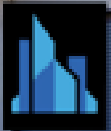


For Sale

3345 Pepper Lane Las Vegas, NV 89120



PREPARED BY:



NASEEF

COMMERCIAL SERVICES GROUP

3345 PEPPER LANE OVERVIEW

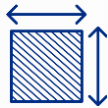
PROPERTY DESCRIPTION:

Located in Paradise Valley East, this three-story, 18,330-square-foot flex building is a rare find that invites you to shape it to your vision. Built in 2003 and now offered at \$2.5 million, below the cost to replace, the grey-shell space is ready to be transformed. It comes with thoughtful features like 24-hour access, a fenced courtyard, mezzanine levels, and flexible storage areas, making it an ideal canvas for creative tenants or investors.

PROPERTY FACTS:



Address:
**3345 Pepper Ln.,
Las Vegas, NV 89120**



Property Size:
±18,330 SF



Asking Price:
**\$2,500,000
(\$133 Per/SF)**



Property Type:
Industrial/Flex



Parking Ratio:
1.22/1,000 SF



Zoning:
M-D - Medium Density



Year Built:
2003



No. Stories
3 (Three)

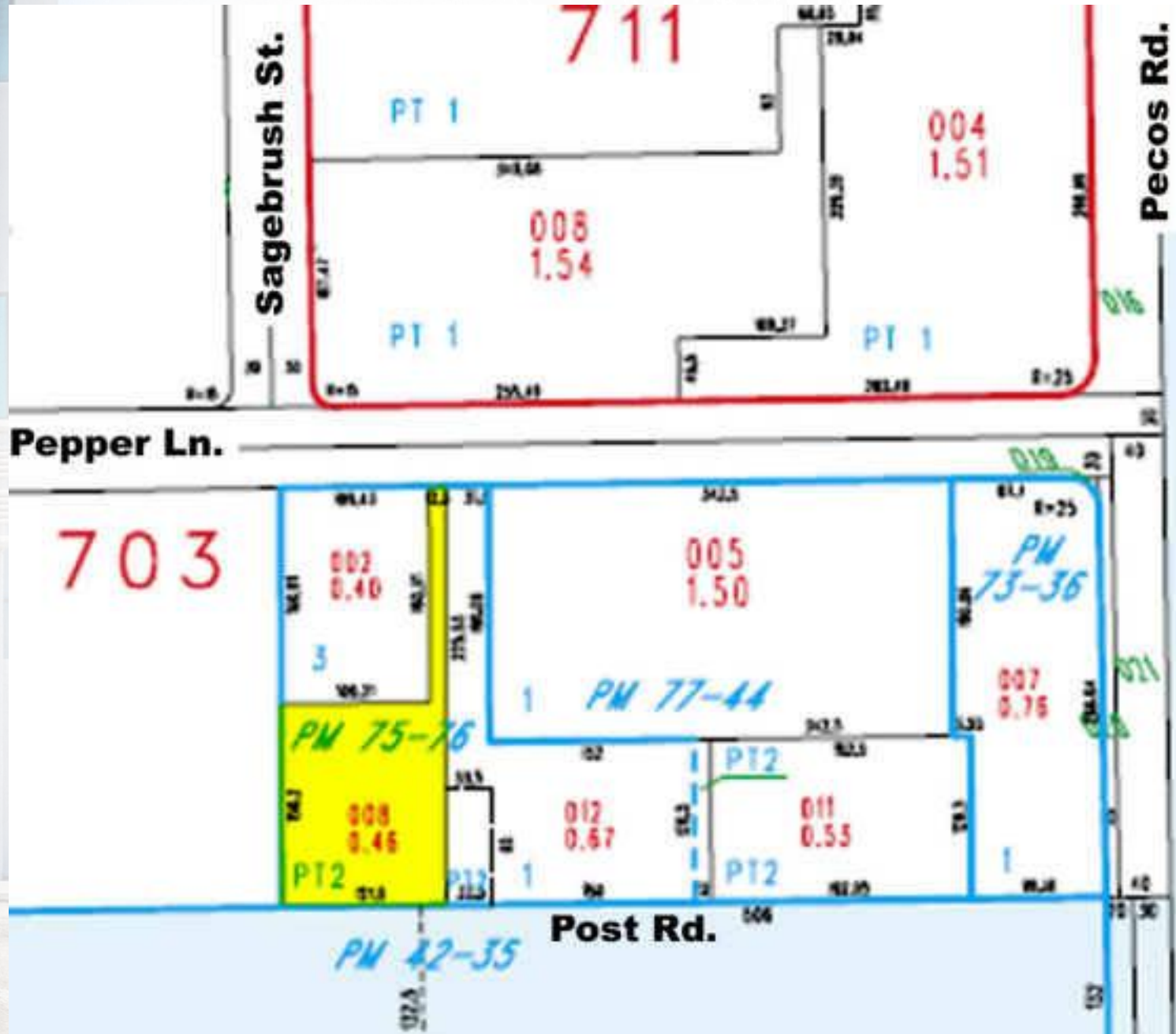


3345 PEPPER LANE OVERVIEW

PROPERTY HIGHLIGHTS:

- Land Size: .047 Acres
- Built in 2003, with a Class B light-distribution flex layout
- Grey-shell condition, offering a prime value-add opportunity
- Features include 24-hour access, fenced lot, courtyard, mezzanine, and dedicated storage space
- Equipped with essential utilities, lighting, gas, water, sewer, and heating, and offers a parking ratio of about 1.22 spaces per 1,000 SF
- Parcel 162-36-703-008







S:\162\36\70300801.axf

APN 162-36-703-008-01

SUBJECT	Address 3345 PEPPER LANE		
	Date 02-2003	N/A	LC# 114
	Subj/Project		
	Model OFFICE BLDG.		
	Drawn by # 102		

IMPROVEMENTS SKETCH

Comments:

This is for Tax Assessment Purposes Only

Scale: 1" = 12'

AREA CALCULATIONS SUMMARY						COMMENTS
Code	Description	Factor	Net Size	Perimeter	Net Totals	
GBA1	F1/Office Area	1.00	597.00	114.0		
	F1	1.00	171.00	56.0	768.00	
GBA2	F2/Office Area	1.00	6999.00	376.0	6999.00	
GBA3	F3/Office Area	1.00	6999.00	376.0	6999.00	
BSG	GRADE LEVEL GARAGE	1.00	6168.00	338.0	6168.00	
MECHRM	Mechanical Room	1.00	63.00	32.0		
	Mechanical Room	1.00	42.00	26.0	105.00	

LAS VEGAS 2025 HIGHLIGHTS REPORT

Population & Economy

Las Vegas continues to grow steadily, with Clark County nearing 2.5 million residents and the metro area approaching 3 million. The region added more than 50,000 new residents in the past year alone, highlighting its enduring appeal as both a residential and business hub.

While traditional tourism is showing signs of slowing, household incomes have risen significantly, and new industries are helping the region diversify its economic base.

Unemployment remains higher than the national average, underscoring the need for workforce development to keep pace with growth.

Key Figures:



~3M

residents
(in the metroarea)



~2.4–2.5M

residents
(in Clark County)



+53,000

new residents
(in one year)



+6.47%

YoY
(Local income)



5–6%

Unemployment

Real Estate & Development

Las Vegas is entering one of its most ambitious development cycles ever. Multi-billion-dollar projects are transforming the city's landscape, including new stadiums, arenas, resorts, and transportation links. Residential housing is stabilizing, with home prices holding firm despite growing inventory.

Meanwhile, commercial real estate shows resilience: retail is thriving with record-low vacancies, and the office sector remains stable.

These developments reflect confidence in Las Vegas's long-term growth trajectory.

Key Projects & Trends:



\$2B MLB Athletics Ballpark
(completion 2028)



**\$12B Brightline West
High-Speed Rail**
(2028)



LVXP Arena & Resort
(NBA-ready)



Hard Rock Hotel replacing Mirage
(2027)



M Resort expansion
(2025–2026)



Median home price:
~\$485,000



Retail vacancy: 5.3%
(record low)



Office vacancy: ~10%





Tourism, Conventions & Entertainment

Tourism is experiencing a mixed performance in 2025.

Leisure visitation is down, with hotel occupancy and room rates softening, but conventions remain a major strength. Las Vegas continues to attract world-class conferences and trade shows, reinforcing its position as the #1 convention city in the U.S.

At the same time, new attractions and immersive experiences are being added, while resorts invest heavily in renovations to keep pace with evolving visitor expectations.

Key Figures & Developments:

- Visitors down ~11% (June 2025)
- Convention attendance up +10% (July 2025)
- 6.3M+ annual convention delegates (record levels)
- Major shows: CES, SEMA, NAB, MAGIC
- New attractions: Universal Horror Unleashed (AREA15), F1 Drive, Atomic Golf, DiscoShow

Resort investments:



MGM Grand
(\$300M renovation)



Bellagio expansion



M Resort new tower



NASEEF
COMMERCIAL SERVICES GROUP

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10161 Park Run Dr., Suite 150
Las Vegas, NV 89145

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Sports & Major Events



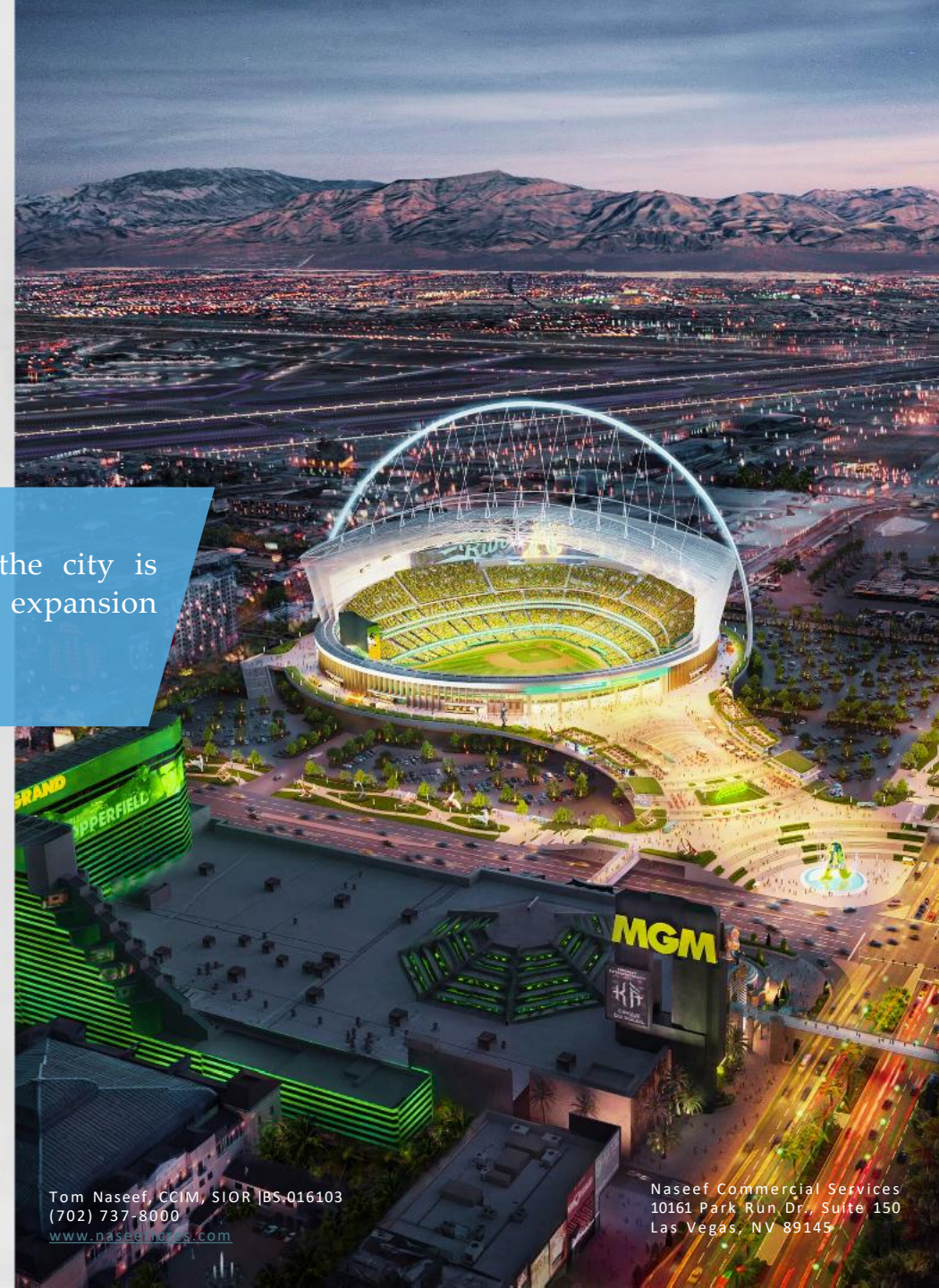
Las Vegas has become a global sports capital, hosting a growing roster of professional teams and world-class events.

With the Raiders, Golden Knights, and Aces anchoring its pro sports scene, the city is expanding further with the MLB Athletics stadium and positioning for an NBA expansion franchise.

Sports tourism is now a vital part of the local economy, drawing millions of visitors annually and generating billions in impact.

Key Highlights:

- Pro teams: Raiders (NFL), Golden Knights (NHL), Aces (WNBA), Aviators (MiLB), Silver Knights (AHL), Lights FC (USL), Desert Dogs (Lacrosse)
- MLB Athletics: \$2B stadium, opening 2028
- NBA expansion highly anticipated (LVXPArena in progress)
- Major events hosted: Formula 1 Grand Prix, NASCAR, UFC, March Madness, National Finals Rodeo
- Sports tourism impact: \$1.8B+ annually





Infrastructure & Connectivity

Las Vegas is investing heavily in infrastructure to support its growth and enhance connectivity. Highway projects are improving regional traffic flow, while Harry Reid International Airport continues to expand toward capacity.

Future plans include a new supplemental airport to meet demand by 2037. On the ground, the Las Vegas Loop and Brightline West rail are reshaping mobility, making travel across the city and to California faster and more efficient.

Key Projects & Trends:

- \$382M I-15/Tropicana Interchange (completed 2025)
- Beltway widening underway
- Harry Reid International Airport: 58.4M passengers (2024)
- Supplemental airport planned for Ivanpah Valley (2037 target)
- Vegas Loop: 3M+ riders, 68 miles planned
- Brightline West: \$12B high-speed rail (Las Vegas .. SoCal)

CALL US TODAY TO DISCUSS YOUR COMMERCIAL REAL ESTATE NEEDS.



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