

CAMERON COMMONS

4580 W. Post Road, Las Vegas, NV 89118

AVAILABLE
For Sale



MDLGroup

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Sale Details



\$3,288,800

Sale Price



±8,222 SF

Space Available



Southwest LV

Submarket

Property Highlights

- Located in a prime industrial area with easy access to major freeways and the Harry Reid Airport.
- Features a spacious layout including a main warehouse room, break room, 2 storage rooms, and 4 restrooms.
- Built in 2006 and zoned for Light Industrial (I-L).
- Easy access to the I-215 and I-15 freeways and approximately 6.2 miles from the Harry Reid Airport and the Las Vegas Strip.
- 72 parking spaces with covered parking available (8.57:1,000 SF).
- In close proximity to retail and dining options outside of the Las Vegas Strip, including retail complexes such as Town Square Las Vegas, Arroyo Market Square, and Spanish Palms Plaza.
- High ceilings and ample vertical space for equipment and storage.
- Possibility to install grade-level roll-up door for access to the building.

Demographics

Population	1 mile	3 miles	5 miles
2024 Population	1,160	96,665	358,098
Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$126,233	\$94,840	\$91,636

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Property Overview

near the intersection of W. Post Road and S. Decatur Boulevard. The Property consists of a one-story, single- features a mix of commercial properties, retail outlets, and dining options, providing convenience and amenities approximately 45,500 Vehicles Per Day (VPD).

Area Overview

near the intersection of W. Post Road and S. Decatur Boulevard. The Property consists of a one-story, single- features a mix of commercial properties, retail outlets, and dining options, providing convenience and amenities approximately 45,500 Vehicles Per Day (VPD).

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Property Details

+ Parcel Number	162-31-311-003
+ Submarket	Southwest Las Vegas
+ Building Size	±8,222 SF
+ Land Size	±0.39 AC
+ Zoning	IL (Light Industrial)
+ Parking	72 spaces (8:57:1,000 SF)
+ Year Built	2006
# LjY [; gnfIk	S. Decatur Blvd. // ±45,500 VPD W. Sunset Rd. // ±11,900 VPD

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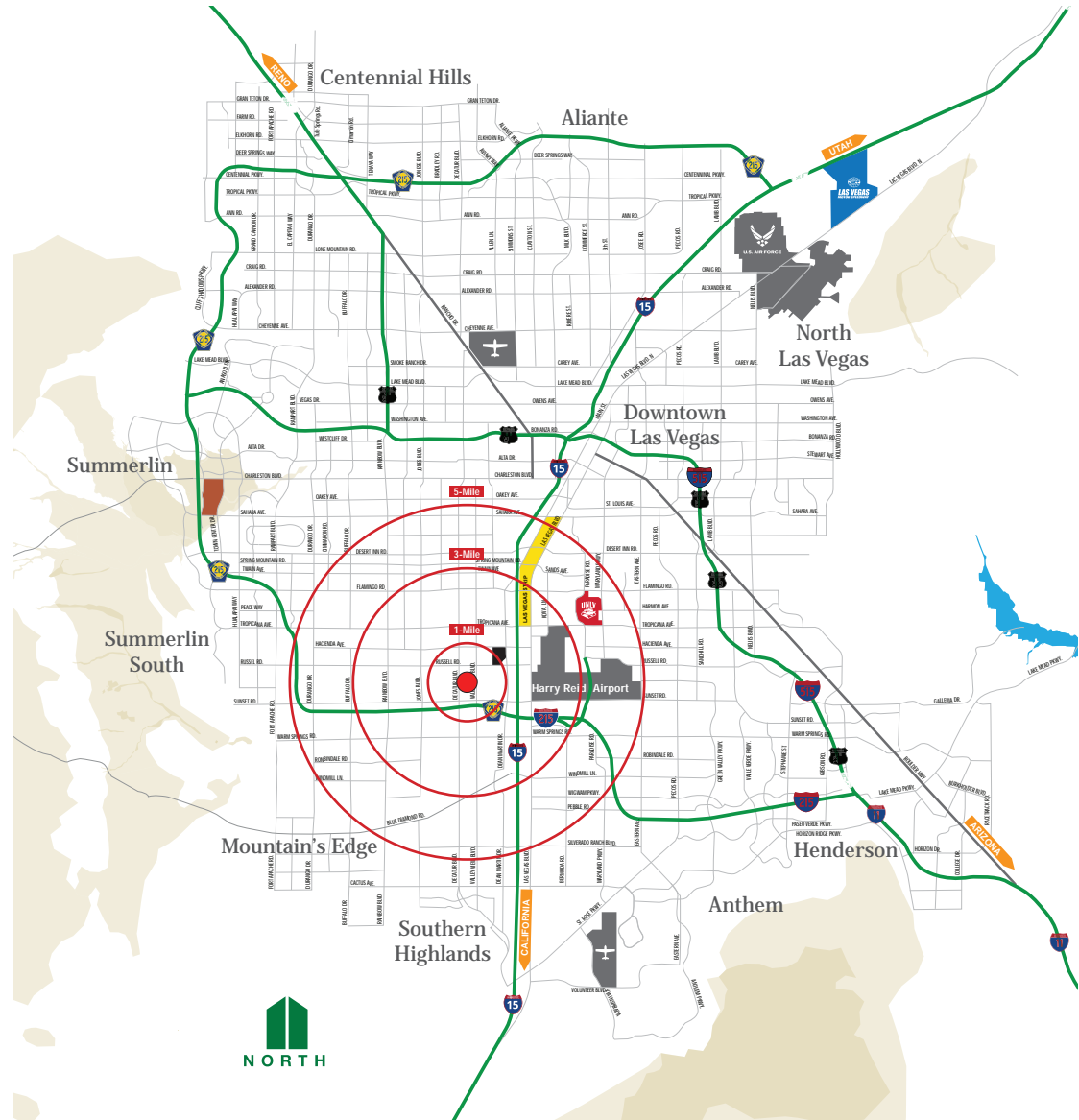
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Population	1 mile	3 miles	5 miles
2010 Population	797	81,811	294,357
2020 Population	1,206	93,321	338,883
2024 Population	1,160	96,665	358,098
2029 Population	1,250	100,350	375,386
2010-2020 Annual Rate	+0.8%	+0.8%	+0.8%
2020-2024 Annual Rate	+10.1%	+15.3%	+14.9%
2024-2029 Annual Rate	+7.5%	+4.1%	+4.7%
2024 Median Age	39.0	38.2	38.4

Households	1 mile	3 miles	5 miles
2024 Wealth Index	94	67	67
2010 Households	206	34,073	119,801
2020 Households	302	37,809	138,675
2024 Total Households	319	39,297	147,010
2029 Total Households	354	41,168	155,801
2010-2020 Annual Rate	+48.1%	+10.8%	+15.7%
2020-2024 Annual Rate	+34.5%	+11.5%	+12.0%
2024-2029 Annual Rate	+10.3%	+5.1%	+5.7%


Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$126,233	\$94,840	\$91,636
2029 Average Household Income	\$145,416	\$109,859	\$106,782
2024-2029 Annual Rate	+15.0%	+16.1%	+15.7%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	235	50,036	154,640
2020 Total Housing Units	332	46,907	158,642
2024 Total Housing Units	347	47,843	165,960
2024 Owner Occupied Housing Units	169	17,996	64,517
2024 Renter Occupied Housing Units	150	21,301	82,493
2024 Vacant Housing Units	28	8,546	18,950
2029 Total Housing Units	378	50,093	175,101
2029 Owner Occupied Housing Units	177	19,305	69,109
2029 Renter Occupied Housing Units	177	21,863	86,692
2029 Vacant Housing Units	24	8,925	19,300



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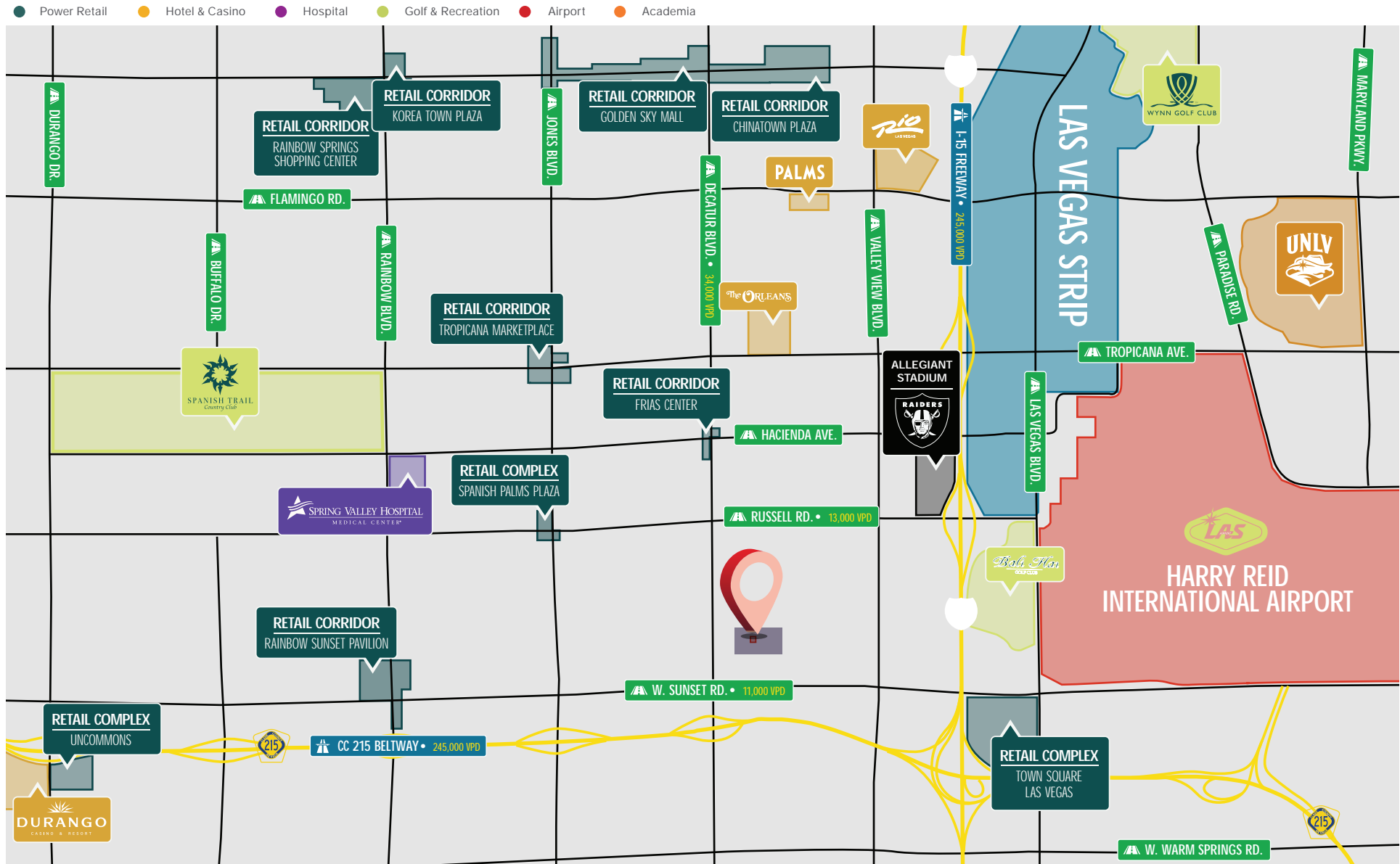
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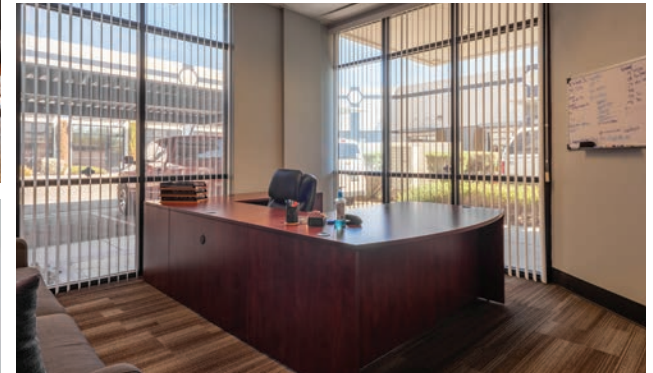


Property Details

- + **Total SF:** ±8,222
- + **Price per SF:** \$400 SF
- + **Sale Price:** \$3,288,800
- + **Available:** 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.






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 County Divisions across 435 square miles. It is a centralized state in the United States.

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.

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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

Nevada Tax Advantages

NEVADA

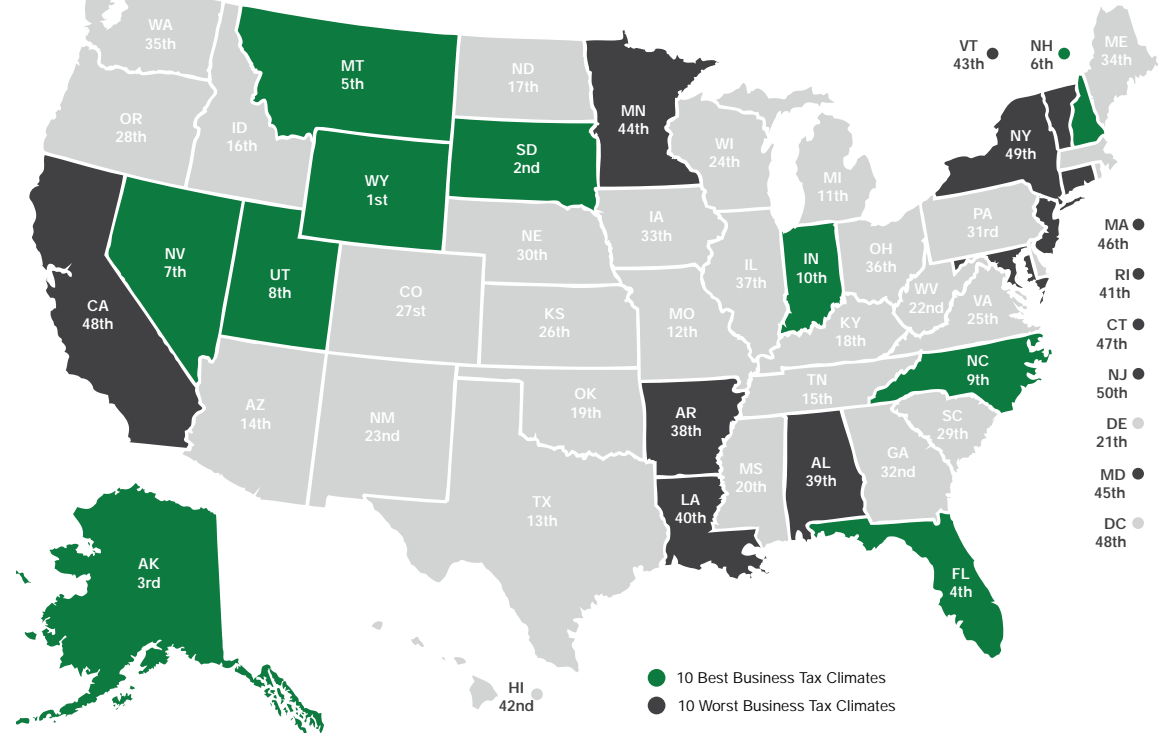
Yk'Yob Yqk'Z]] f'Y'hghm'lj [' gđ] ' 'gj 'Znkđ] kk] k' \m] 'lg'nY]ajnk' ^Y [lgjk'kn ['Yk'đo %gkl'klY]lmh\$] _m'Vlgjq'Z] f] Plk\$Yf \ [ge h]l- itive utility rates.

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

2024 State Business Tax Climate Index



Nevada Tax System:

State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns, arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports.



Rail Transportation

Las Vegas and Reno also, too, play an important role in the state's economy.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a major hub for air travel, annually serving more than 40 million and handling more than 189 million pounds of cargo.

Southern Nevada Growth

200,000+

7,500+

85%

Number of jobs added between 2011 and 2019.

Number of new businesses added between 2011 and 2019.

Milestone graduation rate for Clark County school district in 2019.

Education & Workforce Development

Clark County School District (CCSD) has achieved a milestone graduation rate of 85% for the 2019 cohort, marking the highest rate in the district's history.

The University of Nevada, Las Vegas (UNLV) has achieved R1 status in development (R&D) performance over the last decade and reached R1 status in 2017. UNLV School of Medicine started class in 2017.

Nevada State College (NSC) has experienced especially strong growth in awards to racial and ethnic minorities, and in health care programs.

The College of Southern Nevada (CSN) was named as a Leader College of Excellence for its focus on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

Clark County School District (CCSD) has invested in infrastructure and launched the International Innovation Center @ Vegas (IIC@V) to support high-tech industries.

The Clark County School District (CCSD) has expanded its footprint in Southern Nevada to 4.6M SF of data center space.

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 Convention Center.

Source: Clark County School District (CCSD) and other local government reports.

Professional Sports



Synopsis

Las Vegas is home to three minor league sports teams: The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the AHL, and the Las Vegas Athletics of the MLB. The Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

The Las Vegas Valley has four major league professional teams: the Vegas Golden State of the NBA (began play in 2017), the Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

Las Vegas is home to three minor league sports teams: The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the AHL, and the Las Vegas Athletics of the MLB. Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: www.wikipedia.com

Disclaimer

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