



Sunset Spencer Complex

6525 S Bruce St, Las Vegas, NV 89119



Bechir Ghalmi

Home Smart Encore

6630 Arroyo Springs St, Las Vegas, NV 89113

bechirghalmikw@gmail.com

(407) 230-8767

Sunset Spencer Complex

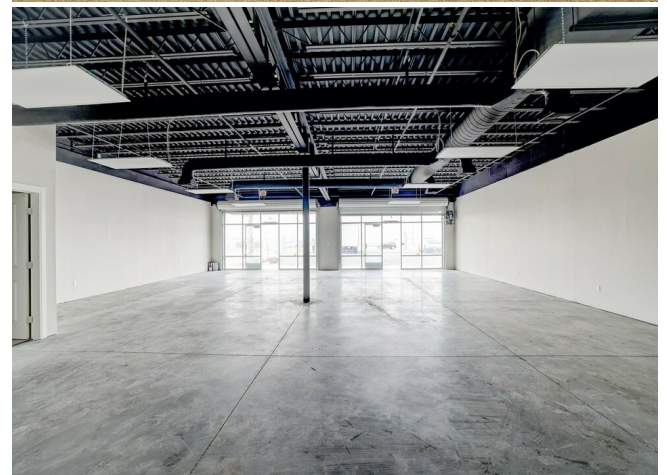
\$26.00 - \$26.40 /SF/YR

* Retail space & Office strategically located within the Airport industrial submarket, situated just minutes from Harry Reid International Airport, direct access to I-215, I-15. Property is 600 ft to the intersection of Eastern Ave & close to Las Vegas Blvd.

* Second floor encompasses 3,150 SF with city views, 4 Separate offices & vast Bullpen, 12 FT ceiling, Open Floor, Separate Kitchen, Cooperate Office.

* First Floor for Retail shop with 2100 SF retail space, 135 FT Sunset frontage. Newly renovated, New AC unit, New Bathrooms, Separate electrical Meter 220 Amp 2 phases. Newly Painted, Double doors, Easy access from Sunset Road & S Bruce....

- 135 FT Sunset Frontage, High traffic, Great visibility.
- Unique opportunity, Located within Industrial & Retail area.
- Newly updated retail shop. High traffic.



Rental Rate: \$26.00 - \$26.40 /SF/YR

Total Space Available: 5,250 SF

Max. Contiguous: 3,150.00 SF

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 15,900 SF

Year Built: 2007

Taxes: \$0.08 USD/SF/MO

Operating Expenses: \$0.00 USD/SF/MO

Rental Rate Mo: \$2.17 /SF/MO

1st Floor

Space Available	2,100 SF
Rental Rate	\$26.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 Years

Features Suite 301* 2100 SF Total Un-Occupied Retail Space* New AC unit 5 tons.* New electrical panel, 220 Amp 2 phases.* 135 SF Frontage on Sunset.* Ample Parking * 2 Entrances.* Newly Painted.* 2 New Private Bathrooms.* Suite 301, 2,100 SFT @ \$2.17 per SFT.

1

2nd Floor Ste 200

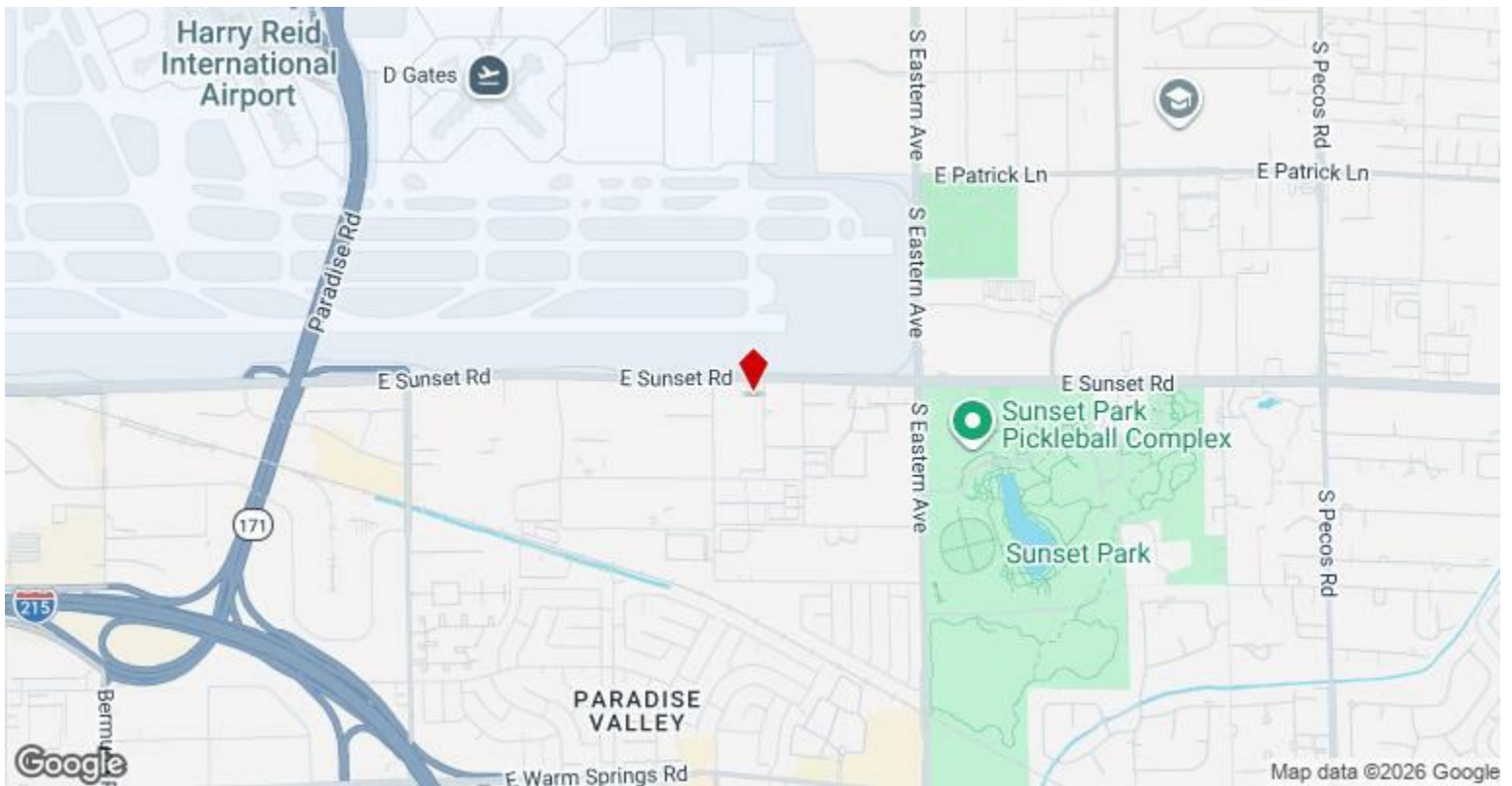
Space Available	3,150 SF
Rental Rate	\$26.40 /SF/YR
Contiguous Area	3,150 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 Years

Features Suite 200 * 3,150 sf of Office Space.* Multi Stalled Restrooms.* Natural light Throughout.* HVAC* Open Ceilings | Break Area.* 4 Offices * Kitchen* Open Bullpen.* Suite 200 is 3,150 SQFT @ \$2.20 per SFT

2

Major Tenant Information

Tenant	SF Occupied	Lease Expired
7GD Global Distribution	-	September 2027
XGunsLLC	-	December 2028



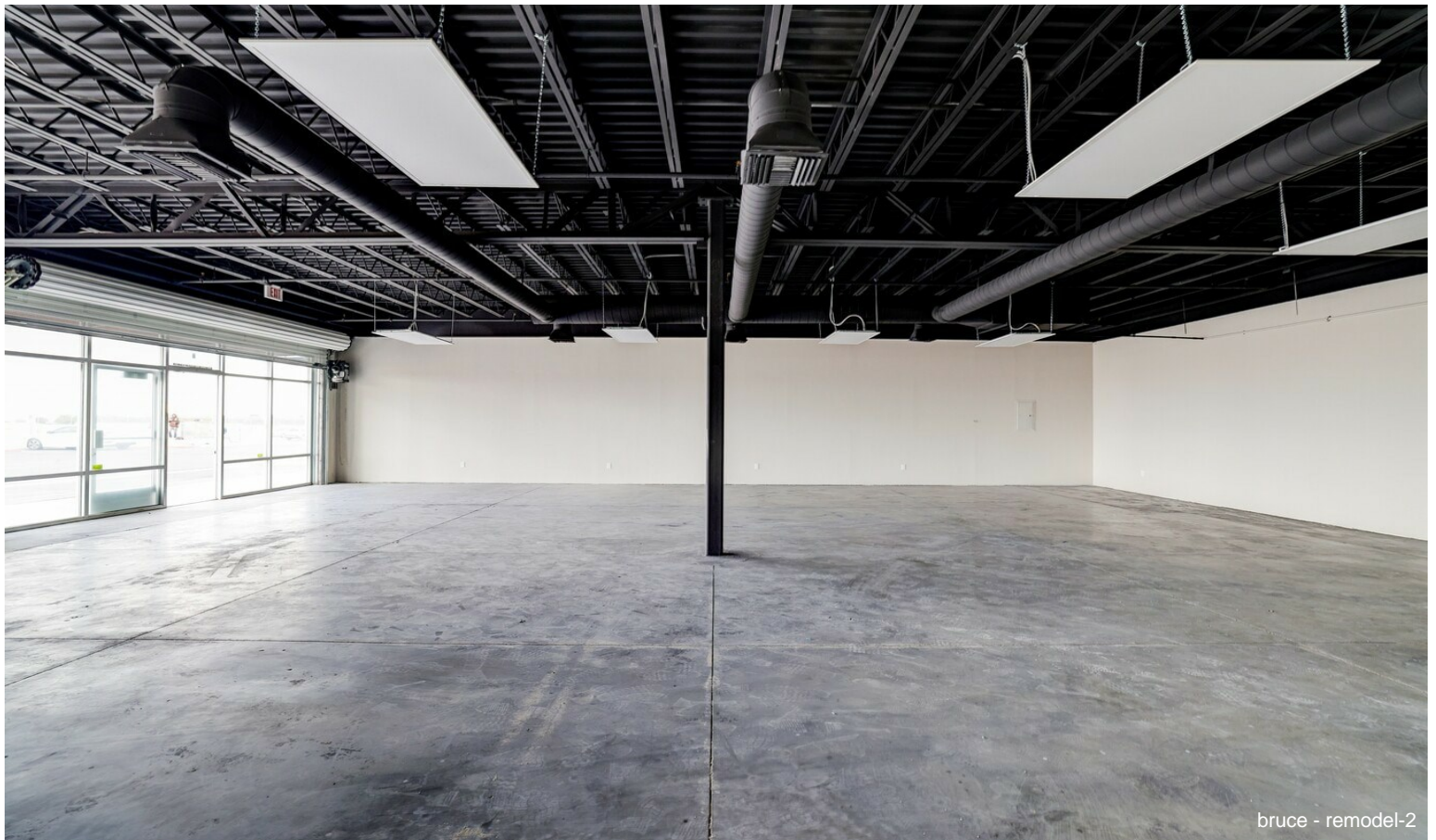
6525 S Bruce St, Las Vegas, NV 89119

- * Retail space & Office strategically located within the Airport industrial submarket, situated just minutes from Harry Reid International Airport, direct access to I-215, I-15.
- * Property is 600 ft to the intersection of Eastern Ave & Close to Las Vegas Blvd.
- * Second floor encompasses 3,150 SF with city views, 4 Separate offices & vast Bullpen, 12 FT ceiling, Open Floor, Separate Kitchen, Cooperate Office.
- * First Floor for Retail shop with 2100 SF retail space, 135 FT Sunset frontage. Newly renovated, New AC unit, New Two Bathrooms, Separate electrical Meter 220 Amp 2 phases. * Newly Painted, Double doors, Easy access from Sunset Road & S Bruce.

Property Photos



6525 S Bruce 1

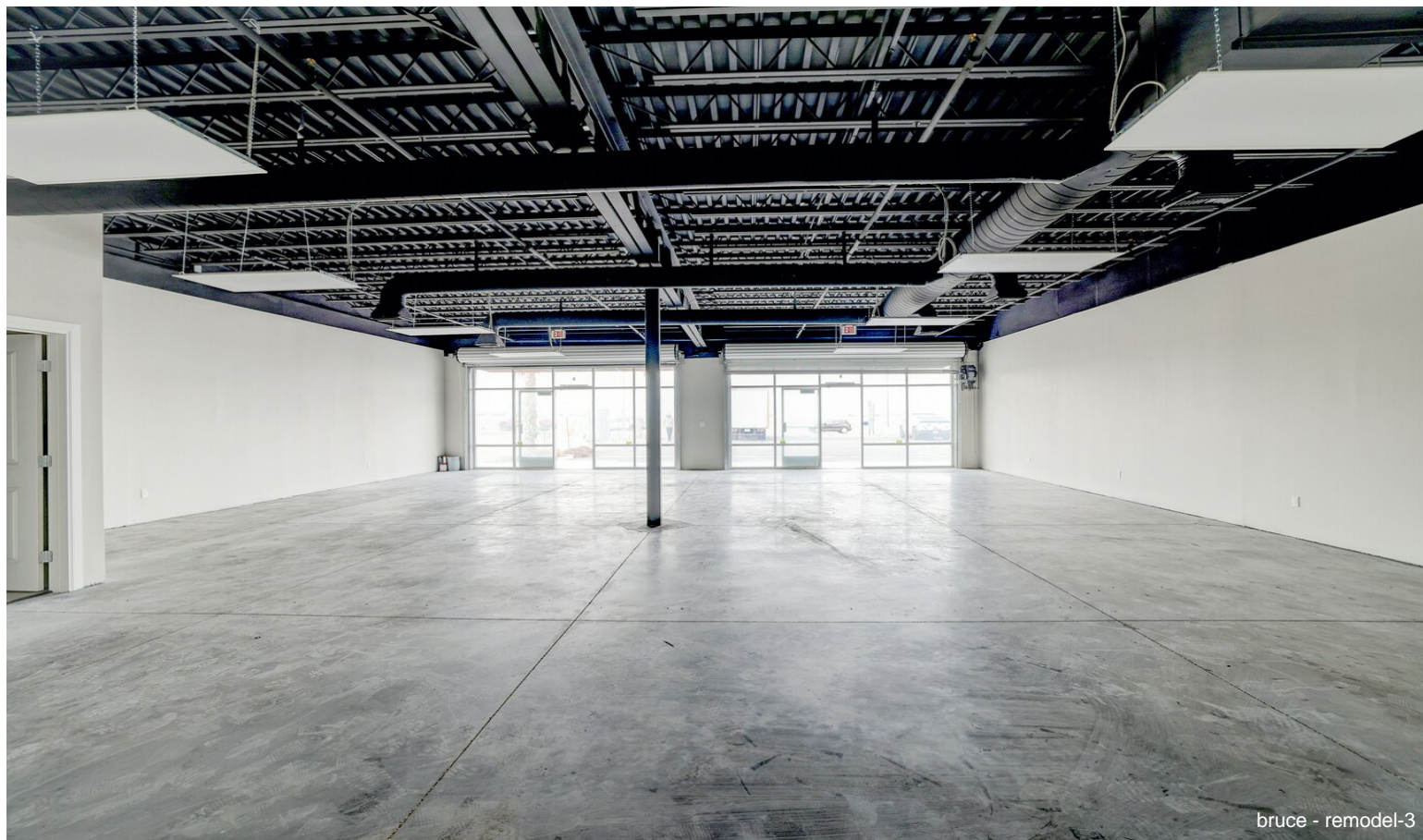


bruce - remodel-2

Property Photos

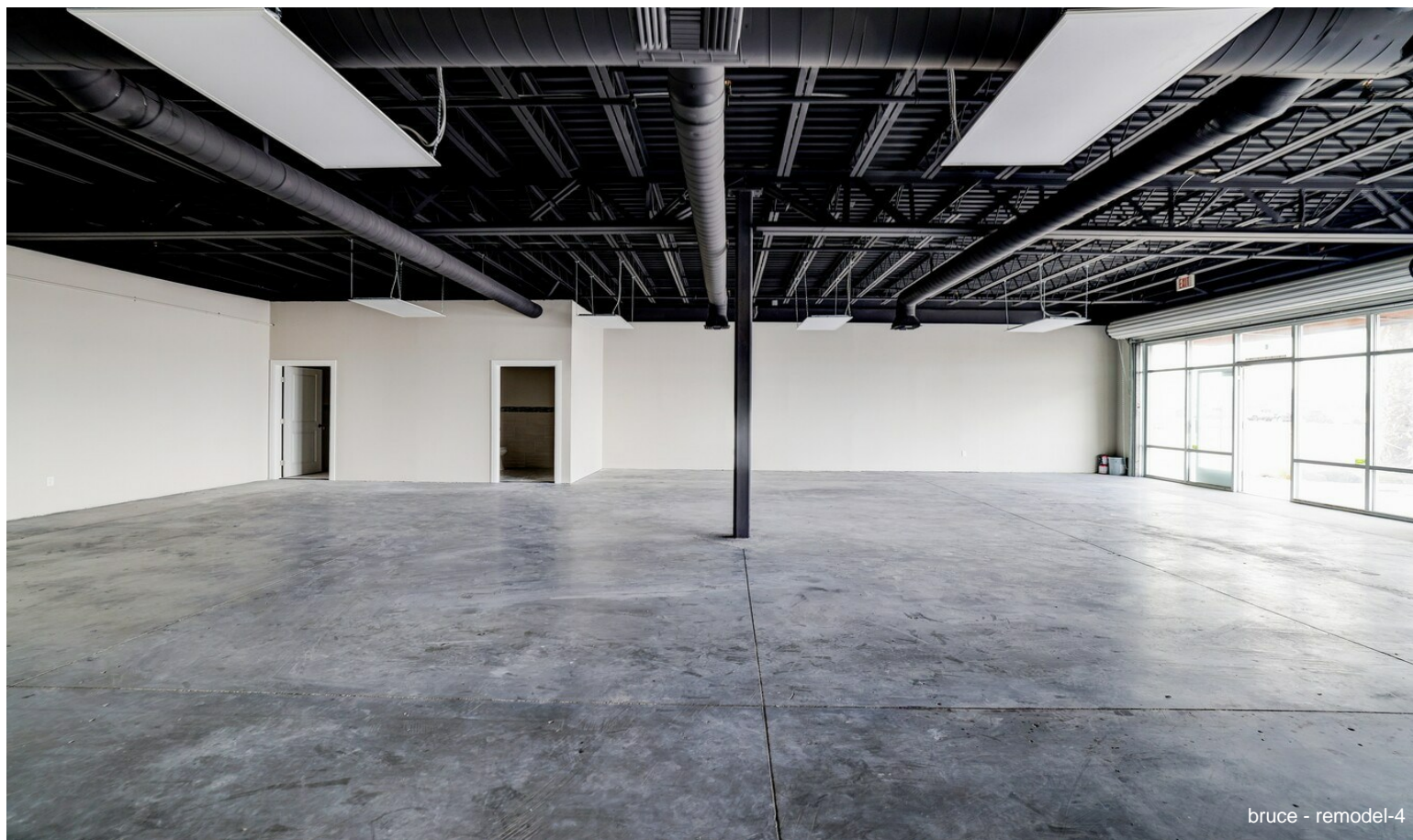


bruce - remodel-1



bruce - remodel-3

Property Photos



bruce - remodel-4



bruce - remodel bonus-1

Property Photos



bruce - remodel bonus-2



bruce - remodel bonus-3

Property Photos



bruce - remodel bonus-4



bruce - remodel-5

Property Photos



bruce - remodel-6



S Bruce-17

Property Photos



S Bruce-14



S Bruce-16

Property Photos



S Bruce-15



S Bruce-18

Property Photos



S Bruce-19

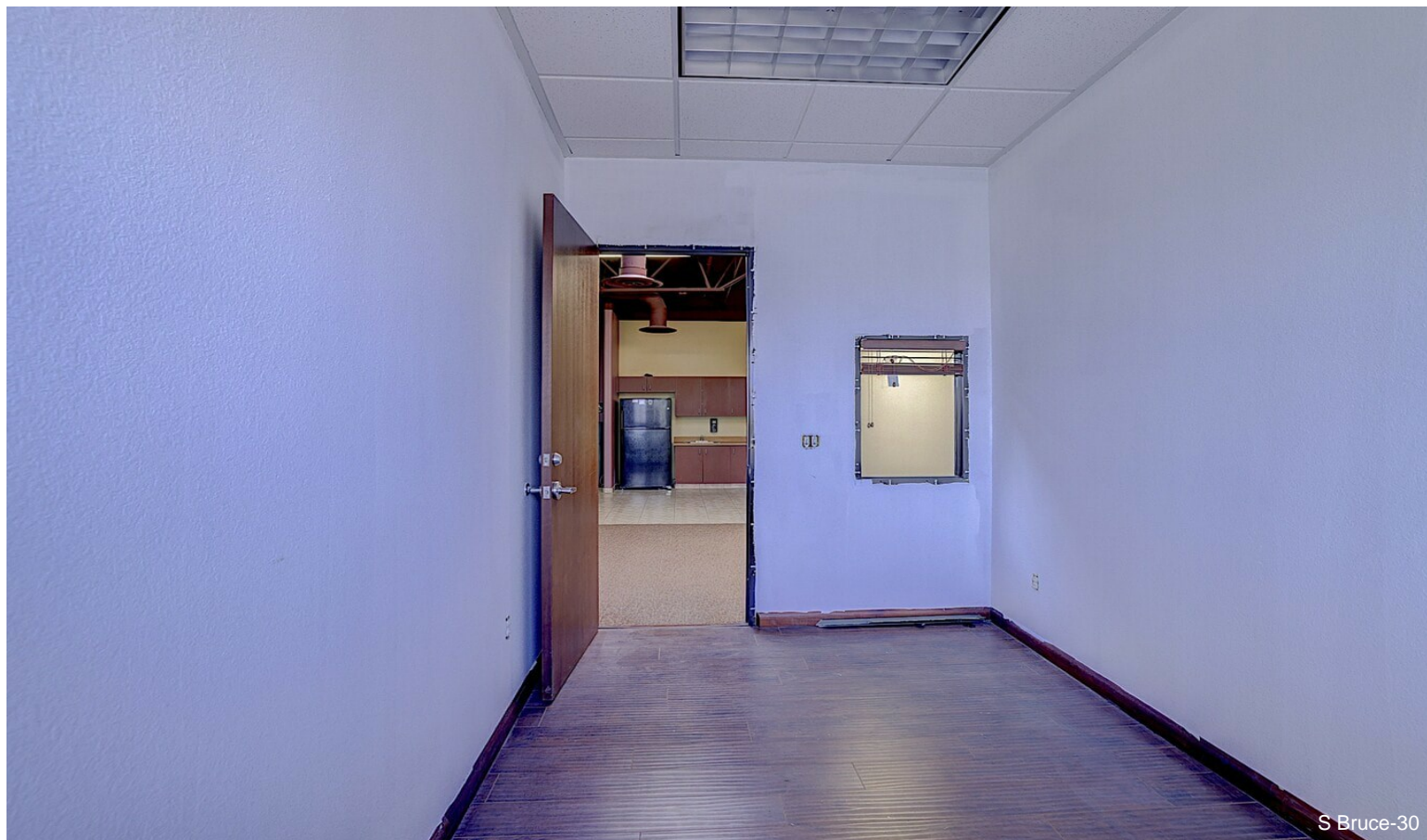


S Bruce-20

Property Photos



S Bruce-32

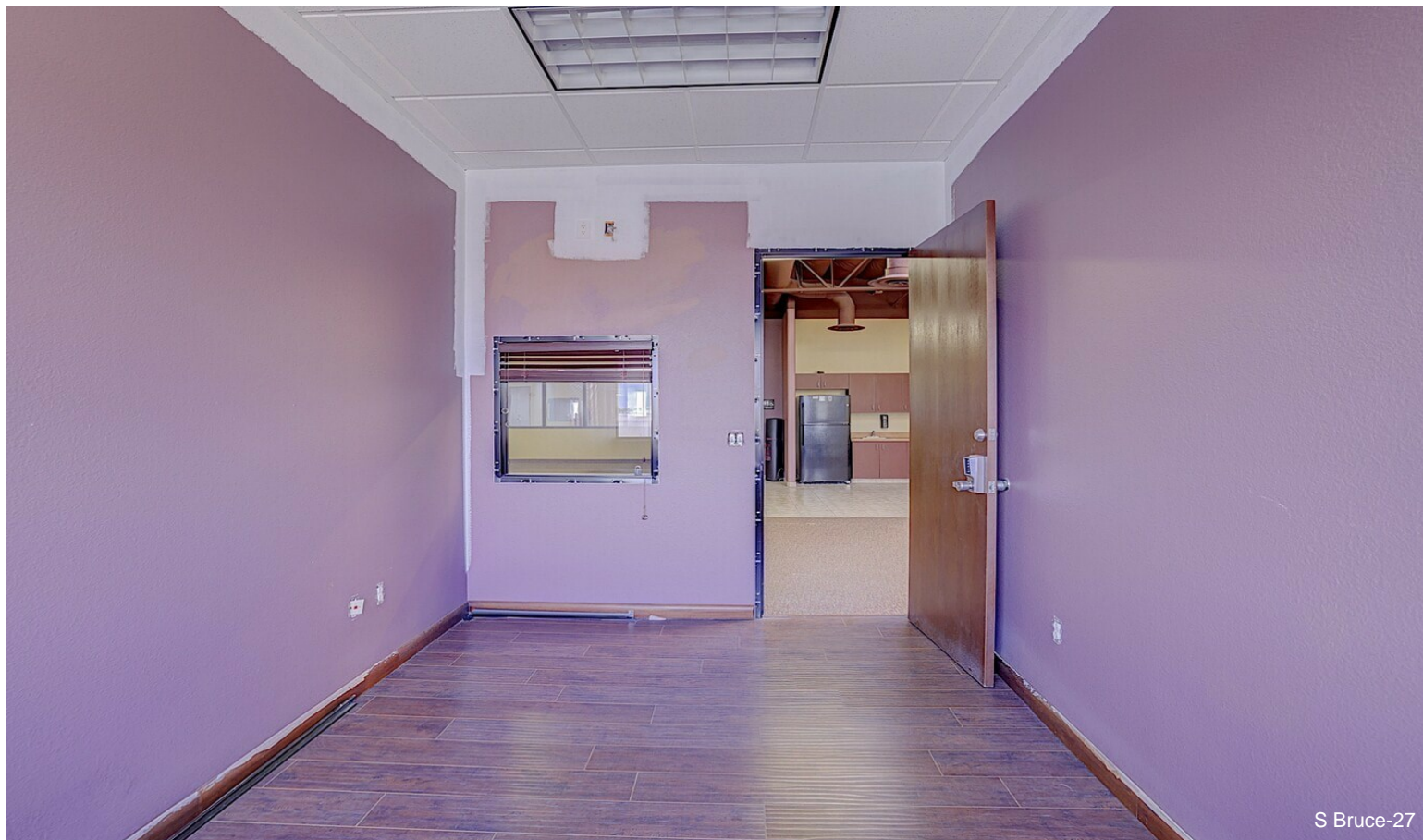


S Bruce-30

Property Photos

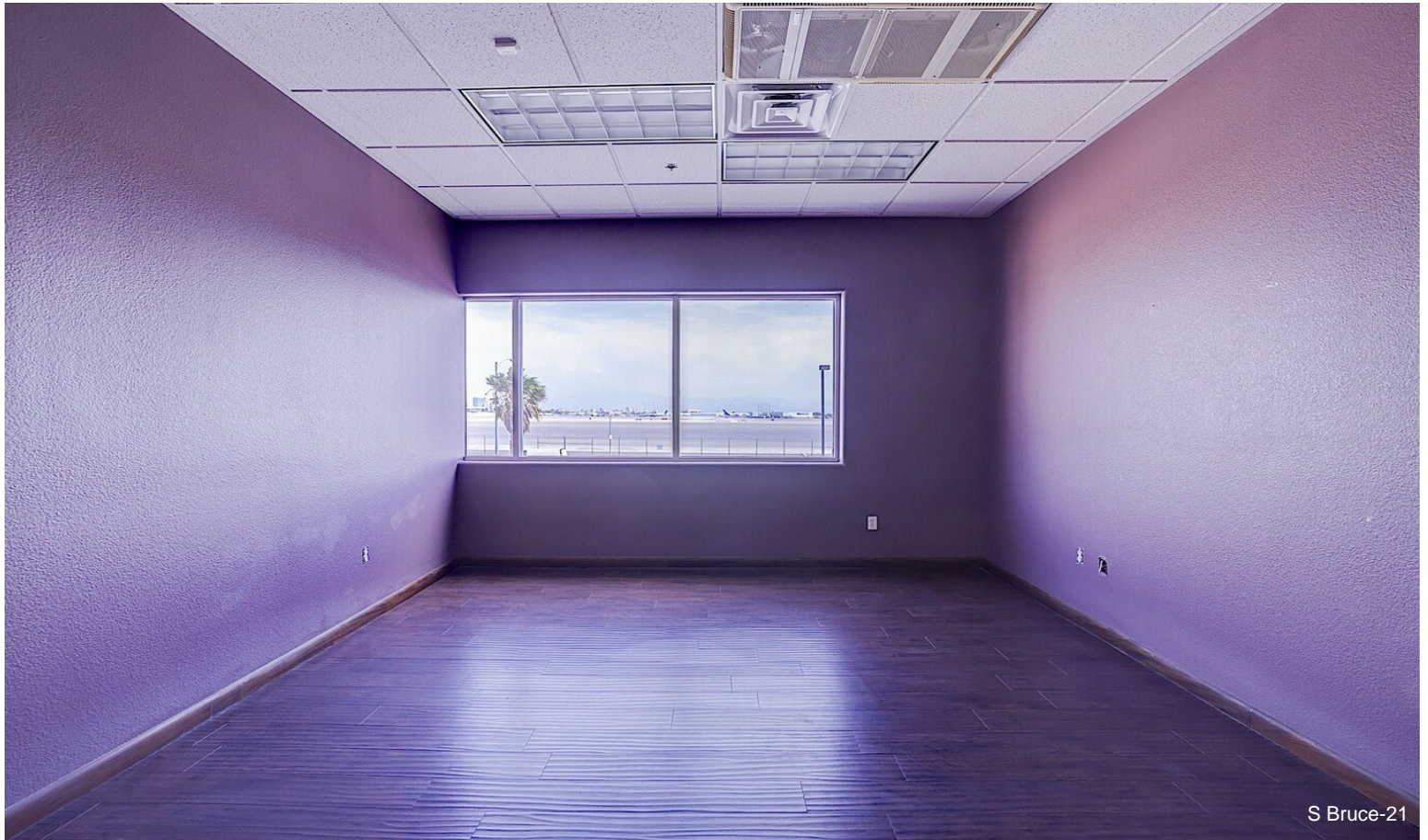


S Bruce-33

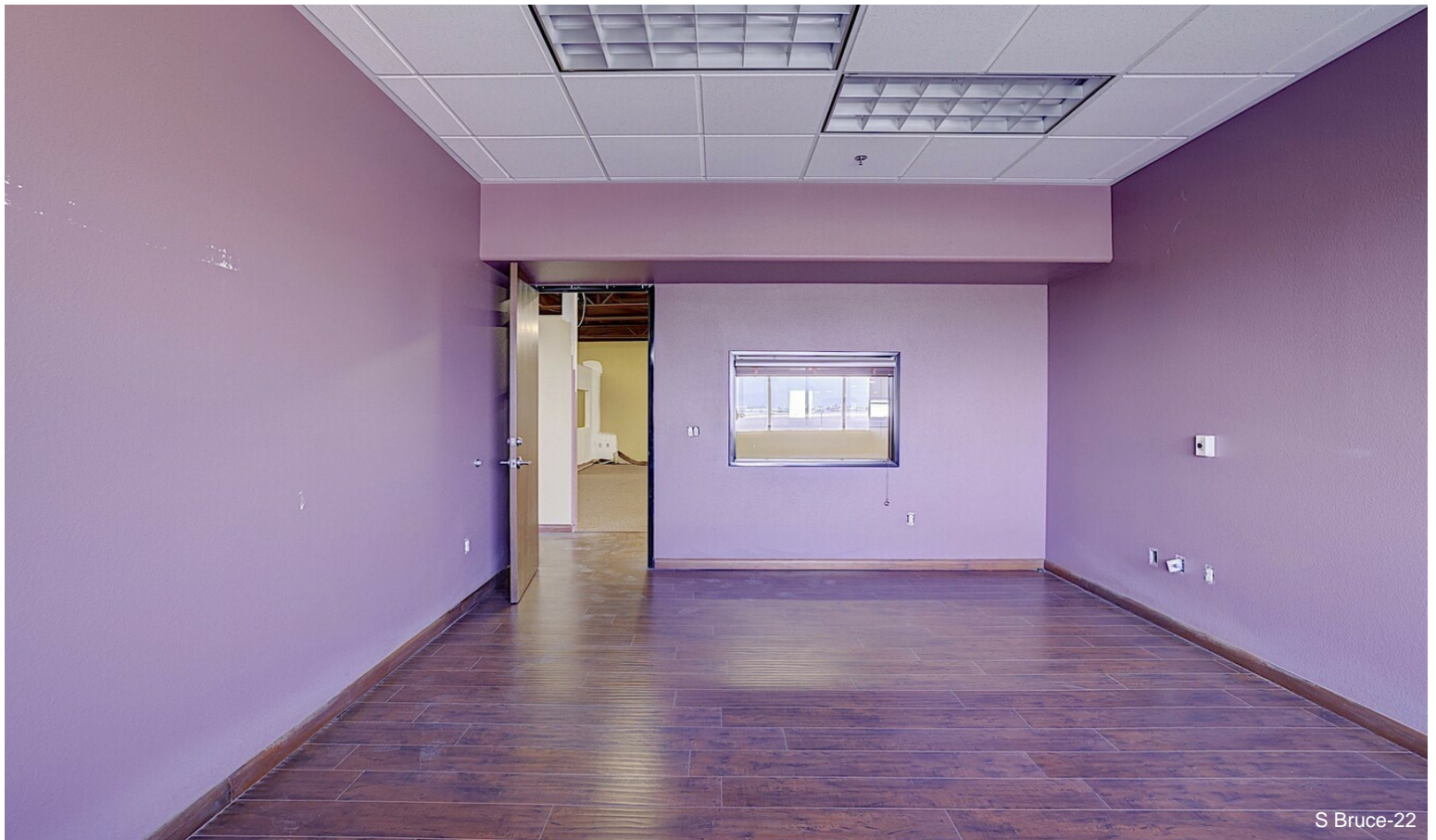


S Bruce-27

Property Photos



S Bruce-21



S Bruce-22

Property Photos



Property Photos



S Bruce-29