

# 3894 SPRING MOUNTAIN ROAD

Las Vegas, NV 89102

AVAILABLE  
For Lease



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Las Vegas, Nevada 89118  
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## Leasing Details



**\$1.40 - \$1.50 PSF NNN**

Lease Rate



**±2,995 SF**

Space Available



**West Central**

Submarket

## Demographics

	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Population	26,052	152,430	416,919
2024 Population			
Average Household Income	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2024 Average Household Income	\$43,433	\$67,317	\$68,872

## Property Highlights

- ±12,626 SF multi-tenant industrial building
- Turnkey units available ±2,995 SF
- Office space in each unit
- One (1) 10'x10' grade level door per unit
- 12'5" Clear height
- Zoned for IL (Light Industrial)
- Close proximity to the Las Vegas Strip via Spring Mountain Road
- Easy access to the I-15 Freeway



## Property Overview

MDL Group is pleased to present 3894 Spring Mountain Road, Las Vegas, NV 89102 (the "Property"), a ±12,190 SF multi-tenant industrial building. The Property is located in the heart of the Chinatown district and is within a two-block radius of the Las Vegas Strip. The building offers convenient access to the I-15 / US-95 freeways as well as other retail amenities in the immediate area.

## Area Overview

Located in the West Central submarket along bustling Spring Mountain Road, the Property enjoys close proximity to the I-15 freeway, placing it mere minutes away from the Las Vegas Strip and 5 miles away from the Harry Reid International Airport. The surrounding area boasts a vibrant residential community with numerous housing options like Silverado Village apartments and Twain Estates, with a population of ±416,919 residents within a 5-mile radius and an average household income of \$68,872. Furthermore, the property is nestled within the extensive Chinatown commercial district, offering residents an abundance of convenient amenities including diverse multicultural restaurants and several large retail power centers.



Service you deserve. People you trust.



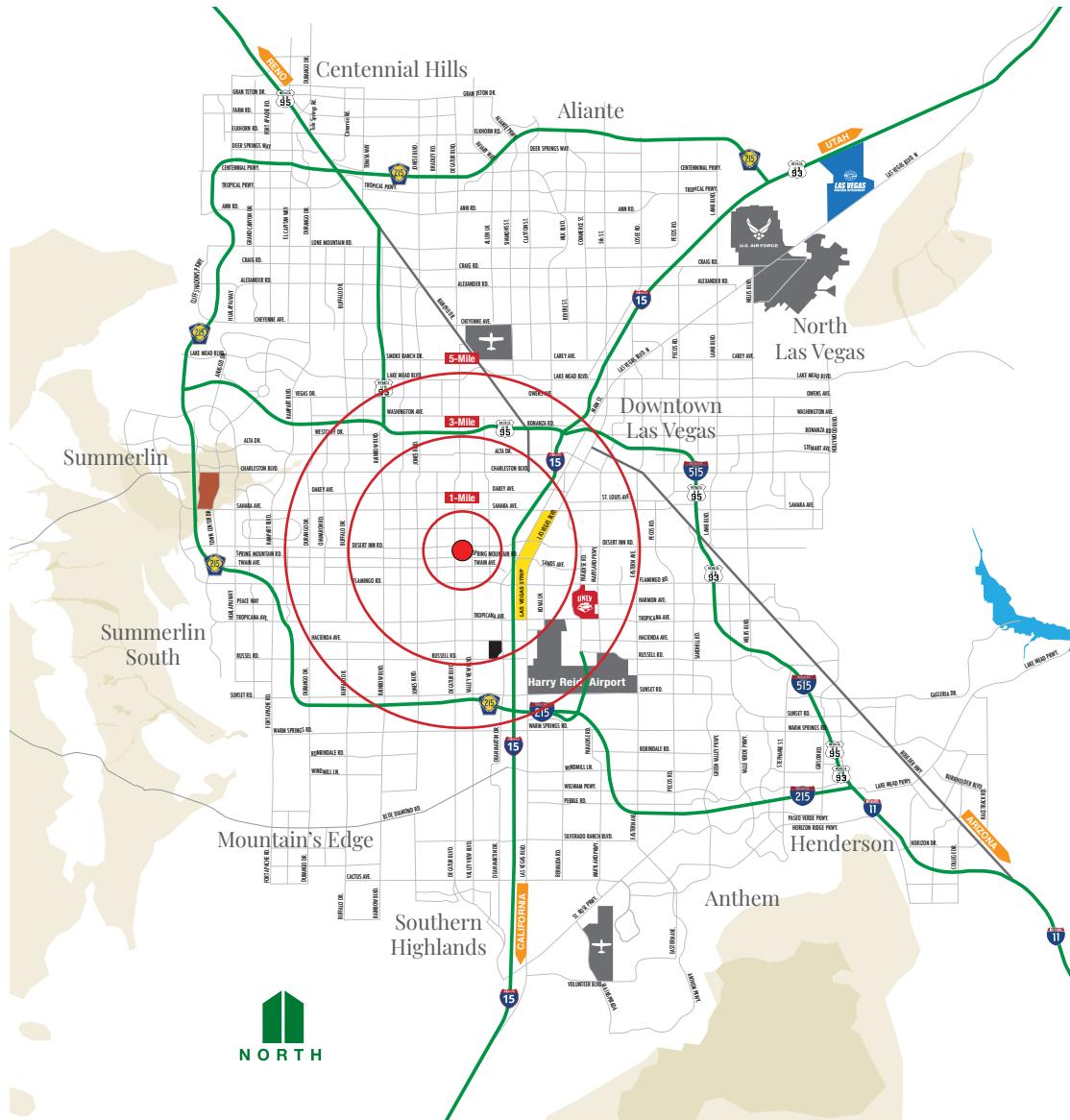
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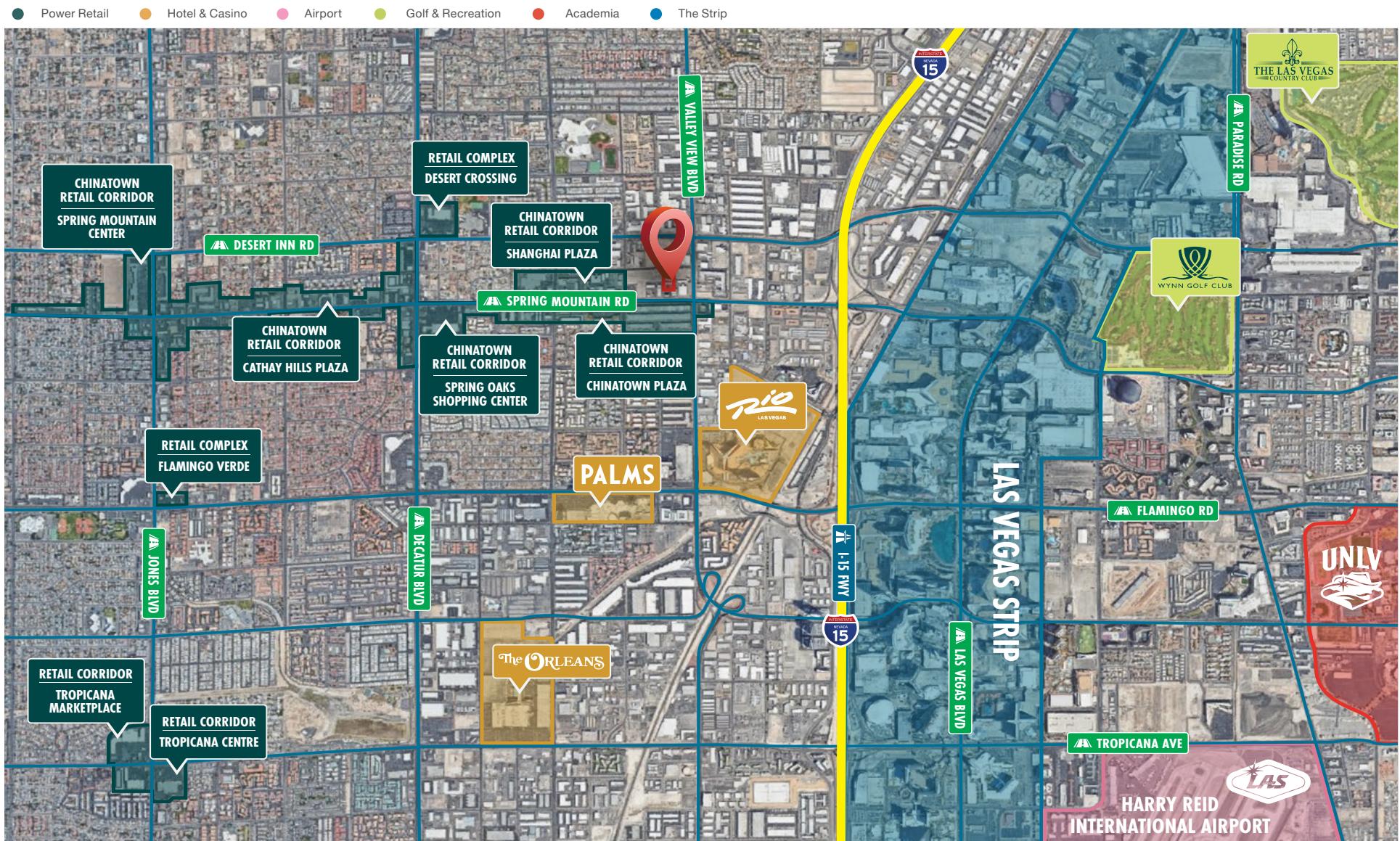
+ <b>Parcel Number</b>	162-18-506-003
+ <b>Submarket</b>	West Central
+ <b>Building Size</b>	±12,626 SF
+ <b>Zoning</b>	Light Industrial (IL)
+ <b>Tenancy</b>	Multiple
+ <b>Year Built</b>	1980
+ <b>Traffic Counts</b>	Spring Mountain Rd. // 32,000 VPD Valley View Blvd. // 28,300 VPD

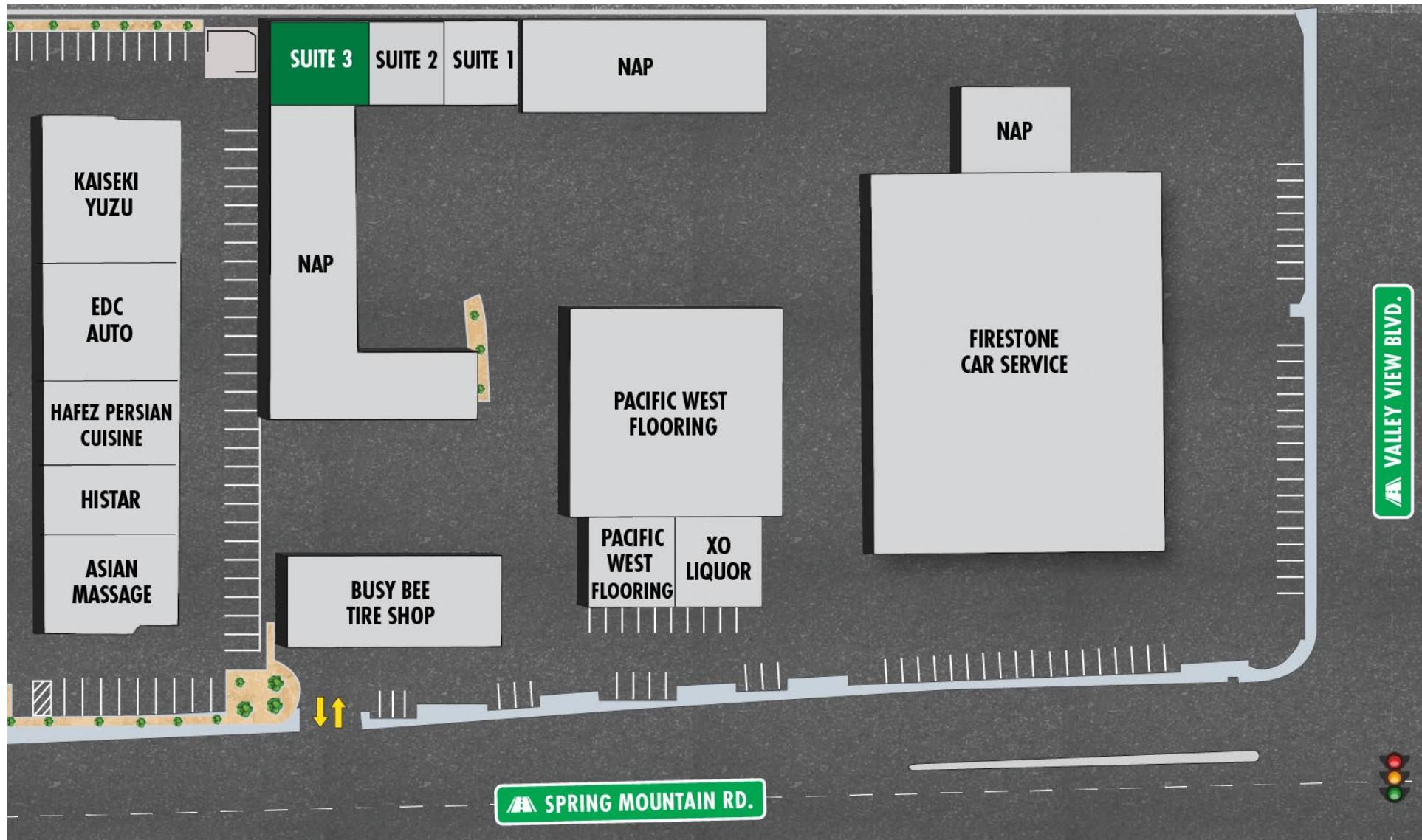
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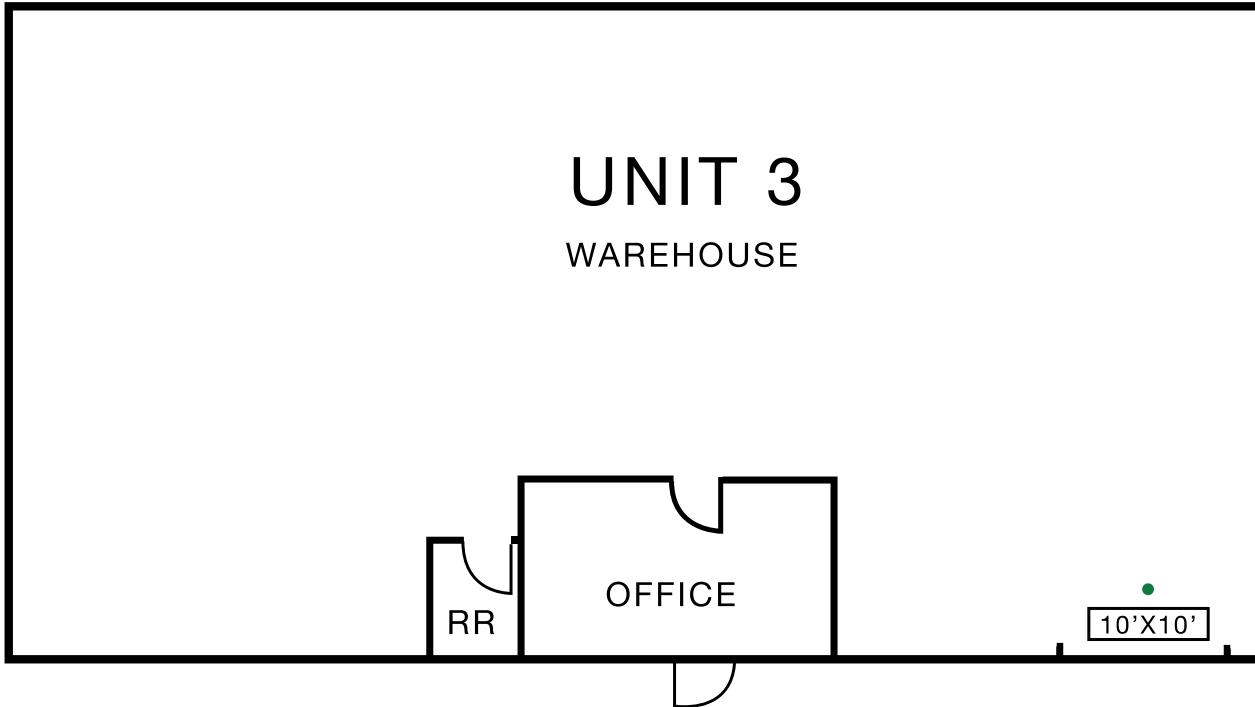
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Population	1 mile	3 miles	5 miles
2010 Population	26,022	146,532	400,339
2020 Population	25,760	151,058	413,494
<b>2024 Population</b>	<b>26,052</b>	<b>152,430</b>	<b>416,919</b>
2029 Population	26,595	155,959	426,571
2010-2020 Annual Rate	-0.10%	0.30%	0.32%
2020-2024 Annual Rate	0.35%	0.28%	0.25%
2024-2029 Annual Rate	0.41%	0.46%	0.46%
2024 Median Age	35.0	38.3	38.0
Households	1 mile	3 miles	5 miles
2024 Wealth Index	26	48	50
2010 Households	10,078	61,870	155,673
2020 Households	10,717	66,425	167,439
<b>2024 Total Households</b>	<b>11,246</b>	<b>68,062</b>	<b>171,052</b>
2029 Total Households	11,602	70,358	176,841
2010-2020 Annual Rate	0.62%	0.71%	0.73%
2020-2024 Annual Rate	1.49%	0.75%	0.66%
2024-2029 Annual Rate	0.63%	0.67%	0.67%
Average Household Income	1 mile	3 miles	5 miles
<b>2024 Average Household Income</b>	<b>\$34,259</b>	<b>\$41,329</b>	<b>\$43,823</b>
2029 Average Household Income	\$37,346	\$47,278	\$50,861
2024-2029 Annual Rate	1.74%	2.73%	3.02%
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	12,014	86,404	197,711
2020 Total Housing Units	11,791	80,772	190,993
<b>2024 Total Housing Units</b>	<b>12,188</b>	<b>81,611</b>	<b>192,603</b>
2024 Owner Occupied Housing Units	1,845	19,895	62,096
2024 Renter Occupied Housing Units	9,401	48,167	108,956
2024 Vacant Housing Units	942	13,549	21,551
2029 Total Housing Units	12,517	83,886	198,067
2029 Owner Occupied Housing Units	2,015	21,173	65,958
2029 Renter Occupied Housing Units	9,587	49,186	110,883
2029 Vacant Housing Units	915	13,528	10,499







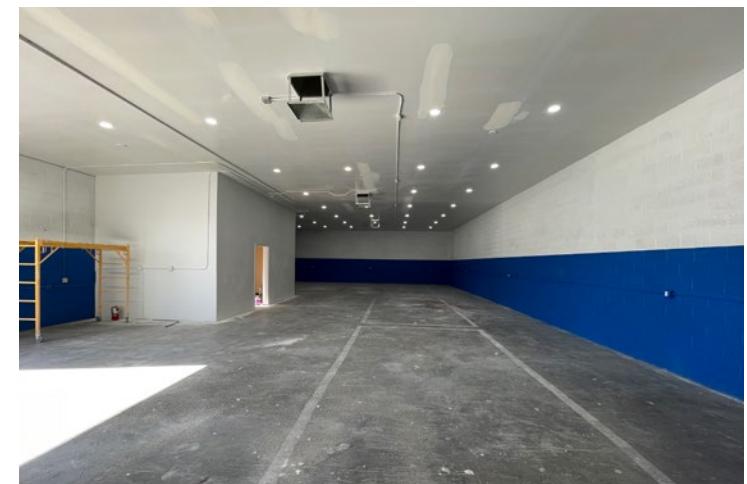
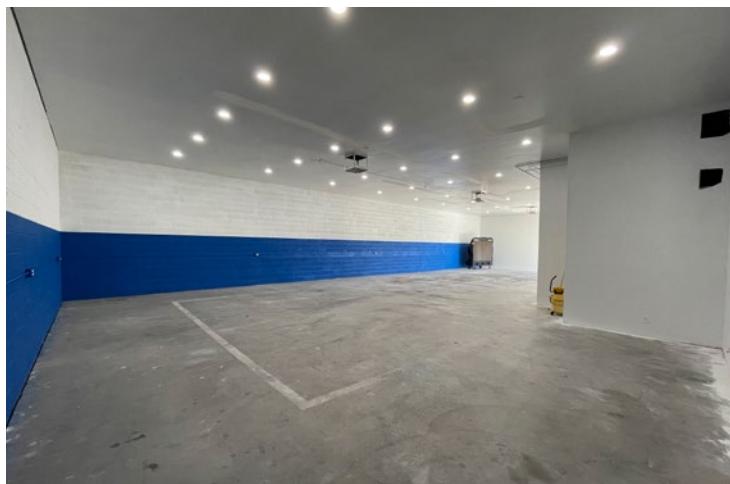
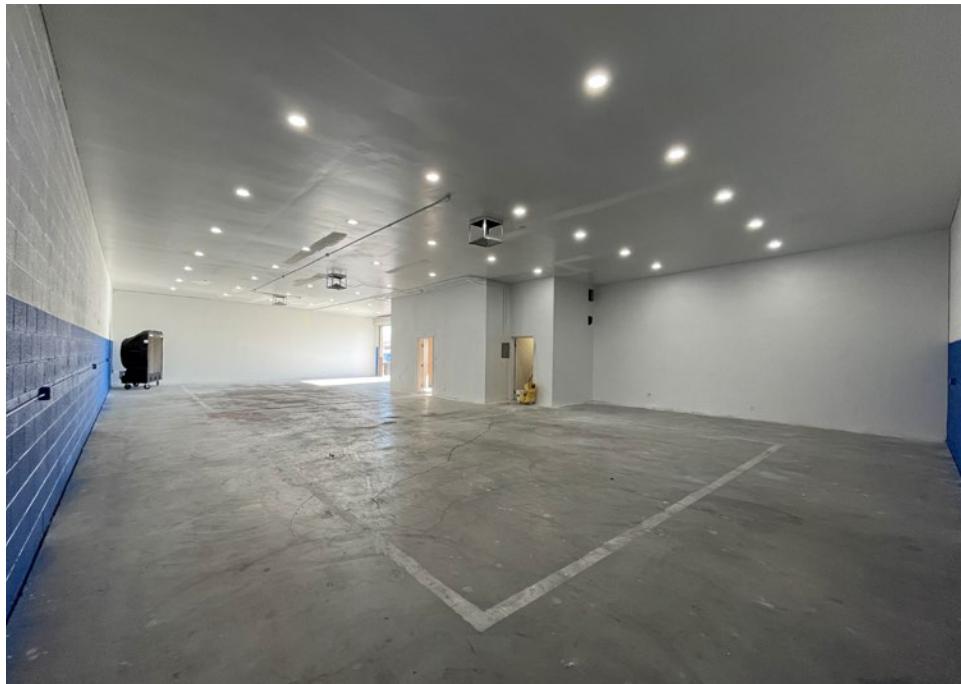


## Property Details

- + **Suite 3:** ±2,995 SF
- + **Lease Rate:** \$1.40 - 1.50 NNN PSF
- + **Available:** Immediately

*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 2,350,611 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)

# 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.

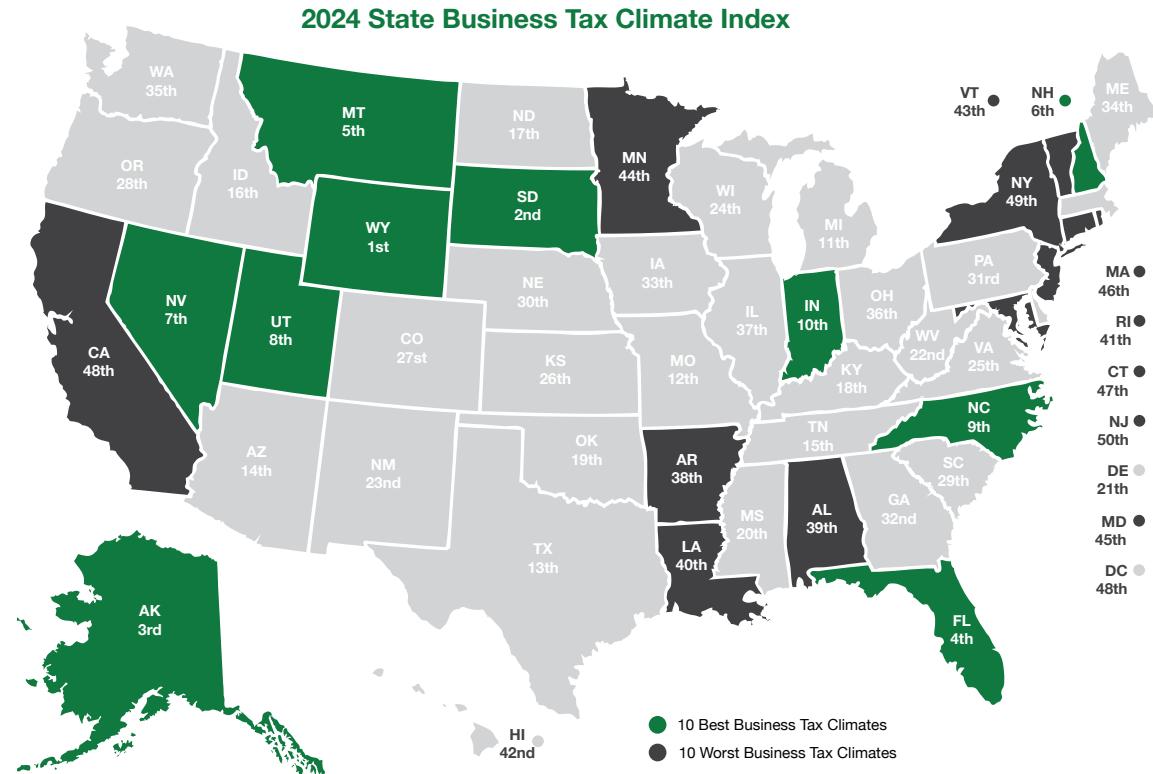
### Here are the main tax advantages of this state:

- 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

## 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](http://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.

# 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)*

# Professional Sports



## Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has four major league professional teams: the Vegas Golden Knights of the NHL (began play in 2017 as the region's first major pro team), the Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: [www.wikipedia.com](http://www.wikipedia.com)

