

4755 - 4767 PROCYON STREET

Las Vegas, NV 89103

AVAILABLE
For Lease

SUITE
4759



5960 South Jones Boulevard
Las Vegas, Nevada 89118
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www.mdlgroup.com

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Leasing Details



\$1.25 PSF NNN

Lease Rate



TBD

CAM Charges



±2,754 SF

Space Available

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Las Vegas, NV 89103

+ APN:	162-20-401-004
+ Submarket:	Southwest
+ Property Size:	±27,000 SF
+ Lot Size:	±2.27 AC
+ Zoning:	Industrial Light (I-L)
+ Power:	120/208 volt • 3-phase (to be verified by tenant)
+ Year Built:	1989 (renovated 2020)
+ Clear Height:	±18'
+ Traffic Counts:	Valley View Blvd // ±15,000 VPD Tropicana Ave // ±57,500 VPD



Property Highlights

- Total SF: ±2,754
- Office SF: 723
- Warehouse SF: ±2,031
- Parking: 1.5:1,000 PSF
- One (1) 10' x 12' grade level door
- 1.3 mile access to the I-15 Freeway
- Approximately 1 mile away from Las Vegas Boulevard S and the Strip



Convenient Location

The Property is located just off Procyon Avenue, which intersects nearby Tropicana Avenue ($\pm 57,500$ VPD) and parallel to Valley View Boulevard ($\pm 15,000$ VPD). It also has easy (1.3 mile) access to the I-15 Freeway and minutes away from the Strip.



Nearby Amenities

The Property has nearby amenities within driving distance, including power retail centers that have Home Depot, Harbor Freight, Bank of America, Denny's, EoS Fitness, Raising Cane's, In-N-Out Burger. It is approximately 1 mile away from Las Vegas Boulevard South, providing access to the plentiful retail shops and services along the Strip.

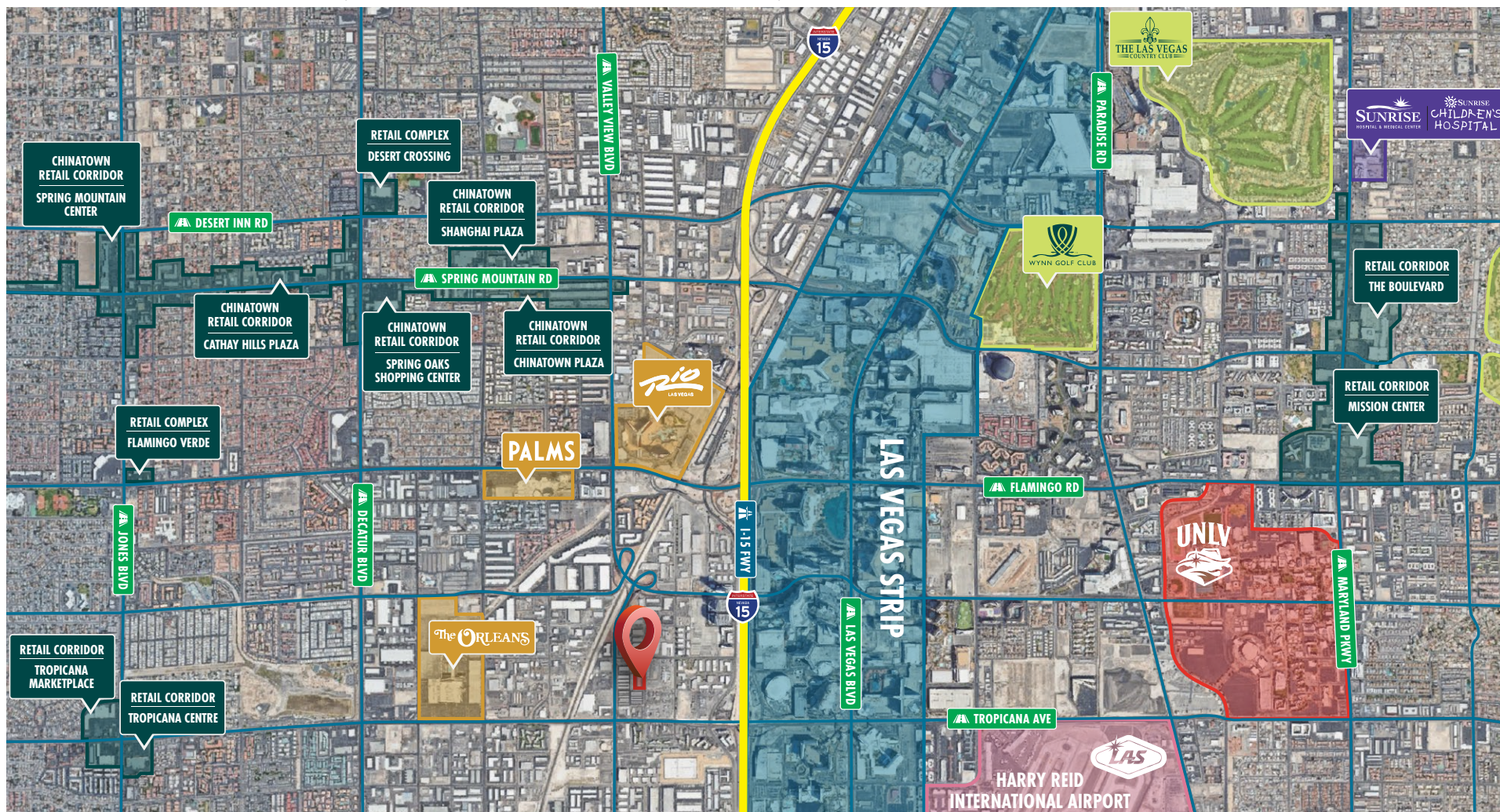


Dense Demographics

Located within the industrial corridor along Valley View Boulevard, with $\pm 370,516$ residents and average household incomes of \$83,586 within a 5-mile radius.



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



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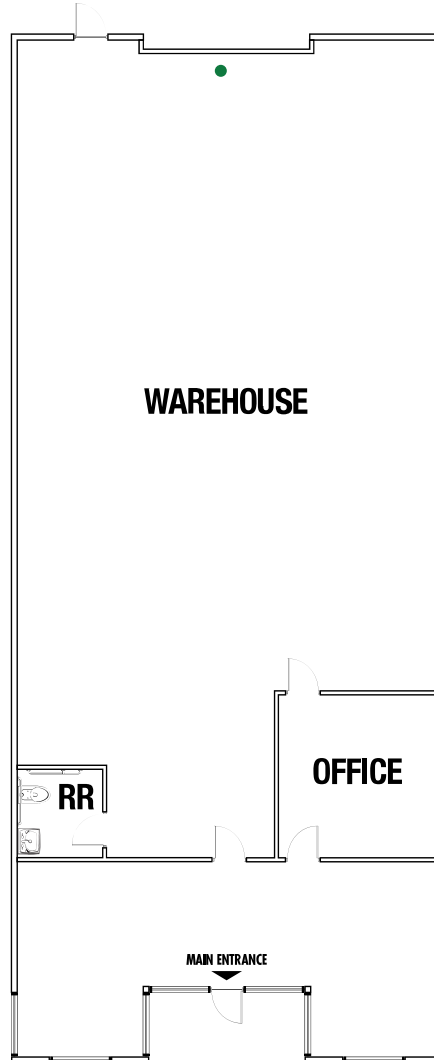
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Lease Details



\$1.25 PSF NNN

Monthly Lease Rate



\$0.30 PSF

CAM Charges



\$4,268.70

Monthly Rent

Suite Details

- + **Suite Number:** 4759
- + **Total SF:** ±2,754
 - **Office SF:** ±723
 - **Warehouse SF:** ±2,031
- + **Grade Level Doors:** One (1) 10' x 12'
- + **Parking:** 1.5:1,000 PSF
- + **Power:** 120/208 volt • 3-phase
(to be verified by tenant)
- + **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.

- Grade Level Door

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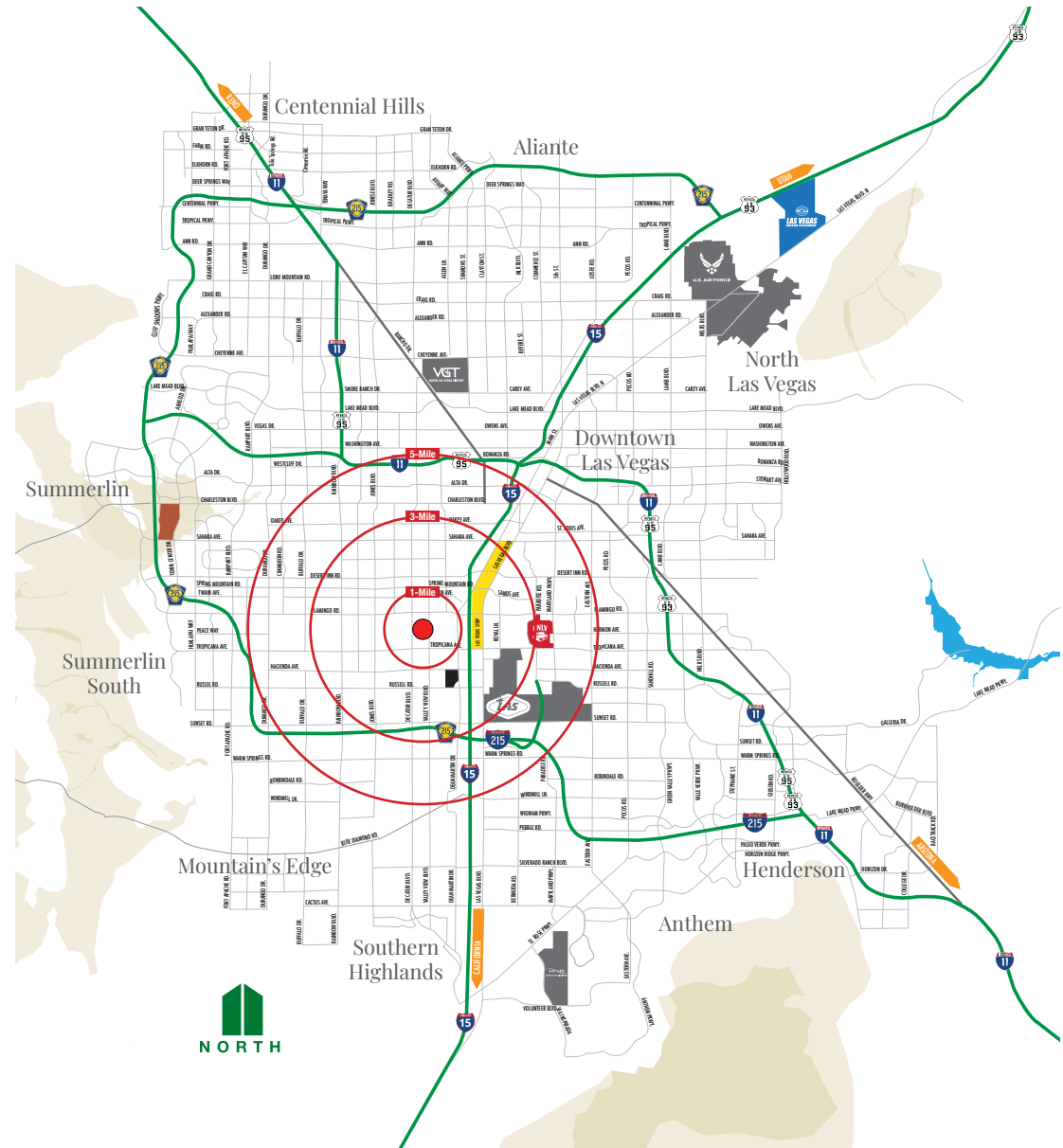
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Population	1 mile	3 miles	5 miles
2010 Population	3,639	121,485	341,776
2020 Population	4,586	125,997	364,645
2025 Population	5,092	128,257	372,816
2030 Population	5,638	132,780	386,320
2010-2020 Annual Rate	2.34%	0.37%	0.65%
2020-2025 Annual Rate	2.01%	0.34%	0.42%
2025-2030 Annual Rate	2.06%	0.70%	0.71%
2025 Median Age	41.6	38.5	39.5

Households	1 mile	3 miles	5 miles
2025 Wealth Index	86	46	63
2010 Households	2,098	51,808	138,476
2020 Households	2,687	55,731	150,259
2025 Households	2,997	58,133	156,713
2030 Households	3,354	60,880	164,117
2010-2020 Annual Rate	2.51%	0.73%	0.82%
2020-2025 Annual Rate	2.10%	0.81%	0.80%
2025-2030 Annual Rate	2.28%	0.93%	0.93%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$136,420	\$74,135	\$88,921
2030 Average Household Income	\$144,188	\$81,955	\$98,856
2025-2030 Annual Rate	1.11%	2.03%	2.14%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	7,927	73,516	177,750
2020 Total Housing Units	6,026	68,849	172,749
2025 Total Housing Units	6,398	70,655	177,673
2025 Owner Occupied Housing Units	699	15,411	62,850
2025 Renter Occupied Housing Units	2,298	42,722	93,863
2025 Vacant Housing Units	3,401	12,522	20,960
2030 Total Housing Units	6,696	73,983	186,142
2030 Owner Occupied Housing Units	750	16,398	66,571
2030 Renter Occupied Housing Units	2,603	44,482	97,546
2030 Vacant Housing Units	3,342	13,103	22,025



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.

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

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



Nevada Tax Advantages

NEVADA

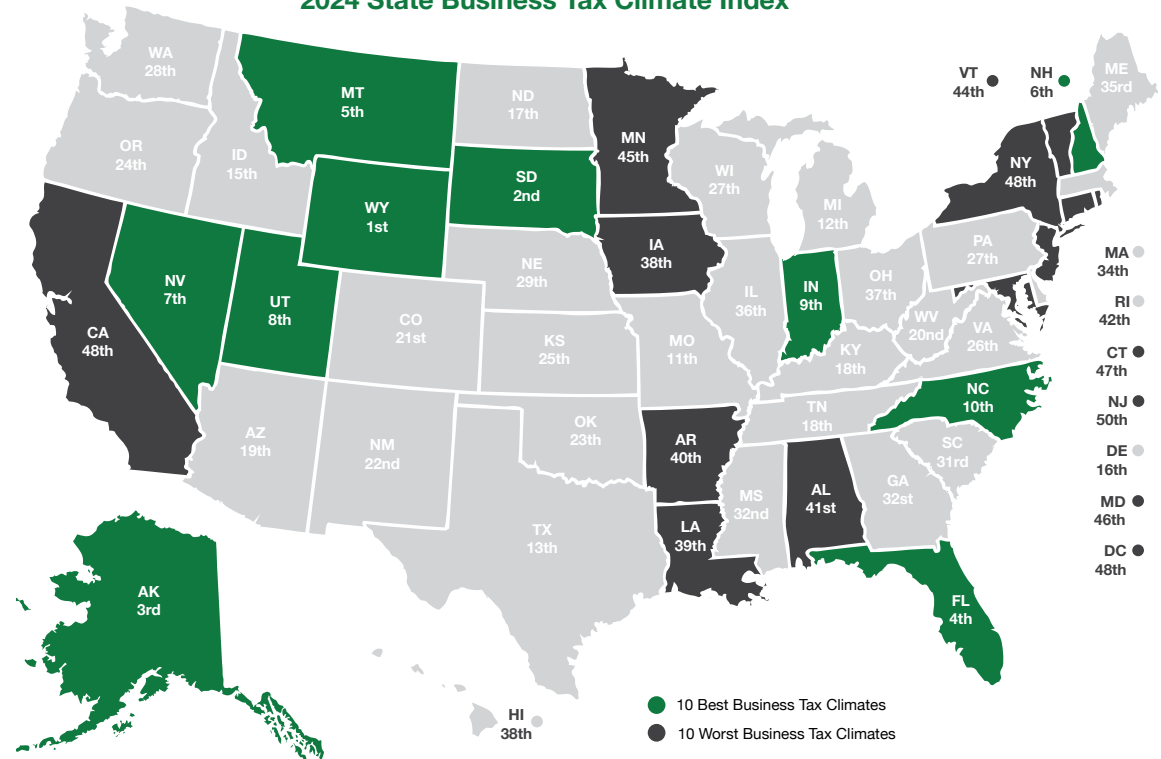
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

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



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

200,000+

Number of jobs
added between
2011 and 2019.

7,500+

Number of new
businesses added
between 2011 and 2019.

85%

Milestone graduation
rate for Clark County
school district in 2019.



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)