

TIBERTI COMMERCIAL CENTER

5045 S. Rogers Street, Las Vegas, NV 89118

AVAILABLE
For Lease



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TIBERTI COMMERCIAL CENTER 5045 S. Rogers Street

+ Parcel Number	162-30-111-001
+ Zoning	Light Industrial (I-L)
+ Year Built	1998 (Renovated 2020)
+ Property Size	±25,251 SF
+ Parking	60 surface stalls
+ Cross Streets	Tropicana Ave. & Rogers St.
+ Submarket	Southwest
+ Traffic Counts	Tropicana Ave // ±43,500 VPD Arville St // ±19,200 VPD

Lease Details



\$1.25 PSF NNN

Lease Rate



\$0.30 PSF

CAM Charges



±2,200 SF

Available Space

Property Highlights

- Single-story ±25,251 SF industrial building with 11 total drive-in, grade level doors
- Features 11 suites with a minimum divisible space of ±2,100 SF per suite
- Adjacent spaces can be combined
- Power: 200 amps • 3-phase
- Ceiling Height: ±16'
- Prime Southwest location

Property Overview

MDL Group is pleased to present the Tiberti Commercial Center at 5045 S. Rogers Street (the "Property"). Built in 1998 and renovated in 2020, this single-story ±25,251 SF industrial building is located in the Southwest region of Las Vegas and offers a unique opportunity for businesses seeking adaptable space that can be suited for flex, manufacturing, warehouse, and R&D. The building offers 11 suites that start at a minimum ±2,100 SF (adjacent spaces can be combined) and includes one (1) drive-in, grade level roll-up door per suite.

Area Description

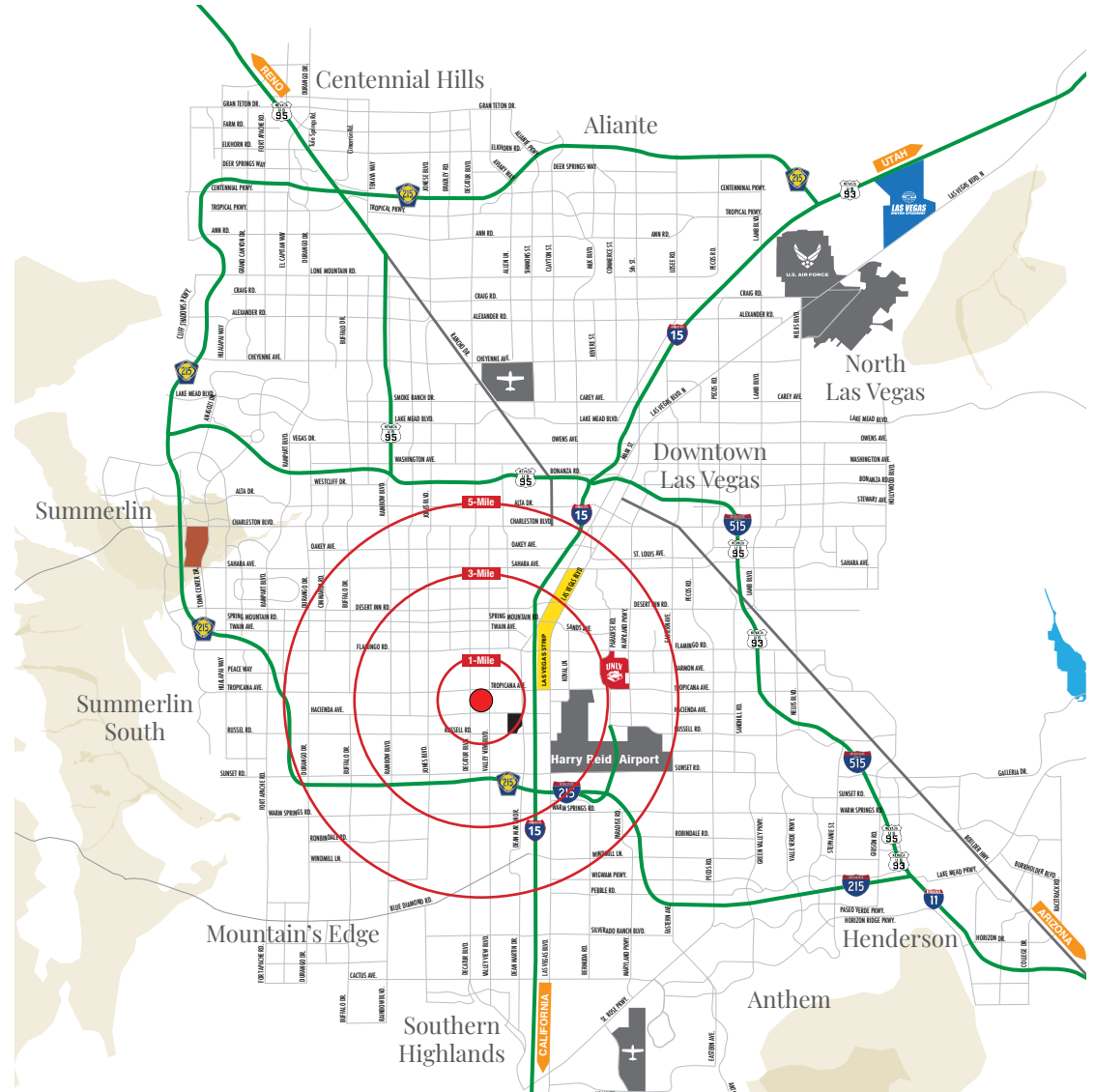
The Property is located just off Rogers Street, which intersects nearby Tropicana Avenue (±43,500 VPD) and parallel to Arville Street (±19,200 VPD). The Property has nearby amenities within driving distance, including power retail centers that have Home Depot, Harbor Freight, Bank of America, Denny's, EoS Fitness, Raising Cane's, In-N-Out Burger. It is approximately 1.4 miles away from Las Vegas Boulevard South, providing access to the plentiful retail shops and services along the Strip.

Population	1 mile	3 miles	5 miles
2010 Population	14,996	107,562	328,323
2020 Population	16,242	111,047	363,147
2024 Population	16,688	113,163	373,791
2029 Population	17,280	116,014	389,756
2010-2020 Annual Rate	0.80%	0.32%	1.01%
2020-2024 Annual Rate	0.64%	0.45%	0.68%
2024-2029 Annual Rate	0.70%	0.50%	0.84%
2024 Median Age	39.0	39.1	38.8

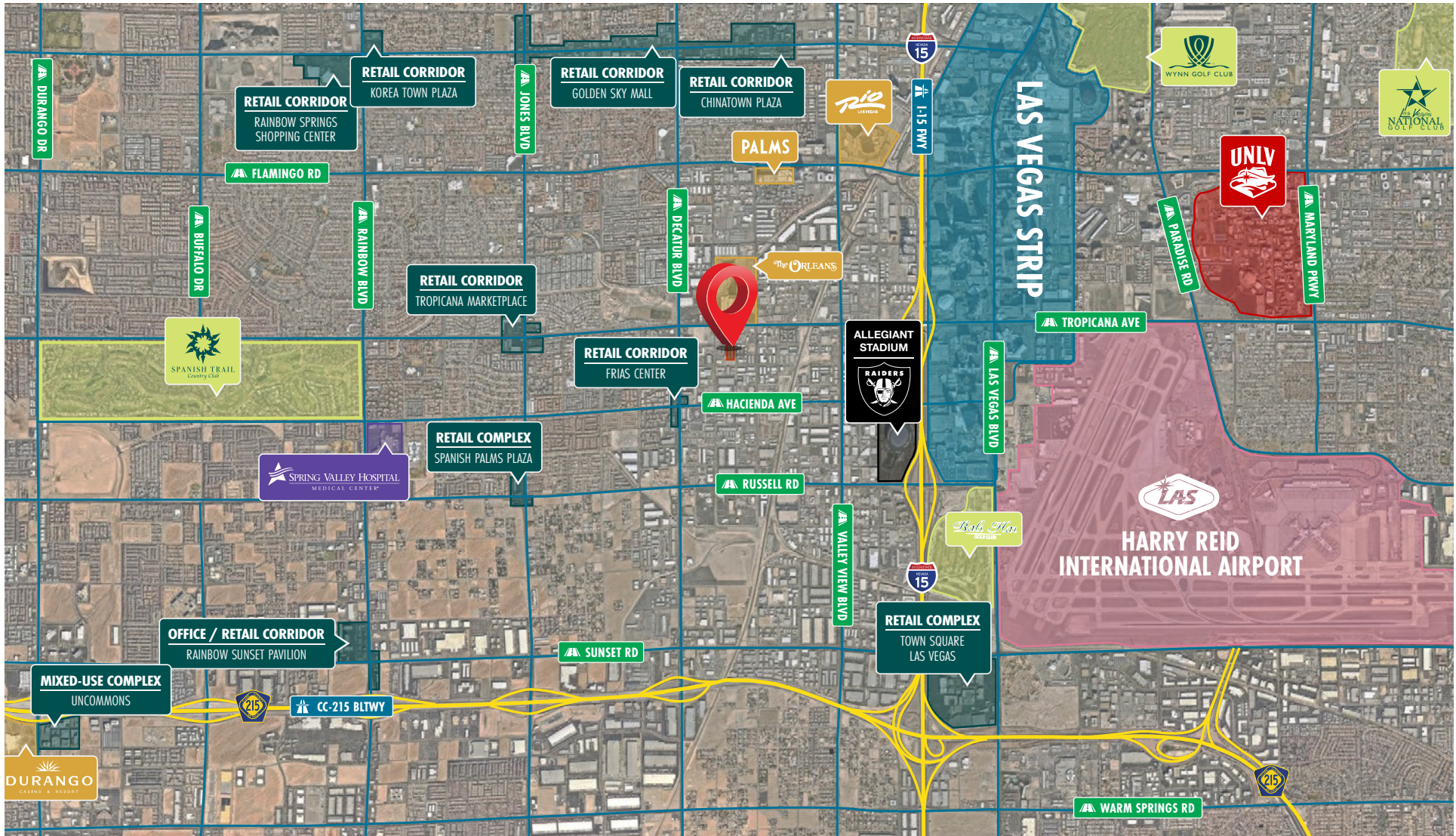
Households	1 mile	3 miles	5 miles
2024 Wealth Index	42	52	64
2010 Households	7,601	44,351	132,176
2020 Households	7,922	46,967	147,951
2024 Total Households	8,137	48,576	153,841
2029 Total Households	8,499	50,347	162,395
2010-2020 Annual Rate	0.41%	0.57%	1.13%
2020-2024 Annual Rate	0.63%	0.80%	0.92%
2024-2029 Annual Rate	0.87%	0.72%	1.09%

Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$73,115	\$76,763	\$87,096
2029 Average Household Income	\$83,850	\$89,083	\$101,431
2024-2029 Annual Rate	2.78%	3.02%	3.09%

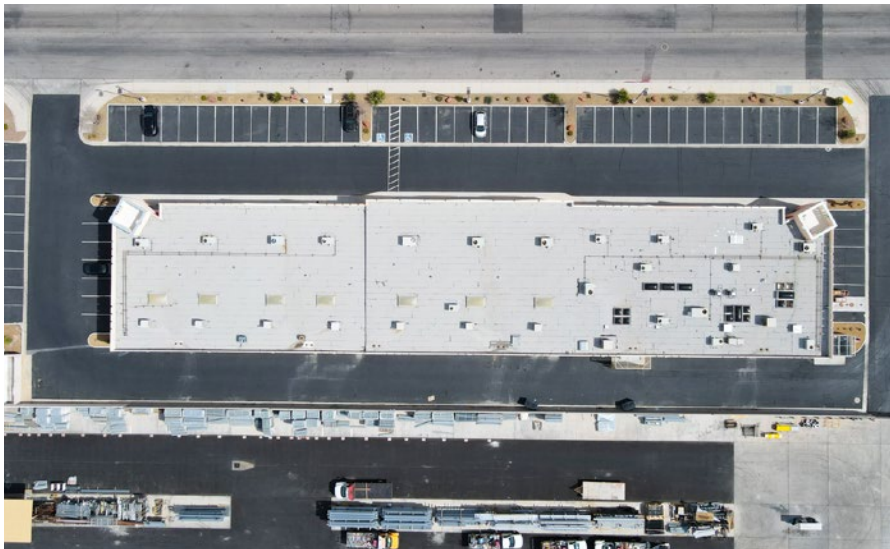
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	10,764	63,048	170,019
2020 Total Housing Units	9,433	58,228	169,694
2024 Total Housing Units	9,556	59,176	174,163
2024 Owner Occupied Housing Units	2,046	17,354	63,784
2024 Renter Occupied Housing Units	6,091	31,222	90,057
2024 Vacant Housing Units	1,419	10,600	20,322
2029 Total Housing Units	9,967	61,450	183,244
2029 Owner Occupied Housing Units	2,206	18,533	68,161
2029 Renter Occupied Housing Units	6,293	31,814	94,234
2029 Vacant Housing Units	1,468	11,103	20,849



● Retail Center ● Golf & Recreation ● Hospital ● Academia ● Airport ● Sports & Stadiums



Property Photos

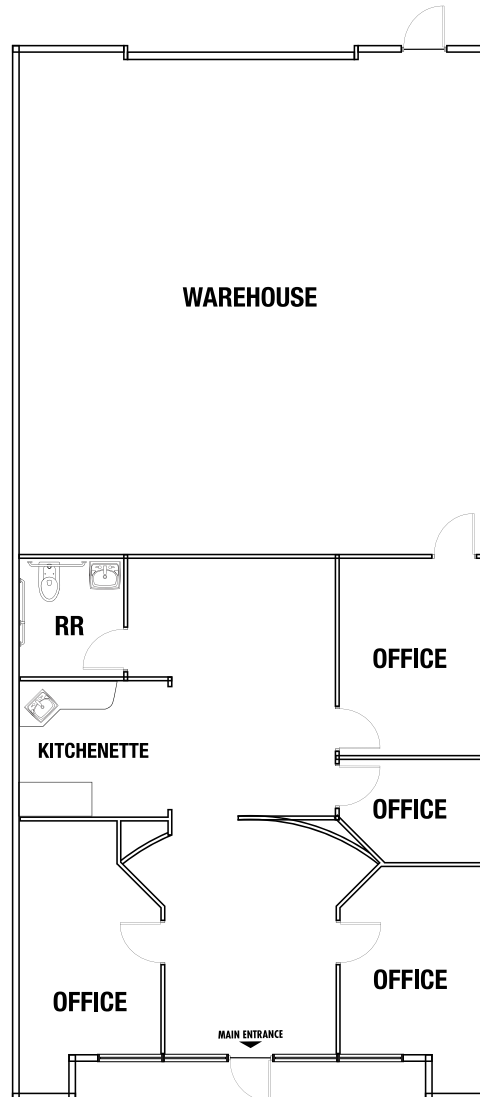




Site Plan Details

- + **APN:** 162-30-111-001
- + **Building Size:** ±25,251 SF
- + **Available Units:** 7
- + **Year Built:** 1998
- + **Year Renovated:** 2020
- + **Zoning:** Light Industrial (I-L)
- + **Parking:** 60 surface stalls
- + **Cross Streets:** Tropicana Ave. & Rogers St.
- + **Traffic Count:**
Tropicana Ave. ±43,500 VPD
Arville St. ±19,200 VPD

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.

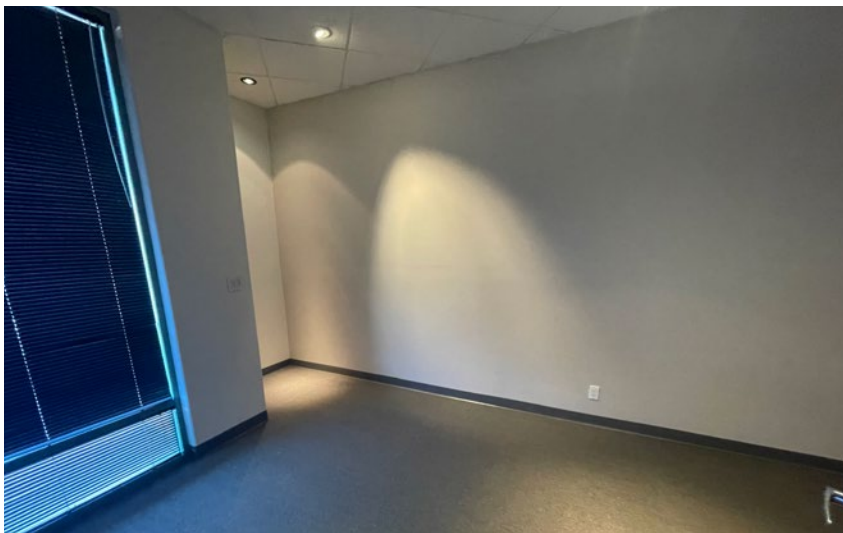
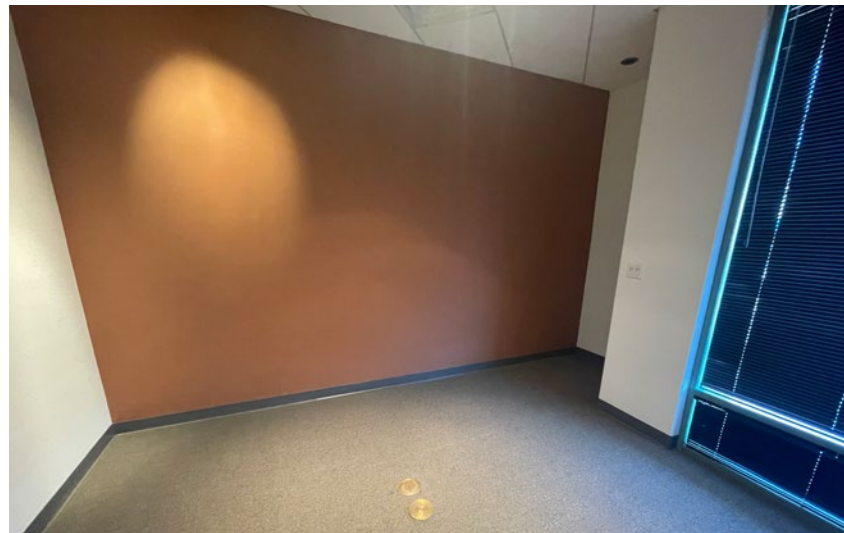
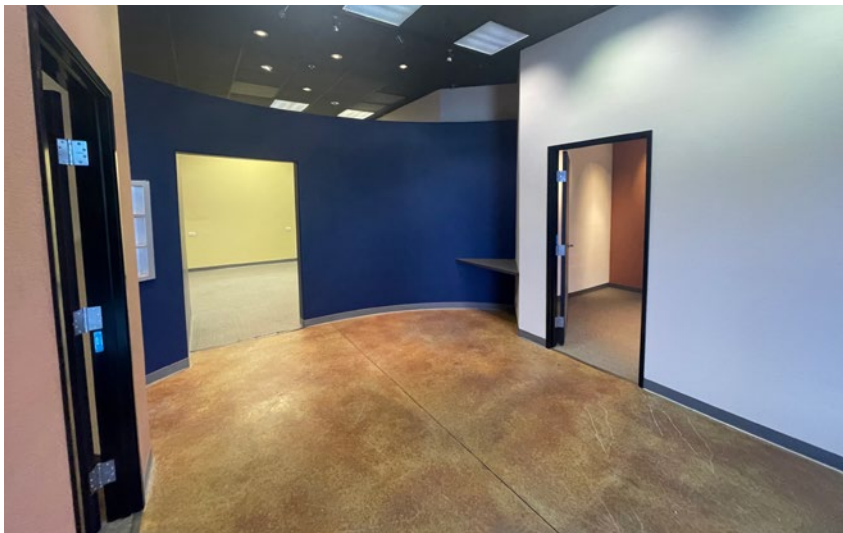


Suite Details

+ Unit Number:	7
+ Total SF:	±2,200
▪ Office SF:	±1,180
▪ Warehouse SF:	±1,020
+ Ceiling Height:	±16'
+ Power:	200 amps • 3-phase (to be verified by Tenant)
+ Grade Level Door:	1
+ Lease Rate:	\$1.25 PSF NNN
+ CAM Charges:	\$0.30 PSF
+ Monthly Rent:	\$3,410
+ Availability:	Immediately

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Suite 7 Interior 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

City of Las Vegas

Synopsis


The City has cultivated and championed a variety of important projects for the benefit of the community. Some highlights include the newest property MSG Sphere at the Venetian, scheduled to open 2023. MSG Sphere at the Venetian will be the first of its kind ever created. Once completed, it will be a 18,000-seat concert hall with a state of the art acoustic technology, costing \$2.2 billion.

Universal Studios is coming to Las Vegas! Universal Studios is building it's first ever permanent horror experience. Just North of the Las Vegas Strip, the 110,000 square foot attraction will add on to the 20-acre Area15 entertainment district. The City is looking forward to the new developments and is anticipating these attractions to be groundbreaking additions to the Las Vegas entertainment scene.

Quick Facts

 **±141**
Size (Sq. Mi.)

 **641,903**
Population

 **4,525**
Pop. Density (Per Sq. Mi.)

The City is also bringing new technologies and industry to Las Vegas.

The heart of the Innovation District is the International Innovation Center @ Vegas. The City of Las Vegas continues to be a hub for innovation and technology with opening 2 Innovation Centers for established and emerging tech companies developing smart technologies.

Source: www.wikipedia.com,
vegasdevmap.com

Nevada Tax Advantages

NEVADA

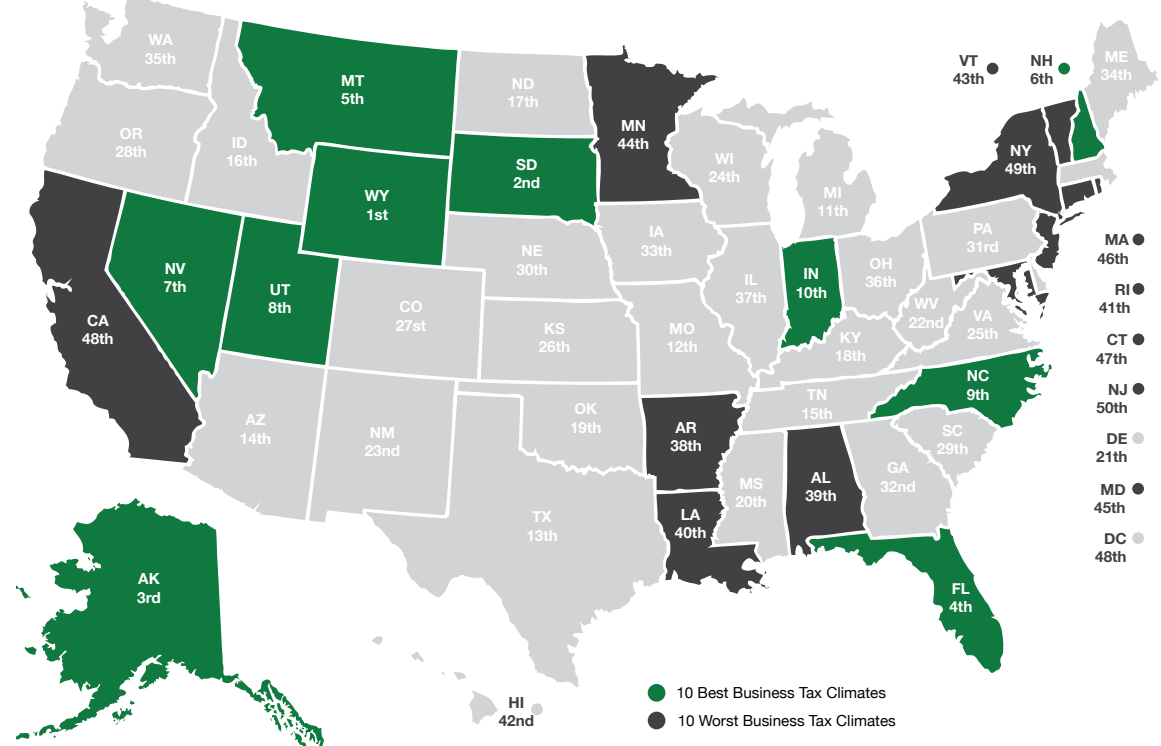
Nevada has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

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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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)