

OWNER-USER OPPORTUNITY



FOR SALE

BUFFALO/215

7693 W. POST ROAD | LAS VEGAS, NV 89113

±6,150 SF

OFFICE WAREHOUSE FLEX BUILDING

EXCLUSIVE LISTING AGENTS:

Chris Connell, SIOR

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License # NV-S.0039295



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Colliers

Colliers is pleased to present for sale this unique ±6,150 SF office warehouse flex building situated on ±0.46 acres in the Buffalo/215 Business Park. Located less than a mile from the I-215 Beltway at the Buffalo Drive exchange.

Asking Price: **\$4,000,000**



PROPERTY DETAILS

Product Type

Office Warehouse Flex

Zoning & Jurisdiction

Industrial Park (IP), Clark County

Grade Level Roll Up Door

One (1)

Estimated Monthly CAM Rate

\$0.35/PSF

Building Size

±6,150 SF

Year Built

2009

Fire Suppression

Fully sprinklered

Included FF&Es

Reception desk with console, Cabinets in rear office, Exhaust hood, fan and make up air unit/ansul fire system, Sound system, Televisions, Telephone system, Computer rack, ADT monitoring system, 1500 gallon grease trap, Walk in cooler/freezer, Three (3) beverage systems: Beer, soda, and liquor

Number of Stories

Single Story

Parking

3.9/1,000

Natural Gas

Gas line is 2"2 million BTUs

Water Service

2 lines: 1" each

Land Size

±0.46 Acres

Power

480v 3-Phase Power, 800 amps

Annual Property Taxes

\$8,156.72

APN

163-34-410-021

Clear Height

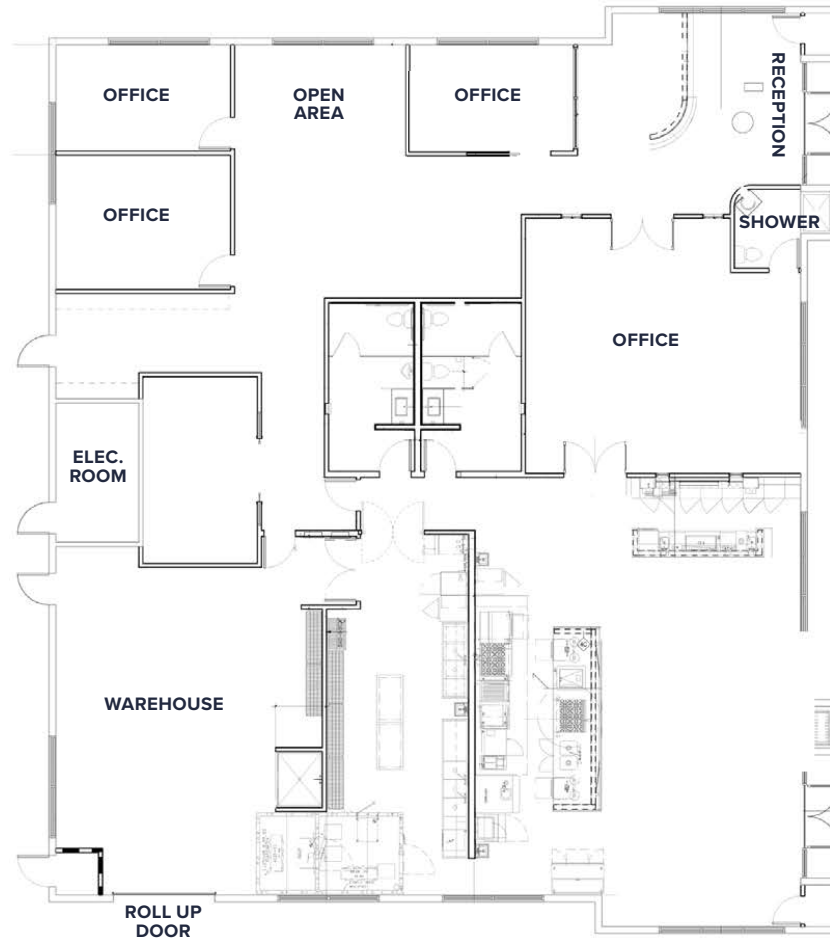
14' Roof Truss Height

FLOOR PLAN

±6,150 SF

OFFICE WAREHOUSE FLEX BUILDING

VIRTUAL TOUR



Not To Scale. For Illustration Purposes Only.

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3D PLAN

±6,150 SF

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AREA MAP



LOCATION OVERVIEW

Located just north of Interstate 215 near Buffalo Drive in a booming residential area with excellent freeway visibility. The geographic location of the building provides convenient access to Summerlin, the Southwest and Green Valley. The property is in close proximity to Southern Hills, Spring Valley and St. Rose Dominican Hospitals, as well as numerous amenities including a variety of well-known restaurants and coffee shops in the immediate area.

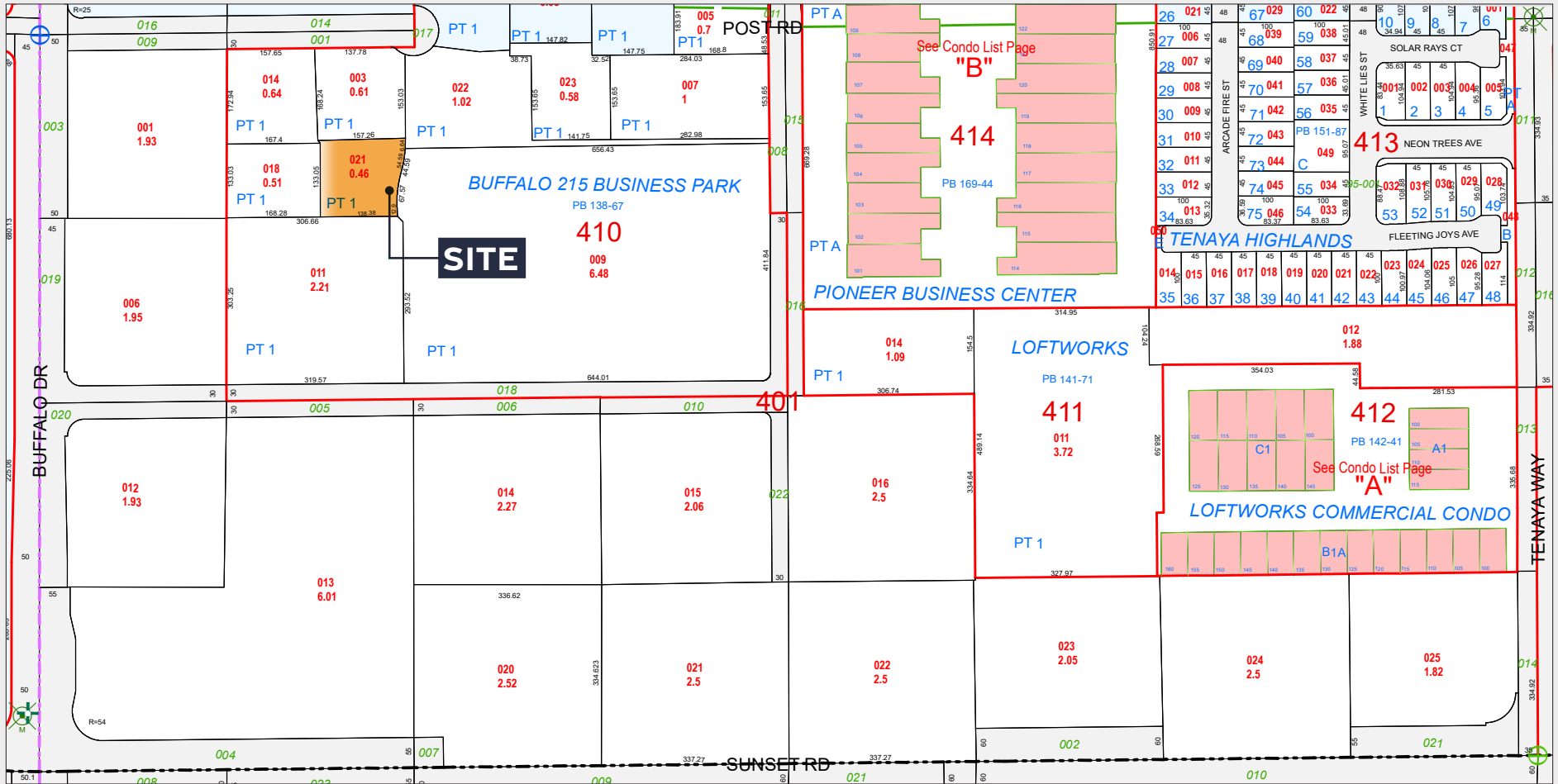
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PARCEL MAP | APN: 163-34-410-021

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DEMOGRAPHIC REPORT

Population Summary

	1-Mile	3-Mile	5-Mile
2023 Total Population	12,295	167,518	370,400
2028 Total Population	14,870	178,809	386,345
2023 - 2028 Population Change	20.9%	6.7%	4.3%

Household Summary

	1-Mile	3-Mile	5-Mile
2023 Households	4,958	64,605	143,155
2028 Households	6,061	69,776	150,951
2023-2028 Household Change	22.2%	8.0%	5.4%

2023 Income

	1-Mile	3-Mile	5-Mile
Average Household Income	\$93,668	\$99,401	\$102,298
Median Household Income	\$76,850	\$74,249	\$72,408

2023 Business Summary

	1-Mile	3-Mile	5-Mile
Total Businesses	756	5,223	15,616
Total Employees	13,368	61,920	195,047



PROPERTY IMAGES

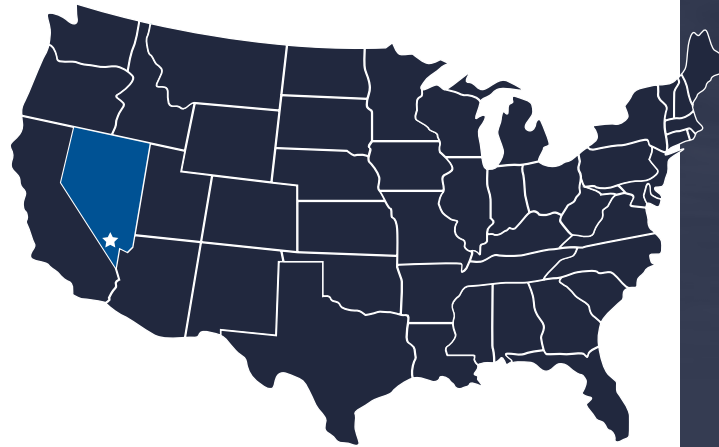


MARKET OVERVIEW

LAS VEGAS

**#1 TRADE SHOW DESTINATION
FOR 25 CONSECUTIVE YEARS**

Trade Show News Network



Convention Centers

While Las Vegas has historically been known as a gaming destination, the city's diverse non-gaming allure continues to strengthen and has far surpassed gambling demand. One such demand driver is the unparalleled convention and meeting space capacity available throughout the city. In 2018, Las Vegas held over 21,000 conventions and hosted over 6.5 million convention delegates.

LAS VEGAS ALSO HOSTED 3 OF THE TOP 10 AND 6 OF THE TOP FIFTEEN LARGEST CONVENTIONS/TRADE SHOWS HELD IN THE U.S.



BUSINESS FACTS

LABOR

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 55,000 workers in the transportation, logistics and manufacturing industries
- Nearly 65,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada

BUSINESS ASSISTANCE PROGRAMS

- Sales And Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement For Recycling
- TRAIN employees now (TEN)
- Silver State Works Employee Hiring Incentives

NEVADA INCENTIVES

- Nevada Tax Abatement Programs
- Workforce Incentive Programs
- No Corporate Income Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inventory Tax
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax
- Competitive Sales and Property Tax Rates
- Minimal Employer Payroll Tax

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