

# 5945

W. Wigwam Ave.  
Las Vegas, NV 89139



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 **NORTH AMERICAN**  
COMMERCIAL  
AVAILABLE FOR SALE

# PROPERTY DETAILS

Situated on	±0.35 acres
APN	176-13-310-014
Address	5945 W Wigwam Ave., Las Vegas NV 89139
Built in	2008
Sale Type	Owner User
Building Square Footage	±7,182
Clear Height	18'
Grade Level Loading	One (1) Grade Level Door
Gated Yard	Yes
Submarket	Southwest
Zoning (Clark County)	Industrial Light (IL)
Annual Property Taxes	±\$5,627.06

- ±5,082 SF Warehouse space
- ±2,096 Two Story Office
- HVAC Cooled Warehouse
- Grade Level Loading
- 3-Phase Power
- Gated Yard
- Built in 2008
- Remodeled in 2022

\*Buyer to verify all building aspects pertaining to the purchase\*

ASKING PRICE  
**\$2,399,999**

TOTAL SF  
**±7,182**

### Property Specifications:

North American Commercial is pleased to present a rare opportunity to acquire a high-quality flex building located in the heart of the Southwest Industrial Region.

This ±7,182 SF asset features one (1) grade-level loading door, upgraded interior finishes, and a fully climate-controlled warehouse serviced by HVAC—making it well-suited for a wide range of industrial, showroom, or flex users.

Strategically positioned on W. Wigwam Avenue, just north of Blue Diamond Road, the property benefits from excellent visibility and access within a rapidly expanding submarket that serves tens of thousands of daily drivers. This building is an exceptional opportunity for an owner-user seeking a building in one of Las Vegas' fastest-growing industrial corridors.



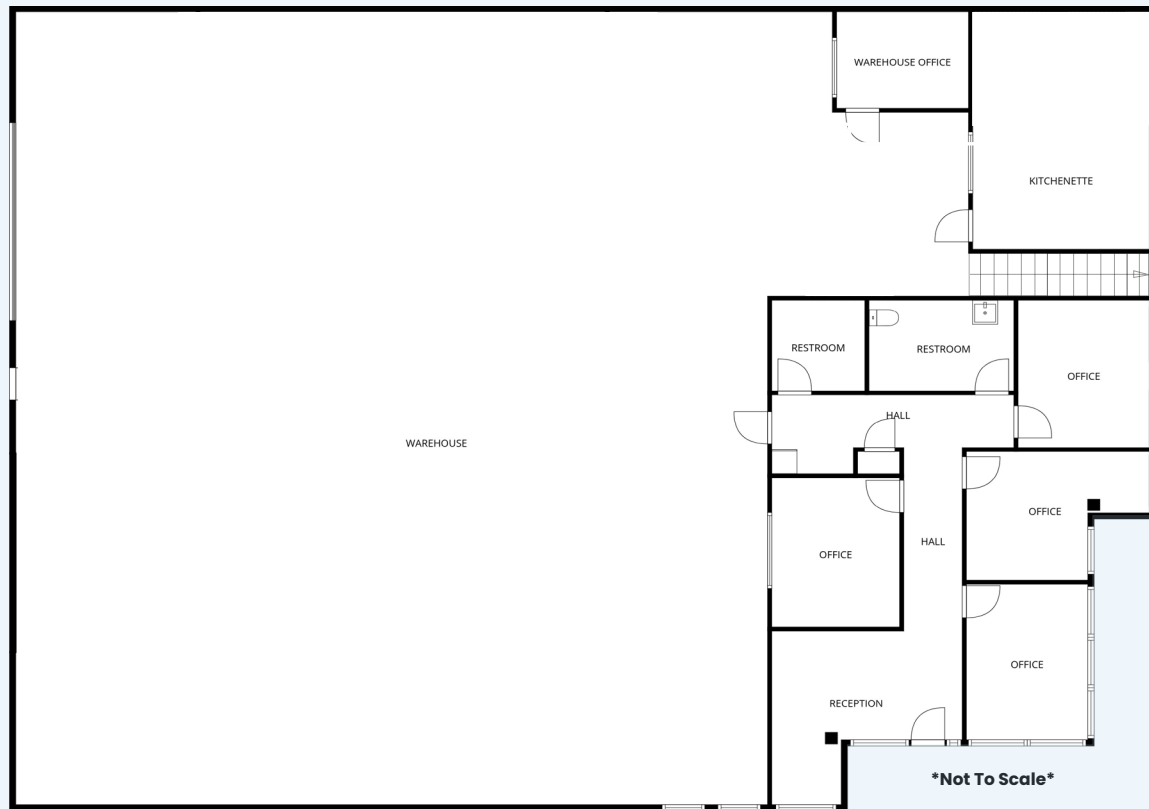


# WAREHOUSE

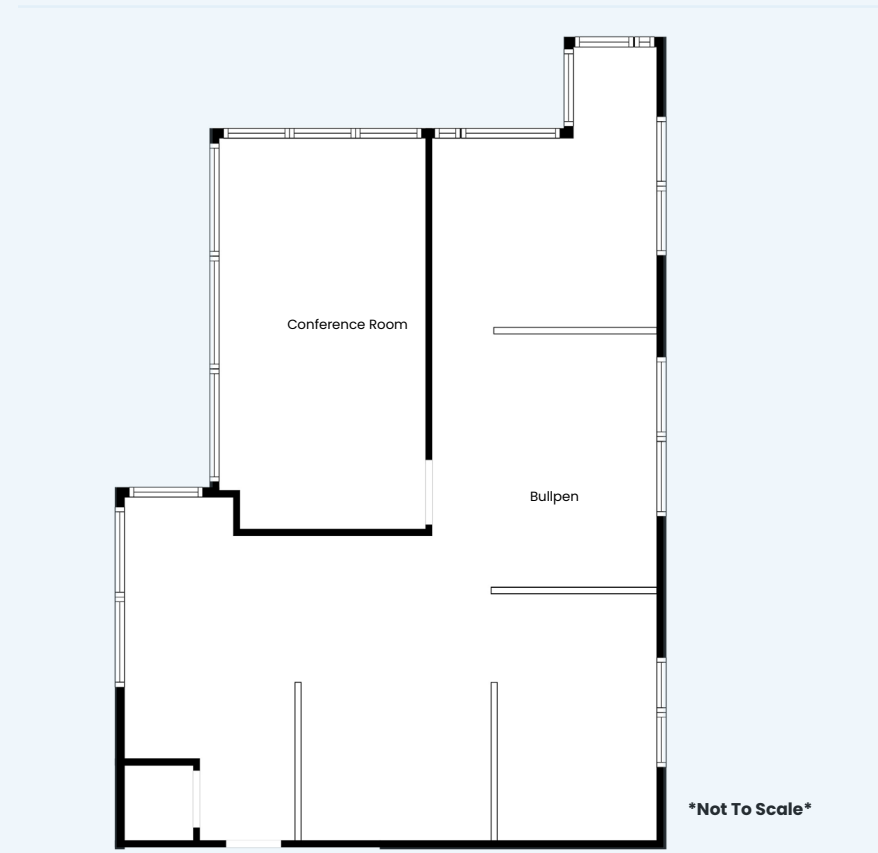


# FLOOR PLAN

## FIRST FLOOR



## SECOND FLOOR



# MARKET SUMMARY

## Southwest Las Vegas, NV

Located in the heart of the southwest thriving business district, this modern industrial property offers a prime opportunity for owner users to expand in a rapidly growing area. The property boasts a traditional office/warehouse split ideal for most users/investors.

### INVESTMENT UPSIDE

The southwest district is one of the fastest-growing areas in Nevada, with a booming economy, excellent visibility, and a vibrant industrial community. This property places you within reach of key business centers, local amenities, restaurants, and a wealth of services.

Whether you're looking to establish your business in a dynamic location or seeking an investment with long-term potential, this industrial space offers unmatched value in a thriving market. Don't miss out on this incredible opportunity to secure a space in one of the most desirable commercial areas in the Valley!





## SITUATED IN THE HEART OF THE HIGHLY DESIRABLE SUBMARKET


The property at 5945 West Wigwam is strategically located within the Southwest Industrial Submarket, one of Las Vegas's most dynamic and sought-after industrial hubs. Situated just minutes from major thoroughfares like the I-215 and I-15. The surrounding businesses help shape the surrounding area as a thriving commercial hub with a blend of industrial, resorts, professional services and entertainment options.


**Vacancy Rates:** The Southwest submarket continues to see historically low vacancy rates, currently hovering around 4%, indicating strong tenant demand and limited available inventory.


**Proximity to Amenities:** The property benefits from being in close proximity to Two (2) major Las Vegas attractions, one being the Raiders Stadium and the other the "Strip."


**Nearby Businesses:** Major corporations and logistics hubs, including Wigwam Jones Industrial Park, Terribles Herbst, and Ken's Foods, highlighting the submarket's appeal for businesses.

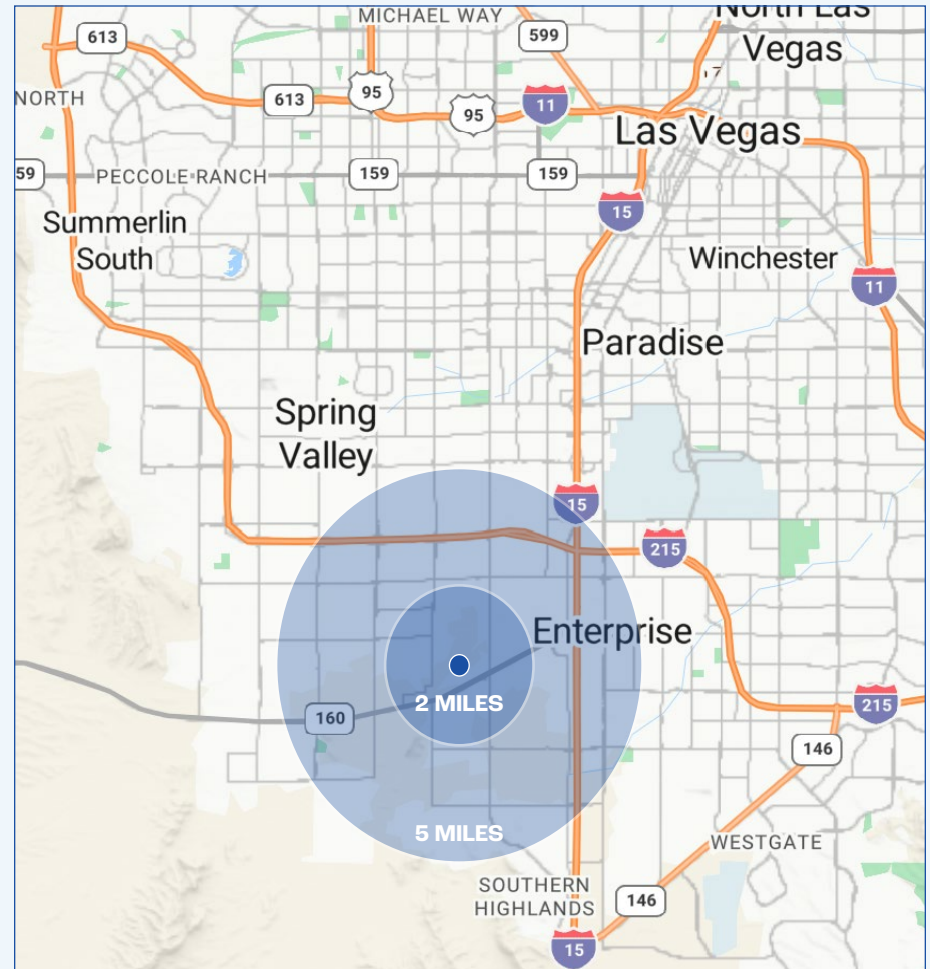
# DEMOGRAPHICS

 POPULATION	2 MILE	5 MILE	10 MILES
2029 Projection	25,403	385,503	1,515,000
2024 Population	23,736	356,587	1,406,000
Growth 2024-2029	1.4%	1.6%	1.5%

 HOUSEHOLDS	2 MILE	5 MILE	10 MILES
2029 Projection	9,401	156,477	588,541
2024 Population	8,798	144,871	546,611
Growth 2024-2029	1.4%	1.6%	1.5%

 HH INCOME	2 MILE	5 MILE	10 MILES
2024 Average Household Income	\$92,102	\$81,059	\$83,900

 BUSINESSES	2 MILE	5 MILE	10 MILES
# of Businesses	2,943	22,613	68,192
# of Employees	34,837	303,599	682,577





## LAS VEGAS BUSINESS INFORMATION

### Business Assistance

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

### Nevada Tax Climate:

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income

### LABOR OVERVIEW

- **Southern Nevada features some of the lowest labor costs in the region.**
- **The U.S. Bureau of Labor Statistics reports that the Las Vegas metropolitan area employs over 105,800 individuals in the distribution, public transportation, warehousing, and manufacturing sectors.**
- **Over 60,000 students are enrolled in The University of Nevada Las Vegas, and the College of Southern Nevada.**
- **Over the next five years, manufacturing jobs are projected to increase by 1.6%, while transportation and warehousing jobs are expected to rise by 0.8%.**
- **Industrial employment sectors in Las Vegas are anticipated to grow at a faster rate than the national average.**
- **By the end of 2023, employment growth in Las Vegas reached 4.1%**



# ABOUT US

## NORTH AMERICAN COMMERCIAL

**North American Commercial** is the leader in Southern Nevada for providing unsurpassable sales, leasing and management services. Our company was built from the ground up to specialize in adding value and increasing net operating income (NOI) for our clients. At the core of our company culture is a commitment to excellence and aggressive standards that help our clients achieve their short and long-term investment goals.

North American Commercial currently provides sales, leasing, tenant representation, asset management, property management and facilities management services to our clients. Each one of our agents and employees has gone through rigorous training that allows them to have a performance-based track record that embodies first class service.

North American Commercial is proud to take an active role with Southern Nevada CCIM, IREM, BOMA and ICSC. Each one of these affiliate organizations has fundamentals and relationships that allow us to benefit our clients and drive home results.



# OUR TEAM



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## EXCLUSIVELY LISTED BY

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