

# VENTURE COMMERCE CENTER

6745 S. Eastern Avenue, Unit 1 | Las Vegas, NV 89119

AVAILABLE  
For Lease



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### Lease



**\$1.40 PSF NNN**

Lease Rate



**\$0.37 PSF**

Est. CAM Charges



**±3,900 SF**

Square Footage

### Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2025 Population	7,380	123,051	388,880
<b>Ave. Household Income</b>			
2025 Ave. Household Income	\$96,305	\$103,804	\$100,208

### Property Highlights

- Three (3) reserved parking spaces in front of the unit
- Centrally located on Eastern Avenue & Sunset Road
- Easy access to the I-15 & I-215 Freeways
- Close proximity to the Las Vegas Strip, Harry Reid International Airport & Town Square
- Surrounded by amenities

### Property Details

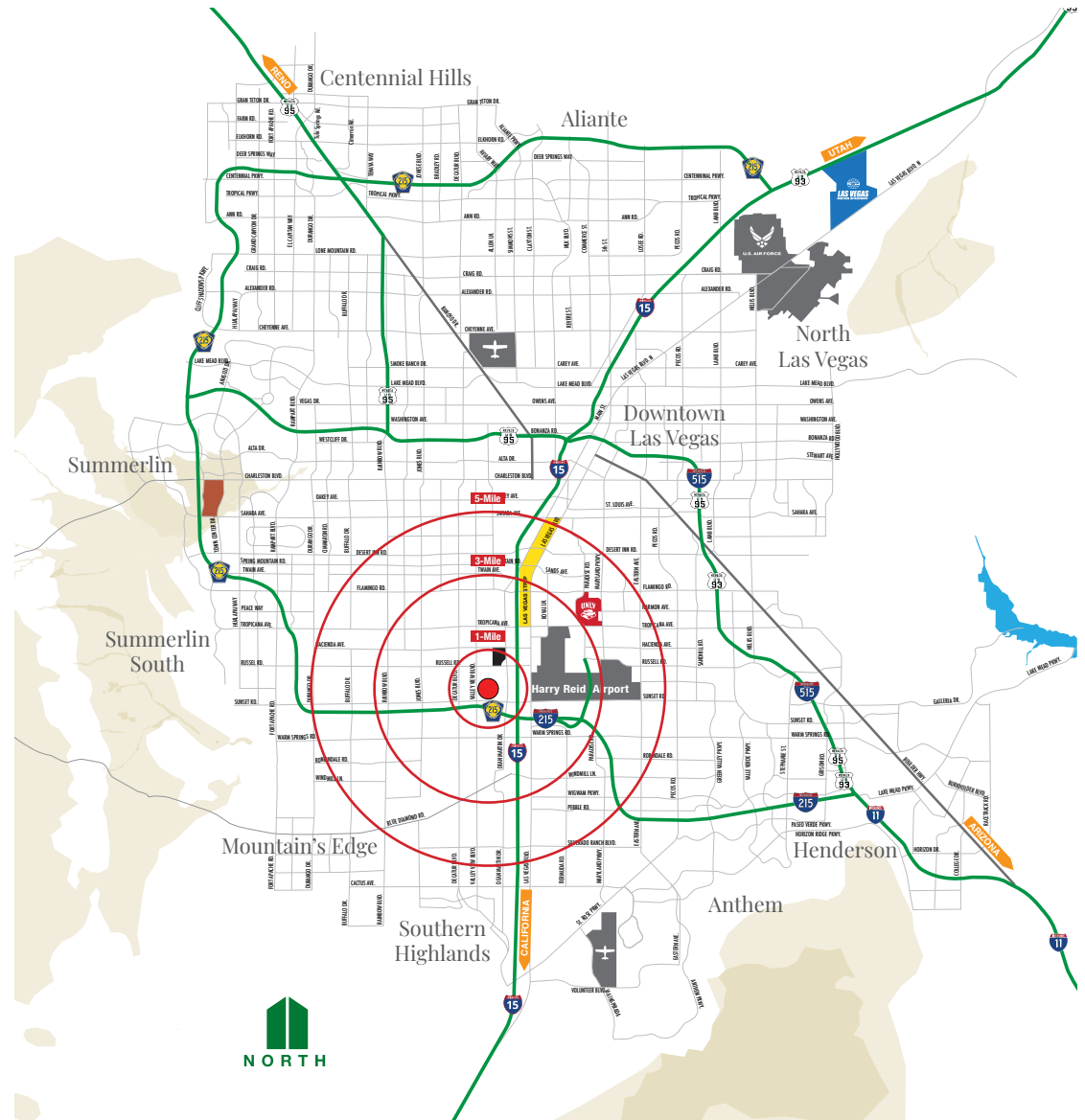
<b>+ Parcel Number</b>	177-02-613-025
<b>+ Submarket</b>	Airport
<b>+ Year Built</b>	2007
<b>+ Zoning</b>	M-D (Designed Manufacturing)
<b>+ Power</b>	250 amps • 208/120 volt • 3-phase
<b>+ Clear Height</b>	20'
<b>+ Doors</b>	10' x 10' Grade Level Door
<b>+ Traffic Counts</b>	Sunset Rd. // ±35,000 VPD Eastern Ave. // ±32,000 VPD

Population	1 mile	3 miles	5 miles
2010 Population	553	64,180	310,366
2020 Population	866	72,093	345,647
<b>2024 Population</b>	<b>829</b>	<b>75,028</b>	<b>362,562</b>
2029 Population	897	78,071	378,273
2010-2020 Annual Rate	4.59%	1.17%	1.08%
2020-2024 Annual Rate	-1.02%	0.94%	1.13%
2024-2029 Annual Rate	1.59%	0.80%	0.85%
2024 Median Age	38.8	38.8	38.8

Households	1 mile	3 miles	5 miles
2024 Wealth Index	103	68	67
2010 Households	110	27,334	126,835
2020 Households	176	30,183	142,442
<b>2024 Total Households</b>	<b>186</b>	<b>31,488</b>	<b>150,101</b>
2029 Total Households	210	33,047	158,264
2010-2020 Annual Rate	4.81%	1.00%	1.17%
2020-2024 Annual Rate	1.31%	1.00%	1.24%
2024-2029 Annual Rate	2.46%	0.97%	1.06%

Average Household Income	1 mile	3 miles	5 miles
<b>2024 Average Household Income</b>	<b>\$92,841</b>	<b>\$65,965</b>	<b>\$64,184</b>
2029 Average Household Income	\$105,827	\$77,402	\$76,516
2024-2029 Annual Rate	2.65%	3.25%	3.58%

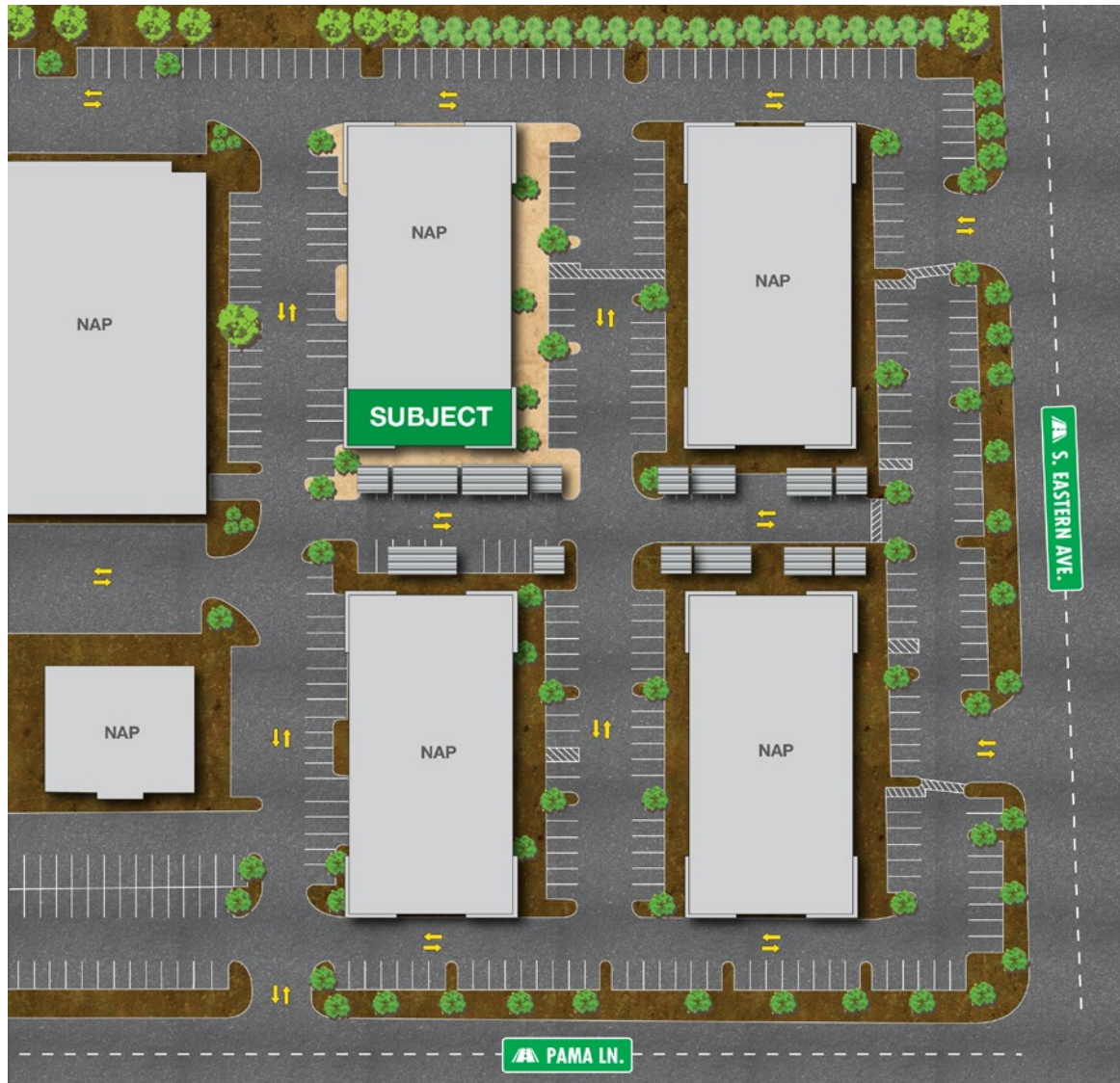
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	197	42,716	163,386
2020 Total Housing Units	272	39,225	163,436
<b>2024 Total Housing Units</b>	<b>276</b>	<b>40,074</b>	<b>170,115</b>
2024 Owner Occupied Housing Units	115	13,022	65,897
2024 Renter Occupied Housing Units	71	18,466	84,204
2024 Vacant Housing Units	90	8,586	20,014
2029 Total Housing Units	299	42,035	178,692
2029 Owner Occupied Housing Units	120	13,983	70,634
2029 Renter Occupied Housing Units	90	19,064	87,630
2029 Vacant Housing Units	89	8,988	20,428

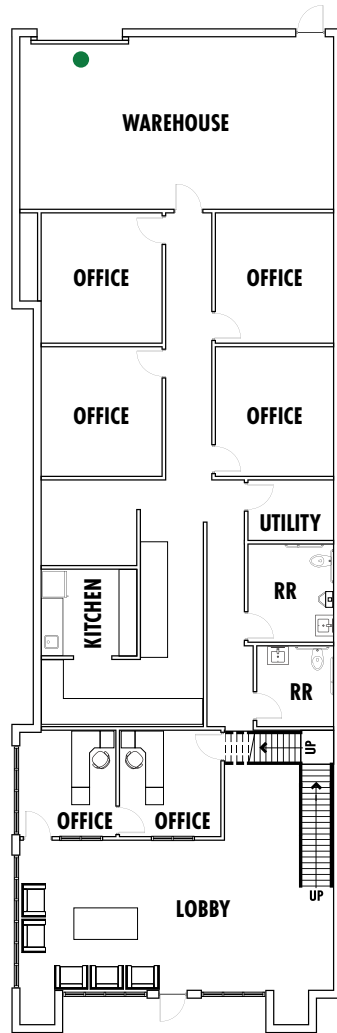


- Retail Center
- Casino
- Golf & Recreation
- Airport
- Academia

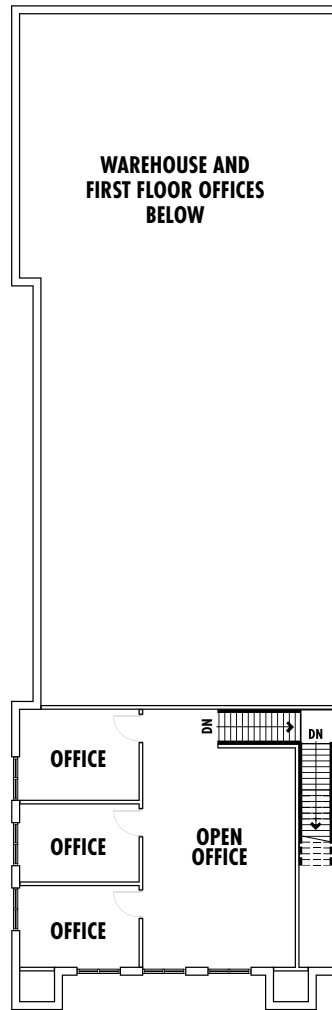


## Site Plan





First Floor



Second Floor

## Unit 1 Details

- + **Total SF:** ±3,900
- **1F Office SF:** ±2,650
- **2F Office SF:** ±850
- **Warehouse SF:** ±400
- + **Grade Level Doors:** One (1) Grade level door (10' x 10')
- + **Power:** 250 amps • 120/208 volt • 3-phase  
*(to be verified by tenant)*
- + **Clear Height:** 20'
- + **Lease Rate:** \$1.40 PSF NNN
- + **CAM Charges:** \$0.37
- + **Monthly Rent:** \$6,903.00
- + **Availability:** August 1, 2026

*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



# Clark County Nevada


## Synopsis


As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. 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 11th 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  
(County Data per Census)

 **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)

## Strategic Connectivity: A catalyst for industrial growth & global access.

The Las Vegas Airport submarket provides premier industrial space and elite infrastructure, offering a high-demand environment where diverse businesses can achieve scalable growth.

### Quick Facts

 **88,000**

**Est. Population**  
(as of 2025)

 **5,028**

**Pop. Density**  
(per square mile)

# Airport District

## Synopsis

The Las Vegas Airport submarket is a premier industrial hub, uniquely positioned at the intersection of the I-15 and I-215 freeways for seamless logistics operations. Its immediate proximity to the Las Vegas Strip provides employees with world-class dining and retail amenities while offering businesses a strategic foothold near the city's tourism core. Harry Reid International Airport serves as the primary economic anchor, driving high demand for specialized distribution and aviation-related facilities. This industrial strength is further bolstered by the upcoming Brightline High-Speed Rail project, which will revolutionize connectivity between Las Vegas and Southern California. Consequently, the submarket maintains a dense, productive environment where logistical efficiency meets unparalleled regional access.

Beyond logistics, the submarket fosters a sophisticated business climate highlighted by Class A developments like the Marnell Office Park. The area is poised for a significant economic surge with the planned 30,000-seat Major League Baseball stadium at the Tropicana site, which will catalyze local tourism and commerce. Proximity to the Las Vegas Convention Center also secures a steady demand for businesses supporting the massive convention and trade show industry. These landmark projects, combined with a 2025 population density of over  $\pm 5,000$  people per square mile, create a vibrant, high-traffic commercial landscape. This synergy of transit, sports, and modern office space ensures the Airport submarket remains a top-tier destination for new business investment.

  
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MEMBER | PARTNER

# 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 15th, Idaho 11th, Oregon 30th and Utah 16th.

### Here are the main tax advantages of this state:

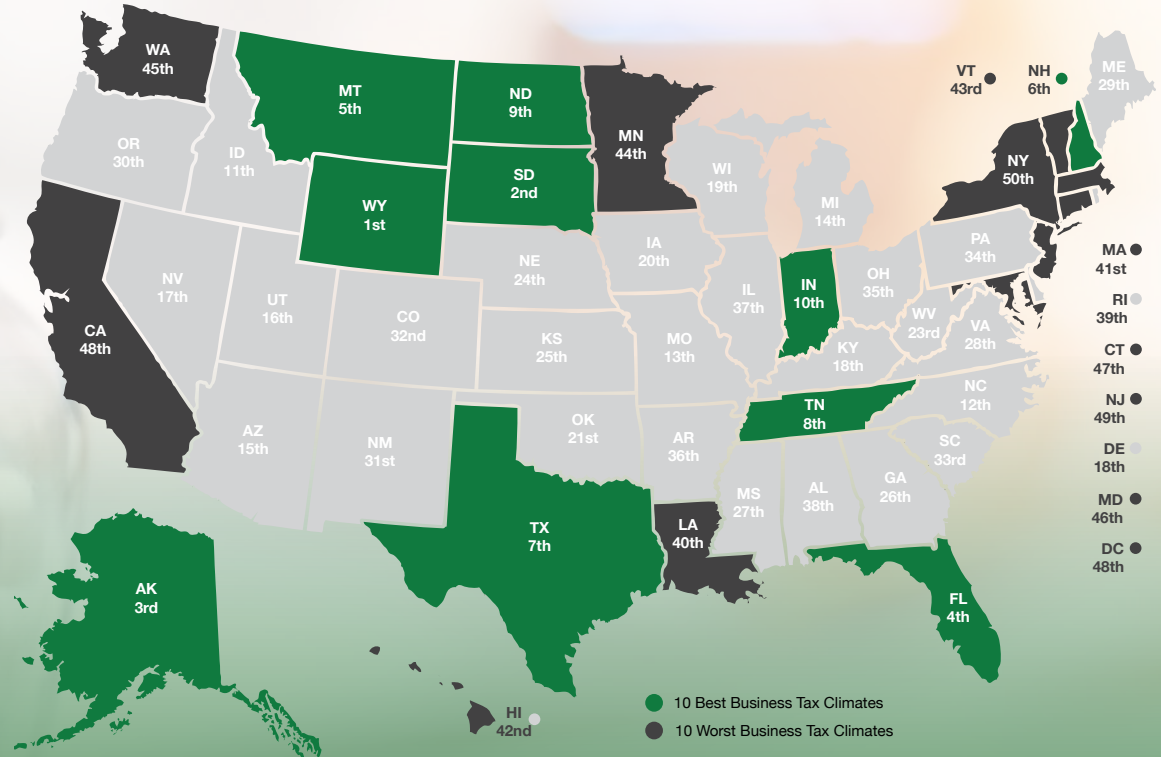
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

### Nevada Tax System:

Nevada is ranked 17th in the Tax Foundation's 2025 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](http://www.TaxFoundation.org)*

## 2025 State Business Tax Climate Index



### 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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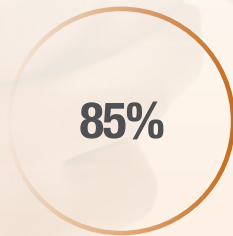
# Southern Nevada Growth



Number of jobs added between 2011 and 2019.



Number of new businesses added between 2011 and 2019.



Milestone graduation rate for Clark County school district in 2019.

## 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)



## 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.
- **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 & reducing student achievement gaps.

# Logistics



## Transit From Las Vegas

DESTINATION	EST. TRAVEL TIME	DISTANCE (MILES)
Los Angeles, CA	3 hrs, 55 min	±265
Phoenix, AZ	4 hrs, 40 min	±300
San Diego, CA	4 hrs, 45 min	±327
Salt Lake City, UT	5 hrs, 50 min	±424
Reno, NV	6 hrs, 55 min	±452
San Francisco, CA	8 hrs, 15 min	±565
Boise, ID	9 hrs, 30 min	±634
Santa Fe, NM	9 hrs, 10 min	±634
Denver, CO	10 hrs, 45 min	±752
Cheyenne, WY	11 hrs, 50 min	±837
Helena, MT	12 hrs, 55 min	±907
Portland, OR	15 hrs, 45 min	±982
Seattle, WA	16 hrs, 50 min	±1,129

### SHIPPING & MAILING SERVICES



Freight Service Center  
(3 miles)

Distribution Center  
(10 miles)

UPS Air Cargo  
(18 miles)



Freight Center  
(3 miles)

Ship Center  
(8 miles)

Air Cargo  
(20 miles)



Customer Service Center  
(5 miles)

Cargo Center  
(3 miles)

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