

# 4241 W. RENO AVENUE

Las Vegas, NV 89118

AVAILABLE  
For Lease



5960 South Jones Boulevard  
Las Vegas, Nevada 89118  
T 702.388.1800  
F 702.388.1010  
[www.mdlgroup.com](http://www.mdlgroup.com)

**Myles Johnson**  
Advisor  
Lic#: BS.1002160  
702.600.3307  
[mjohnson@mdlgroup.com](mailto:mjohnson@mdlgroup.com)

**Jerdin Lindquist**  
Senior Associate  
Lic#: BS.0146806  
702.755.1528  
[jlindquist@mdlgroup.com](mailto:jlindquist@mdlgroup.com)

**Jarrad Katz, SIOR, CCIM**  
President | Principal  
Lic#: B.0145888.LLC  
702.610.1002  
[jkatz@mdlgroup.com](mailto:jkatz@mdlgroup.com)

**Galit Kimerling, SIOR**  
Senior Vice President  
Lic#: S.0065773  
323.244.1628  
[gkimerling@mdlgroup.com](mailto:gkimerling@mdlgroup.com)





## Property Highlights

- Fully paved industrial yard
- High perimeter walls, fencing, and gated access
- Power and water located on site
- Excellent for IOS, fleet parking, contractors, or storage uses
- Minutes to The Strip, I-15, 215 Beltway, and Harry Reid Airport
- Strong Southwest Las Vegas industrial corridor

## Lease Details



**±49,658 SF**  
Available Space



**\$14,897 / mo**  
Yard Rent



**\$785 / mo**  
Est. NNN Fees



**Southwest**  
Submarket

## Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2025 Population	6,675	108,197	371,920
<b>Average Household Income</b>			
2025 Average Household Income	\$117,746	\$76,358	\$91,930



## 4241 W. RENO AVENUE Las Vegas, NV 89118

+ Parcel ID	162-30-601-051
+ Zoning	Light Industrial (I-L)
+ Year Built	1999
+ Property Size	±49,658 SF
+ Lot Size	±1.14 AC
+ Cross Streets	Arville St. & W. Reno Ave.
+ Submarket	Southwest
+ Traffic Counts	Arville St. ±19,200 VPD Tropicana Ave. ±43,500 VPD

## Property Overview

Discover an exceptional industrial yard opportunity in the heart of the Southwest submarket. This fully-paved site offers secure perimeter protection with high walls, fencing, and a controlled access gate. Ideal for industrial outdoor storage (IOS), contractor operations, fleet parking, equipment storage, and other yard-intensive uses, the property provides a functional layout with excellent maneuverability and on-site efficiency for a wide range of businesses.

## Area Overview

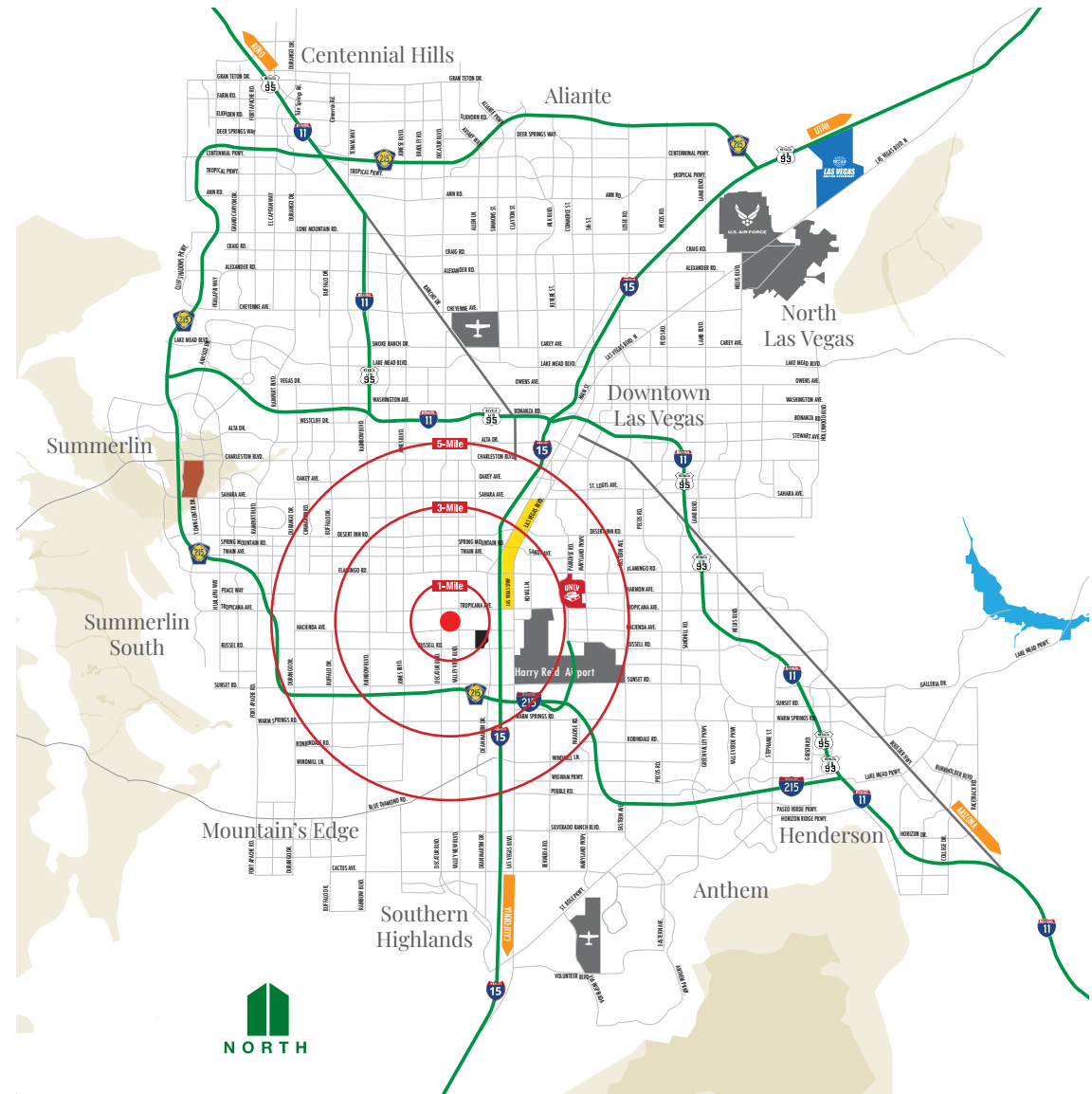
Strategically located just minutes from the Las Vegas Strip and major transportation corridors, 4241 W Reno benefits from quick access to I-15, the 215 Beltway, and McCarran International Airport. Positioned within one of the most active industrial zones in the valley, users will appreciate the centrality, visibility, and close proximity to surrounding labor and service amenities. This location offers the perfect balance of privacy and reach—operational security without sacrificing convenience or connectivity.

Population	1 mile	3 miles	5 miles
2010 Population	5,569	102,279	328,909
2020 Population	6,527	105,675	359,761
<b>2025 Population</b>	<b>6,675</b>	<b>108,197</b>	<b>371,920</b>
2030 Population	7,197	112,031	388,764
2010-2020 Annual Rate	1.60%	0.33%	0.90%
2020-2025 Annual Rate	0.43%	0.45%	0.64%
2025-2030 Annual Rate	1.52%	0.70%	0.89%
2025 Median Age	41.0	39.1	39.3

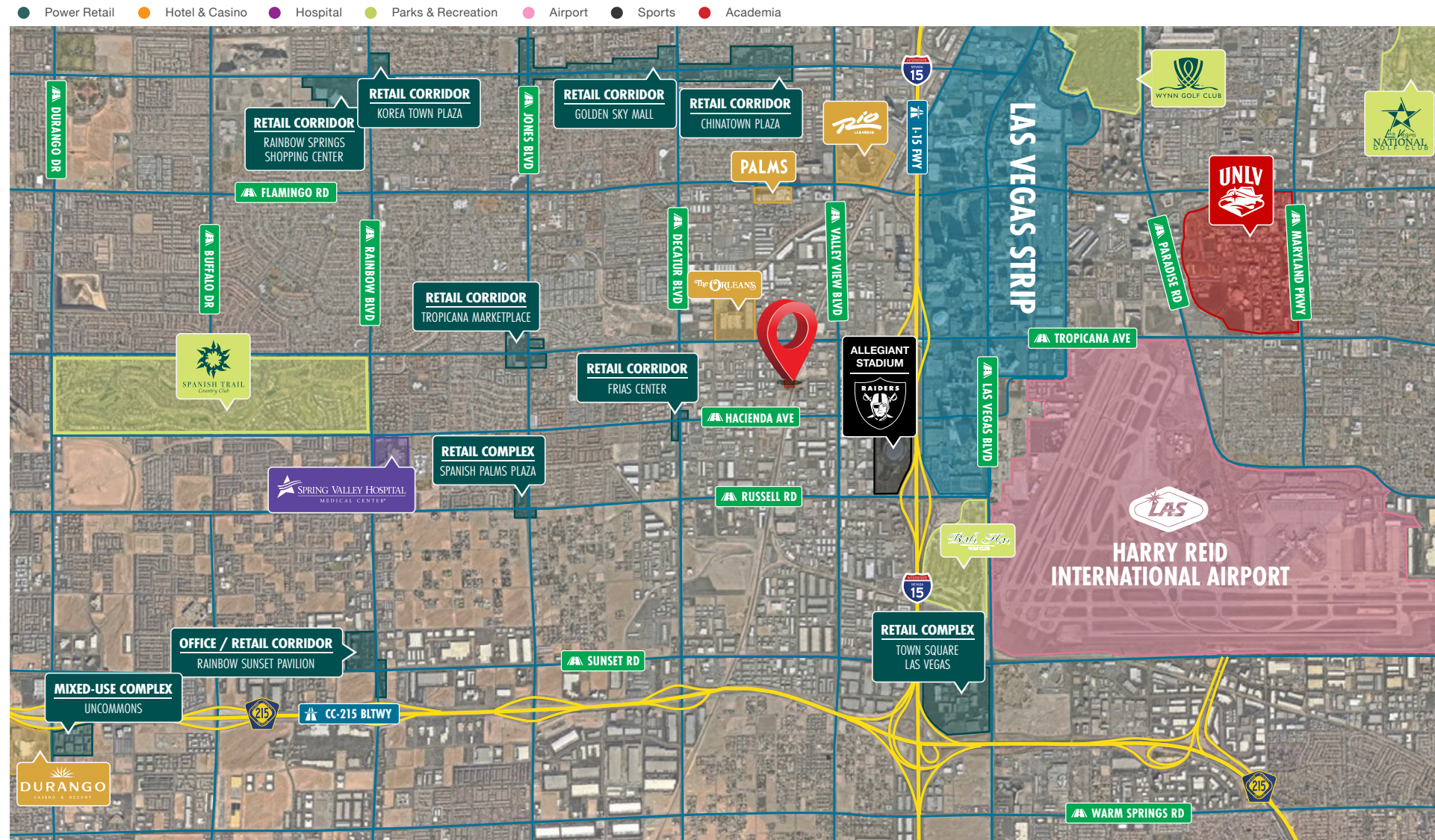
Households	1 mile	3 miles	5 miles
2025 Wealth Index	69	48	65
2010 Households	2,772	43,186	132,896
2020 Households	3,124	45,989	147,055
<b>2025 Total Households</b>	<b>3,230</b>	<b>47,956</b>	<b>154,729</b>
2030 Total Households	3,531	50,209	163,363
2010-2020 Annual Rate	1.20%	0.63%	1.02%
2020-2025 Annual Rate	0.64%	0.80%	0.97%
2025-2030 Annual Rate	1.80%	0.92%	1.09%

Average Household Income	1 mile	3 miles	5 miles
<b>2025 Average Household Income</b>	<b>\$117,746</b>	<b>\$76,358</b>	<b>\$91,930</b>
2030 Average Household Income	\$130,125	\$84,534	\$102,537
2025-2030 Annual Rate	2.02%	2.06%	2.21%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	4,663	61,892	170,781
2020 Total Housing Units	4,025	57,376	168,776
<b>2025 Total Housing Units</b>	<b>4,190</b>	<b>58,884</b>	<b>175,264</b>
2025 Owner Occupied Housing Units	893	14,741	62,798
2025 Renter Occupied Housing Units	2,337	33,215	91,931
2025 Vacant Housing Units	960	10,928	20,535
2030 Total Housing Units	4,488	61,540	184,565
2030 Owner Occupied Housing Units	964	15,629	66,750
2030 Renter Occupied Housing Units	2,567	34,580	96,613
2030 Vacant Housing Units	957	11,331	21,202









## 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.

## Quick Facts

±7,892

Land Area  
(Square Miles)

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)

# Professional Sports

## Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



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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)*