

SOUTHEAST LOFT DISTRICT

4081 Silvestri Lane, Unit # A2 • Las Vegas, NV 89120

AVAILABLE
For Sale

SUBJECT (UNIT A-2)



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Las Vegas, Nevada 89118
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Property Highlights

- APN: 161-31-711-005
- Built in 2006
- Zoned for I-P (Industrial Park)
- Rare Live-work flex industrial loft condominium
- Parking Ratio: 2/1,000 SF
- Clear Height $\pm 21'$
- One (1) Front-Loaded 12'x14' grade level door
- Airport Submarket
- Close proximity to Harry Reid International Airport and major freeways including the I-15 & I-215

Property Description

Extremely rare live-work industrial loft warehouse near Harry Reid International Airport provides for a multitude of potential uses. With living quarters on the second floor and an impressive work space below, you'll be able to take advantage of the oversized deck on work breaks while using the living quarters as a potential operations hub for your support staff or as your home away from home. The park is very well managed with exceptional management and ownership costs. Front-loaded unit with an oversized grade level 12'x14' roll up door adds additional variety of potential uses as a light industrial operation.

Sale Details



\$970,000

Sale Price



$\pm 2,197$ SF

Available Space



Airport

Submarket

Demographics

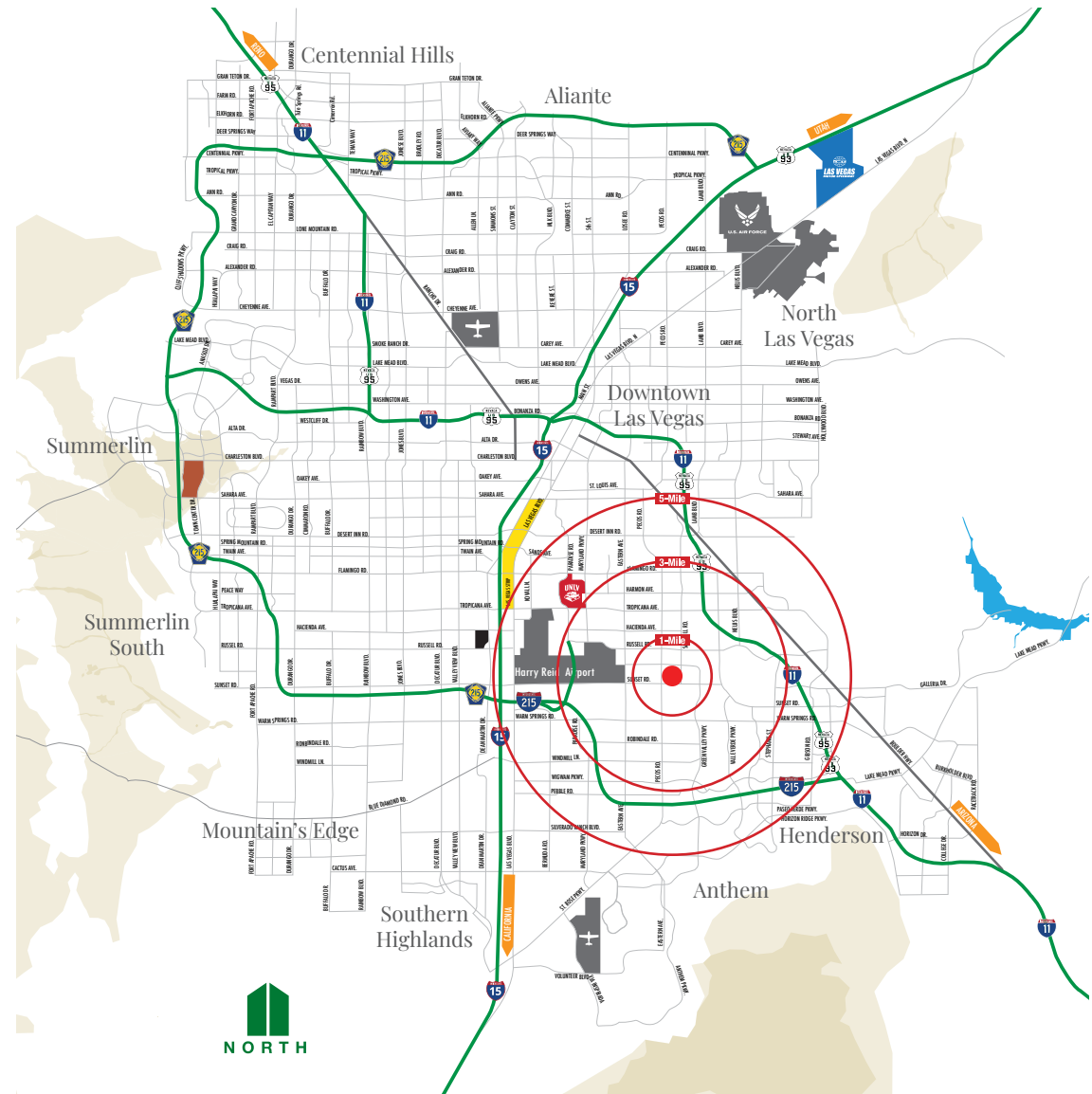
Population	1 mile	3 miles	5 miles
2025 Population	$\pm 13,495$	$\pm 154,267$	$\pm 411,040$
Ave. Household Income	1 mile	3 miles	5 miles
2025 Ave. Household Income	\$5,860	\$62,203	\$168,124

Population	1 mile	3 miles	5 miles
2010 Population	12,229	144,406	371,637
2020 Population	13,080	154,299	407,273
2025 Population	13,495	154,267	411,040
2030 Population	13,513	155,889	421,120
2010-2020 Annual Rate	0.68%	0.66%	0.92%
2020-2025 Annual Rate	0.60%	0.00%	0.18%
2025-2030 Annual Rate	0.03%	0.21%	0.49%
2025 Median Age	38.9	40.2	39.9

Households	1 mile	3 miles	5 miles
2025 Wealth Index	65	75	72
2010 Households	5,279	56,759	147,285
2020 Households	5,583	61,237	163,799
2025 Total Households	5,860	62,203	168,124
2030 Total Households	5,921	63,371	173,927
2010-2020 Annual Rate	0.56%	0.76%	1.07%
2020-2025 Annual Rate	0.93%	0.30%	0.50%
2025-2030 Annual Rate	0.21%	0.37%	0.68%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$91,108	\$97,646	\$95,544
2030 Average Household Income	\$102,348	\$108,780	\$106,378
2025-2030 Annual Rate	2.35%	2.18%	2.17%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	5,841	63,344	170,156
2020 Total Housing Units	5,904	65,608	178,366
2025 Total Housing Units	6,125	65,893	180,776
2025 Owner Occupied Housing Units	2,252	32,523	82,933
2025 Renter Occupied Housing Units	3,608	29,680	85,191
2025 Vacant Housing Units	265	3,690	12,652
2030 Total Housing Units	6,247	67,681	187,989
2030 Owner Occupied Housing Units	2,318	33,762	87,521
2030 Renter Occupied Housing Units	3,603	29,609	86,406
2030 Vacant Housing Units	326	4,310	14,062





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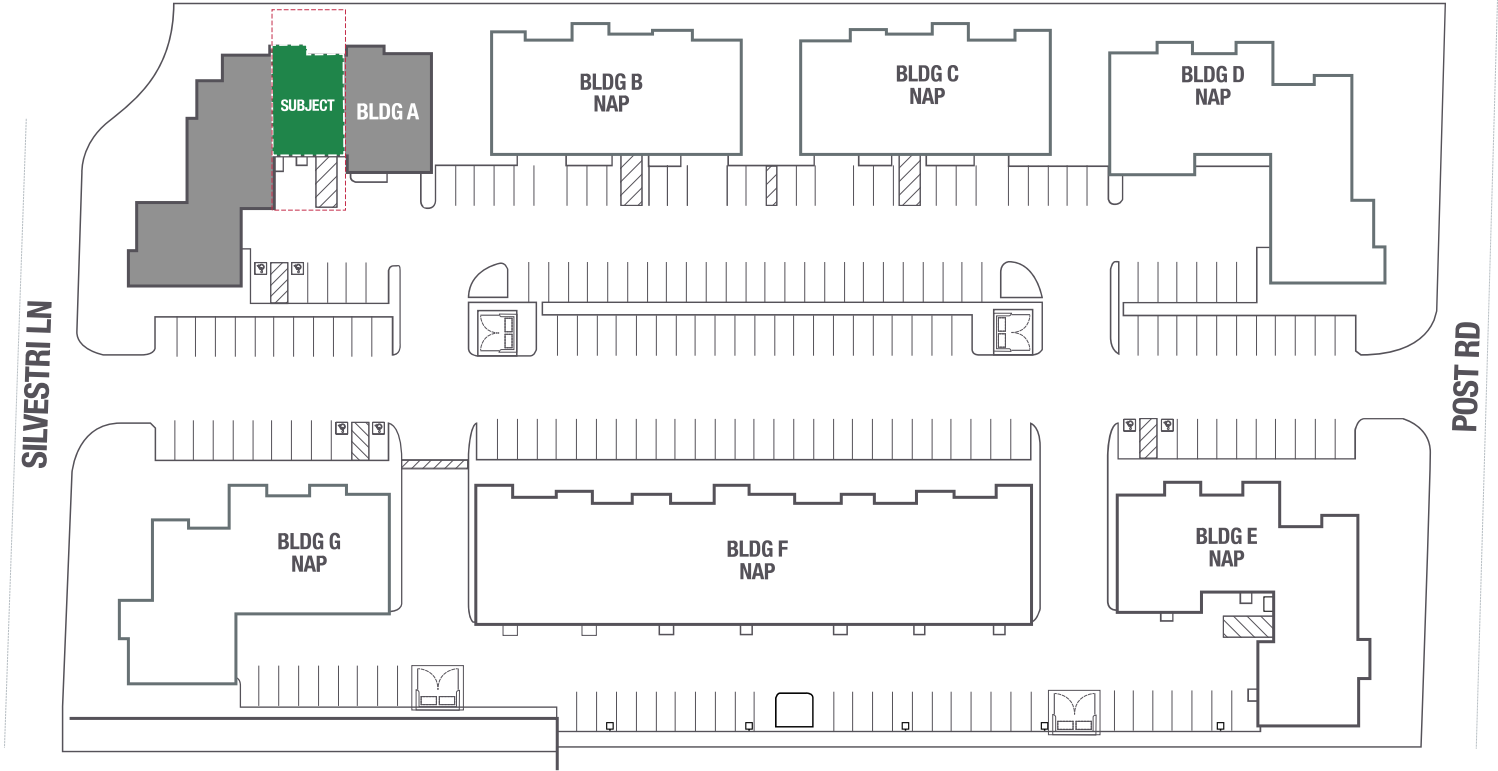
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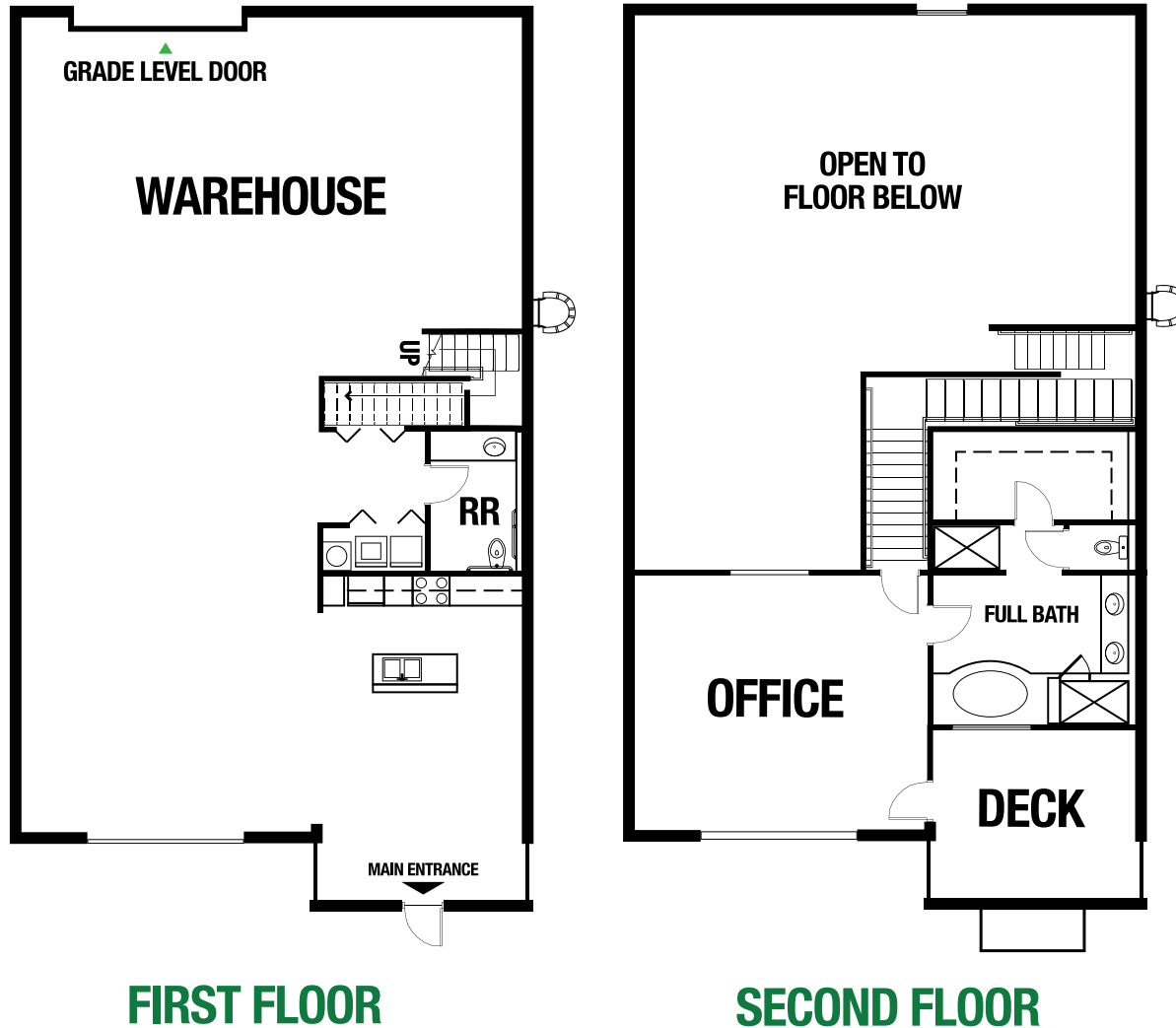
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Site Plan



Available Suite Details

Building	Suite	Total SF	Price per SF	Grade Doors	Sale Price
A	A-2	±2,197	\$441.51	1	\$970,000.00



Sale Details



\$970,000

Sale Price



±2,197 SF

Available Space



Airport

Submarket

Space Information

+ Total SF:	±2,197
+ Stories:	2
+ Grade Level Doors:	One (1) 12'x14' Roll-up Door
+ Ceiling Height:	21'
+ Sub Type:	Flex Industrial Loft Condo
+ Lot Size:	±0.20 AC
+ Parking Ratio:	2:1,000 SF
+ 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

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 downtown's newest property Circa, scheduled to open this year. Circa is downtown's first newly built hotel-casino since the 1980s and includes a 459-foot-tall tower, 777 new rooms, a massive sports book, multiple swimming pools, bars and restaurants.

There has been a \$32 million upgrade to the Fremont Street Experience canopy, and the new Downtown Grand tower is just north of the canopy making the area even more spectacular. The City is looking forward to the grand opening of the new 350,000 SF International Market Expo Center. Another downtown highlight is the new residential development which includes two complexes on Symphony Park and ShareDOWNTOWN in the 18B Las Vegas Arts District.

Quick Facts

 **±141.8**
Size (Sq. Mi.)

 **641,903**
Population

 **4,526**
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 new International Innovation Center @ Vegas. The City of Las Vegas continues to be a hub for innovation and technology with the opening of this 11,000 SF center for established and emerging tech companies developing smart technologies.

Sources: [wikipedia.com](https://en.wikipedia.org/wiki/Las_Vegas), data.census.gov

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



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Nevada Tax Advantages

NEVADA

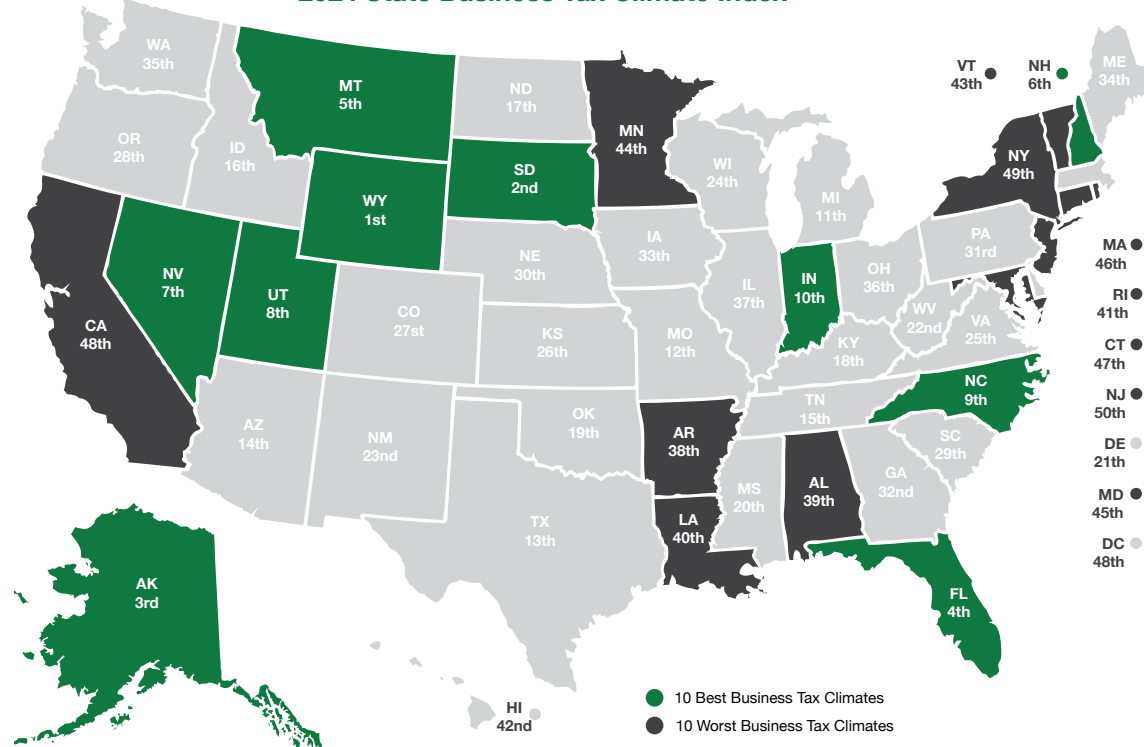
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

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.



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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)