		9525 Hillwood Dr.	2	PC	50.00%	2002	2.02	23,740	\$248.53	\$5,900,000	6/2/2025
4		7425 Peak Dr.	1	C-PB	-	2002	1.98	19,772	\$257.94	\$5,100,000	2/27/2025
5		7391 Prairie Falcon	1	C-PB	-	2003	1.23	15,714	\$318.19	\$5,000,000	2/25/2026
<b>Average</b>					38.33%	2003	1.96	22,954	\$242.10	\$5,320,000	-
<b>Median</b>					50.00%	2002	2.02	22,143	\$248.53	\$5,100,000	-

Average Sold Price Per Square Foot

**\$242 / SF**

Average Building Size

**22,954 SF**

Average Year Built

**2003**

Average Acres

**1.96 Acres**

Average Sold Price

**\$5,320,000**







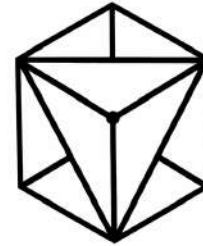
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# DEMOGRAPHIC HIGHLIGHTS

		1 Mile	3 Mile	5 Mile	
population		2027 Projection	25,087	149,238	357,485
		2026 Estimate	18,782	124,713	320,311
		2024 Census	10,766	87,548	255,560
		Growth 2019 - 2024	3.29%	2.95%	2.22%
			6.20%	3.90%	2.47%
households		2027 Projection	7,945	54,951	146,705
		2026 Estimate	6,818	47,782	123,374
		2024 Census	3,993	34,287	100,480
		Growth 2019 - 2024	3.11%	2.84%	2.07%
household income		2025 Average Household Income	\$92,787	\$98,325	\$100,469
businesses		# of Businesses	749	4,323	9,658
		# of Employees	8,281	42,331	91,762



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PRESENTED BY

**David Livingston**

lic. NV B.0146519.LLC

Founder | Broker


 702-533-9562

 david.livingston@kineticpropertyadvisors.com

**Fabian Lechuga**

lic. NV S.0201673.LLC

Senior Advisor

 702-569-1821

 fabian.lechuga@kineticpropertyadvisors.com

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