

3894 SPRING MOUNTAIN RD.

Las Vegas, Nevada 89102

AVAILABLE
For Sale



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Property Details



\$3,300,000
Sale Price



±12,190 SF
Property Size



West Las Vegas
Submarket

Demographics

Population	1 mile	3 miles	5 miles
2025 Population	26,350	153,447	419,094
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$53,965	\$77,689	\$80,468

Property Highlights

- ±12,195 SF Flex Industrial Property
- Rare choice between an immediate, stable sale-leaseback investment or a turn-key opportunity for an owner-user with existing automotive equipment (subject to negotiation)
- Recently renovated with major capital improvements made
- Immediate and easy access to major transportation arteries, including the I-15 and US-95 freeways, for seamless regional connectivity
- Strategically positioned in the high-traffic Chinatown Corridor, just two blocks from the Las Vegas Strip, ensuring unmatched commercial visibility and customer draw
- Zoning: IL (Light Industrial)



3894 Spring Mountain Rd.

+ Parcel ID	162-18-506-003
+ Zoning	Light Industrial (I-L)
+ Year Built	1980
+ Property Size	±12,190 SF
+ Acreage	±0.57
+ Clear Height	12'5"
+ Cross Streets	Spring Mountain & Valley View
+ Submarket	West Las Vegas
+ Traffic Counts	- Spring Mountain ±53,000 VPD - Valley View ±38,122 VPD

Property Overview

MDL Group is pleased to introduce a compelling, rare sale opportunity for a ±12,190 SF flex industrial property, perfectly situated on a ±0.57-acre lot right on 3894 Spring Mountain Road in the heart of Las Vegas. This asset is positioned brilliantly for both investors and owner-users.

For investors, the owner is prepared to consider a sale-leaseback, allowing you to secure the property with an instant, stable income stream from a committed tenant, fully eliminating the risk of initial vacancy.

For an owner-user, this is a unique chance to acquire a large, flexible space with essential operating assets. The property can be delivered with existing automotive equipment in place (subject to negotiation), providing a seamless, cost-effective transition for a repair, customization, or service operation.

Area Overview

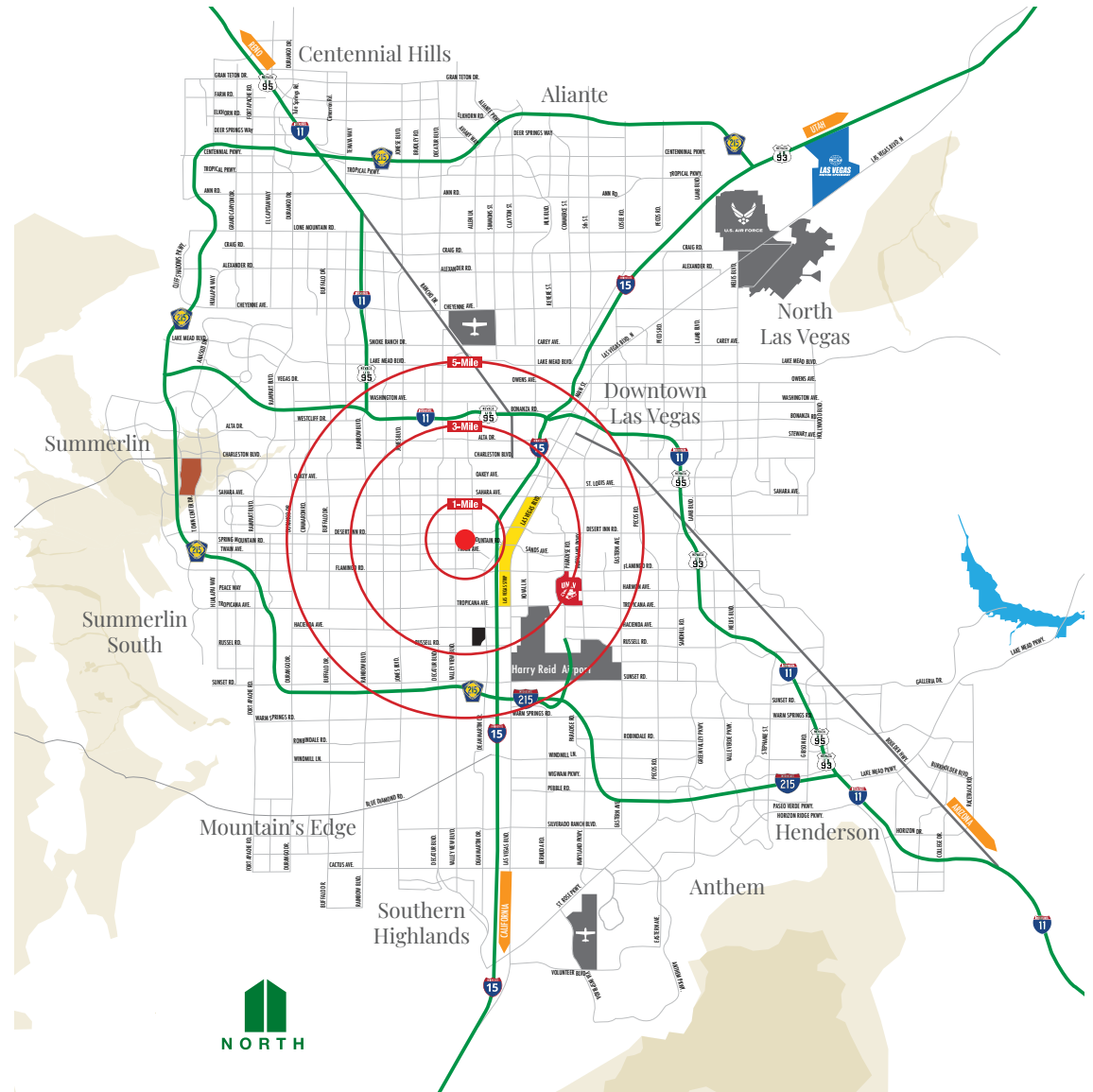
The property boasts an unbeatable strategic location, nestled right in the heart of the thriving Chinatown Corridor and incredibly close—within just a two-block radius—of the Las Vegas Strip. This positioning is crucial, as it places the asset at the nexus of high-density commercial activity and global tourism appeal. The property offers convenient, rapid access to the valley's primary transportation arteries, including the I-15 and US-95 freeways, facilitating quick distribution, employee commutes, and easy access to major logistics hubs. Furthermore, the immediate area is rich with retail amenities, restaurants, and support services, enhancing its appeal as a central operating hub. This superior blend of prime commercial exposure, excellent regional accessibility, and proximity to the Strip makes this an exceptionally valuable and future-proof location.

Population	1 mile	3 miles	5 miles
2010 Population	26,171	145,872	398,685
2020 Population	25,979	150,473	411,800
2025 Population	26,350	153,447	419,094
2030 Population	27,221	159,137	432,456
2010-2020 Annual Rate	-0.07%	0.31%	0.32%
2020-2025 Annual Rate	0.27%	0.37%	0.33%
2025-2030 Annual Rate	0.65%	0.73%	0.63%
2025 Median Age	35.8	39.4	39.1

Households	1 mile	3 miles	5 miles
2025 Wealth Index	27	51	55
2010 Households	10,120	61,669	155,012
2020 Households	10,782	66,257	166,722
2025 Total Households	11,485	69,399	173,549
2030 Total Households	12,047	72,905	181,043
2010-2020 Annual Rate	0.64%	0.72%	0.73%
2020-2025 Annual Rate	1.21%	0.89%	0.77%
2025-2030 Annual Rate	0.96%	0.99%	0.85%

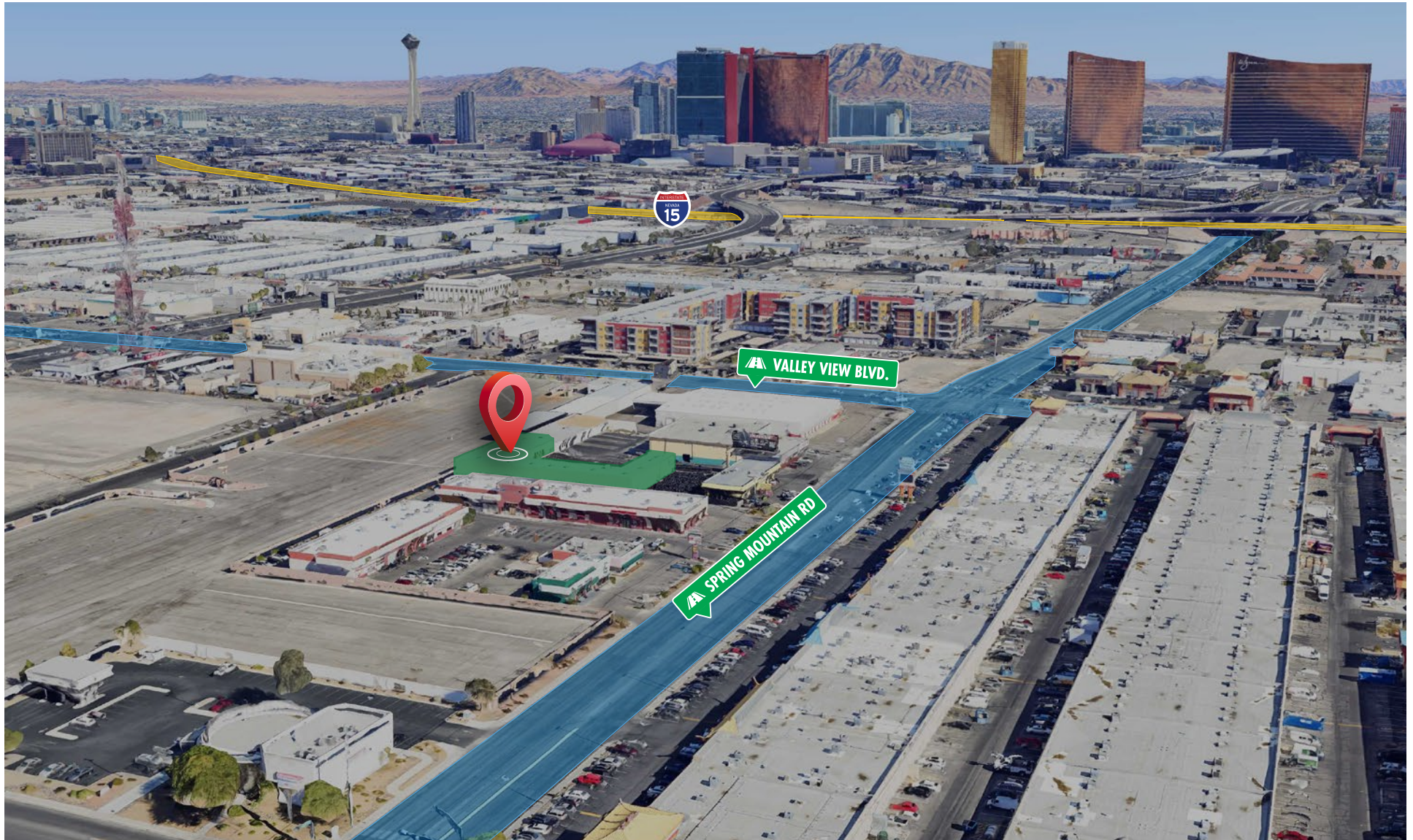
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$53,965	\$77,689	\$80,468
2030 Average Household Income	\$59,740	\$85,821	\$89,546
2025-2030 Annual Rate	2.05%	2.01%	2.16%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	12,023	86,332	196,922
2020 Total Housing Units	11,854	80,730	190,185
2025 Total Housing Units	12,413	82,973	194,945
2025 Owner Occupied Housing Units	1,987	20,434	65,320
2025 Renter Occupied Housing Units	9,498	48,965	108,229
2025 Vacant Housing Units	928	13,574	21,396
2030 Total Housing Units	13,037	87,194	204,173
2030 Owner Occupied Housing Units	2,126	21,773	69,130
2030 Renter Occupied Housing Units	9,921	51,131	111,913
2030 Vacant Housing Units	990	14,289	23,130



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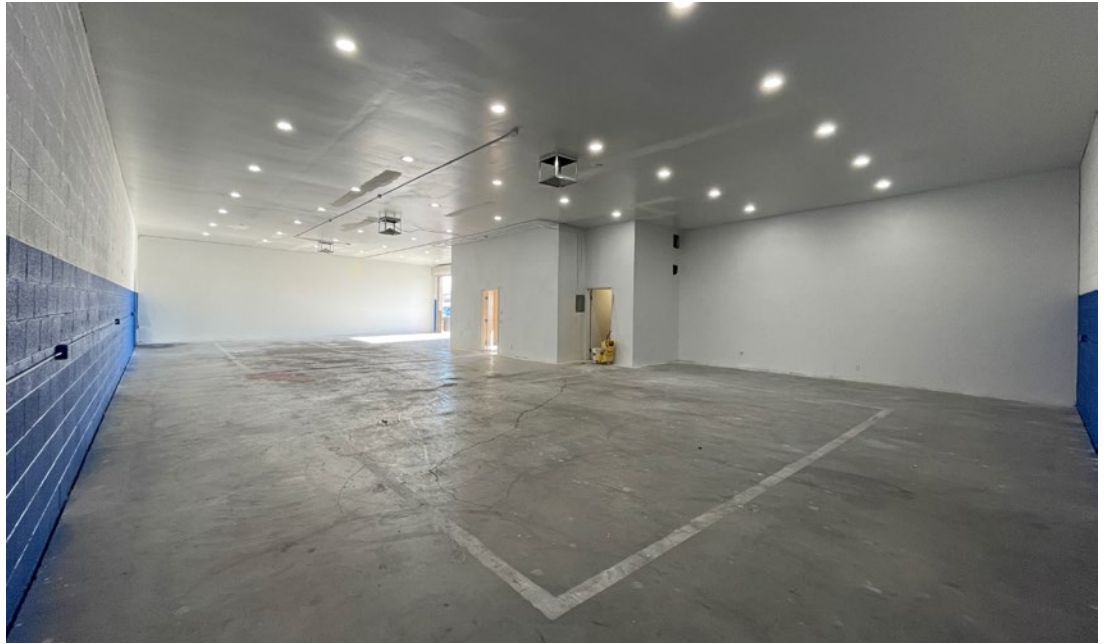
For Sale







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, data.census.gov, lvgea.org, 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.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



HENDERSON
SILVER KNIGHTS™



Nevada Tax Advantages

NEVADA

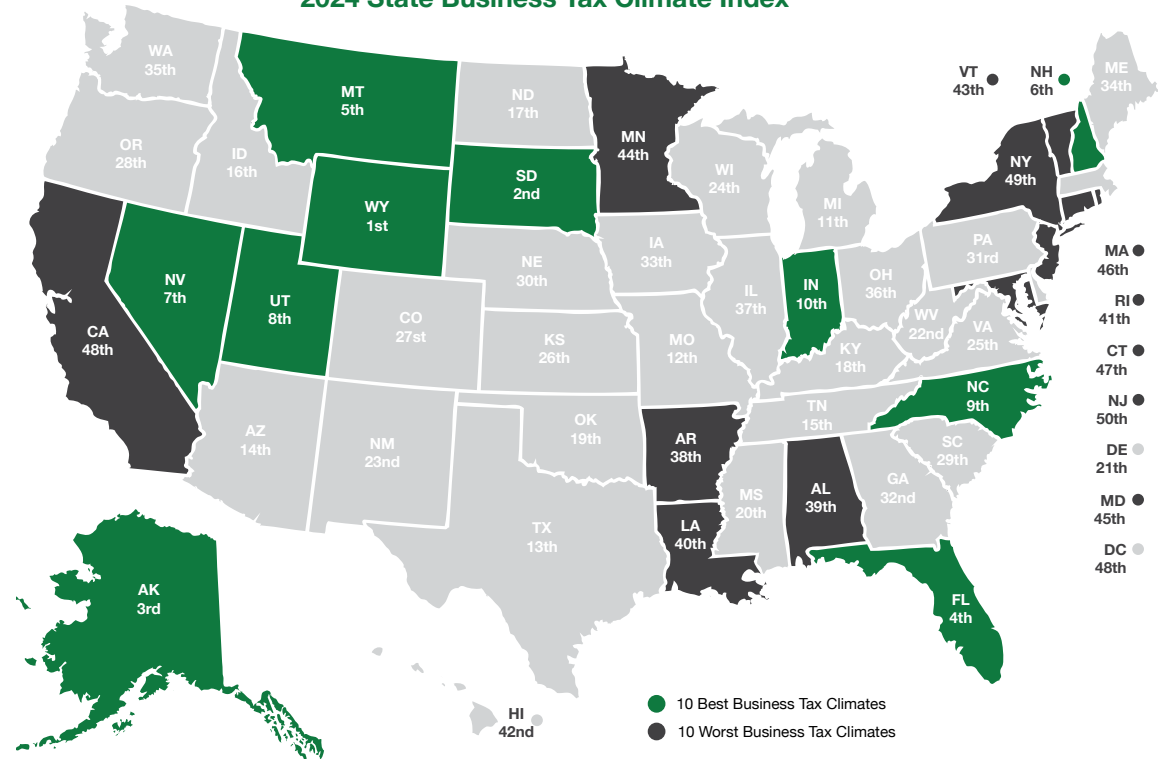
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

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

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 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



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.



Service you deserve. People you trust.

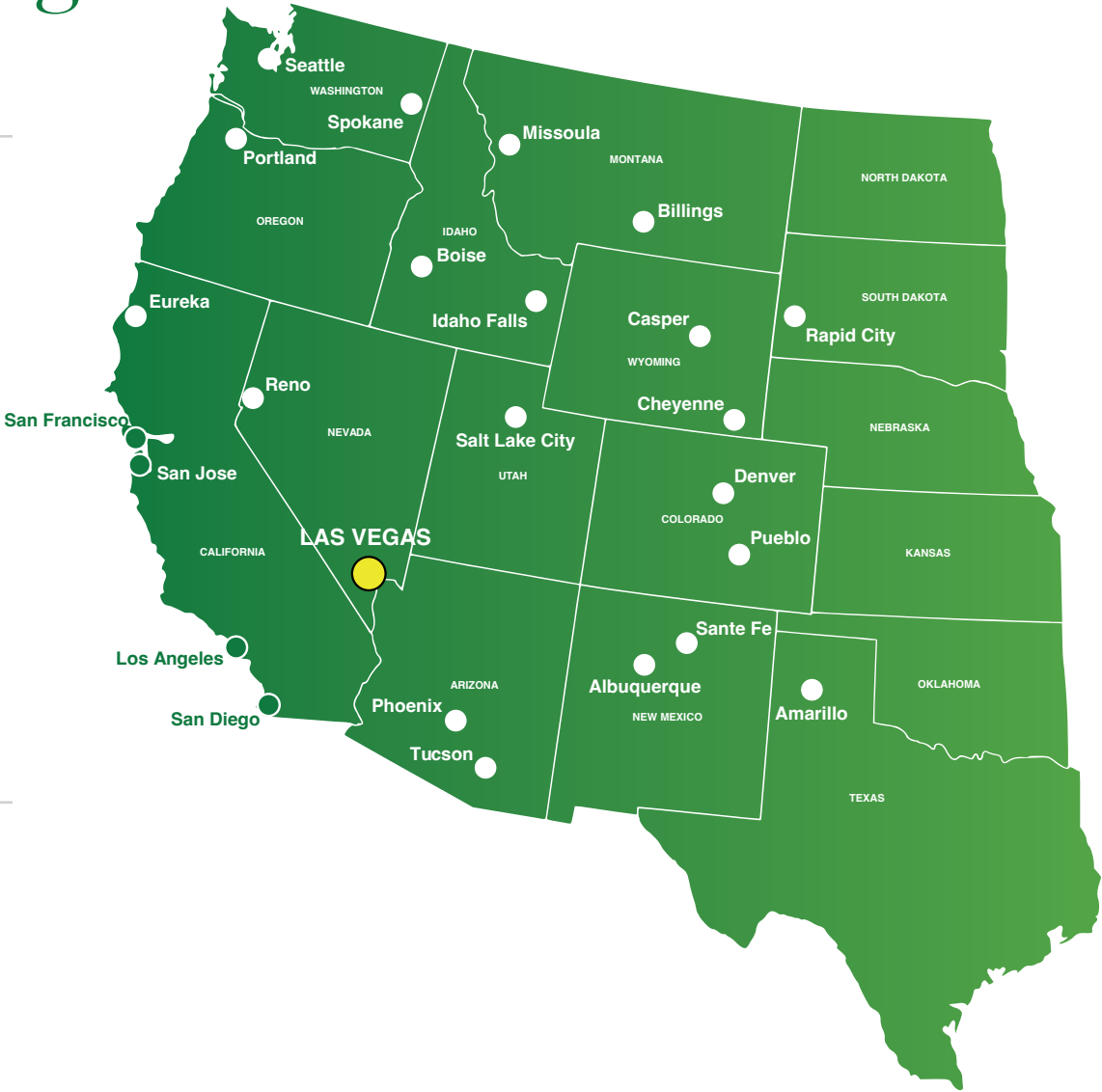


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Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
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 and Mailing Services

		
Freight Service Center 3 Mi	Freight Center 3 Mi	Customer Service Center 5 Mi
Distribution Center 10 Mi	Ship Center 8 Mi	Cargo Center 3 Mi
UPS Air Cargo 18 Mi	Air Cargo 20 Mi	--

Disclaimer

This package is provided to you by MDL Group and is intended solely for your limited use and benefit in determining whether you desire to express further interest in purchasing the property described in the attached documentation (the “Property”). The providing of “this package” to you and your use thereof is conditioned upon your agreement to the terms set forth below.

This package contains selected information pertaining to the Property. It does not purport to be a representation of the state of affairs of the current owner, nor should it be construed to contain all or part of the information which prospective investors would deem necessary to evaluate the Property for purchase. Any financial projections and information provided are for general reference purposes only, are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the current owner and MDL Group. All projections, assumptions and other information provided herein are subject to material variation. MDL Group has not independently investigated the accuracy of the information within the package, as such information was obtained from the owner and/or public records. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

Neither the owner, MDL Group, nor any of their respective directors, officers, agents, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained within this package or any supplemental information provided after the delivery of this package to you, and no legal commitment or obligation shall arise by reason of your receipt of this package or use of its contents. Please also refer to the disclaimer at the bottom of each page of this package, which disclaimer is incorporated herein by reference.

You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner.

By receipt of “this package”, you agree that the package and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose the package or any of its contents to any other entity without the prior written authorization of owner. You also agree that you will not use the package or any of its contents in any manner detrimental to the interest of the owner or MDL Group.

This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to MDL Group.

Sales Team

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