

# 13172 S. Las Vegas Boulevard

Approved for Office &  
Fleet Services Facility

**FOR SALE  
\$8,250,000**



**Lincoln** GATSKI  
COMMERCIAL

**Chris Beets**  
Senior Vice President  
**NRE# S.0065454**  
**(702) 860-9283**

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# 13172 SOUTH LAS VEGAS BOULEVARD

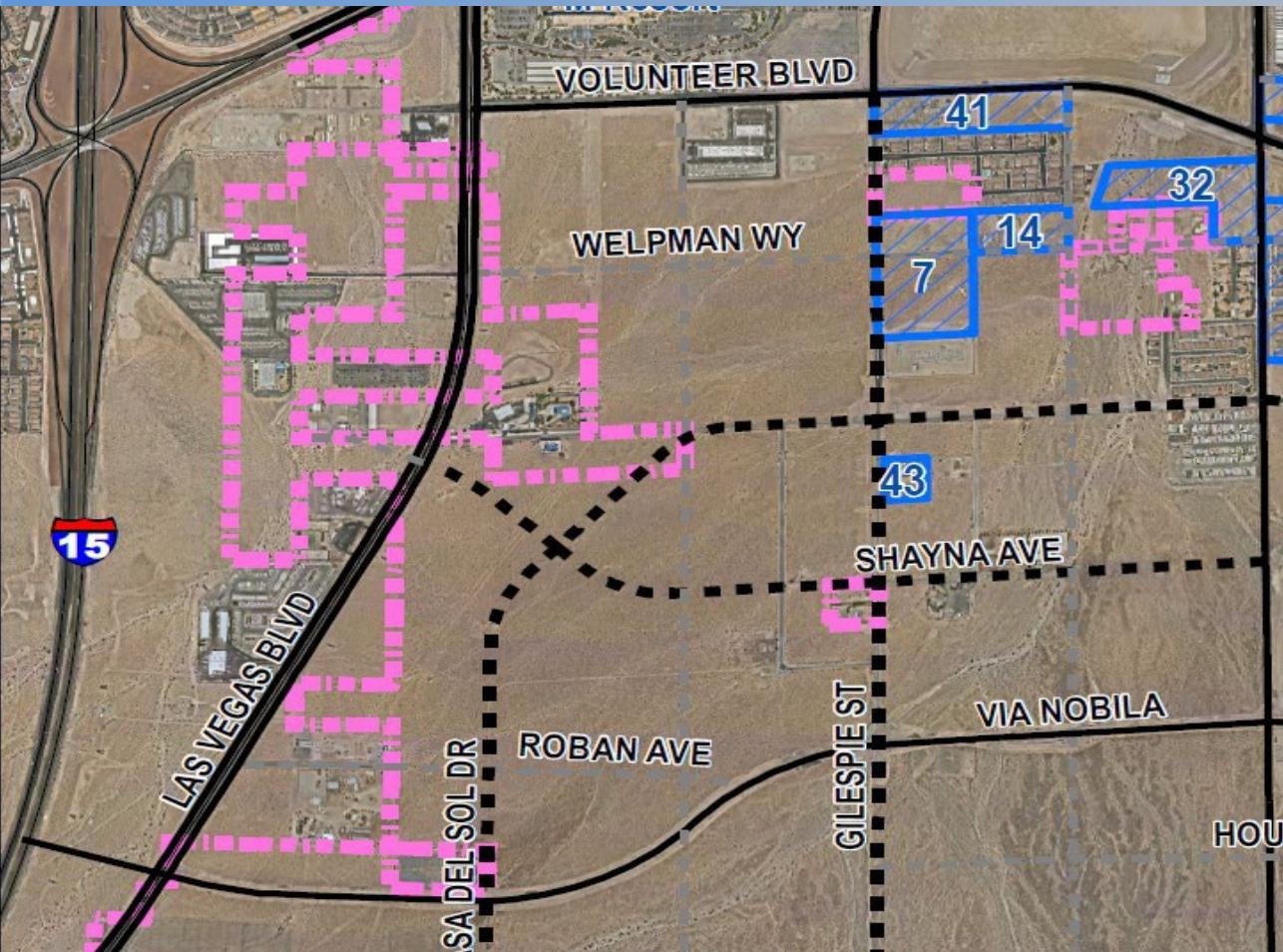
Approved for Office & Fleet Services Facility  
+/-6.44 acres at 13172 South Las Vegas Boulevard

**SALE: \$8,250,000**



# 13172 SOUTH LAS VEGAS BOULEVARD

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+/-6.44 acres at 13172 South Las Vegas Boulevard



- +/-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.

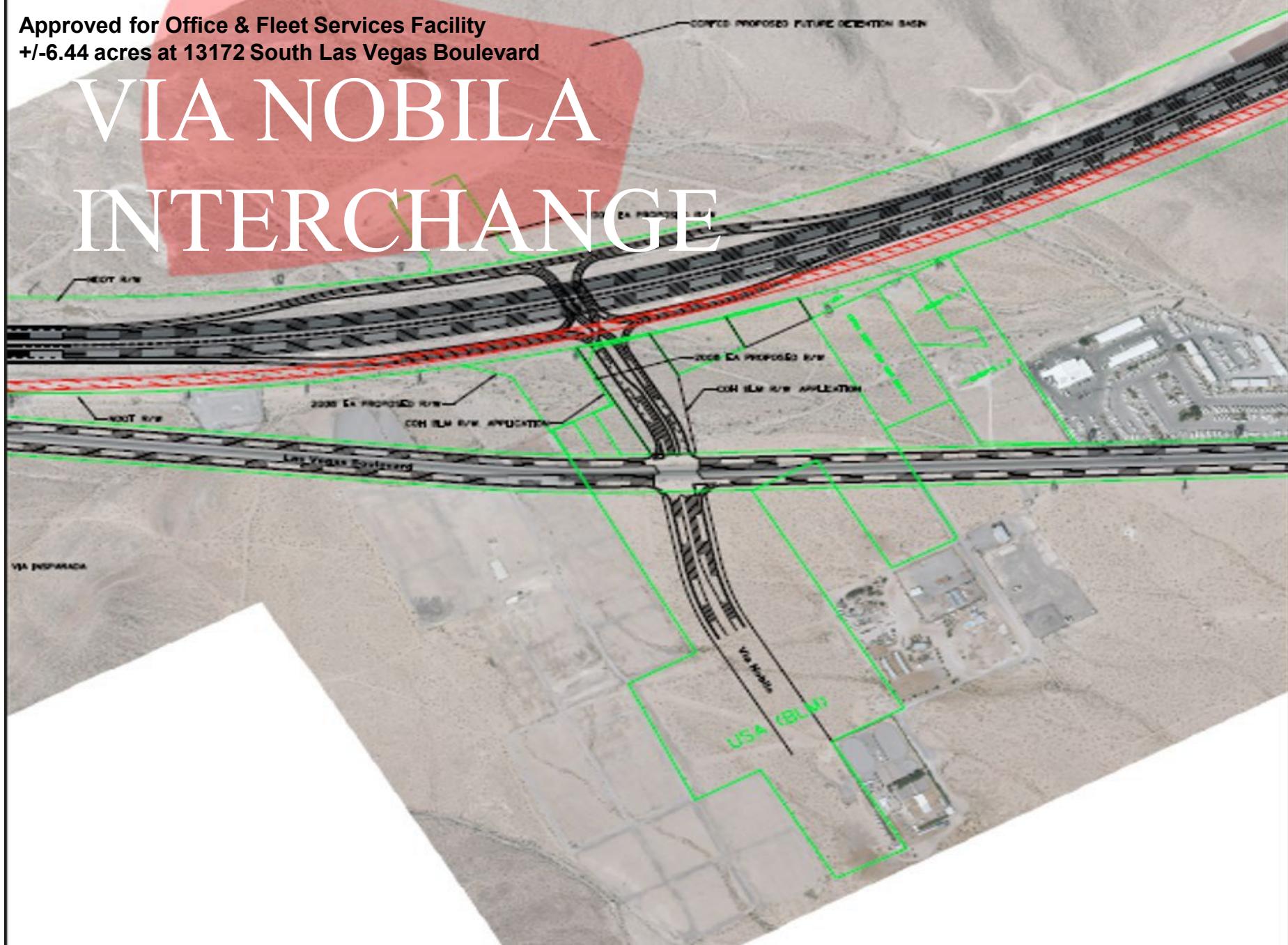
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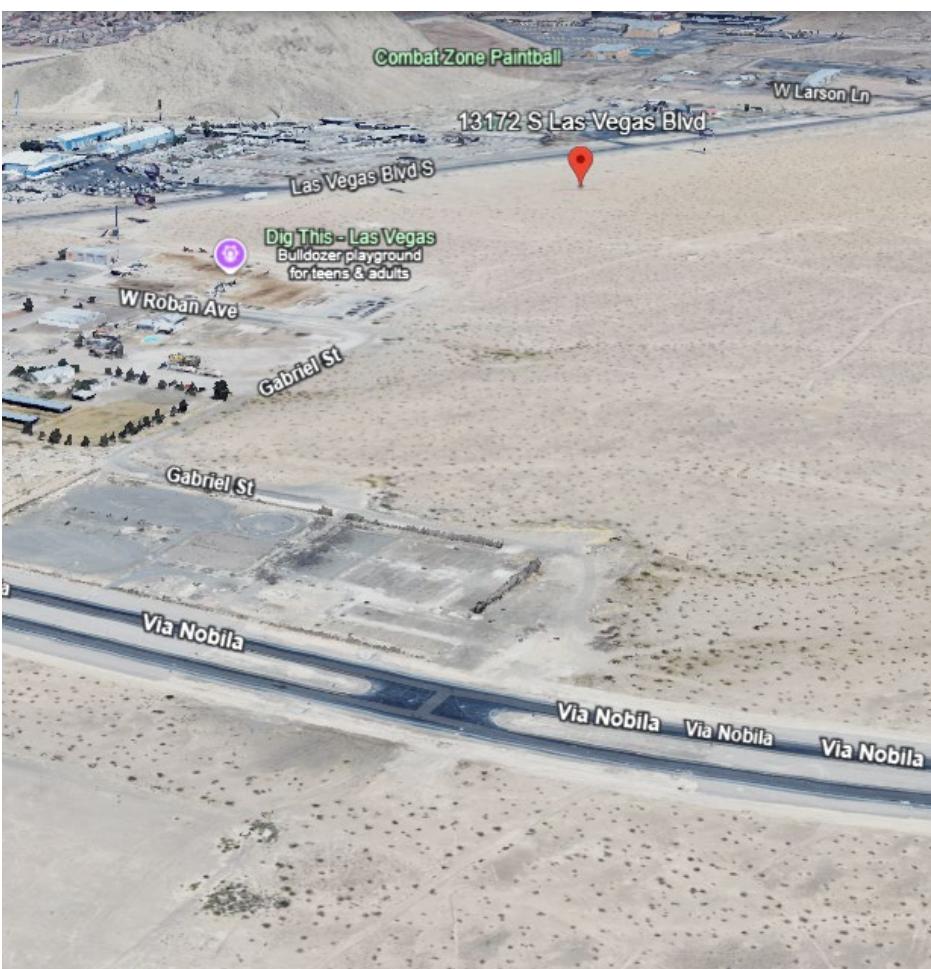
# VIA NOBILA INTERCHANGE



# 13172 SOUTH LAS VEGAS BOULEVARD

Approved for Office & Fleet Services Facility

**Lincoln** GATSKI  
COMMERCIAL  
REAL ESTATE SERVICES



## HENDERSON APPROVED DEVELOPMENT PROJECTS WEST HENDERSON

Master Transportation Plan (MTP) Streets	Subject Areas
— Per Development Stds	
-- Minor Collector	
— Major Collector	
— Minor Arterial	
— Major Arterial	
— Railroad	
— City Limits	

7/13/2022  
MAP NOT TO SCALE

Maps available on the web at  
[www.cityofhenderson.com/planning](http://www.cityofhenderson.com/planning)

This map is offered as a general reference  
guide only. Neither the accuracy of accuracy is  
intended nor should any be assumed.

Based on Projected Coordinate System:  
NAD83, StatePlane NV East FIPS 3701 Feet

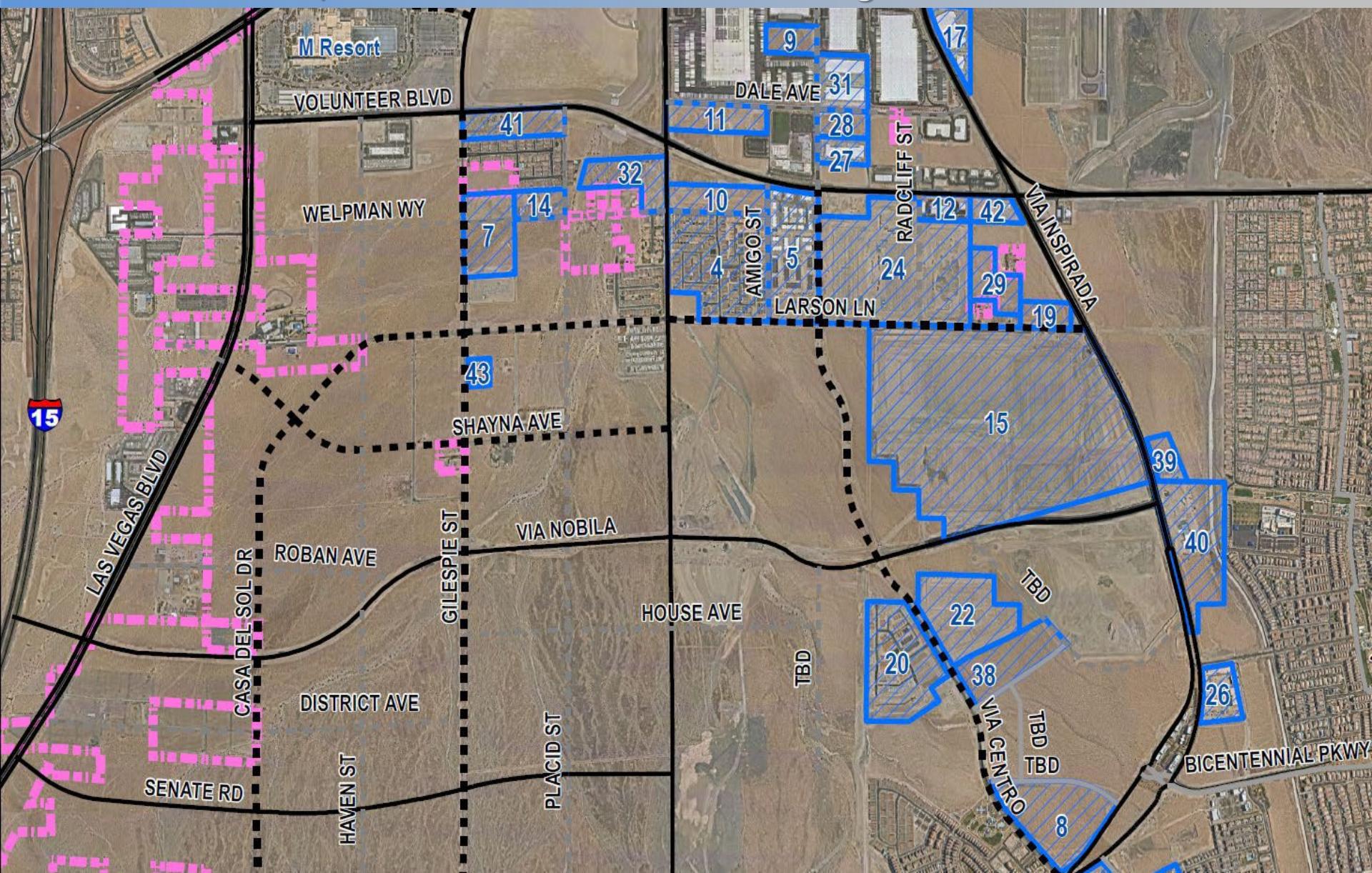
City of Henderson  
Community Development & Services  
240 Water Street  
P.O. Box 95050  
Henderson, NV 89009-5050  
Tel. (702) 267-1500  
[www.cityofhenderson.com](http://www.cityofhenderson.com)



NO	PROJECT	ACRES	TYPE
1	Air Pac Heights	21	342,000 sq. ft. industrial/warehouse; 6 buildings
2	Airport Five, LLC	5	100% high-end/VCY 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	Gilespie and Bruner	5	31-lot residential subdivision
14	Gilespie 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

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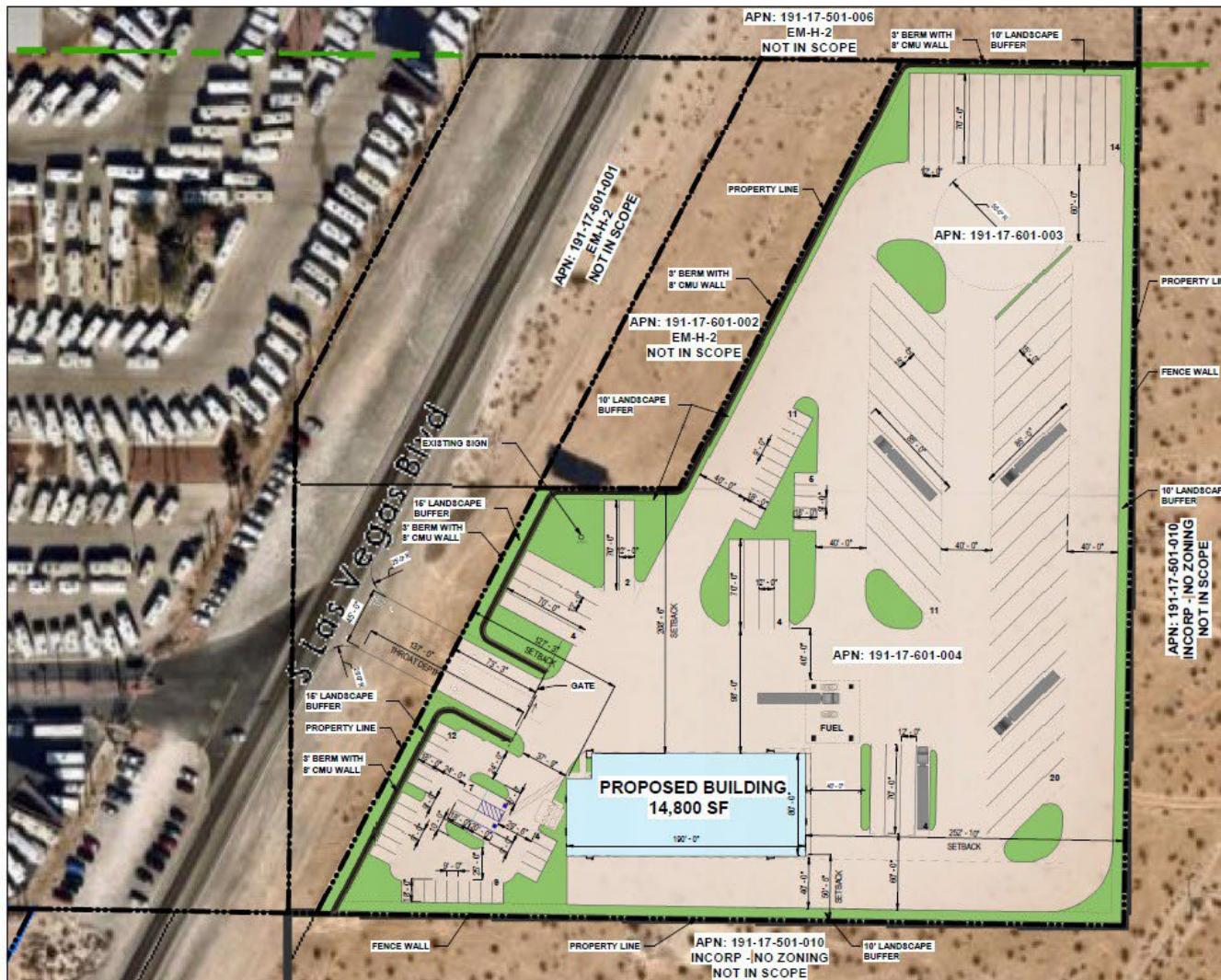


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NOTES		ASSESSOR'S PARCELS - CLARK COUNTY, NV. Brian Johnson - Assessor									
This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.		BLOCK T23S R61E SEC. 17 LOT 5176 177 178 3192 191 190 3204 205 206									
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.		PARCEL NUMBER 001 1.00 ACREAGE 001 PARCEL NUMBER 1.00 ACREAGE 202 PARCEL SUBSEQ NUMBER PB 24-45 PLAT RECORDING NUMBER 5 BLOCK NUMBER 5 LOT NUMBER 015 GOV. LOT NUMBER									
MAP LEGEND		Scale: 1" = 200' Rev: 2/13/2024									
USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL. 0 150 200 400 600 800											
		191-17-6 CLARK COUNTY NEVADA									



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## 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 FURNISHED TO HAZEL NEVADA, INC. AND IS SUBJECT TO VERIFICATION BY LOCAL SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT

NECESSARY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS PROJECT.

NADEI NEVADA INC

175 E. WARM SPRINGS ROAD

SUITE 10  
140 VERRANO, NM 88040

100% VEGAS! NV 681  
T. 702.896.2000  
F. 702.896.7111

1-951-887-7111  
www.made-in-usa.com

NADEL

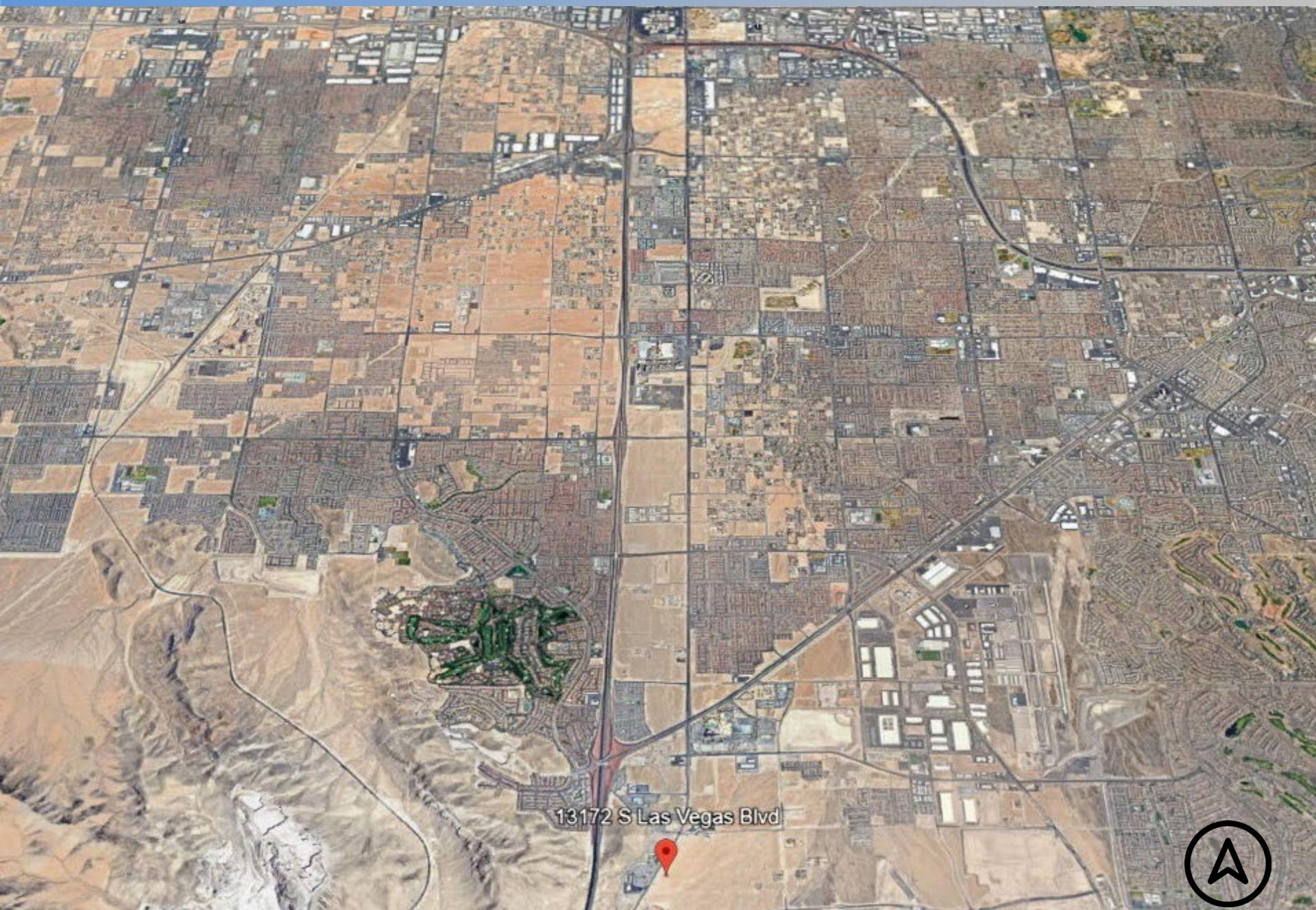
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## Demographics

### 13172 SOUTH LAS VEGAS BOULEVARD

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.

① SEATTLE  
1,129 Miles  
16h 52min

② PORTLAND  
982 Miles  
15h 44min

③ HELENA  
907 Miles  
12h 31min

④ CHEYENNE  
837 Miles  
11h 52min

⑤ DENVER  
752 Miles  
10h 45min

⑥ BOISE  
634 Miles  
9h 31min

⑦ SANTA FE  
634 Miles  
9h 8min

⑧ SAN FRANCISCO  
562 Miles  
8h 20min

⑨ RENO  
452 Miles  
6h 55min

⑩ SALT LAKE CITY  
424 Miles  
5h 50min

⑪ PHOENIX  
300 Miles  
4h 39min

⑫ LOS ANGELES  
265 Miles  
3h 54min

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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