

SIRIUS INDUSTRIAL PARK

3050-3120 West Sirius Avenue, Las Vegas, NV 89102

SITE  SOURCE



Buzz Horden, B1000565

702-683-6700

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2320 PASEO DEL PRADO B-302, LAS VEGAS, NV 89102 | 702-257-1300 | WWW.CAMCRE.COM

PROPERTY HIGHLIGHTS

- $\pm 5,000$ SF - $\pm 10,000$ SF Available for Lease
- Centrally Located: The property is next to "Area 15"; a multi-million dollar expansion with Universal Studios
- Recent Improvements: The property was re-asphalted and all buildings were repainted.
- The complex is a $\pm 200,000$ SF multi-tenant project on ± 9.52 AC



**\$0.75/SF NNN
INTRODUCTORY RATE**

PROPERTY DETAILS

RBA	$\pm 200,000$ SF
Lot Size	± 9.52 AC
Number of Buildings	4
Year Built	1963
Building Class	C
Zoning	M; Light Industrial
APN	162-08-303-032
Sprinklers	Yes

AVAILABLE SPACES

ADDRESS	SUITE	SF	WAREHOUSE SF	# BATHROOMS	DOCK HIGH DOORS	GRADE LEVEL DOOR	NOTES
3050 Sirius	106/107	±10,000	±10,000	3	2	-	Fenced yard & offices
3070 Sirius	102	±5,000	±5,000	1	-	1	Office area
3100 Sirius	103	±5,000	±5,000	1	-	1	Fenced yard
3100 Sirius	110	±5,000	±5,000	1	-	1	-
3120 Sirius	102	±5,000	±5,000	1	-	1	Former marble/granite shop; has floor drainage system/office area
3120 Sirius	103	±5,000	±5,000	1	-	1	Office area
3120 Sirius	106	±5,000	±5,000	1	-	1	-

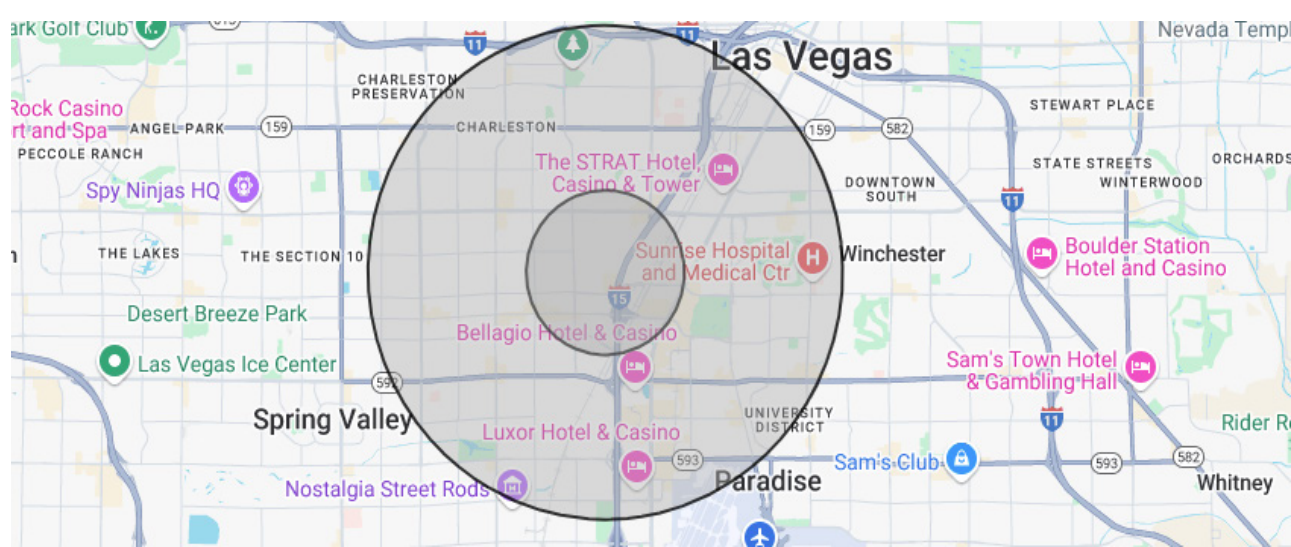


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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	19,708	174,618	487,304
Current Year	18,056	161,076	452,991
2020 Population	15,914	148,387	437,394
Growth Current Year - 2029	1.8%	1.7%	1.5%
Growth 2020 - Current Year	3.4%	2.1%	0.9%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	8,608	77,510	196,749
Current Year	7,846	71,450	182,805
2020 Population	6,692	65,329	175,819
Growth Current Year - 2029	1.9%	1.7%	1.5%
Growth 2020-Current Year	0.5%	1.1%	0.7%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$64,144	\$63,550	\$61,596
Median Household Income	\$40,626	\$40,974	\$42,373

CONFIDENTIALITY STATEMENT

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