




PAMA TECHNOLOGY



1525 E PAMA LANE, LAS VEGAS, NV 89119

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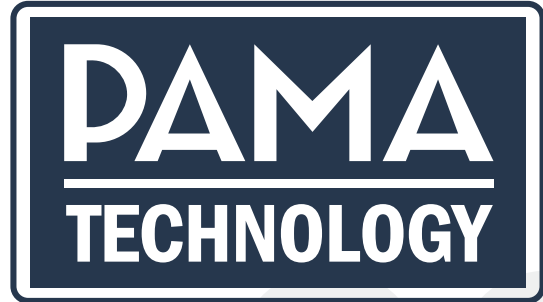
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1525 E PAMA LANE
Las Vegas, NV 89119



03

Executive Summary

- + Property Highlights
- + Property & Area Overview
- + Investment Highlights

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Freestanding office/warehouse building in a prime location!

Sale Details



\$9,900,000

Sale Price



±30,426 SF

Space Available



Airport

Submarket

Demographics

	1 mile	3 miles	5 miles
Population			
2025 Population	9,614	105,815	367,394
Average Household Income			
2025 Average Household Income	\$98,572	\$102,553	\$102,634

Property Highlights

- ±30,426 SF free standing office/warehouse building located in a professional business park
- ±19,814 SF of fully enclosed and secured underground parking that can be considered warehouse space (*current owner uses as extra storage*)
- 100% HVAC Warehouse
- Lot Size: ±1.29 Acres
- Clear Height: ±24'
- Power: 1,600 Amps | 277/480 Volts | 3-Phase (*to be verified by Buyer*)
- One (1) Dock High Door & One (1) Grade Level Door
- Located in the high-demand Airport submarket
- Quick access to Harry Reid International Airport and the Las Vegas Strip
- Excellent connectivity to the I-15 & I-215 freeways



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1525 E PAMA LANE

+ Parcel Number	177-02-215-002
+ Year Built	2006
+ Property Size	±30,426 SF
+ Lot Size	±1.29 AC
+ Zoning	Industrial Light (IL)
+ Parking	Thirty Four (34) Surface Level Thirty Eight (38) Underground
+ Submarket	Airport
+ Traffic Counts	Paradise Road // ±10,300 VPD Sunset Road // ±46,000 VPD

Property Overview

MDL Group proudly presents 1525 E Pama Lane, a ±30,426 SF freestanding office/warehouse building located within the highly desirable Airport submarket of Las Vegas. This unique property features a three-story office with warehouse space, offering a functional and flexible layout suitable for a variety of corporate, industrial, or service-oriented users. Situated on a ±1.29-acre lot, the property provides a strong presence with convenient access and circulation. A rare feature of the asset is its ±19,814 SF of underground parking which is fully enclosed and secured and can also be considered extra warehouse space, providing added flexibility and utility for a range of operational needs. This combination makes this property particularly well-suited for headquarters-style users seeking both image and efficiency. Located just minutes from Harry Reid International Airport and with immediate access to major transportation routes including I-15 and I-215, the property offers excellent connectivity throughout the Las Vegas Valley.

Area Overview

The Airport submarket is a centrally located and well-established commercial and industrial corridor in Las Vegas. Its proximity to Harry Reid International Airport makes it ideal for businesses requiring convenient access to travel, freight, and regional connectivity, while the area supports a strong mix of office, industrial, and flex users. With direct access to major transportation routes including I-15, I-215, and S. Las Vegas Boulevard, the location provides excellent connectivity to the Las Vegas Strip, Downtown Las Vegas, and key distribution hubs. Surrounded by a variety of dining, retail, and hospitality amenities, the Airport submarket continues to attract users seeking accessibility and operational efficiency in a central location.

Sale Highlights

Sale Price

\$9,900,000 (\$325.38 PSF)

±30,426 SF

Available Square Footage

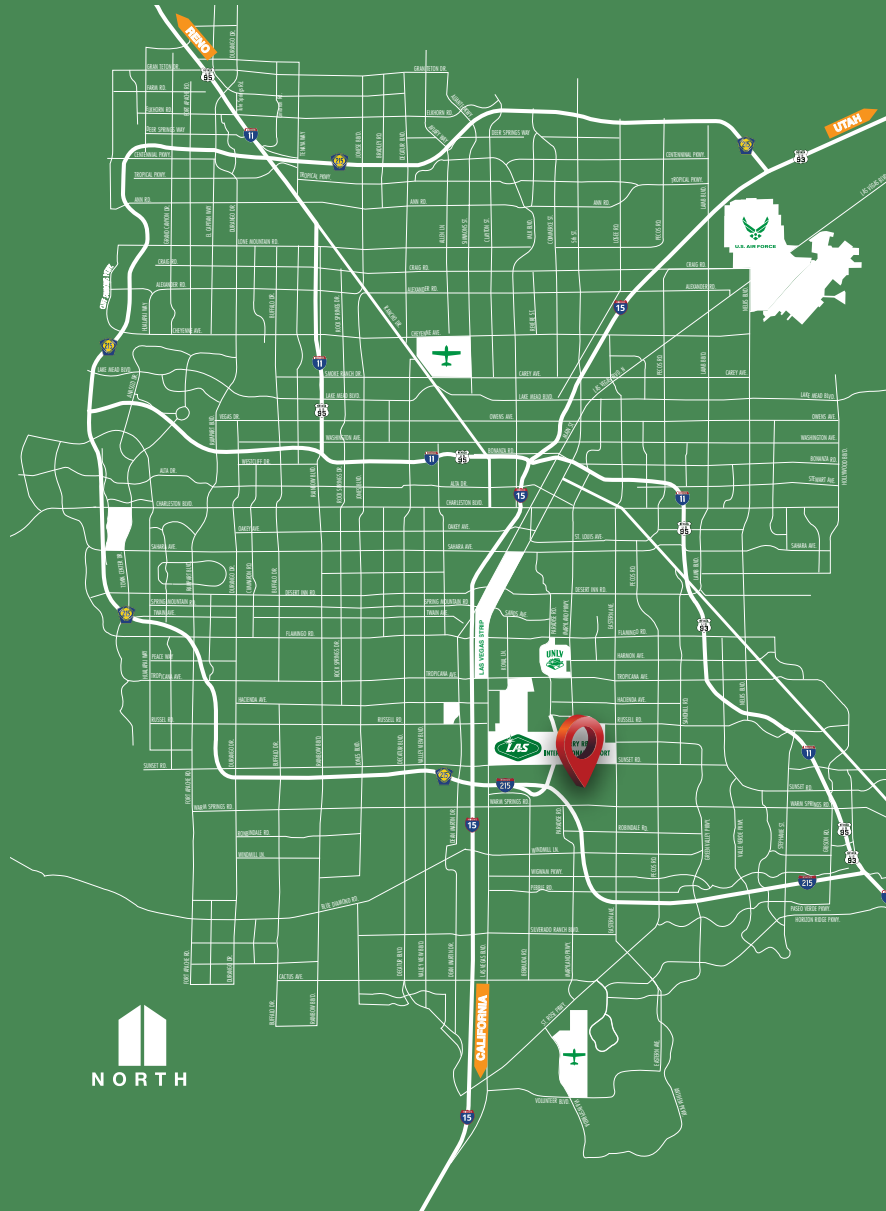
±1.29 AC

Acreage

Airport Submarket

Monthly Association Fees

\$2,164.33 (current ownership pays
association fees on a quarterly
basis)



Excellent Connectivity & Access

Situated just minutes from major transportation routes including I-15, I-215, Tropicana Avenue, and S. Las Vegas Boulevard, the property provides exceptional connectivity throughout the Las Vegas Valley and beyond. Its central positioning allows for efficient access to the Resort Corridor, Downtown Las Vegas, and key industrial hubs, supporting streamlined logistics and daily operations. This accessibility is particularly advantageous for companies requiring quick turnaround times or regional distribution capabilities.



Prime Airport Submarket Location

The property is strategically located in the highly sought-after Airport submarket of Las Vegas, one of the valley's most established industrial and flex corridors. This central location offers immediate proximity to Harry Reid International Airport, making it ideal for businesses that rely on air freight, travel convenience, or client accessibility. The surrounding area is home to a strong mix of industrial, distribution, and service-oriented users, creating a dynamic and business-friendly environment.



Rare Office/Warehouse Building with Underground Parking

The property offers a rare combination of scale and functionality, totaling 30,426 square feet and featuring a prominent three-story office component paired with warehouse space. This unique configuration supports a wide range of users seeking a high-image presence alongside operational capabilities. Additionally, the property includes approximately 19,814 square feet of underground parking—an uncommon amenity in the submarket—providing secure, convenient parking for employees and visitors. The overall layout is ideal for corporate users, headquarters operations, or businesses requiring a blend of professional office environment and industrial utility.




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Maps & Photos

- + Demographic Profile
- + Area Map
- + Site Plan
- + Property Photos
- + Floor Plan

Fast Facts



588,010
Daytime Pop.



154,262
Households



70.3%
Employees Drive to Work



55.9%
White Collar Employees



0.52%
2025-2030 Growth Rate

5-Mile Radius

Population	1 mile	3 miles	5 miles
2010 Population	9,288	105,970	336,223
2020 Population	9,565	106,160	362,892
2025 Population	9,614	105,815	367,394
2030 Population	9,757	107,452	377,073
2010-2020 Annual Rate	0.29%	0.02%	0.77%
2020-2024 Annual Rate	0.10%	-0.06%	0.24%
2025-2030 Annual Rate	0.30%	0.31%	0.52%
2025 Median Age	38.9	41.8	40.3

Households	1 mile	3 miles	5 miles
2010 Households	3,887	42,917	136,057
2020 Households	4,113	44,017	149,659
2025 Total Households	4,152	44,569	154,262
2030 Total Households	4,245	45,706	159,921
2010-2020 Annual Rate	0.57%	0.25%	0.96%
2020-2025 Annual Rate	0.18%	0.24%	0.58%
2025-2030 Annual Rate	0.44%	0.51%	0.72%

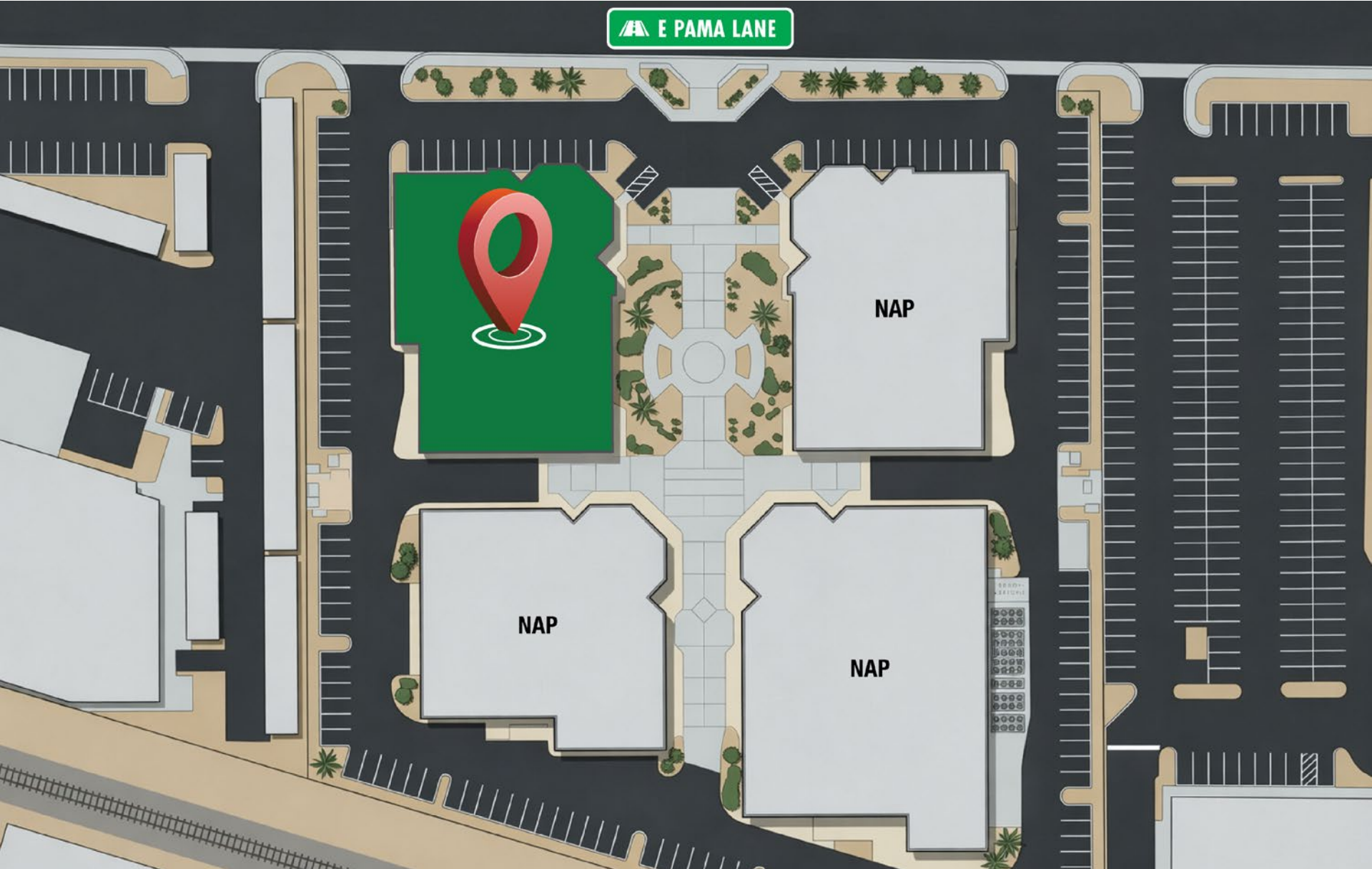
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$98,572	\$102,553	\$102,634
2030 Average Household Income	\$108,711	\$113,745	\$113,902
2025-2030 Annual Rate	3.32%	2.53%	2.34%

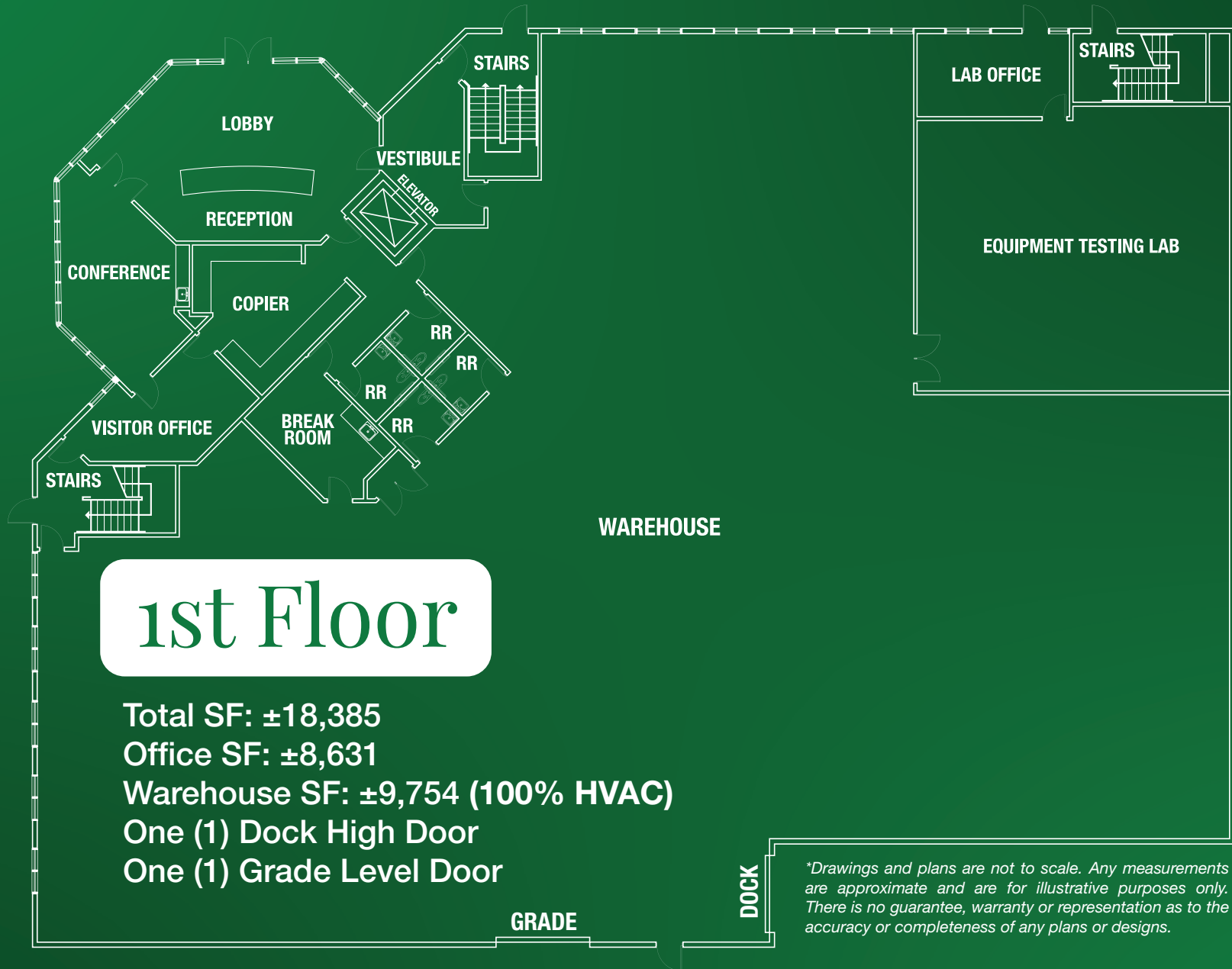
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	4,419	49,405	169,500
2020 Total Housing Units	4,316	47,879	170,110
2025 Total Housing Units	4,322	47,960	173,353
2025 Owner Occupied Housing Units	1,944	22,940	72,828
2025 Renter Occupied Housing Units	2,208	21,629	81,434
2025 Vacant Housing Units	170	3,391	19,091
2030 Total Housing Units	4,448	49,550	180,278
2030 Owner Occupied Housing Units	2,007	23,815	76,242
2030 Renter Occupied Housing Units	2,238	21,892	83,679
2030 Vacant Housing Units	203	3,844	20,357

Source: ESRI

- Retail Center
- Government & Municipal
- Golf & Recreation
- Hospital
- Casino



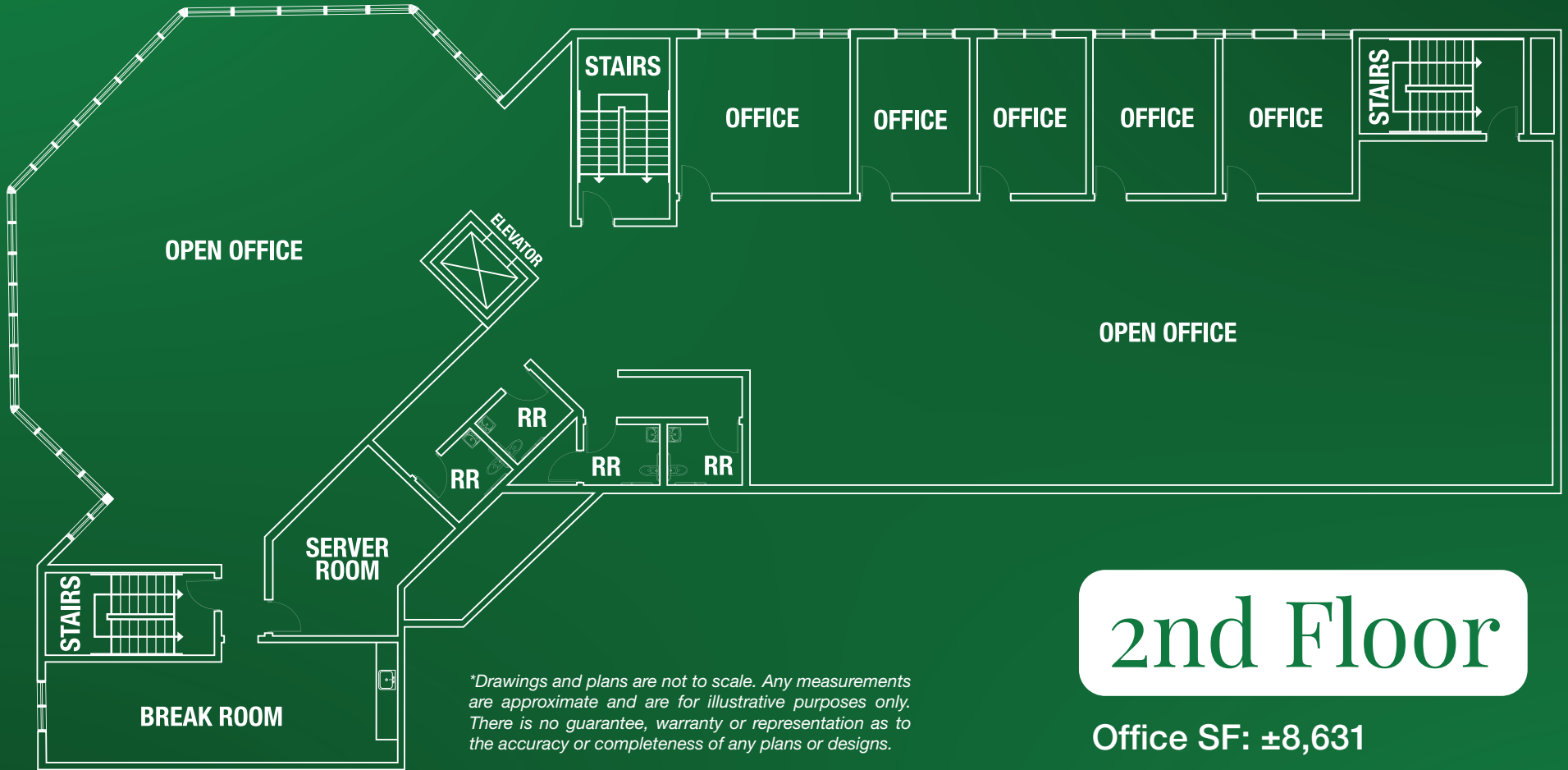




1st Floor

Total SF: ±18,385
Office SF: ±8,631
Warehouse SF: ±9,754 (100% HVAC)
One (1) Dock High Door
One (1) Grade Level Door

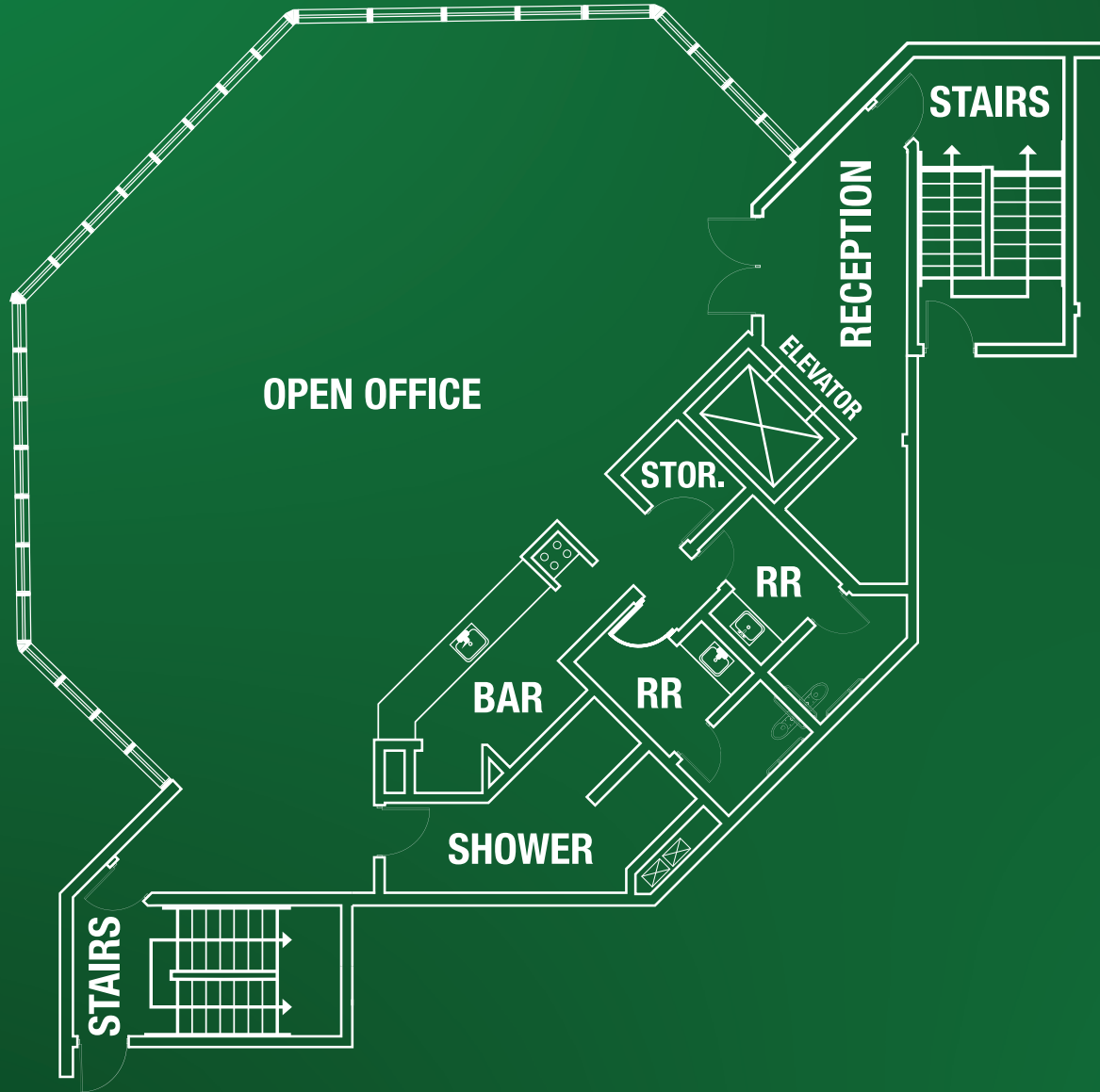
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2nd Floor

Office SF: ±8,631

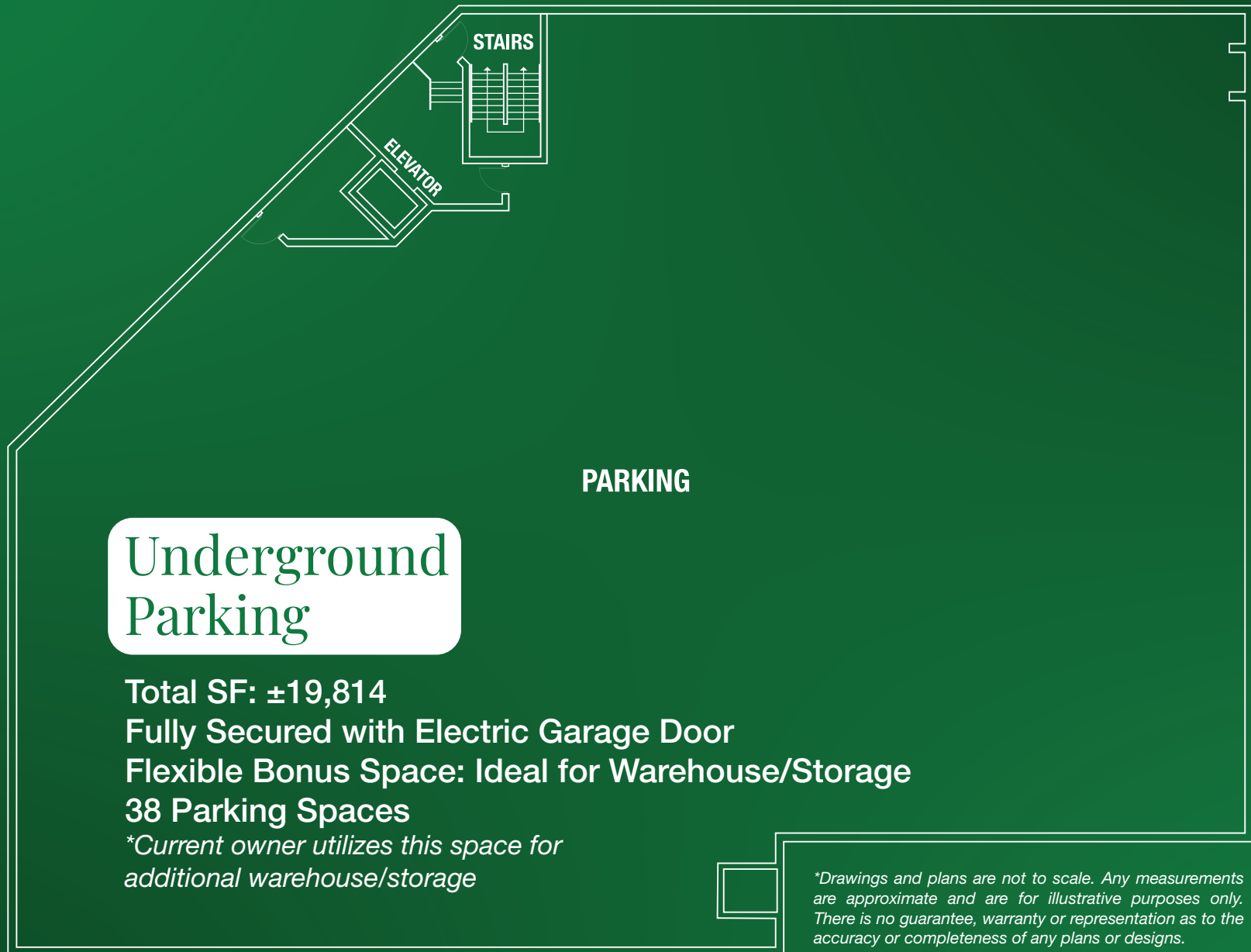
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3rd Floor

Office SF: ±3,410

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Property Photos





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Market Overview

Airport Submarket

A Centralized Industrial and Commercial Hub Driven by Connectivity and Access

The Las Vegas Airport submarket is one of the valley's most strategically positioned commercial areas, offering unmatched access to Harry Reid International Airport and immediate connectivity to major transportation corridors including I-15, I-215, and S. Las Vegas Boulevard. Its central location places businesses within minutes of the Las Vegas Strip, Downtown Las Vegas, and key population centers, making it an ideal hub for companies that prioritize efficiency, accessibility, and regional reach.

The submarket is characterized by a strong concentration of industrial, flex, and service-oriented commercial properties that support a wide range of users, particularly those requiring proximity to air cargo, distribution routes, and centralized operations. This consistent demand has made the Airport area a reliable and high-performing submarket, attracting both local and national tenants seeking functional space in a well-connected location.

In addition to its logistical advantages, the Airport submarket benefits from a dense surrounding workforce and a wide array of nearby amenities, including retail, dining, and service providers along key corridors such as Eastern Avenue and Warm Springs Road. This blend of accessibility, infrastructure, and business support services continues to position the Airport submarket as a critical node within the Las Vegas commercial real estate landscape.



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The Las Vegas Airport submarket offers a central location with direct access to Harry Reid International Airport and major highways. Its strong demand is driven by logistics, distribution, and its proximity to the Strip.



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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

Nevada Tax Advantages

NEVADA

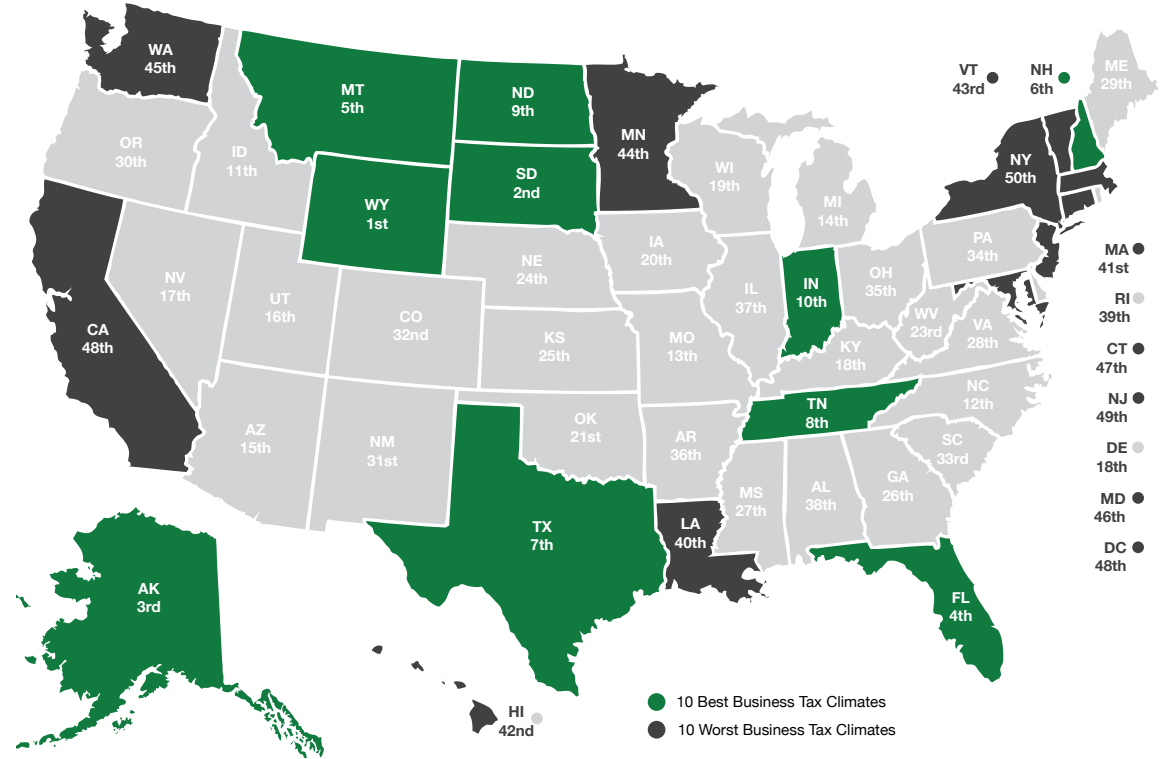
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 15th, Idaho 11th, Oregon 30th and Utah 16th.

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

2025 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 17th in the Tax Foundation’s 2025 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)



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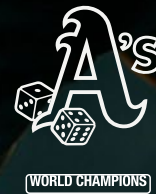
Professional Sports

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.



Disclaimer

This package is provided to you by MDL Group and is intended solely for your limited use and benefit in determining whether you desire to express further interest in purchasing the property described in the attached documentation (the "Property"). The providing of "this package" to you and your use thereof is conditioned upon your agreement to the terms set forth below.

This package contains selected information pertaining to the Property. It does not purport to be a representation of the state of affairs of the current owner, nor should it be construed to contain all or part of the information which prospective investors would deem necessary to evaluate the Property for purchase. Any financial projections and information provided are for general reference purposes only, are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the current owner and MDL Group. All projections, assumptions and other information provided are made herein are subject to material variation. MDL Group has not independently investigated the accuracy of the information within the package, as such information was obtained by the owner and/or public records. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

Neither the owner, MDL Group, nor any of their respective directors, officers, agents, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained within this package or any supplemental information provided after the delivery of this package to you, and no legal commitment or obligation shall arise by reason of your receipt of this package or use of its contents. Please also refer to the disclaimer at the bottom of each page of this package, which disclaimer is incorporated herein by reference.

You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the property manager.

Owner's obligation therein has been satisfied or waived. By receipt of "this package", you agree that the package and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose the package or any of its contents to any other entity without the prior written authorization of owner. You also agree that you will not use the package or any of its contents in any manner detrimental to the interest of the owner or MDL Group.

This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to MDL Group.

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