



**FOR SALE**

6676 ESccondido St, Unit 5  
Las Vegas, NV 89119

**±6,000 SF VACANT  
INDUSTRIAL BUILDING**

## Property Specs

|                    |                                    |
|--------------------|------------------------------------|
| SALE PRICE         | <b>\$1,920,000.00</b>              |
| PSF                | <b>\$320</b>                       |
| APN                | 177-02-111-008                     |
| BUILDING SIZE   SF | <b>± 6,000 SF</b>                  |
| YEAR BUILT         | 2020                               |
| LOT SIZE           | <b>±0.21 Acres</b>                 |
| ZONING             | <b>MD (Designed Manufacturing)</b> |

- ±6,000 Total SF
- ±18' Clear Height
- One (1)12'x14' Grade Level Door
- ±400 Amps, 120/208V, 3-Phase Power
- Sprinklers
- Secure Fenced Yard
- Located in the Desirable Airport Market Quick access to 215 Freeway and I-15 Freeway



OR TEXT 22782 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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# SUMMARY





PHOTOS

## FENCED YARD

SECURED SPACE





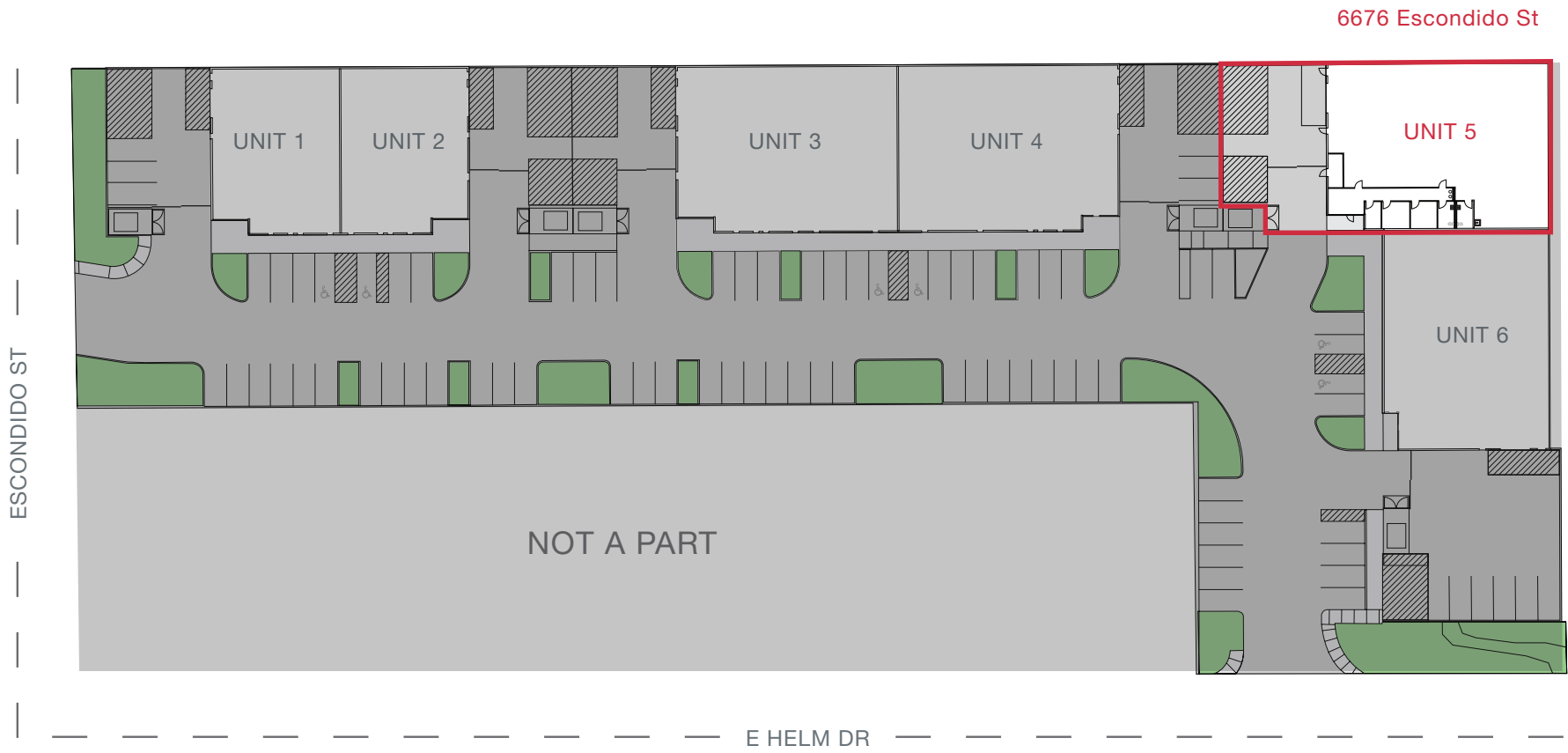
# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



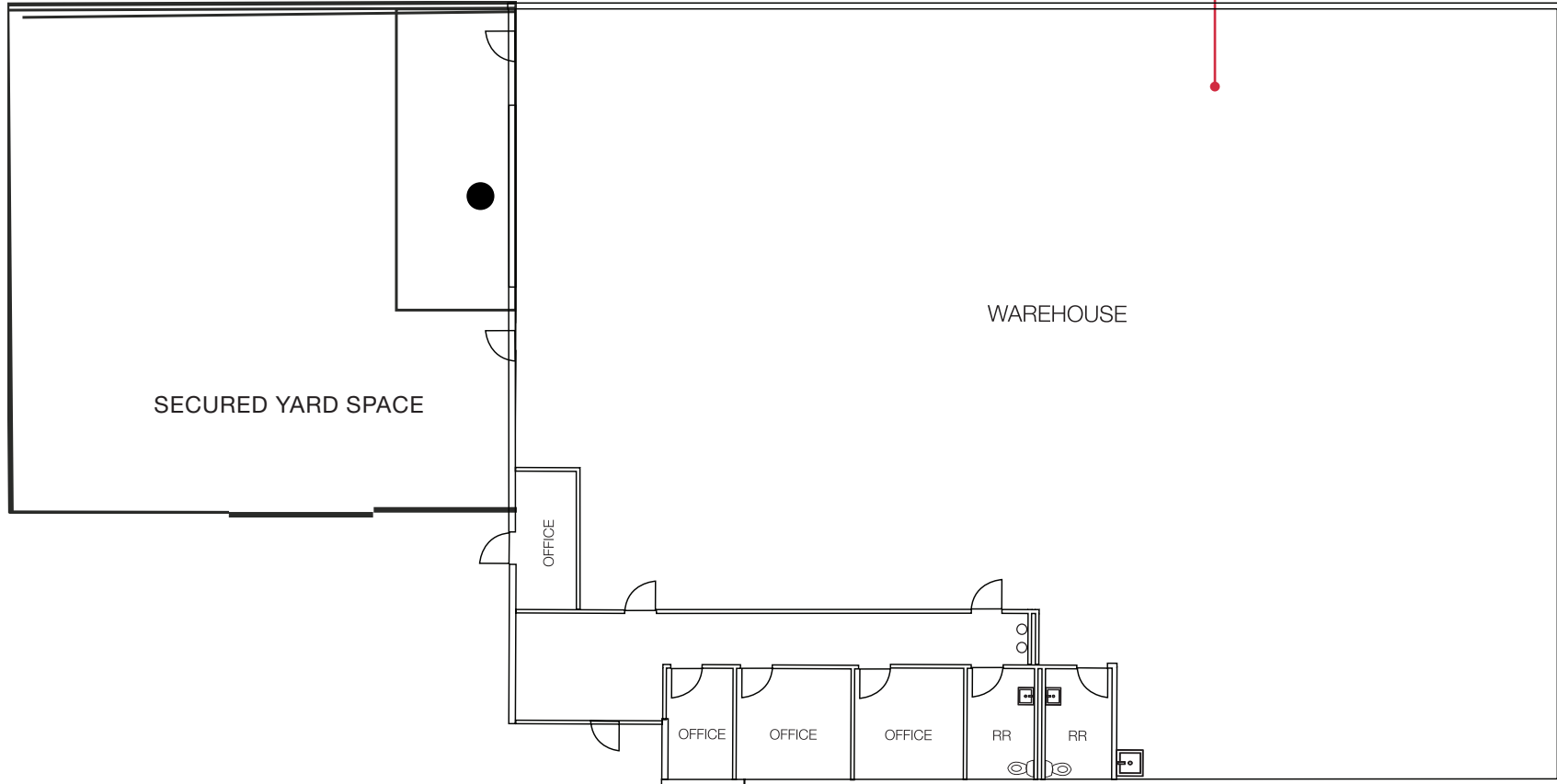
# SITE PLAN



# FLOOR PLAN



CLICK HERE  
FOR A 3D TOUR



● GRADE LEVEL LOADING DOOR



# DEMOGRAPHICS

| POPULATION             | 1-mile   | 3-mile   | 5-mile   |
|------------------------|----------|----------|----------|
| 2024 Population        | 8,129    | 104,491  | 370,194  |
| HOUSEHOLDS             | 1-mile   | 3-mile   | 5-mile   |
| 2024 Households        | 3,472    | 43,686   | 154,890  |
| INCOME                 | 1-mile   | 3-mile   | 5-mile   |
| 2024 Average HH Income | \$88,415 | \$94,125 | \$94,673 |

## Traffic Counts

| STREET          | AADT   |
|-----------------|--------|
| Sunset Rd       | 42,500 |
| S Maryland Pkwy | 43,000 |

## Cities Nearby

|                         |             |
|-------------------------|-------------|
| Los Angeles, California | 273 miles   |
| Phoenix, Arizona        | 302 miles   |
| Salt Lake City, Utah    | 418 miles   |
| San Diego, California   | 334 miles   |
| Denver, Colorado        | 75 miles    |
| San Antonio, Texas      | 1,280 miles |

# TERMS & CONDITIONS

## **Terms and Conditions**

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## **Financial Information**

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## **Summary Documents**

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Vegas. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.





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