

# 4850 W OQUENDO ROAD

Las Vegas, Nevada 89118

AVAILABLE  
For Lease



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## Property Highlights

- ±8,500 SF Free Standing Building
- Situated on a ±0.40-Acre Parcel
- Currently Configured as Primarily Office Space
- Easily Convertible to 50% Office / 50% Warehouse
- Grade Level Loading Door
- 18' Clear Height
- 100% HVAC Throughout
- Nineteen (19) Surface Parking Spaces
- Prime Southwest Las Vegas Location
- Close Proximity to the I-15, I-215, and the Las Vegas Strip
- Surrounded by Retail Amenities



## Property Details

<b>\$1.49 PSF NNN</b>	<b>\$0.375 PSF</b>	<b>±8,500 SF</b>
Lease Rate	CAM Charges	Available Space

## Demographics

Population	1 mile	3 miles	5 miles
2025 Population	7,913	109,258	366,387
Ave. Household Income	1 mile	3 miles	5 miles
2025 Ave. Household Income	\$94,903	\$92,547	\$96,824





+ Parcel ID	162-31-101-023
+ Zoning	Industrial Park (I-P)
+ Year Built	2003
+ Property Size	±8,500 SF
+ Cross Streets	S Decatur Blvd & W Russell Rd
+ Traffic Counts	S Decatur Blvd ±30,500 VPD W Russell Rd ±24,300 VPD

## Property Overview

MDL Group is pleased to present 4850 W Oquendo Road, a free standing building located in the southwest submarket of Las Vegas (the "Property"). Built in 2003, this ±8,500 SF industrial building offers a unique opportunity for tenants seeking a highly functional property in a prime location. The Property features approximately 90% office space and 10% warehouse space, serviced by one (1) grade level door. With its professional office buildout and excellent access to major freeways, this Property is ideal for businesses requiring a strong office presence with supporting warehouse functionality.

## Area Overview

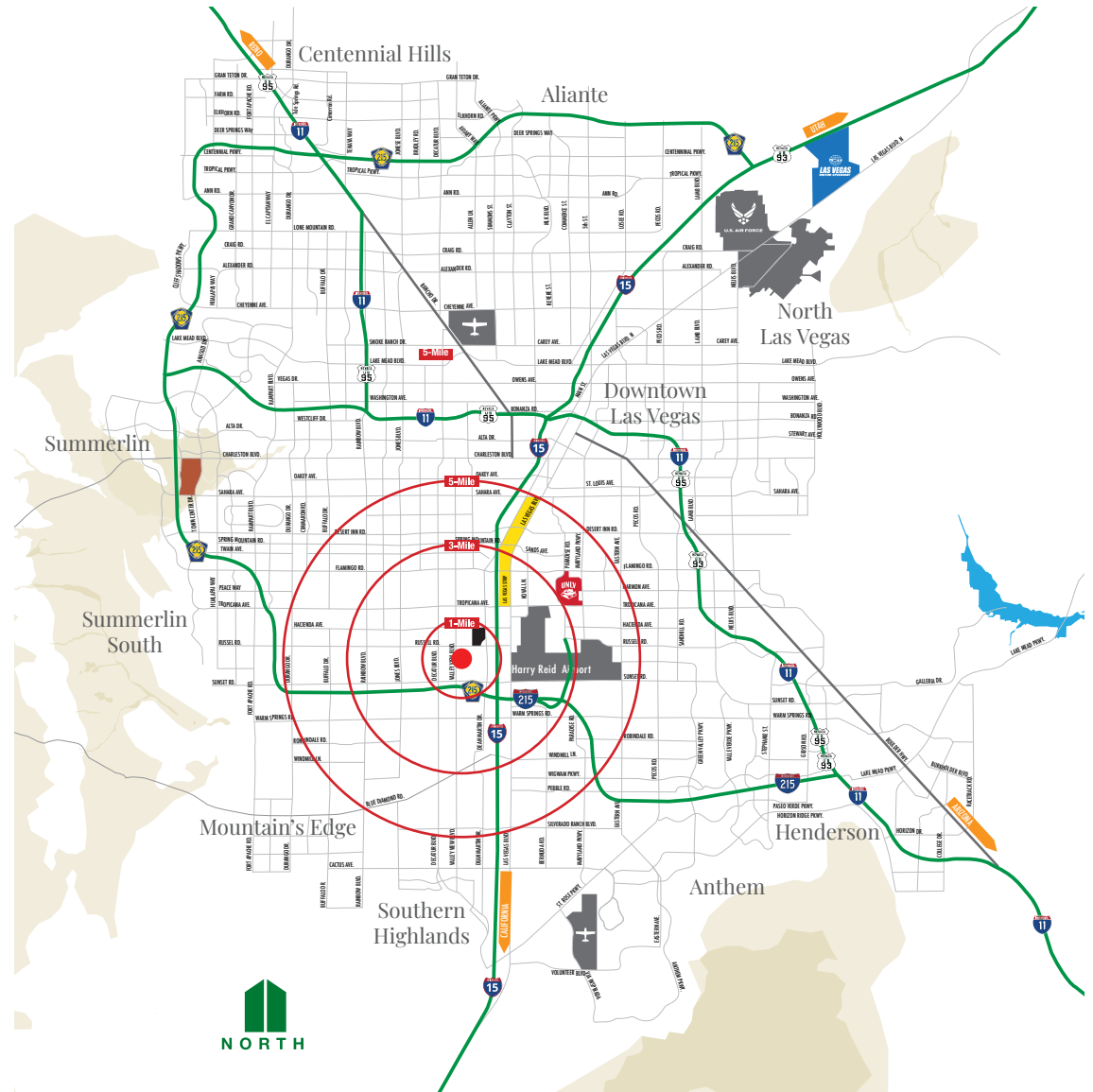
The property offers convenient access to S Decatur Boulevard (±30,500 VPD) and W Russell Road (±24,300 VPD). Its location provides easy access to both the I-15 and I-215 freeways, ensuring strong regional connectivity. The property is surrounded by abundant dining and retail options along South Decatur Boulevard, Tropicana Avenue, and in nearby Town Square. It is located less than 3 miles from the Las Vegas Strip and approximately 5 miles from Harry Reid International Airport.

Population	1 mile	3 miles	5 miles
2010 Population	6,581	96,126	303,065
2020 Population	7,720	104,335	347,134
<b>2025 Population</b>	<b>7,913</b>	<b>109,258</b>	<b>366,387</b>
2030 Population	8,191	113,663	385,767
2010-2020 Annual Rate	1.61%	0.86%	1.37%
2020-2025 Annual Rate	0.47%	0.80%	1.03%
2025-2030 Annual Rate	0.69%	0.79%	1.04%
2025 Median Age	39.1	39.1	39.0

Households	1 mile	3 miles	5 miles
2025 Wealth Index	54	63	69
2010 Households	2,901	40,175	123,576
2020 Households	3,232	43,109	142,602
<b>2025 Total Households</b>	<b>3,300</b>	<b>45,251</b>	<b>152,623</b>
2030 Total Households	3,430	47,365	162,047
2010-2020 Annual Rate	1.09%	1.44%	2.66%
2020-2025 Annual Rate	0.40%	0.93%	1.30%
2025-2030 Annual Rate	0.78%	0.92%	1.21%

Average Household Income	1 mile	3 miles	5 miles
<b>2025 Average Household Income</b>	<b>\$94,903</b>	<b>\$92,547</b>	<b>\$96,824</b>
2030 Average Household Income	\$106,565	\$103,728	\$108,436
2025-2030 Median State Annual Rate	2.80%	2.80%	2.80%

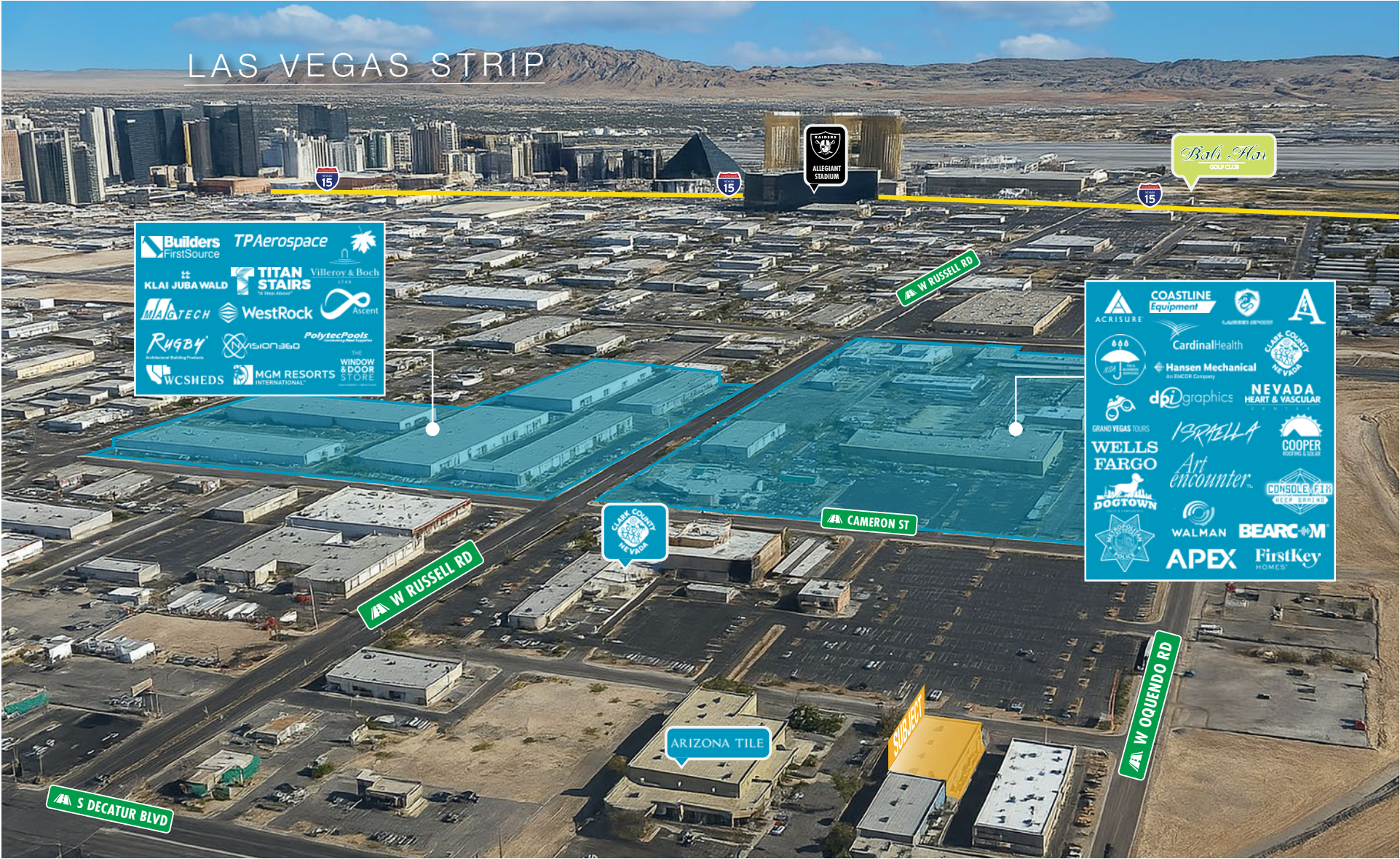
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	3,521	56,596	160,455
2020 Total Housing Units	3,628	52,651	163,893
<b>2025 Total Housing Units</b>	<b>3,660</b>	<b>54,562</b>	<b>173,093</b>
2025 Owner Occupied Housing Units	1,126	19,709	64,559
2025 Renter Occupied Housing Units	2,174	25,542	88,064
2025 Vacant Housing Units	360	9,311	20,470
2030 Total Housing Units	3,830	56,872	182,823
2030 Owner Occupied Housing Units	1,217	21,044	69,084
2030 Renter Occupied Housing Units	2,213	26,320	92,962
2030 Vacant Housing Units	400	9,507	20,776





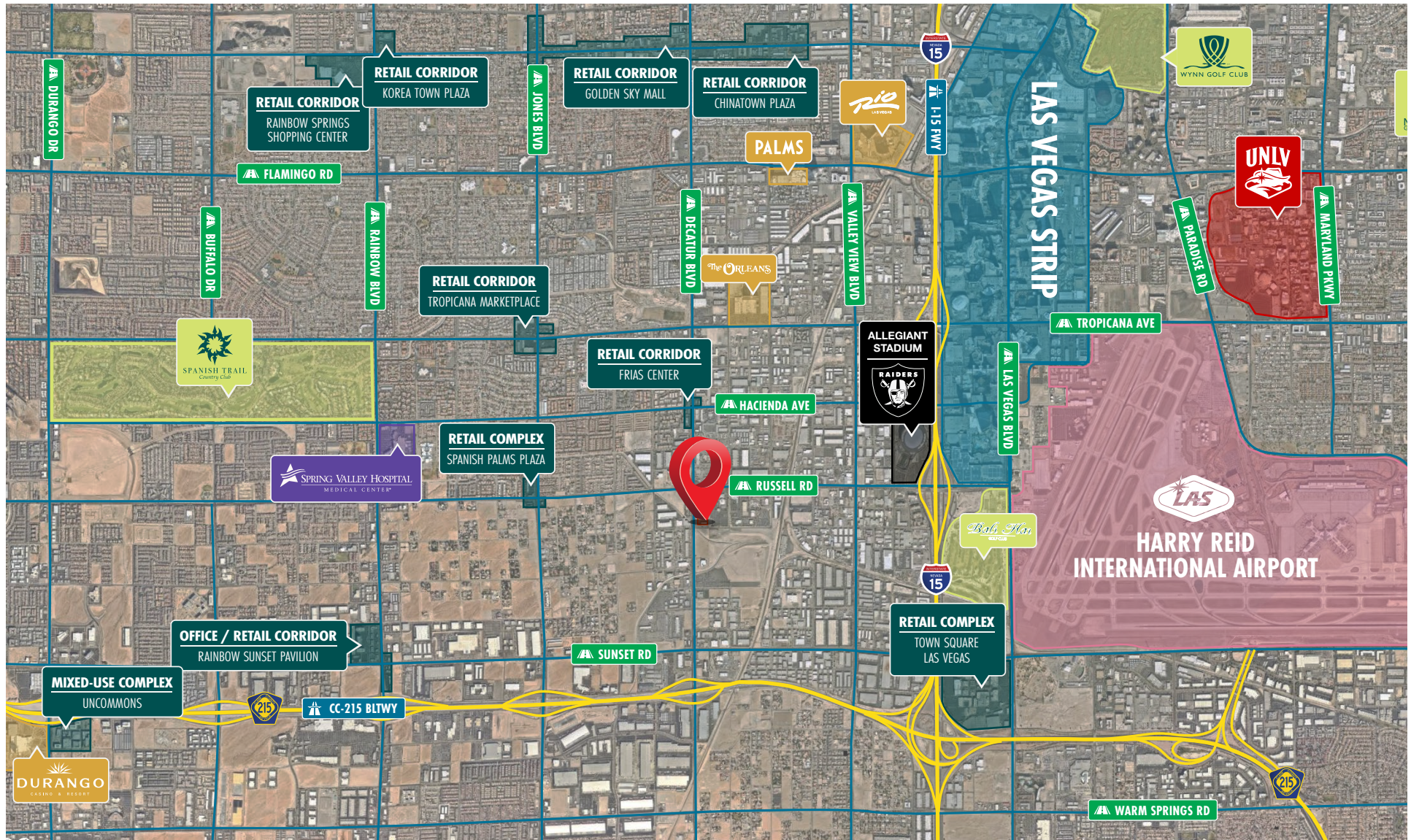
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For Lease



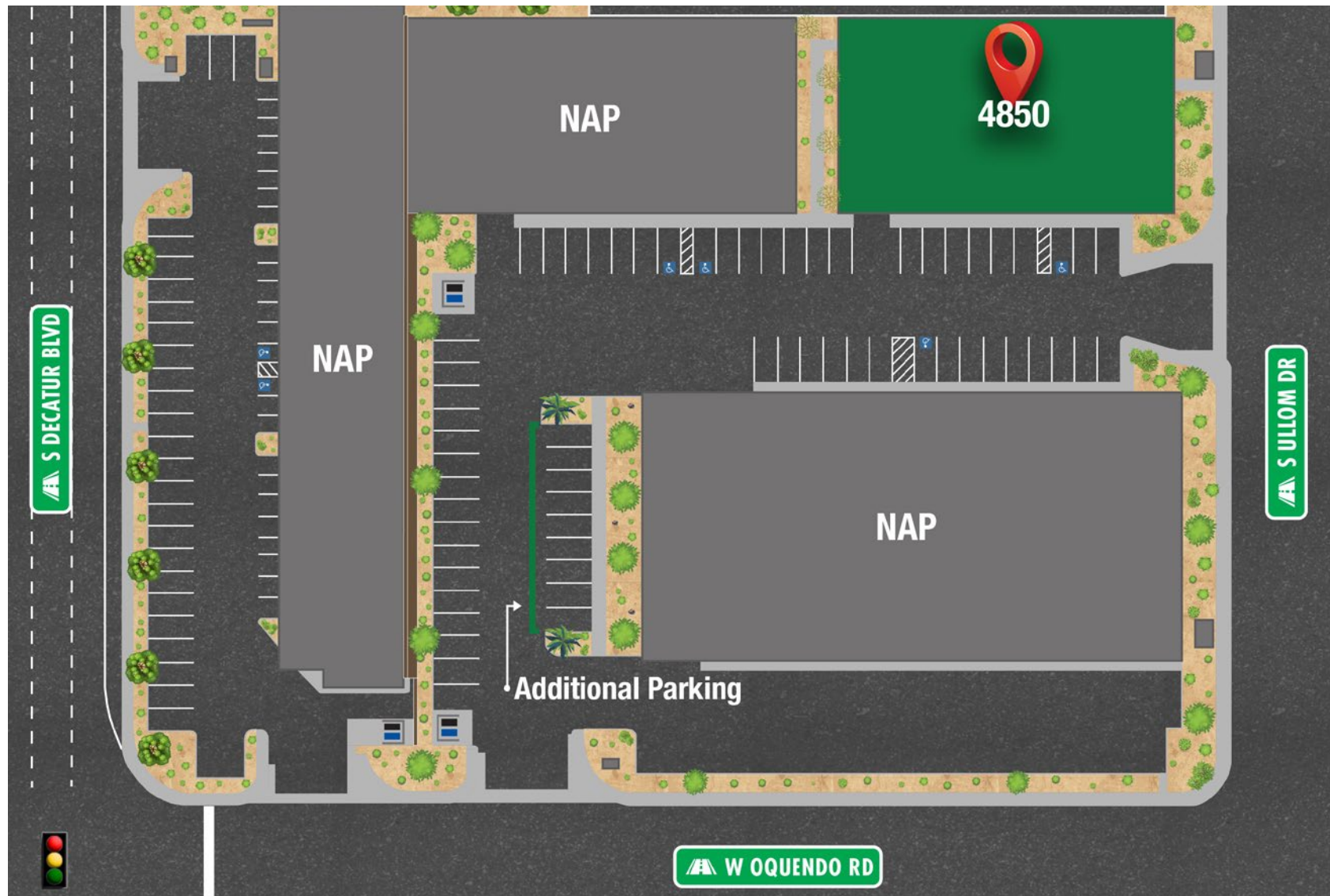


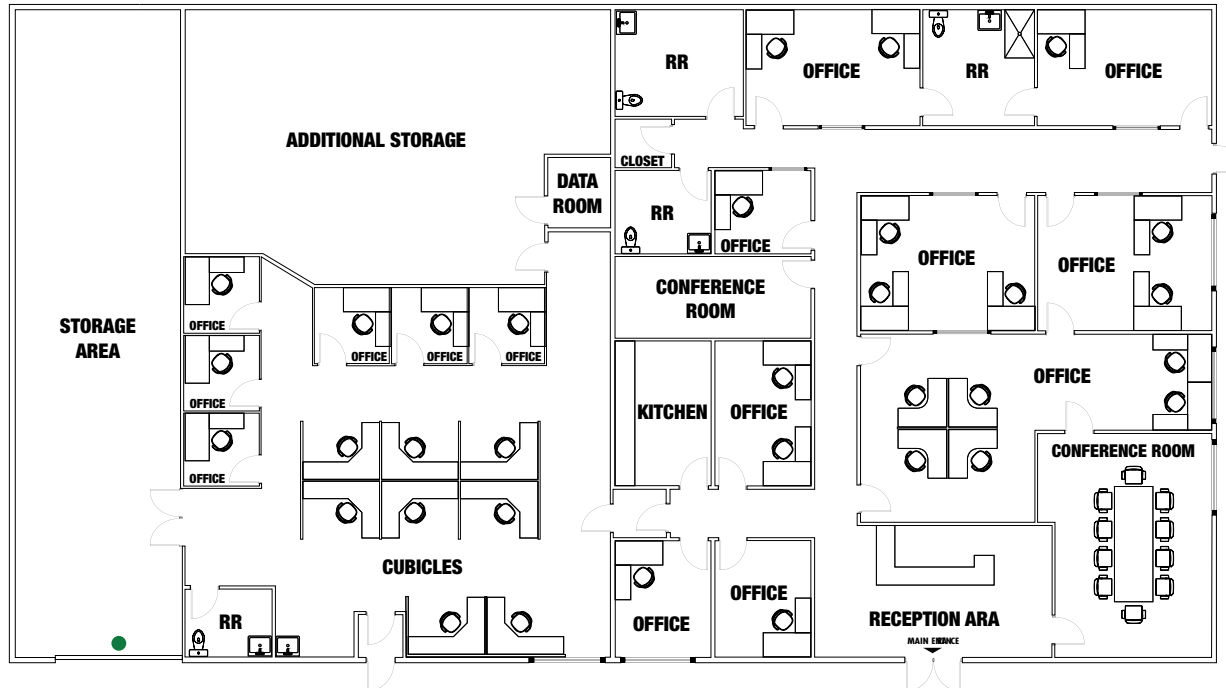
● Power Retail ● Hotel & Casino ● Hospital ● Parks & Recreation





## Site Plan





## Lease Details



**\$1.49 PSF NNN**

Monthly Lease Rate



**\$0.375**

CAM Charges



**\$15,852.50**

Monthly Rent

*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

## Building Details

Total SF	Office SF	Warehouse SF	Loading	Offices	Restrooms	Power	Availability
±8,500	±7,650	±850	One (1) Grade Level Door	Fifteen (15)	Four (4)	To be verified by Tenant	30-days from lease execution



## Property Photos




# 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.

 **±7,892**  
Land Area  
(Square Miles)

**Quick Facts**  
 **2,265,461**  
Population

 **298**  
Pop. Density  
(Per Square Mile)

Sources: [clarkcountynv.gov](http://clarkcountynv.gov), [data.census.gov](http://data.census.gov), [lvgea.org](http://lvgea.org), [wikipedia.com](http://wikipedia.com)



# City of Las Vegas




## Synopsis


The City has cultivated and championed a variety of important projects for the benefit of the community. Some highlights include downtown's newest property Circa, scheduled to open this year. Circa is downtown's first newly built hotel-casino since the 1980s and includes a 459-foot-tall tower, 777 new rooms, a massive sports book, multiple swimming pools, bars and restaurants.

There has been a \$32 million upgrade to the Fremont Street Experience canopy, and the new Downtown Grand tower is just north of the canopy making the area even more spectacular. The City is looking forward to the grand opening of the new 350,000 SF International Market Expo Center. Another downtown highlight is the new residential development which includes two complexes on Symphony Park and ShareDOWNTOWN in the 18B Las Vegas Arts District.

## Quick Facts

 **±141.8**  
Size (Sq. Mi.)

 **641,903**  
Population

 **4,526**  
Pop. Density (Per Sq. Mi.)

The City is also bringing new technologies and industry to Las Vegas.

The heart of the Innovation District is the new International Innovation Center @ Vegas. The City of Las Vegas continues to be a hub for innovation and technology with the opening of this 11,000 SF center for established and emerging tech companies developing smart technologies.

Sources: [wikipedia.com](https://en.wikipedia.org/wiki/Las_Vegas), [data.census.gov](https://data.census.gov)

# Professional Sports



## Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has four major league professional teams: the Vegas Golden Knights of the NHL (began play in 2017 as the region's first major pro team), 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 Aviators of Minor League Baseball, 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 American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: [www.wikipedia.com](http://www.wikipedia.com)



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# Nevada Tax Advantages

## NEVADA

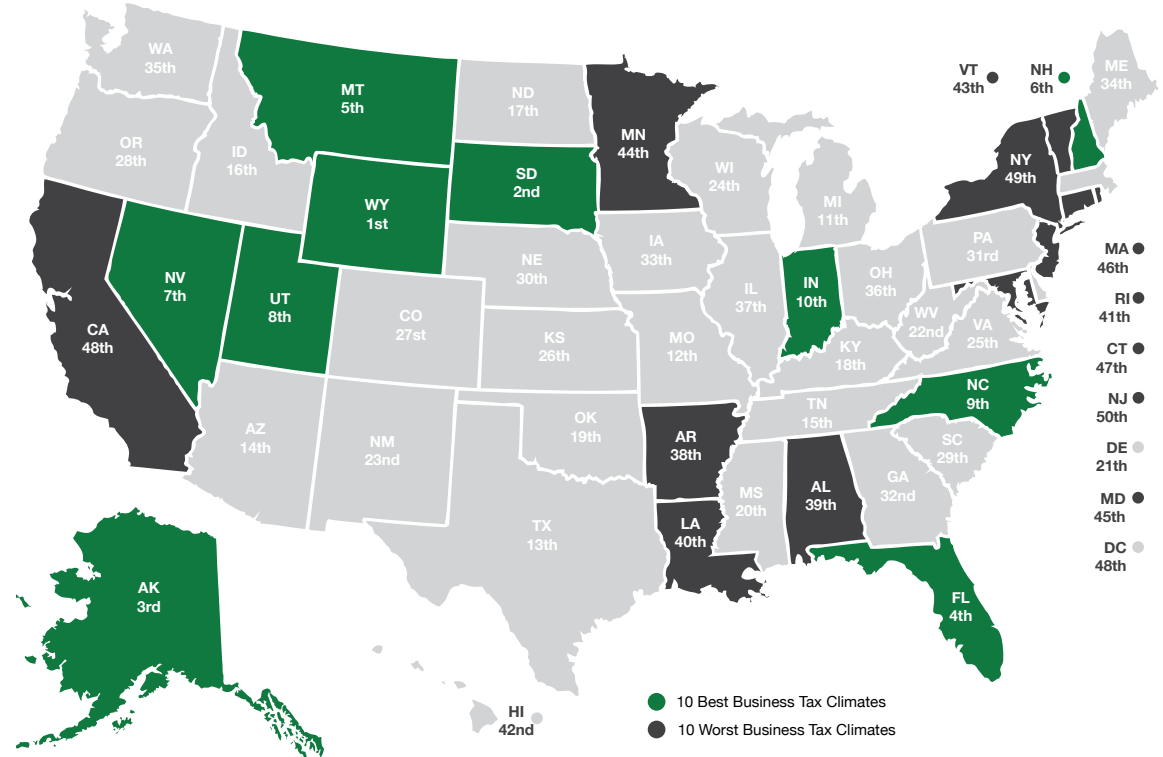
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

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

2024 State Business Tax Climate Index



## 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](http://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.



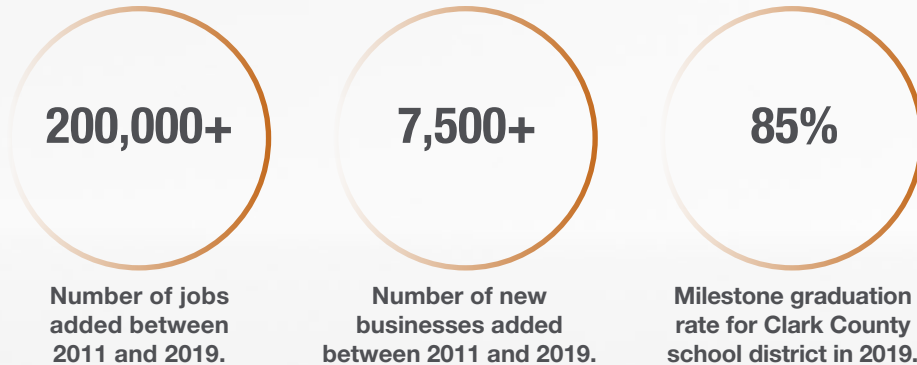
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# Southern Nevada Growth



## 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 double 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)*

