



5024 CECILE AVENUE

Las Vegas, NV 89115

AVAILABLE
For Sale
For Lease



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Sale Details



\$1,199,450

Sale Price



±5,215 SF

Available Space



\$230/PSF

Price Per SF

Lease Details



\$1.15 PSF NNN

Lease Rate



\$0.16 PSF/M

CAM Charges



NLV

Submarket

Property Highlights

- ±5,215 SF Flex space includes:
 - ±504 SF Office space
 - ±4,711 SF Warehouse
- Zoned for Light Industrial (I-L)
- LED Lighting and Evaporative coolers in warehouse
- One (1) grade level loading doors (±16'x±13')
- ±18' Clear height
- Eight (8) parking spaces
- Property located in the North Las Vegas Submarket



Property Details

+ Parcel Number	140-17-501-022
+ Zoning	Light Industrial (IL)
+ Year Built	2000
+ Clear Height	±18'
+ Power	400 Amps of 120/208 power
+ Grade Level Doors	One (1) 16' x 13'
+ Traffic Counts	Nellis Blvd. // ±25,100 VPD Las Vegas Blvd. // ±16,000 VPD

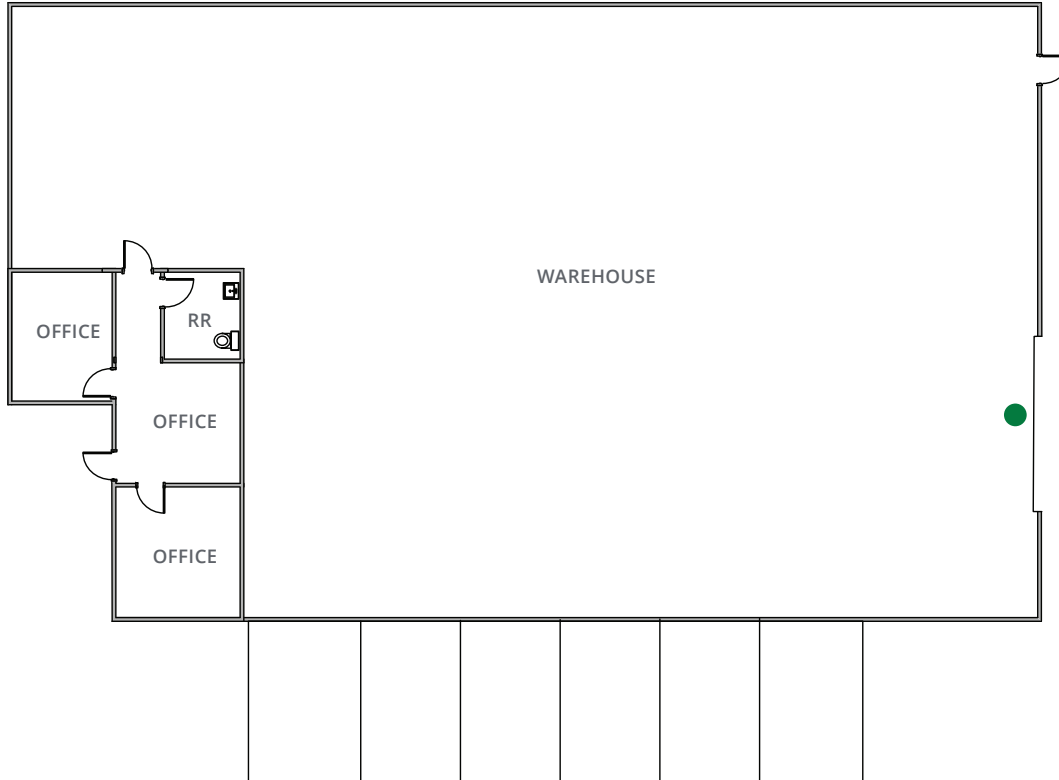
Property Overview

5024 Cecile Avenue is a ±5,215 SF Industrial warehouse available for sale or lease, situated in the North Las Vegas submarket. Built in 2000, the building features a versatile layout with ±504 SF of dedicated office space, ideal for administrative operations, and ±4,711 SF of evaporative-cooled warehouse space.

Area Overview

Located in the North Las Vegas submarket, the property is in close proximity to Nellis Air Force Base and just a few miles from the I-15 Freeway, offering convenient access to key transportation and military hubs.

Property Details



+ Total SF:	±5,215
▪ Office SF:	±504
▪ Warehouse SF:	±4,711
+ Grade-Level Doors (1):	16' × 13'
+ Clear Height:	±18'
+ Power:	400 Amps 120/208 power
+ 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.

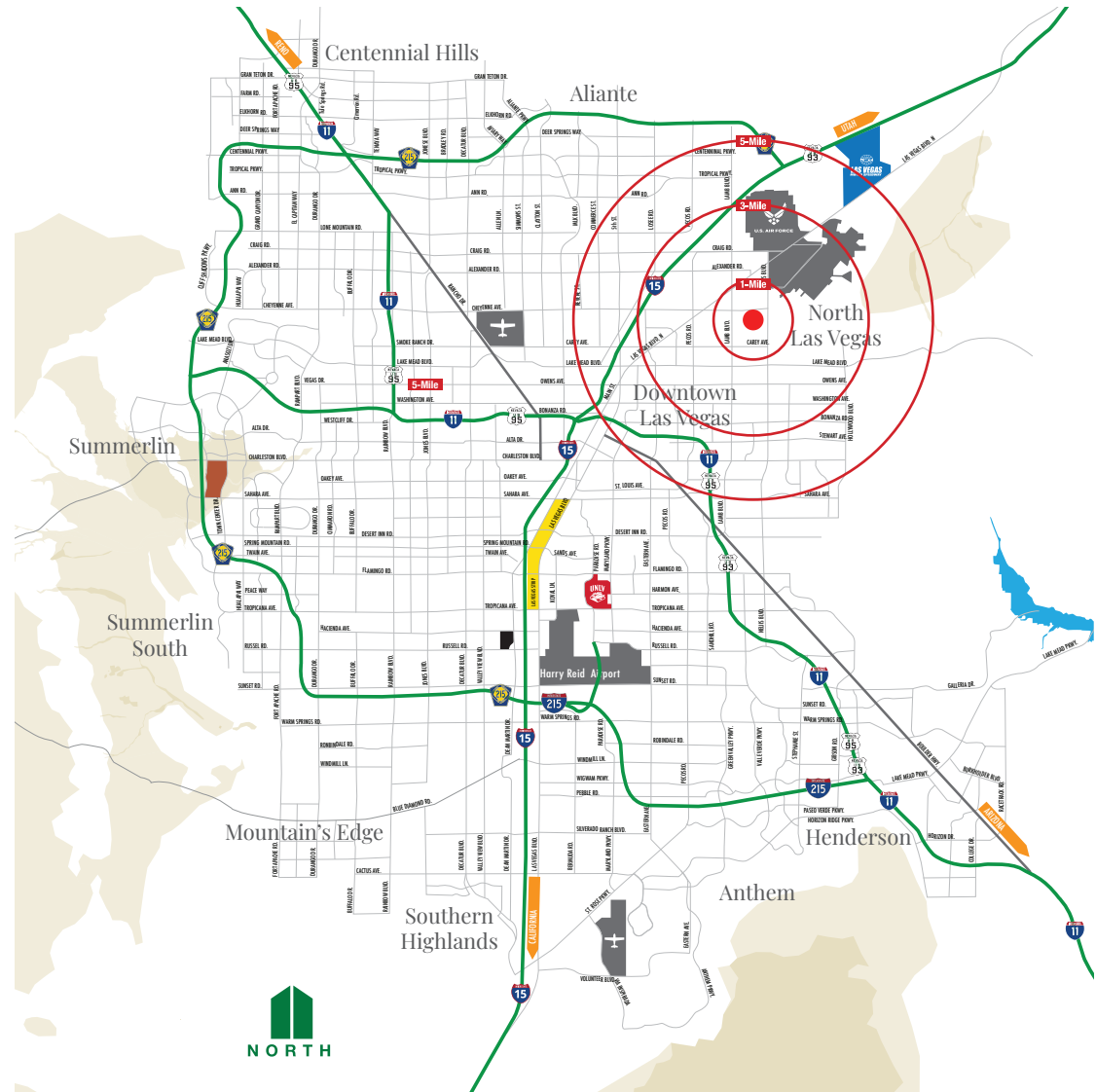
- Grade Level Door

Population	1 mile	3 miles	5 miles
2010 Population	5,567	141,136	324,478
2020 Population	5,587	151,763	351,955
2024 Population	5,817	153,395	353,875
2029 Population	6,069	157,468	363,110
2010-2020 Annual Rate	0.04%	0.73%	0.82%
2020-2024 Annual Rate	0.95%	0.25%	0.13%
2024-2029 Annual Rate	0.85%	0.53%	0.52%
2024 Median Age	30.9	31.1	32.6

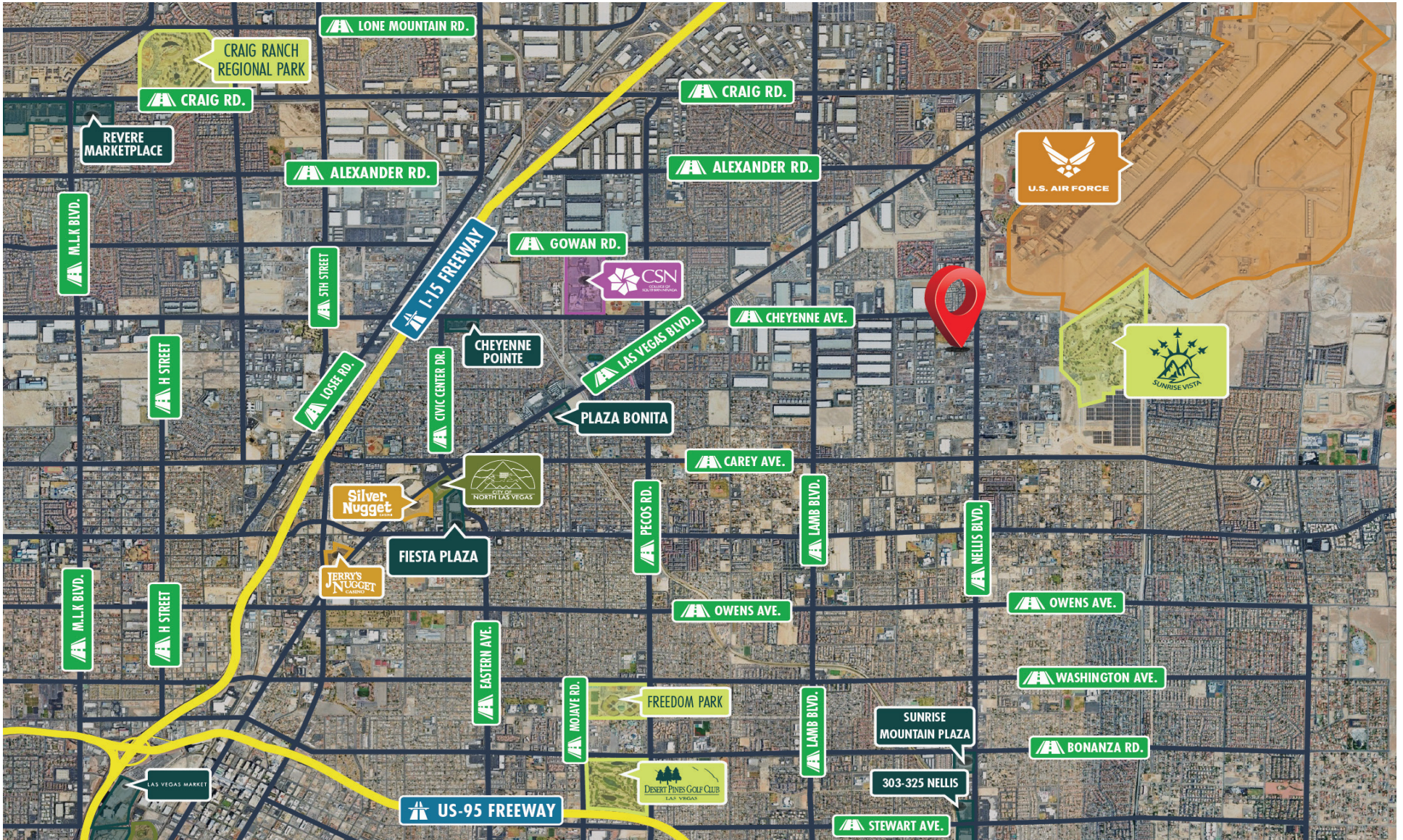
Households	1 mile	3 miles	5 miles
2010 Households	2,052	40,342	95,544
2020 Households	1,943	45,813	109,353
2024 Total Households	2,022	46,726	111,763
2029 Total Households	2,134	48,522	116,173
2010-2020 Annual Rate	-0.54%	1.28%	1.36%
2020-2024 Annual Rate	0.94%	0.47%	0.51%
2024-2029 Annual Rate	1.08%	0.76%	0.78%

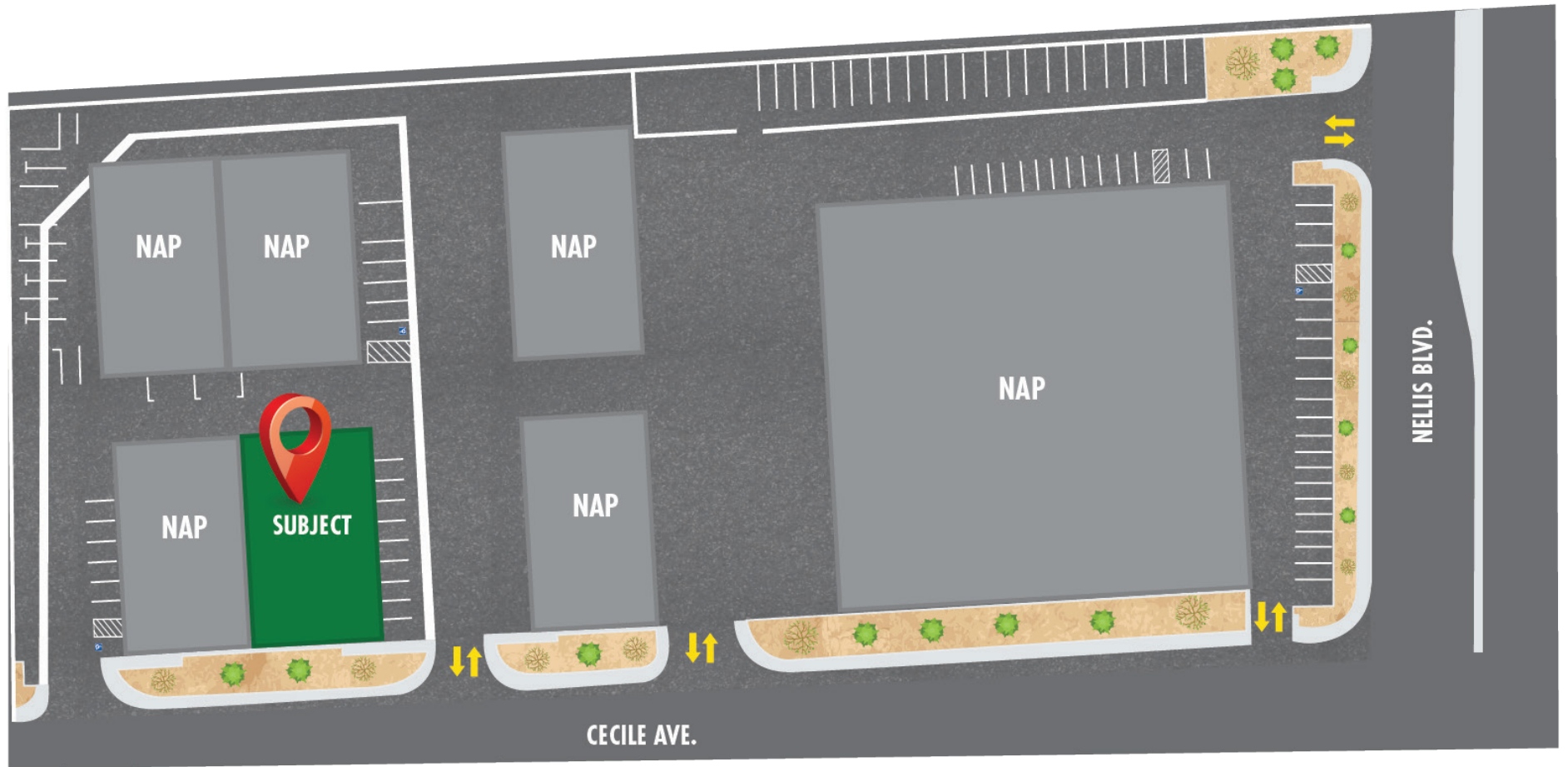
Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$52,873	\$67,816	\$71,397
2029 Average Household Income	\$62,322	\$80,135	\$84,156
2024-2029 Annual Rate	3.34%	3.39%	3.34%

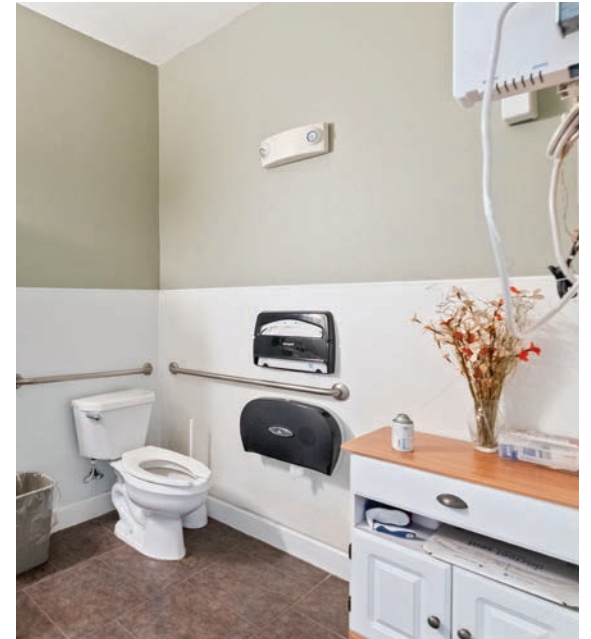
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	2,306	47,479	111,073
2020 Total Housing Units	2,458	48,885	116,001
2024 Total Housing Units	2,463	49,110	116,961
2024 Owner Occupied Housing Units	595	22,390	55,520
2024 Renter Occupied Housing Units	1,427	24,336	56,243
2024 Vacant Housing Units	441	2,384	5,198
2029 Total Housing Units	2,593	50,981	121,455
2029 Owner Occupied Housing Units	642	24,039	59,405
2029 Renter Occupied Housing Units	1,491	24,483	56,768
2029 Vacant Housing Units	459	2,459	5,282



- Power Retail
- Hotel & Casino
- Educational
- Parks & Recreation







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 North Las Vegas




Synopsis


The City of North Las Vegas is proud of its longstanding tradition of maintaining a business-friendly environment. North Las Vegas's "fast and faster" approach to doing business has made the City one of the best in the country for development opportunities. The City is a hub for new job creation and economic diversification that attracts global brands, innovative industries, and manufacturing, e-commerce, and distribution centers.

North Las Vegas also enjoys close proximity to major transportation corridors, railways and two airports (North Las Vegas Airport and Harry Reid International). This gives North Las Vegas businesses easy access to large and growing markets across the Western United States, including California, Arizona and Utah. The City has become the epicenter of e-commerce and logistics for Southwestern United States due to its proximity to interstate, rail and Southern California ports and high demand from manufacturing, food production and cold storage users.

Quick Facts

 **±102**
Size (Sq. Mi.)

 **280,543**
Population as of 2024

 **2,565**
Pop. Density (Per Sq. Mi.)

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



Nevada Tax Advantages

NEVADA

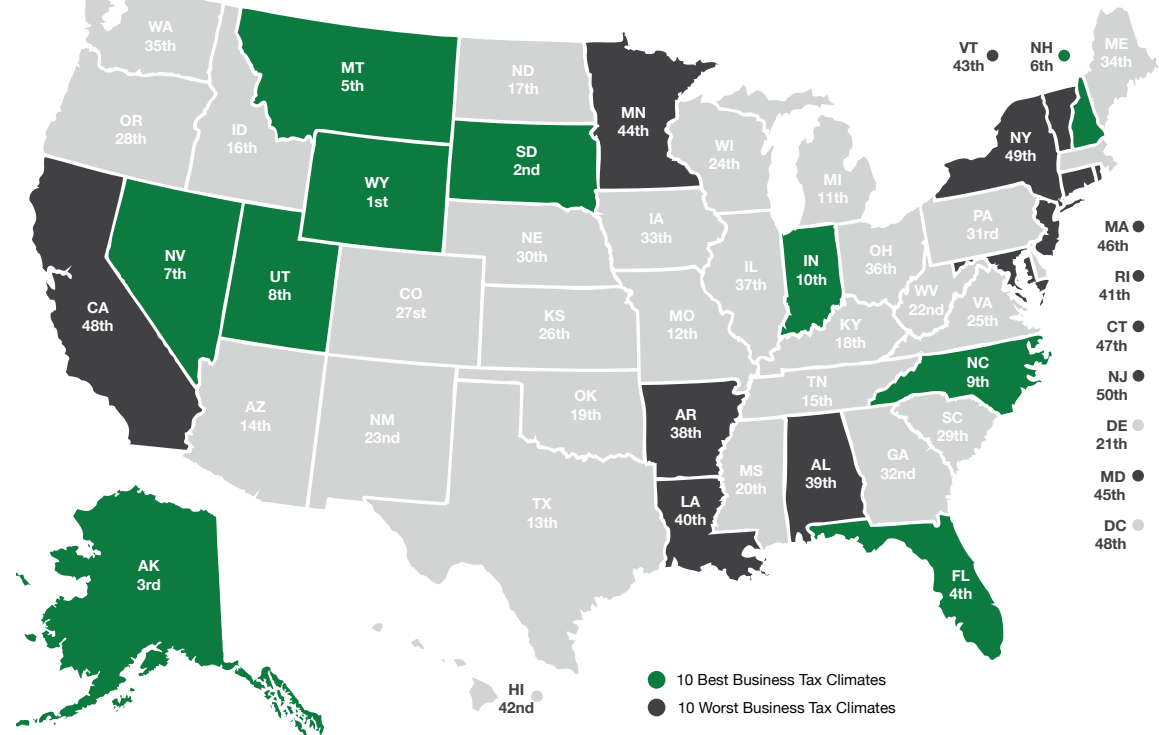
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

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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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)