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SALE DETAILS

| | |
|-------------|-----------------------|
| Sale Price: | \$6,600,000 |
| Total SF: | ±28,400 |
| Price/SF: | \$232.39 |
| Parcel #: | 162-30-301-008 |
| Lot Size: | 1.56 AC |
| Year Built: | 1998 |
| Zoning: | Industrial Light (IL) |

PROPERTY OVERVIEW

5415 Cameron Street presents a rare opportunity to acquire a well-maintained, institutional-quality multi-tenant industrial investment located within one of the most established and sought-after industrial submarkets in the Las Vegas Valley. Offered at \$6,600,000, the property consists of approximately 28,400 SF of rentable industrial flex space situated on 1.56 acres (67,954 SF) and is strategically positioned just west of the Las Vegas Strip, providing exceptional accessibility to I-15, I-215 Freeway, Harry Reid International Airport, and the region's primary distribution corridors.

LOCATION OVERVIEW

The building is located within an established industrial district that has experienced significant long-term appreciation due to its proximity to the Resort Corridor, Allegiant Stadium, Harry Reid International Airport, and the expanding southwest Las Vegas employment base. Few industrial properties benefit from such immediate access to major transportation infrastructure while remaining minutes from the region's largest employment centers.



SALE DETAILS



±28,000 SF
Multi-Tenant Industrial Space



\$6,600,000
Sale Price



Airport Submarket
Location

PROPERTY HIGHLIGHTS

- Excellent Central Las Vegas Location
- Below market rents
- Rental Growth Opportunity
- Industrial Light (IL) Zoning
- Minutes to I-15 & I-215 Freeway
- Near Harry Reid International Airport
- Established Industrial Corridor
- Strong Las Vegas Industrial Fundamentals.
- Minutes from Allegiant Stadium

KEY FACTS // 3 MILES



113,131

Population



48,637

Household



\$76,274

Medium
Net Worth



\$65,605

Medium
Household
Income



44.7%

White collar



20.9%

Blue collar

POPULATION

2020 Total Population
2026 Total Population
 2031 Total Population

1 MILE

11,667
11,854
 12,458

3 MILES

108,010
113,131
 117,884

5 MILES

353,738
375,511
 396,762

HOUSEHOLD SUMMARY

2020 Total Households
2026 Total Households
 2031 Total Households

1 MILE

5,038
5,133
 5,437

3 MILES

45,862
48,637
 51,038

5 MILES

145,181
157,201
 167,740

AVERAGE HOUSEHOLD INCOME

2026 Total Households
 2031 Total Households
 2026-2031 Annual Rate

1 MILE

\$93,279
 \$109,639
 3.28%

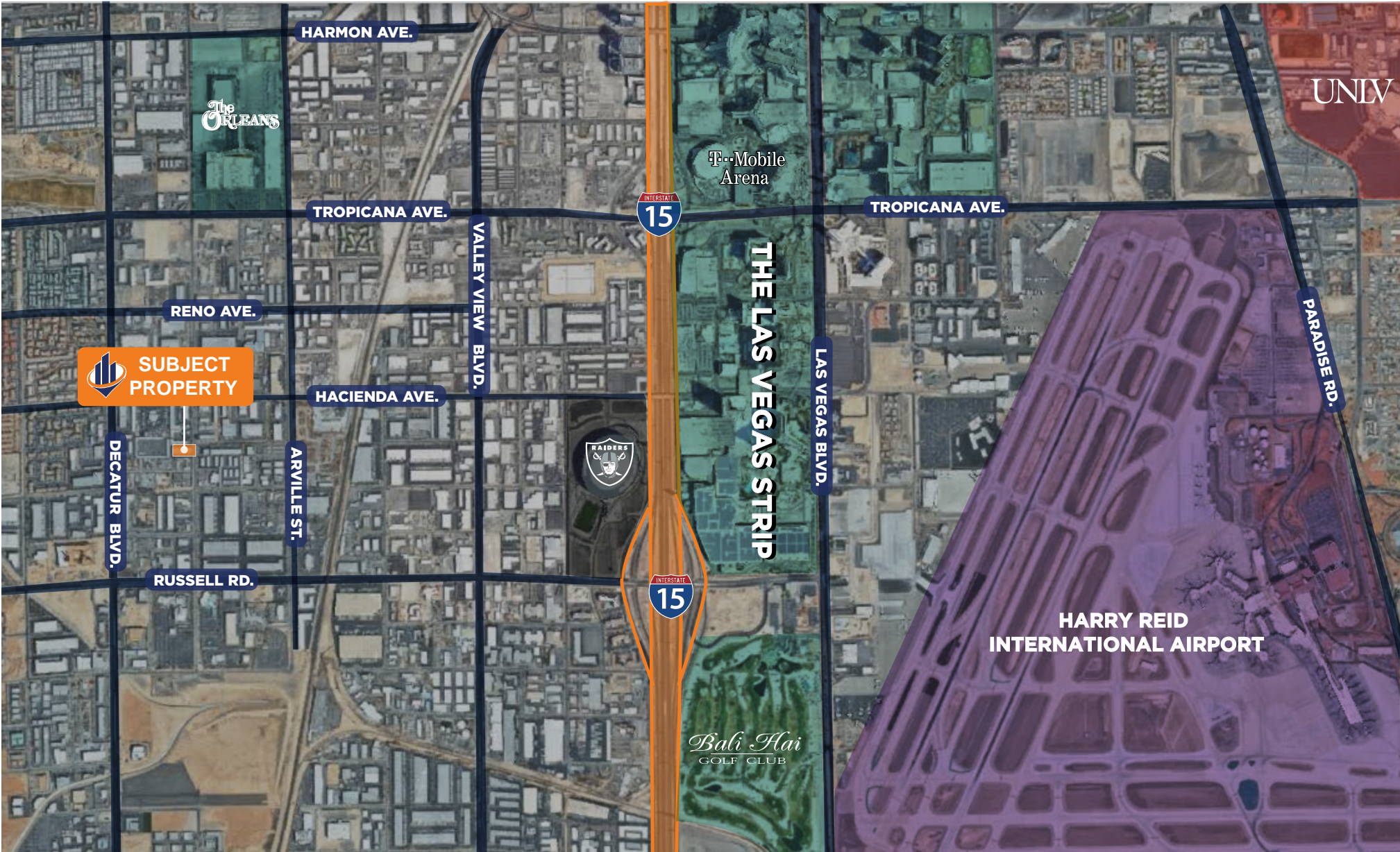
3 MILES

\$93,743
 \$106,904
 2.66%

5 MILES

\$101,185
 \$115,545
 2.69%

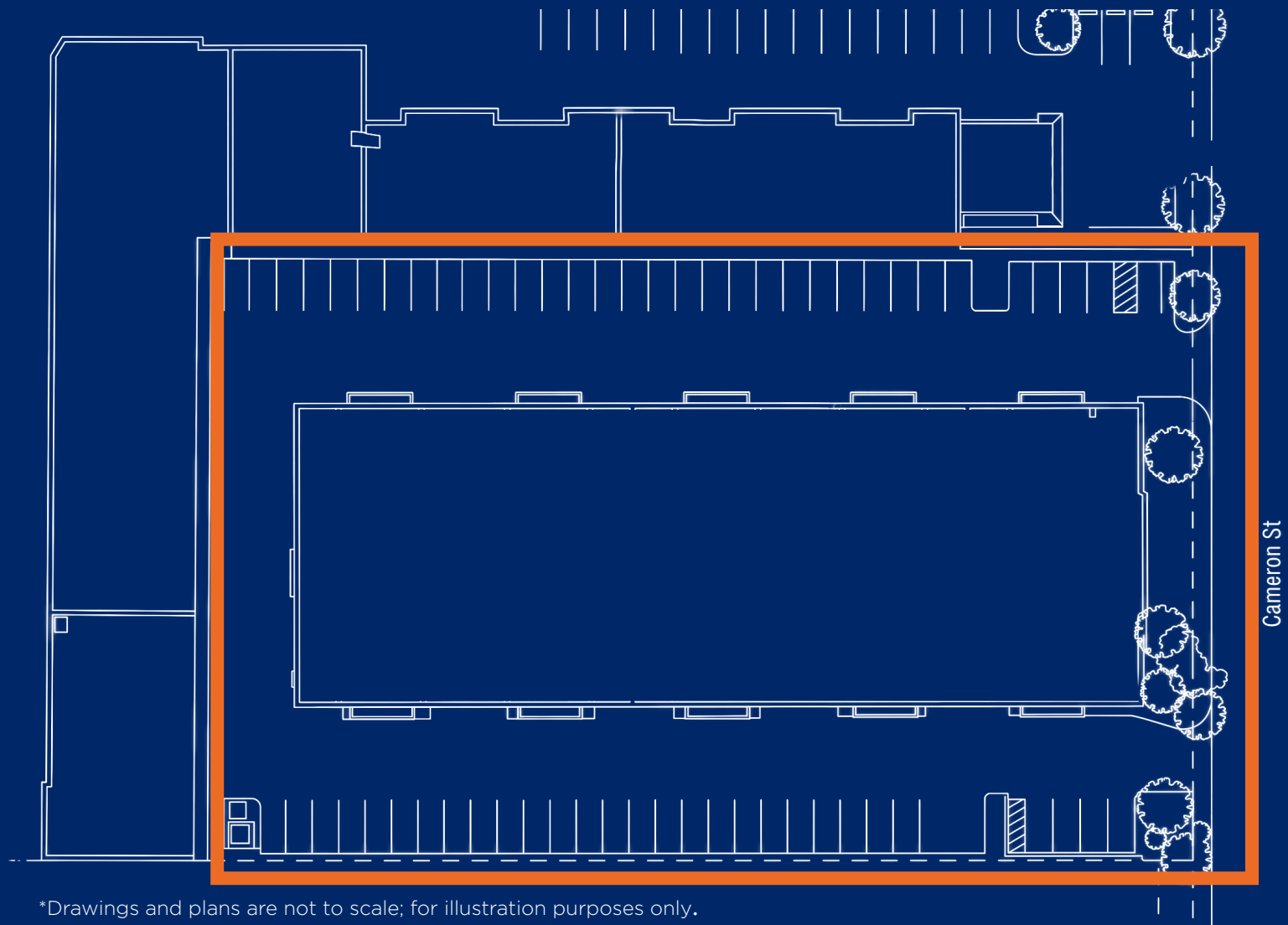
AERIAL MAP



PROPERTY PHOTOS



SITE PLAN



*Drawings and plans are not to scale; for illustration purposes only.

AIRPORT SUBMARKET

Harry Reid International Airport (LAS) is one of the busiest destination airports in the United States, serving as the primary gateway to Southern Nevada's tourism, convention, entertainment, and business economy.

170+
nonstop destinations

38.5
Million Visitors Annually in 2025

6M
Convention Attendance in 2025

\$50.8
Convention Attendance in 2025

Source: https://www.lvcva.com/research/?utm_source



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