

5110 E Washington | Cold Storage & Distribution



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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	5110 E Washington Ave Las Vegas NV 89110
COUNTY	Clark County NV
MARKET	Las Vegas Metro
SUBMARKET	Northeast Las Vegas
BUILDING SF	8,851 SF
LAND ACRES	0.29
LAND SF	12,632 SF
YEAR BUILT	1968
APN	140-28-210-013
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,495,000
PRICE PSF	\$168.91

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	26,067	206,206	411,812
2025 Median HH Income	\$54,826	\$59,867	\$56,101
2025 Average HH Income	\$70,627	\$74,410	\$71,732

5110 E Washington Ave Las Vegas NV 89110

Discover a high-performing industrial asset in the heart of Northeast Las Vegas with this impressive +/-8,851 SF cold storage facility, strategically positioned on a +/-12,632 SF lot at 5110 E Washington Ave, Las Vegas, NV 89110. Purpose-built for cold storage, food distribution, and processing, the building is outfitted with commercial grade equipment, including six cooling rooms (walk-in freezers and refrigerators), a USDA processing room, an on-site USDA inspection room, three offices, a kitchen, break room, and two bathrooms. Operational efficiency is maximized with a loading dock, roll-up door, a fenced yard, high 480 V electrical, and signage. Situated near the bustling intersection of Washington Ave & Nellis, with a combined traffic count of 43,000 vehicles, a short drive to major freeways, the Harry Reid International Airport, and the Las Vegas Strip, this property offers endless potential for owner-users and savvy investors looking to secure a turnkey facility with upside.

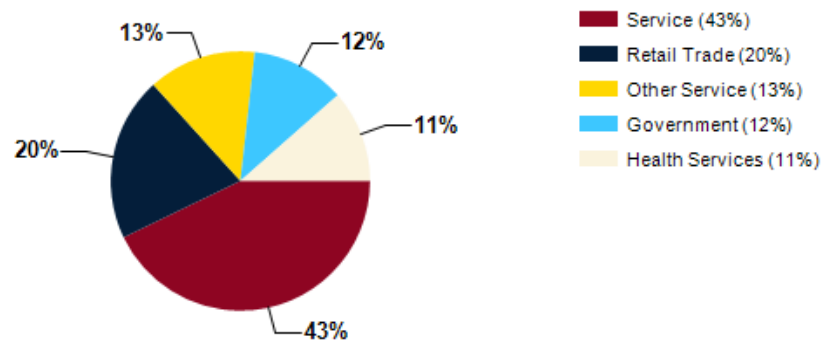
02

Location

- Location Summary
- Major Employers
- Aerial View Map

Embrace the strategic location of Las Vegas, NV, a city centrally located within a convenient four to five-hour drive to Los Angeles, CA, Phoenix, AZ, and a five-hour drive to Salt Lake City, UT. Las Vegas, NV is one of the fastest growing cities in America with business friendly policies, such as no corporate taxes, no individual income taxes, and low regulations. It is rapidly becoming the entertainment capital of America with conventions, restaurants, professional sports teams and more. Las Vegas has a reputation as a prime destination for businesses and investors seeking substantial returns, and Las Vegas offers a dynamic environment ripe for opportunities.

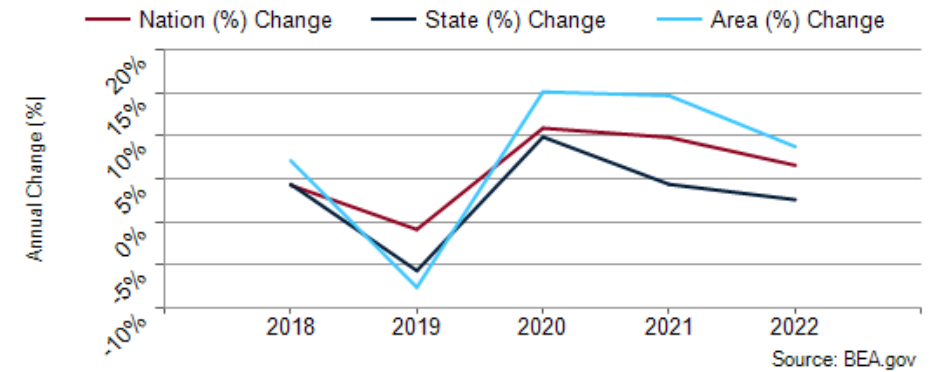
Major Industries by Employee Count

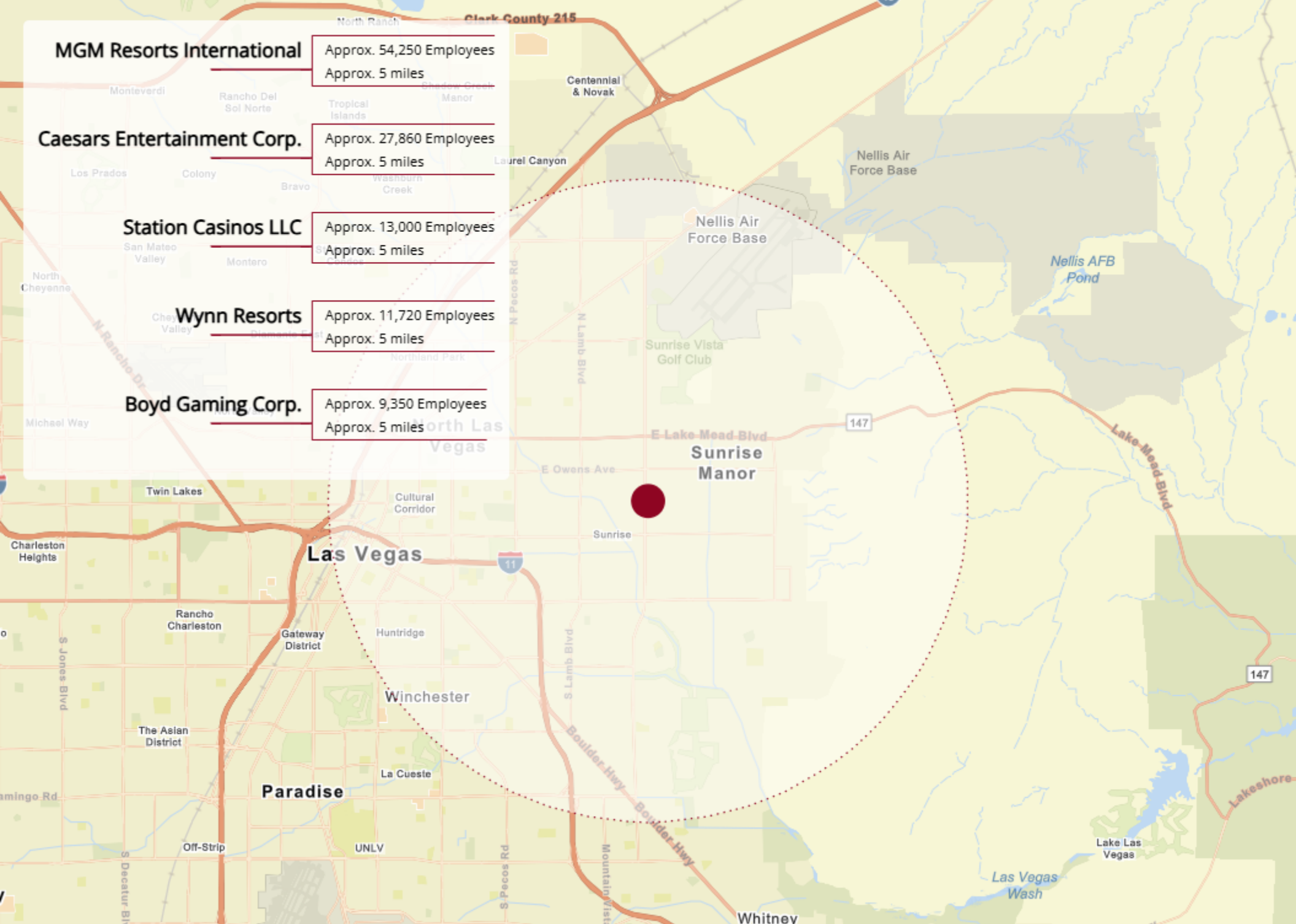


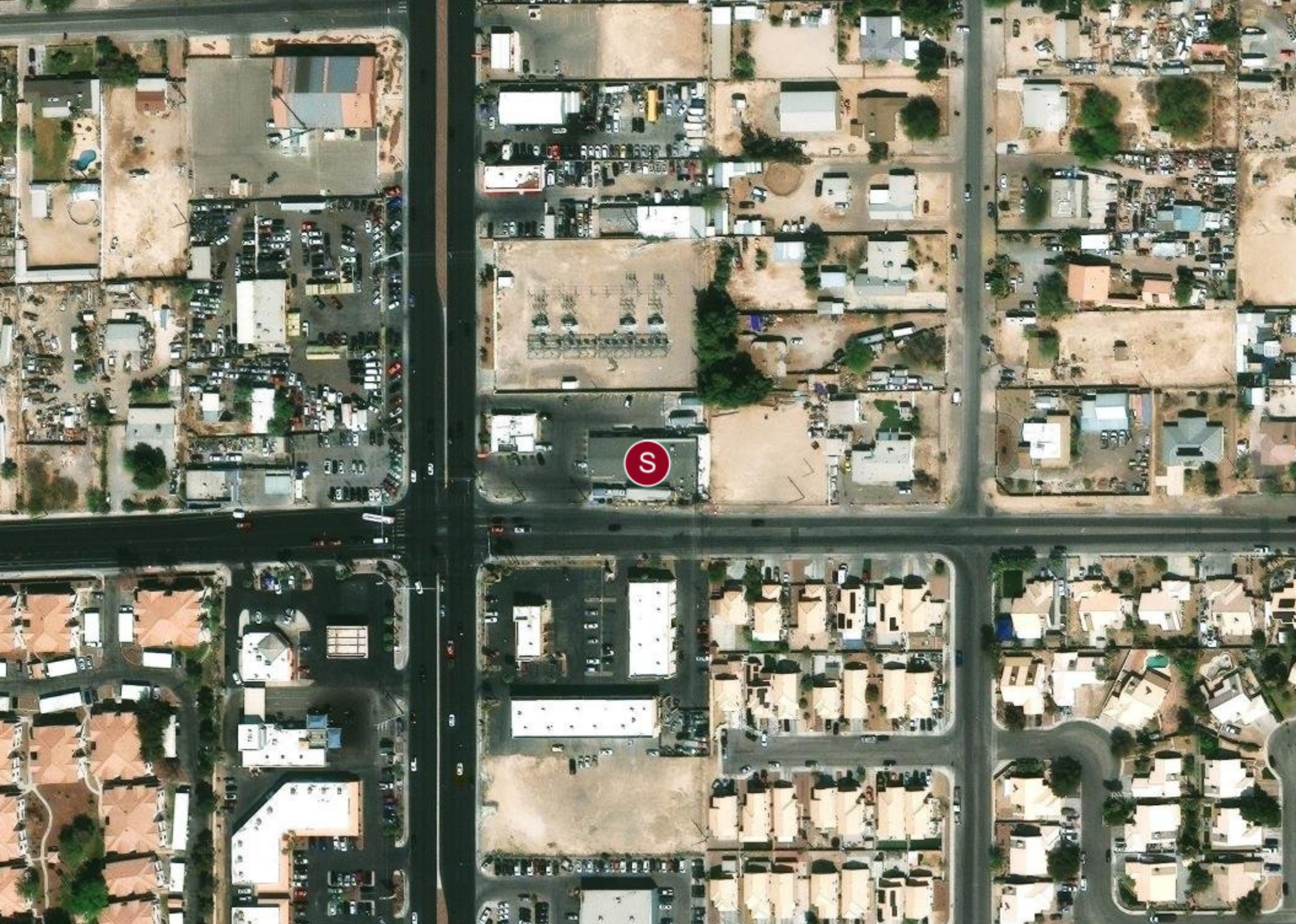
Largest Employers

MGM Resorts International	54,250
Clark County School District	43,786
Caesars Entertainment Corp.	32,954
Station Casinos LLC	14,000
Wynn Resorts	12,000
Boyd Gaming Corp.	11,700
Las Vegas Sands Corp.	8,600
Las Vegas Metropolitan Police Department	5,819

Clark County GDP Trend







Property Description

- Property Features
- Floor Plan
- Site Plan
- Property Images

PROPERTY FEATURES

BUILDING SF	8,851
LAND SF	12,632
LAND ACRES	0.29
YEAR BUILT	1968
# OF PARCELS	1
ZONING TYPE	GC
BUILDING CLASS	C
LOCATION CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
CEILING HEIGHT	11 feet and 3.25in
DOCK HIGH DOORS	1
GRADE LEVEL DOORS	1
FENCED YARD	Fenced Loading Area

MECHANICAL

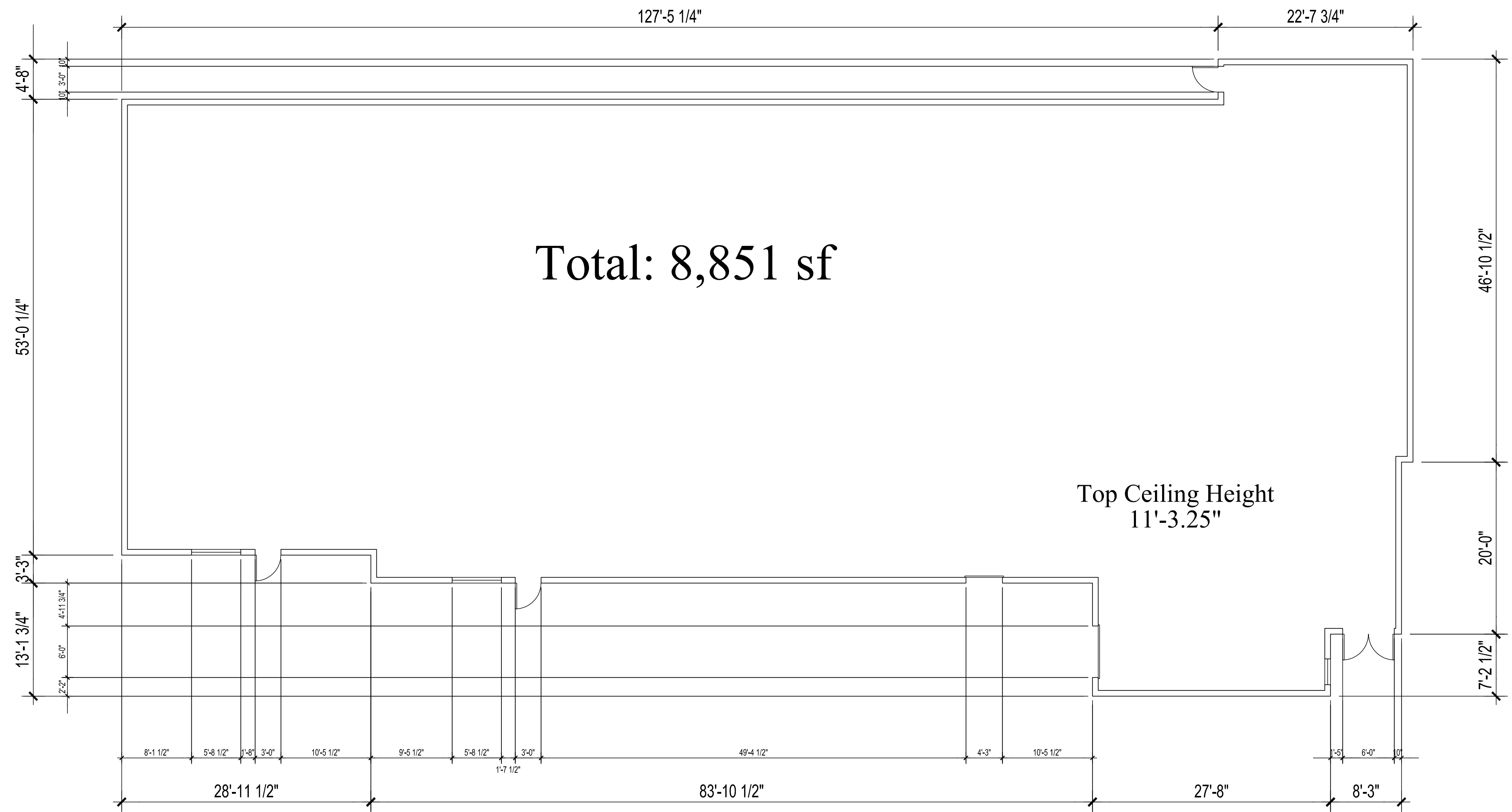
HVAC	Central
ELECTRICAL / POWER	480 V

CONSTRUCTION

FOUNDATION	Concrete
EXTERIOR	Concrete Block
PARKING SURFACE	Paved
LANDSCAPING	Paved

TENANT INFORMATION

MAJOR TENANT/S	Owner-User or Investor
LEASE TYPE	Delivered Vacant



1 FLOOR PLAN
Scale: 1/8" = 1'-0"



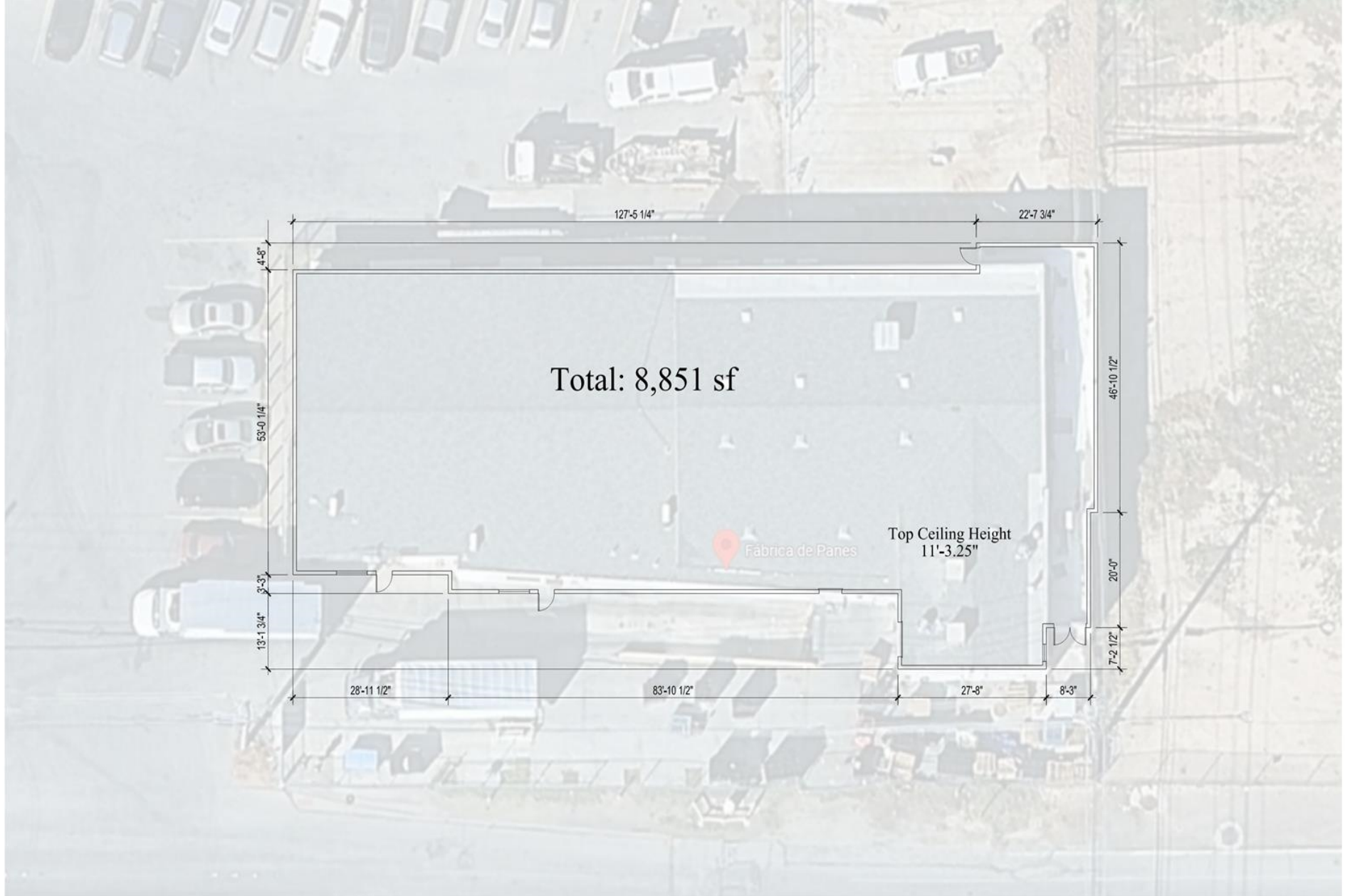
North

5110 E Washington Ave
Las Vegas, Nevada 89110

Perlman
ARCHITECTS

Floor Plan | 5110 E Washington | Cold Storage & Distribution

© This Plan is Conceptual in Nature and No Guarantee of its Accuracy is implied. The Owner/Architect reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.



1 FLOOR PLAN
Scale: 1/8" = 1'-0"

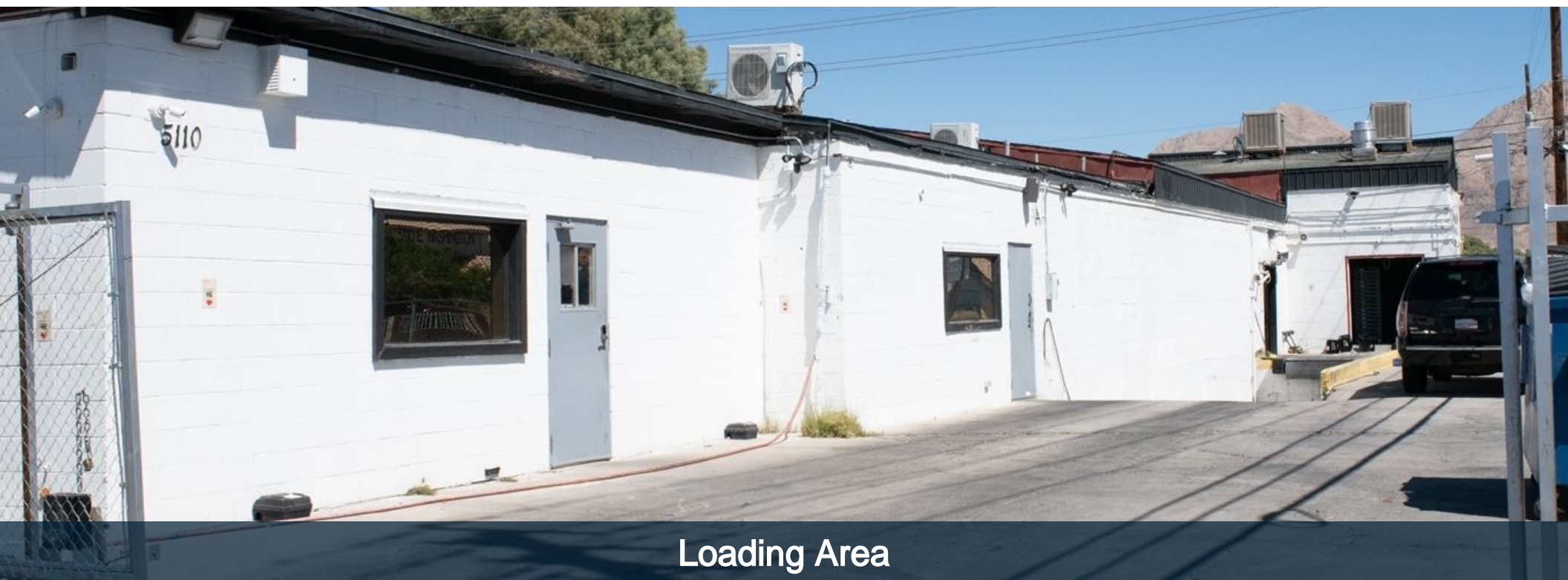


5110 E Washington Ave
Las Vegas, Nevada 89110

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5110 E Washington @ Nellis



Loading Area



Cold Storage Area

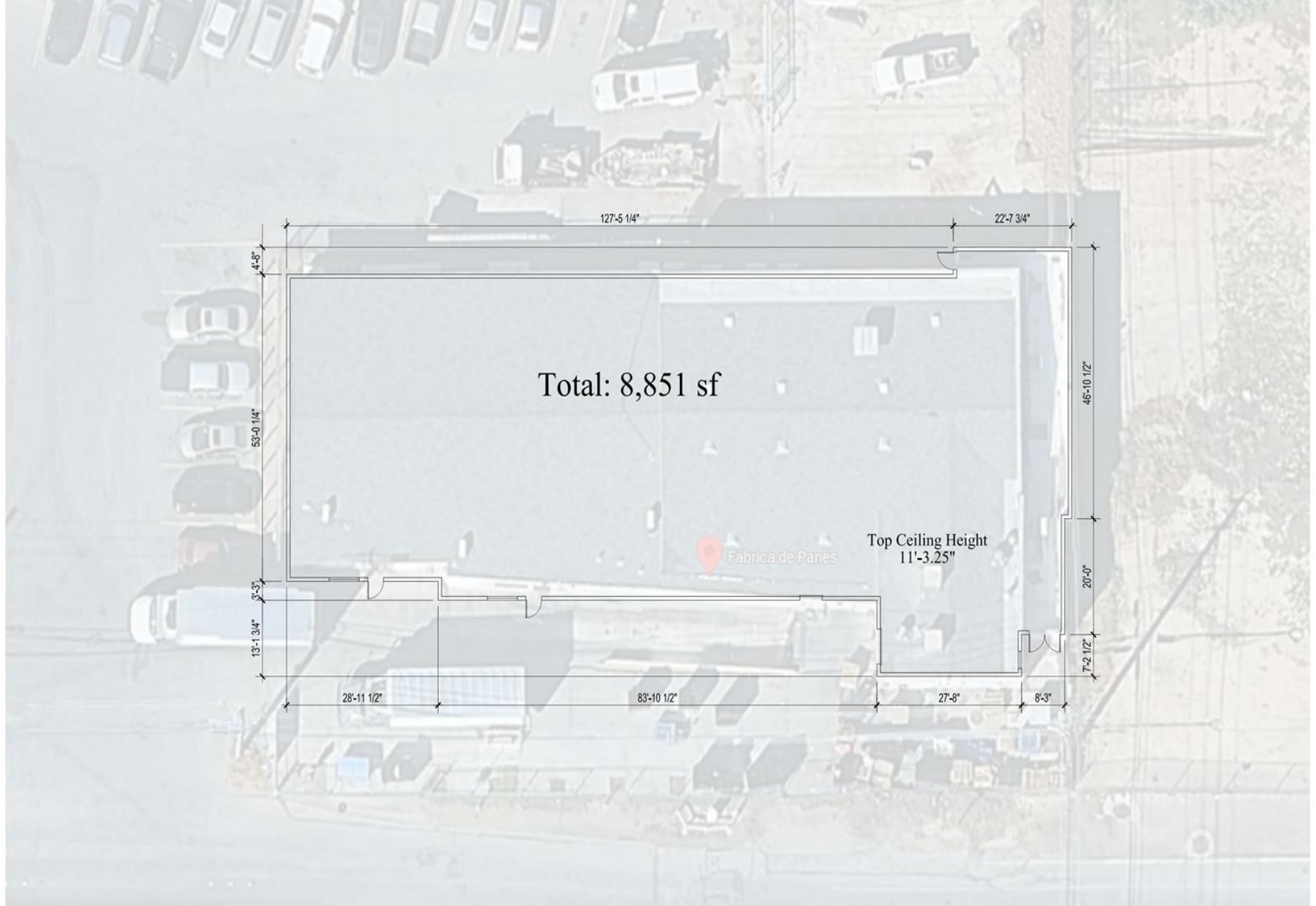


Level 1



Disclaimer: This floor plan is for illustration only. Buyer to verify measurements.

Floor Plan - For Illustration



1 FLOOR PLAN
Scale: 1/8" = 1'-0"

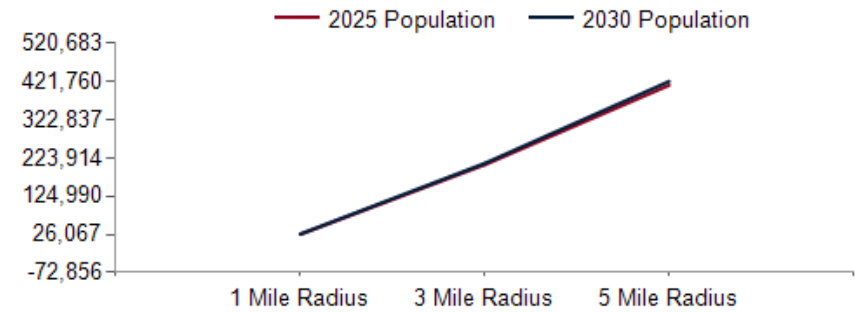


5110 E Washington Ave
Floor Plan as per Architect
Las Vegas, Nevada 89110

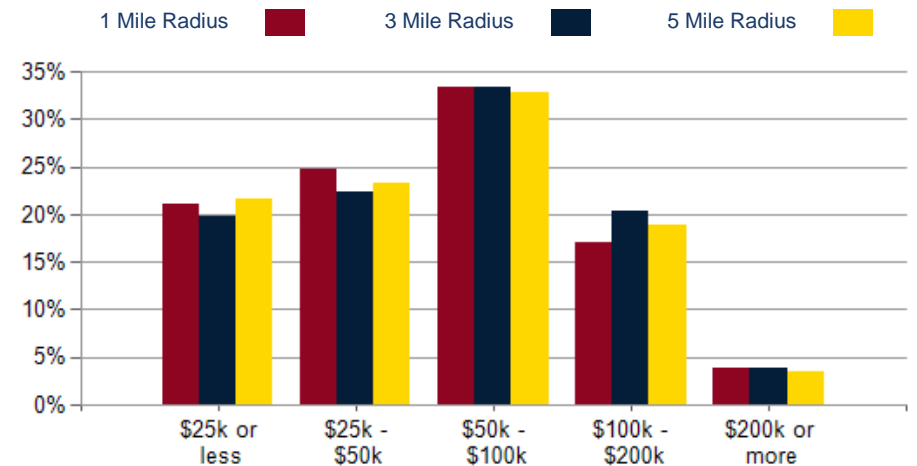
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ARCHITECTS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,898	179,692	360,855
2010 Population	25,211	199,985	392,283
2025 Population	26,067	206,206	411,812
2030 Population	26,971	209,843	421,760
2025 African American	3,014	25,471	62,445
2025 American Indian	513	3,851	6,971
2025 Asian	880	9,508	20,415
2025 Hispanic	18,337	134,552	243,420
2025 Other Race	11,035	81,229	143,650
2025 White	5,429	47,485	102,202
2025 Multiracial	5,099	37,581	73,531
2025-2030: Population: Growth Rate	3.40%	1.75%	2.40%

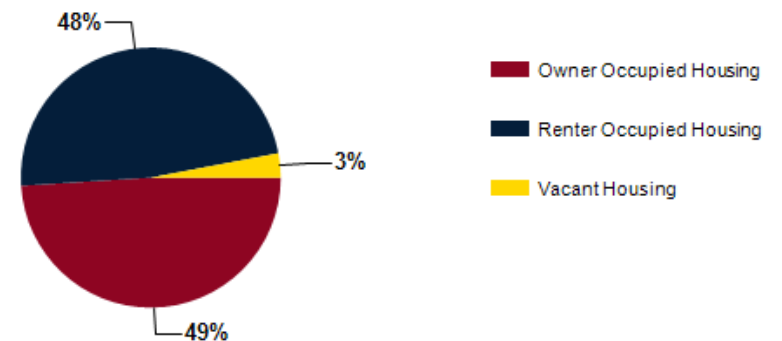
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,010	8,044	17,776
\$15,000-\$24,999	645	4,979	12,178
\$25,000-\$34,999	911	6,594	13,943
\$35,000-\$49,999	1,029	8,118	18,265
\$50,000-\$74,999	1,459	12,208	26,205
\$75,000-\$99,999	1,165	9,745	19,277
\$100,000-\$149,999	1,069	10,174	19,429
\$150,000-\$199,999	266	3,207	6,764
\$200,000 or greater	299	2,549	4,834
Median HH Income	\$54,826	\$59,867	\$56,101
Average HH Income	\$70,627	\$74,410	\$71,732



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

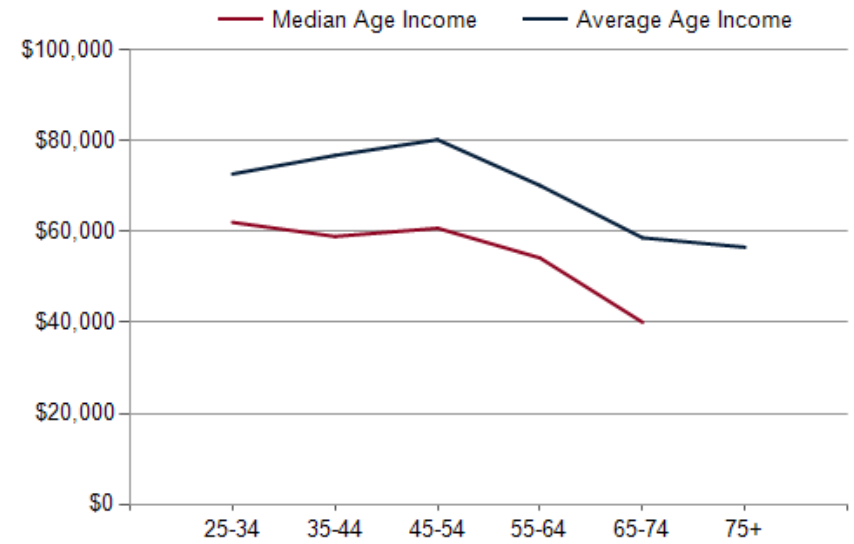
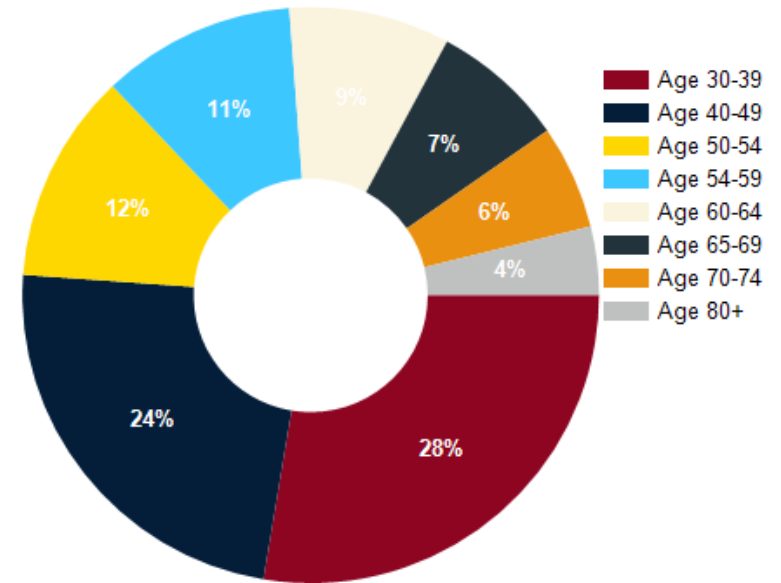


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,986	15,359	31,251
2025 Population Age 35-39	1,619	13,161	26,917
2025 Population Age 40-44	1,606	12,494	25,413
2025 Population Age 45-49	1,461	11,987	24,085
2025 Population Age 50-54	1,541	12,307	24,371
2025 Population Age 55-59	1,418	11,420	22,841
2025 Population Age 60-64	1,179	10,200	21,564
2025 Population Age 65-69	976	8,816	18,820
2025 Population Age 70-74	762	6,837	14,777
2025 Population Age 75-79	501	4,783	10,501
2025 Population Age 80-84	309	2,693	6,103
2025 Population Age 85+	205	1,793	4,146
2025 Population Age 18+	18,883	152,206	309,235
2025 Median Age	31	33	34
2030 Median Age	33	34	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,072	\$66,812	\$62,985
Average Household Income 25-34	\$72,725	\$78,077	\$75,949
Median Household Income 35-44	\$58,958	\$64,871	\$62,382
Average Household Income 35-44	\$76,809	\$83,021	\$81,031
Median Household Income 45-54	\$60,775	\$68,089	\$63,703
Average Household Income 45-54	\$80,265	\$83,761	\$80,900
Median Household Income 55-64	\$54,221	\$60,097	\$55,908
Average Household Income 55-64	\$70,180	\$76,749	\$73,486
Median Household Income 65-74	\$40,067	\$43,700	\$40,958
Average Household Income 65-74	\$58,669	\$61,596	\$59,779
Average Household Income 75+	\$56,588	\$54,169	\$53,299

Population By Age





Marcie Hansen
The Hansen Group

Marcie Hansen specializes in commercial real estate sales and leasing. She has been helping commercial real estate owners to build wealth through their real estate transactions and 1031 exchanges since 2008. Marcie is licensed in Nevada and California; she holds a Bachelors of Science in Accounting from Loyola Marymount University Los Angeles, which is valuable to her clients because she really understands property metrics and can help them build wealth much better than majority other brokers. Prior to becoming a commercial broker at Regency Realty Investments, Marcie was a broker at Marcus & Millichap and a broker at eXp Commercial. She also owned her own commercial real estate brokerage business in Beverly Hills, CA for 10 years where she successfully sold many apartment buildings and commercial buildings often with multiple offers over asking. Marcie is certified in distressed property sales and she is certified in commercial REO sales. She is an expert in distressed commercial real estate sales. During the 2008 – 2010 Great Recession Marcie successfully closed many distressed commercial properties and apartment buildings. Marcie cares about helping her clients and helps them build wealth through their real estate transactions. Marcie consistently provides the best service, selling their properties in AS-IS condition for the most money in this market without disrupting their tenants. She manages every aspect of the transaction from start to finish, resulting in a smooth close. Marcie's strengths lie in marketing, negotiations, investment analysis, market analysis, problem solving, and customer service, thereby enabling her clients to capitalize, make money and build wealth so they can achieve their goals and dreams. Marcie's extensive experience in commercial real estate and 1031 exchange, gives her clients the best results, including netting them the most money from their real estate transactions and helping them to build wealth.

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