

13172 S. Las Vegas Boulevard

Approved for Office &
Fleet Services Facility

FOR SALE
\$8,250,000



Lincoln  **GATSKI**
COMMERCIAL

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13172 SOUTH LAS VEGAS BOULEVARD

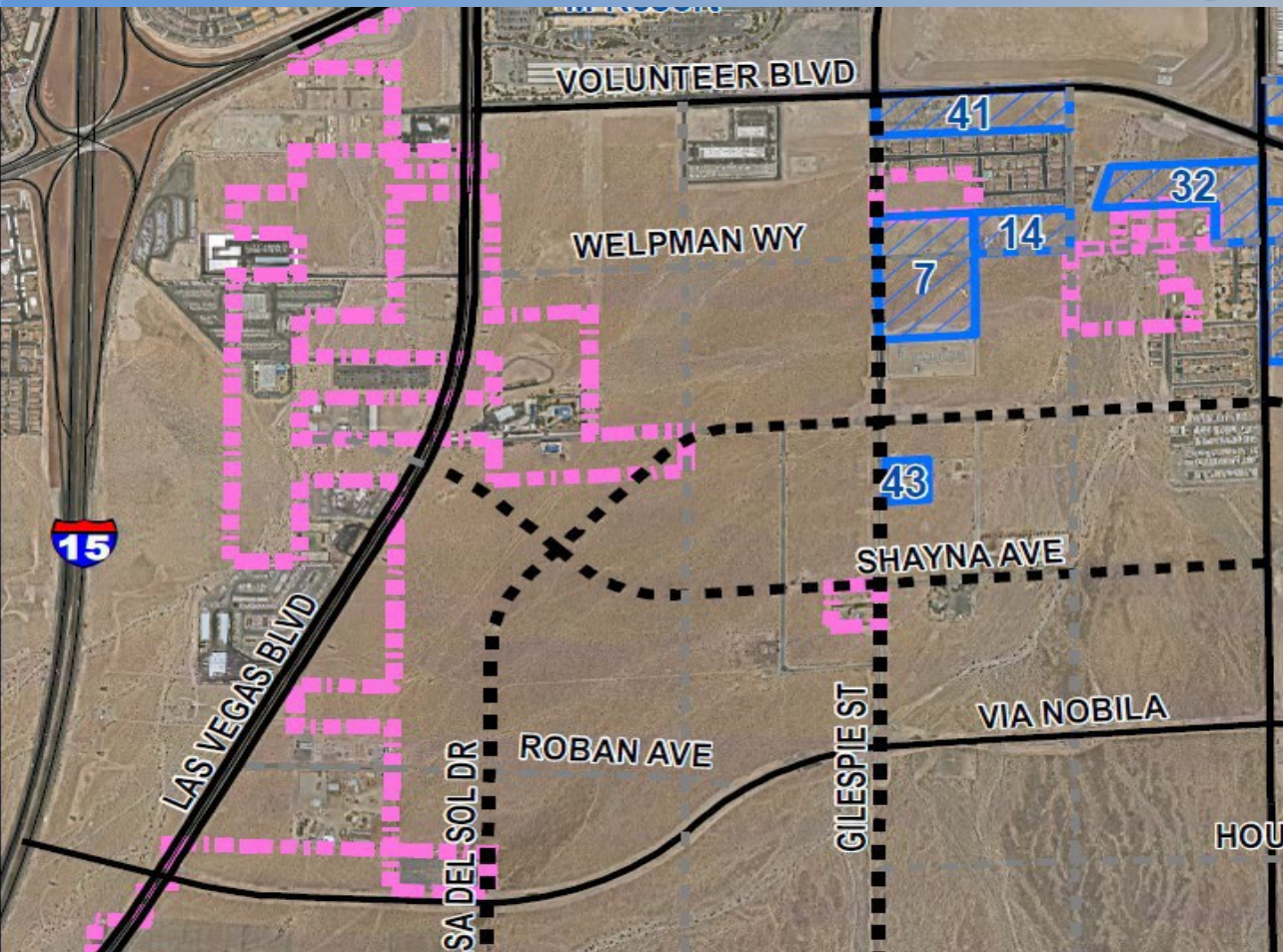
Approved for Office & Fleet Services Facility
+/-6.44 acres at 13172 South Las Vegas Boulevard

SALE: \$8,250,000



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- +/-6.44 net acres
- Entertainment Mixed-Use (EM), General Highway Frontage
- (H-2) Industrial Light (IL)
- Approved 14,800 SF consisting of +/-2,400 SF office, tire storage, 1 wash bay, 2 sweep, out bays, 1 tire bay, and 3 maintenance bays. 2 bay fueling station
- 47 employee parking, 59 total truck parking spaces with 35 pull-through truck spaces

13172 SOUTH LAS VEGAS BOULEVARD is strategically located +/-26 miles from the Stateline of California and +/-15 miles to the Las Vegas Strip and is conveniently located +/-1,760 linear feet from the I15 South Via Nobila Interchange. S.LVBLVD boasts Entertainment Mixed-Use (EM), General Highway Frontage (H-2) Industrial Light (IL) zoning classifications. S.LVBLVD is highly desirable due to its multitude of uses, its location, its access to retail, its access to rooftops and access I15 South and Via Nobila Interchange.

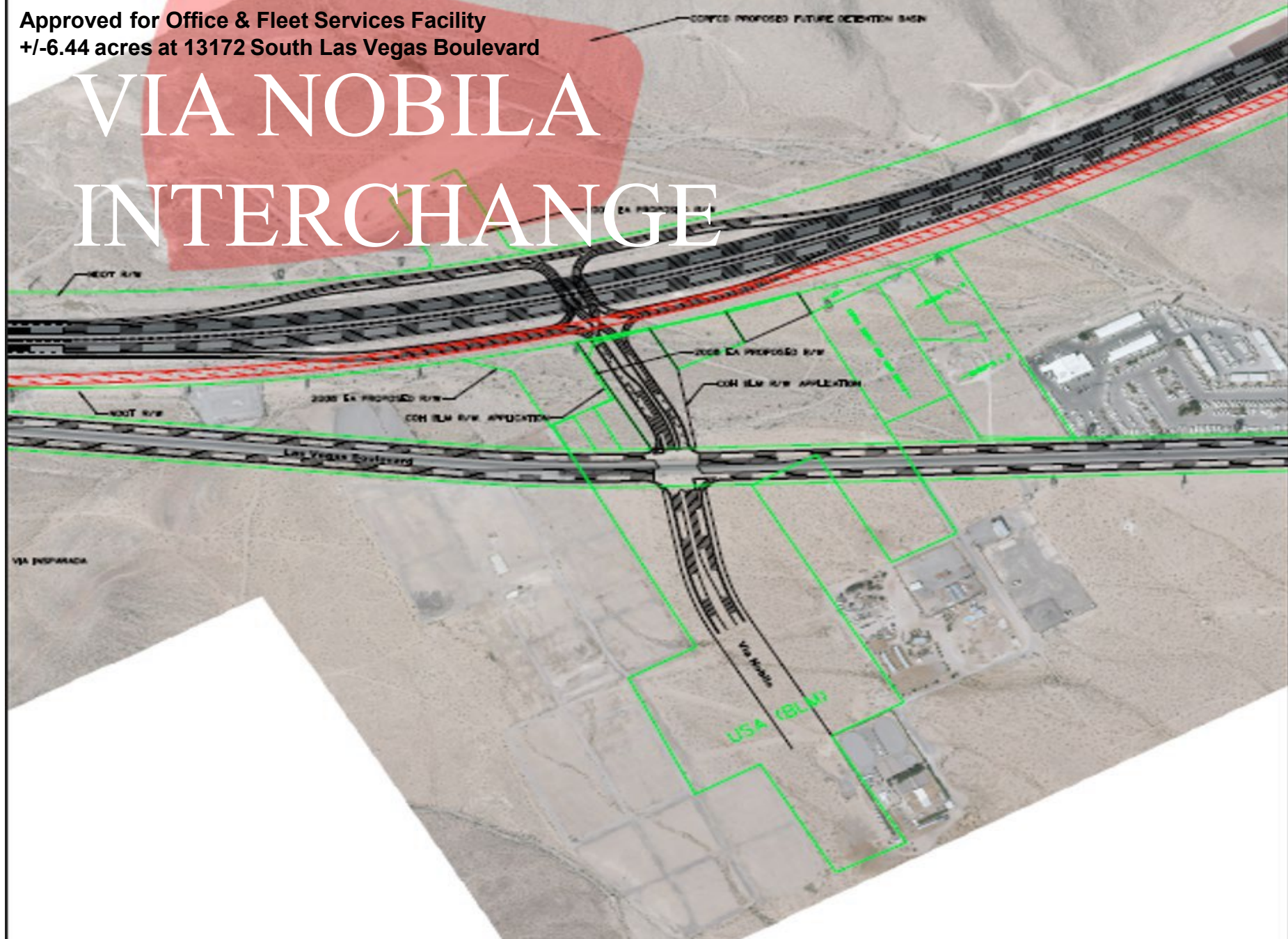
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VIA NOBILA INTERCHANGE



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NO	PROJECT	ACRES	TYPE
1	Air Pac Heights	21	342,000 sq. ft. industrial/warehouse; 6 buildings
2	Airport Five, LLC	5	High-end office/ministorage
3	Alper Airport Center	14	Retail center and 5-story office building
4	Amigo and Larson	36	280-unit single family attached and detached residential
5	Amigo Multifamily	24.5	454-unit apartment complex
6	Bruner Marketplace	3.6	34,000 sq. ft. retail center and gas
7	Calvary Chapel	16.2	Church, school and daycare; 135,000 sq. ft. total
8	Centurion	24	764-unit mixed use retail, townhouse and apartments
9	Chaparral 5	5	75,000 sq. ft. industrial/warehouse, 1 building
10	D.R. Horton Battista Welpman	8.4	130 townhome subdivision
11	Diamond Bermuda	9	128,000 sq. ft. 12-building industrial center
12	Executive Commercial Center	4	48,000 sq. ft. retail center; 3 buildings
13	Gilesple and Bruner	5	31-lot residential subdivision
14	Gilesple and Welpman North	4.1	29-lot residential subdivision
15	Haas Automation	167	2.3M sq. ft. manufacturing/warehousing/office
16	Henderson 10	10	150,000 sq. ft. industrial/warehouse; 2 buildings
17	Henderson Executive Ind Park	7	102,000 sq. ft. warehouse; 24,000 sq. ft. 2-story office building
18	Henderson West	102	2,920-unit; mixed-use, residential, retail and entertainment;
19	Inspirada Auto Lofts	5	54-unit private auto storage/condominium (non-residential)
20	Inspirada Town Center Parcel 1	27.5	152 single family; 93 townhome subdivision
21	Inspirada Town Center Parcel 19	6	98-unit townhome subdivision
22	Inspirada Town Center Parcel 2A	23	105-unit single family residential
23	Inspirada Town Center Parcel 5	9	121-unit single family residential
24	LogistiCenter	53	1,050,000 sq. ft. warehouse/industrial; 4 buildings
25	Matter Park	38.3	297,000 sq. ft. flex/industrial; Las Vegas Aces Headquarters
26	Mera Inspirada	7	189-unit senior apartments
27	Odyssey Volunteer	4.4	66,000 sq. ft. industrial building
28	Respects	4	77,000 sq. ft. industrial assembly and packaging
29	Roman Catholic Church	8	Religious facility
30	Seven Hills Apartments II	9.4	237-unit apartment complex
31	Silver and Black Industrial Center	9	Two 75,000 square-foot warehouse buildings
32	Sonoma Partners Apartments	9.6	305-unit apartment building; 5-story
33	South 15 Airport Center F, G, H	40	860,000 sq. ft. industrial/warehouse; 3 buildings
34	St Rose Square (Costco)	67.6	454,000 sq. ft. retail
35	St. Rose and Bruner	10	238-unit apartment complex
36	Sunridge Place Mixed-Use	8	236-unit, 3,000 sq. ft. dining; 4-story mixed-use
37	The Village	12.6	550,000 sq. ft. medical/office, retail, restaurant
38	Via Centro North Apartments	13	284 apartment units
39	Via Inspirada Center for Excellence	3.5	21,000 sq. ft. public workforce development facility
40	Via Inspirada Police Station	10	City police station and cadet training facility
41	Volunteer Marketplace	10.1	Retail, gas and fast-food
42	Volunteer Via Inspirada	4	Retail and gas
43	Wat Nevada Dhammaram Temple	2.5	Religious facility
44	West Henderson Hospital	40	550,000 sq. ft. hospital, 3 medical office buildings

HENDERSON APPROVED DEVELOPMENT PROJECTS WEST HENDERSON

Master Transportation Plan (MTP) Streets

- Per Development Std's
- - Minor Collector
- • • Major Collector
- Minor Arterial
- Major Arterial
- Railroad

Subject Areas

- City Limits

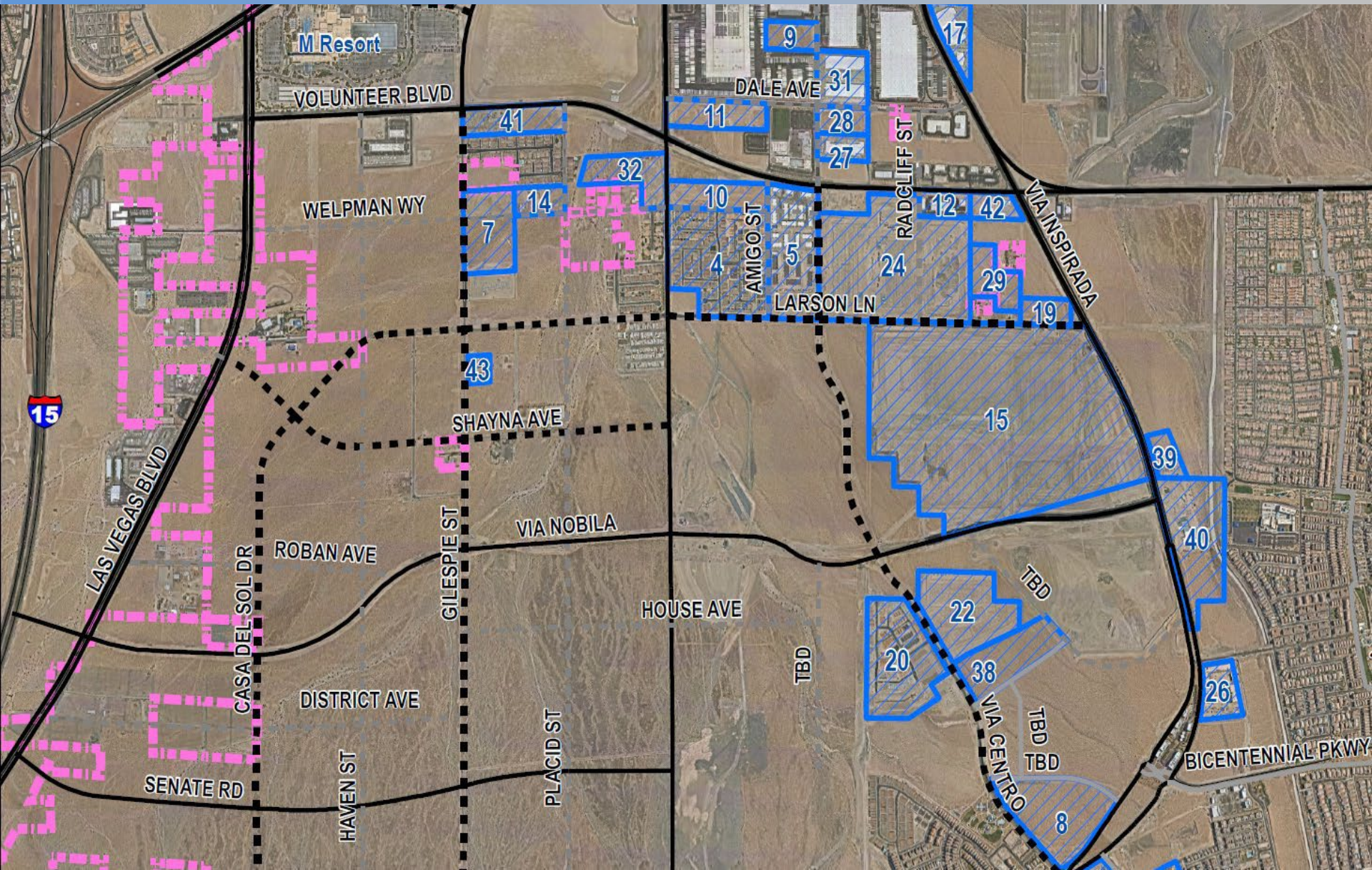
7/13/2022
MAP NOT TO SCALE
Maps available on the web at:
www.cityofhenderson.com/planning
This map is offered as a general reference
guide only. Neither warranty of accuracy is
intended nor should any be assumed.
Based on Projected Coordinate System:
NAD83, StatePlane NV East FIPS 2701 Feet

City of Henderson
Community Development & Services
240 Water Street
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13172 SOUTH LAS VEGAS BOULEVARD | LAS VEGAS, NV 89044

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

ASSESSOR'S PARCELS - CLARK COUNTY, NV. Briana Johnson - Assessor

PARCEL BOUNDARY	CONDOMINIUM UNIT	001 ROAD PARCEL NUMBER
SUB BOUNDARY	AIR SPACE PCL	001 PARCEL NUMBER
PMLD BOUNDARY	RIGHT OF WAY PCL	1.00 ACREAGE
ROAD EASEMENT	SUB-SURFACE PCL	202 PARCEL SUBSEQ NUMBER
MATCH / LEADER LINE		PS 24-45 PLAT RECORDING NUMBER
HISTORIC LOT LINE		5 BLOCK NUMBER
HISTORIC SUB BOUNDARY		5 LOT NUMBER
HISTORIC PMLD BOUNDARY		015 GOV. LOT NUMBER
SECTION LINE		

T23S R61E

5176	177	178
3192	191	190
3204	205	206

Scale: 1" = 200'

17

8	9	4	2	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
25	26	27	28	29	30

Rev: 2/13/2024

S 2 NE 4

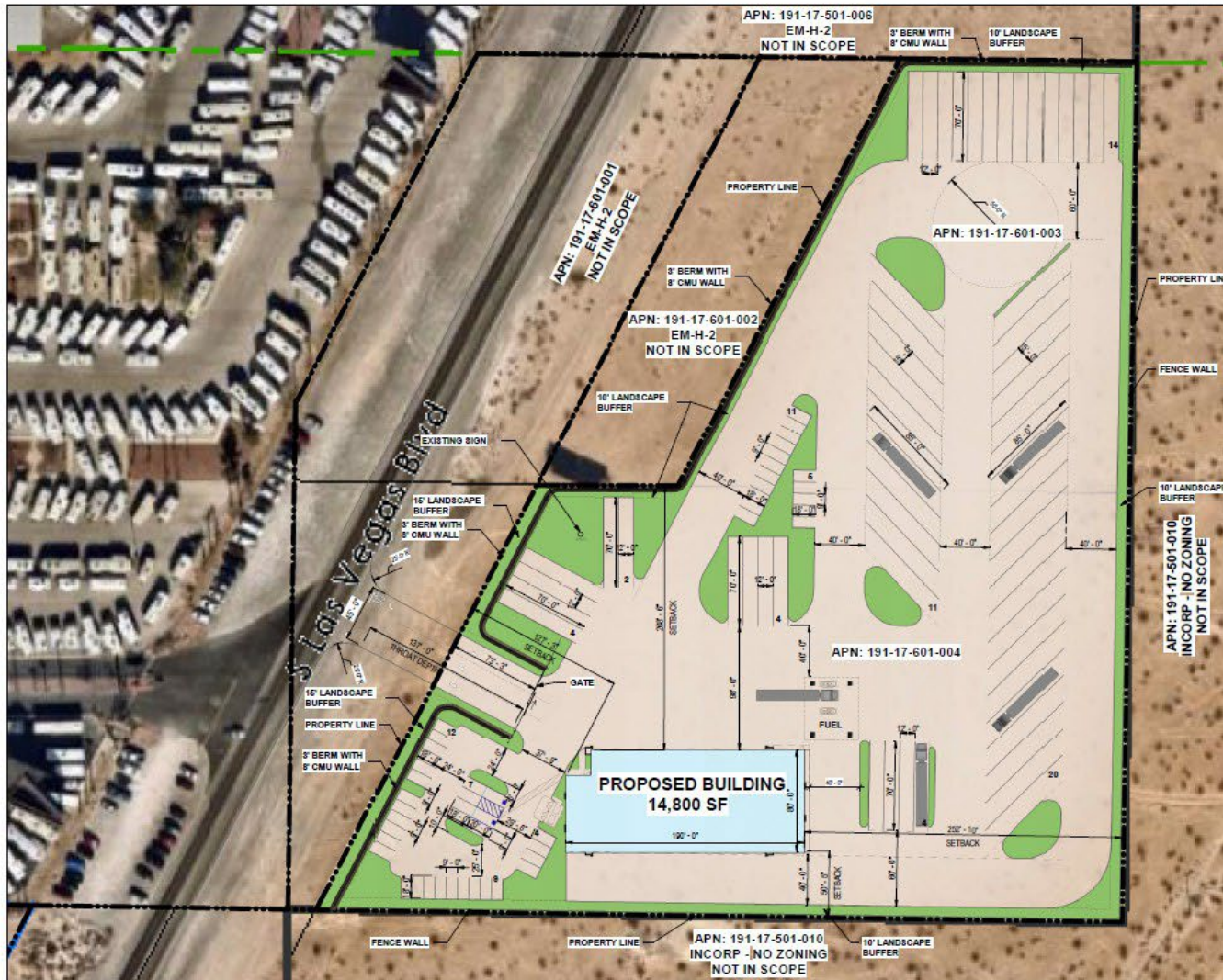
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

191-17-6



TAX DIST 125,516

13172 SOUTH LAS VEGAS BOULEVARD | LAS VEGAS, NV 89044



SITE SUMMARY:

LEGAL DESCRIPTION

PARCEL: 191-17-601-003 , 191-17-601-004

AHJ: CC

TOTAL LAND: 7.05 ACRES - 307,098 SF

CURRENT ZONING:

GENERAL HIGHWAY FRONTAGE H-2

BUILDING 14,800 SF

BUILDING TO LAND RATIO 0.048

PARKING CALCULATIONS:

TECHNICAL USES
OUTSIDE STORAGE, VEHICLE DISMANTLING

1:7,000 SF UP TO 42,000 SF

OFFICE 4:1,000 SF

REQUIRED PARKING:

TECHNICAL USES - 12,400 SF 2 SPACES

OFFICE - 2,400 SF 10 SPACES

TOTAL REQUIRED PARKING 12 SPACES

PROVIDED PARKING:

EMPLOYEE PARKING: 47 SPACES

TOTAL TRUCK PARKING: 59 SPACES

PULL-THRU TRUCK SPACE: 35 SPACES



DATE: 08/17/22
NADEL JOB #: 22088

08/17/22
22088

NADEL

OVERALL SITE PLAN - OPTION 4

OFFICE & FLEET SERVICES FACILITY

South Las Vegas Blvd, Las Vegas, NV

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE. THIS PRELIMINARY PLAN IS BASED ON INFORMATION PROVIDED TO NADEL, NEVADA, INC. AND IS SUBJECT TO VERIFICATION BY LOCAL, STATE AND FEDERAL AGENCIES ETC. THIS DRAWING IS NOT NECESSARILY A REPRESENTATION AS TO EXISTENCE, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS PROJECT.

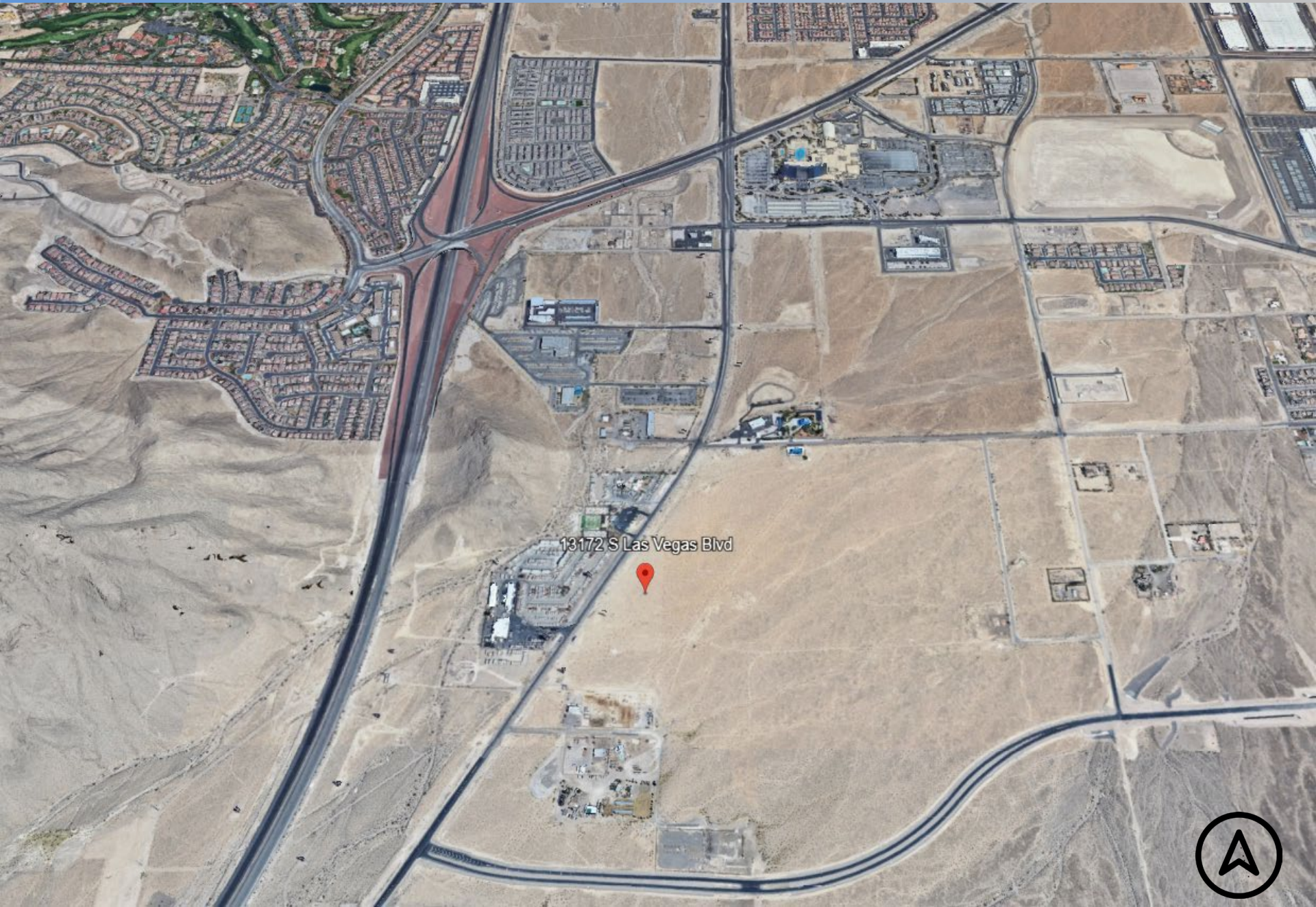
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Demographics

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Demographics	1 Mile	3 Miles	5 Miles
2024 Population	1,940	41,696	169,842
2020 Census (Pop.)	1,600	30,203	149,810
Growth 20-24 (Pop.)	5.3%	9.5%	3.3%
2020 Households	685	14,902	65,729
2024 Avg. HH Income	\$176,862	\$125,779	\$113,275

TRAFFIC COUNTS

Street	Cross Street	Count Year	Avg. Daily Vol.
Interstate-15	Hwy 161 SW	2024	55,197
Volunteer Boulevard	S. Las Vegas Boulevard W	2025	11,781
Las Vegas Freeway	Hwy 161 SW	2025	56,013
S Las Vegas Boulevard	Saint Rose Parkway N	2025	15,404
Saint Rose Parkway	State Hwy 146 NW	2025	36,220
Saint Rose Parkway	State Hwy 146 SW	2025	35,160

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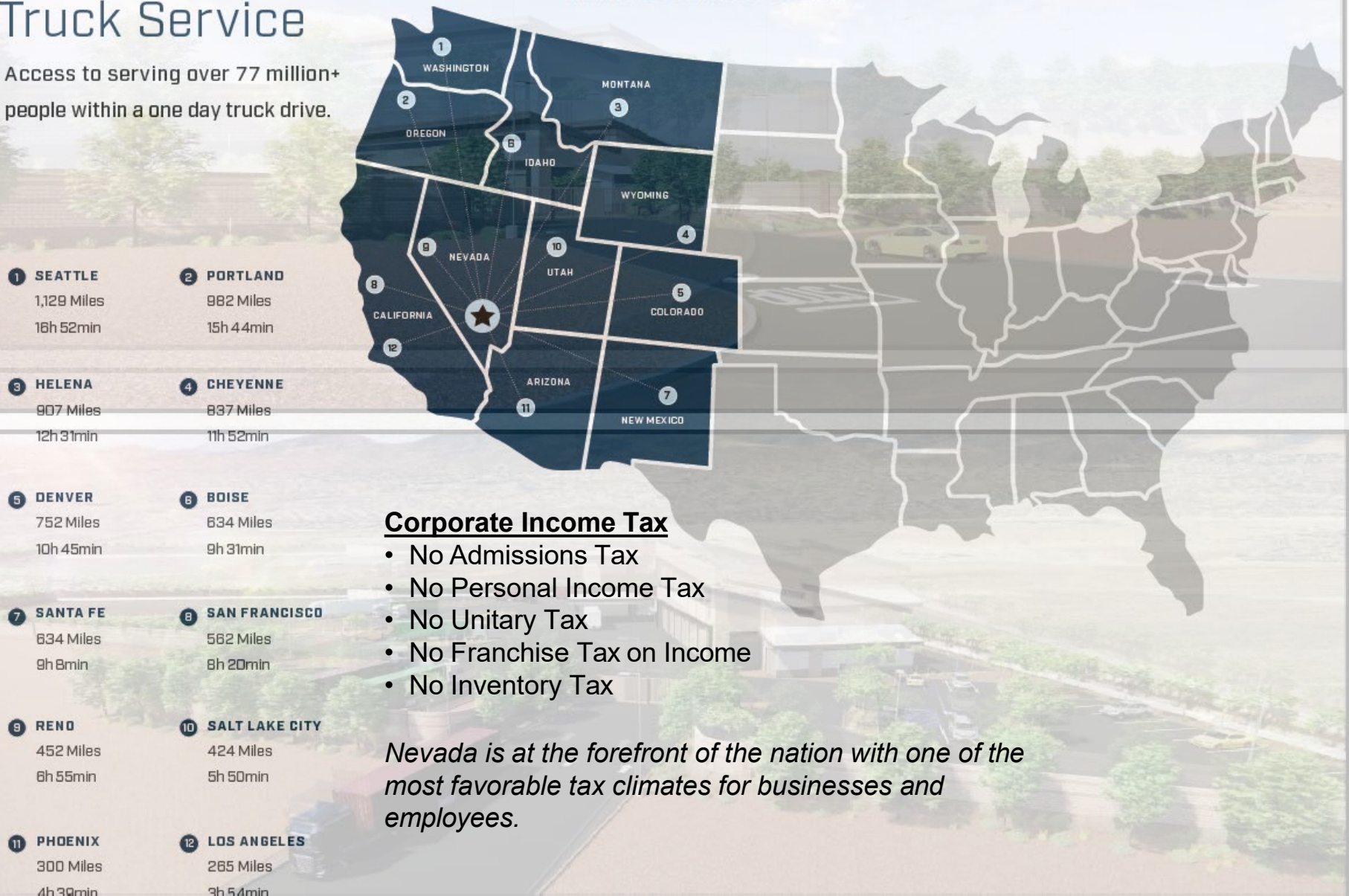
Daytime Employment

Radius	1 mile			3 miles			5 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	228	19	12	3,471	405	9	23,482	2,790	8
Trade Transportation & Utilities	124	6	21	384	57	7	2,608	305	9
Information	3	1	3	121	8	15	424	52	8
Financial Activities	27	3	9	304	66	5	3,648	465	8
Professional & Business Services	9	1	9	424	93	5	2,000	436	5
Education & Health Services	4	1	4	572	72	8	4,953	895	6
Leisure & Hospitality	57	6	10	1,374	71	19	6,351	332	19
Other Services	4	1	4	248	36	7	3,393	297	11
Public Administration	0	0	-	44	2	22	105	8	13
Goods-Producing Industries	10	3	3	386	61	6	1,492	236	6
Natural Resources & Mining	4	1	4	11	3	4	16	5	3
Construction	6	2	3	241	49	5	1,170	190	6
Manufacturing	0	0	-	134	9	15	306	41	7
Total	238	22	11	3,857	466	8	24,974	3,026	8

One Day Truck Service

Access to serving over 77 million+
people within a one day truck drive.

LABOR COSTS AMONG THE LOWEST
IN THE SOUTHWEST REGION



Corporate Income Tax

- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

Nevada is at the forefront of the nation with one of the most favorable tax climates for businesses and employees.

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