

# Office Complex Reduced \$104 psf Data Center Fiber Optics 2.04 Acres Perfect for Office Owner User



## 2965 S Jones Blvd, Las Vegas, NV 89146

Listing ID: 30029430  
Status: Active  
Property Type: Office For Sale  
(also listed as Special Purpose)  
Office Type: Business Park, Governmental  
Size: 33,678 SF  
Sale Price: \$3,499,999  
Unit Price: \$103.93 PSF  
Sale Terms: Cash to Seller



### More Information Online

<http://www.catylist.com/listing/30029430>

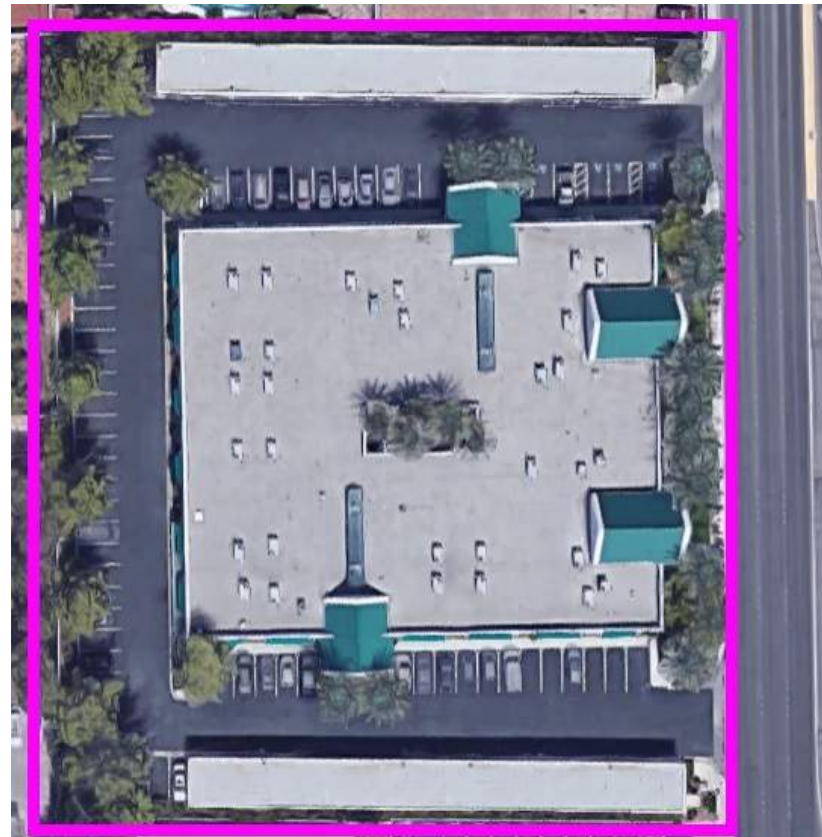


### QR Code

Scan this image with your mobile device:

### Overview/Comments

- \* Price Reduced to only \$104 per building square foot w/ 2.04 acres on Decatur
- \* Qualifies for SBA owner user loan 10% down 5%+/- 20-year fixed at 60c ft/mo
- Perfect for an owner / operator business user or investment
- Two single-story professional office buildings under 1 roof on one parcel
- Total of 28,140' usable, or 33,678' rentable square feet,
- \* Approximately 77% available for immediate move in
- Common area garden atrium, green patio comfort zone, covered walkways,
- \* 100% handicap accessible, all suites move-in ready
- Full sprinklers, fiber optics cable, emergency fire exits.
- Multi-stall common restrooms, private restrooms in suites, w/showers
- Covered parking, directly on Jones frontage, 35,000 daily traffic count
- Between Sahara / Desert Inn, bus stop in front, separate ingress-egress,
- Clark County zoned C-P Office Professional,
- \* Land Use 41.335 Office Professional,
- 163-11-704-016, on 2.04 acres, excellent landscaping,
- Load factor included in all measurements
- Owner / Broker / Developer making dreams happen daily.



### General Information

Taxing Authority: Clark County  
Tax ID/APN: 163-11-704-016  
Zoning: CLARK COUNTY ZONED C-P OFFICE PROFESSIONAL  
Property Use Type: Net Leased Investment (NNN), Investment, Vacant/Owner-User

Building Name: Office Complex Reduced, \$104 psf, Data Center, Fiber Optics  
Class of Space: Class B  
Gross Building Area: 33,678 SF  
Building/Unit Size (RSF): 33,678 SF  
Usable Size (USF): 28,140 SF

Land Area: 2.04 Acres  
Sale Terms: Cash to Seller

Office Type Business Park, Governmental, High-Tech, Institutional, Medical, Mixed Use, Net Leased, Office Building, Research & Development, Other

### Area & Location

Property Located Between: Sahara and Desert Inn  
Property Visibility: Excellent

### Building Related

Total Number of Buildings:	2	Passenger Elevators:	0
Number of Stories:	1	Freight Elevators:	0
Year Built:	1997	Sprinklers:	Wet
Year Renovated:	2016	Heat Type:	Electricity
Parking Ratio:	4 (per 1000 SF)	Heat Source:	Central
Parking Type:	Structure, Surface	Air Conditioning:	Package Unit
Parking Description:	Ample covered, uncovered, and reserved	Internet Access:	Cable, DSL, T1/T3

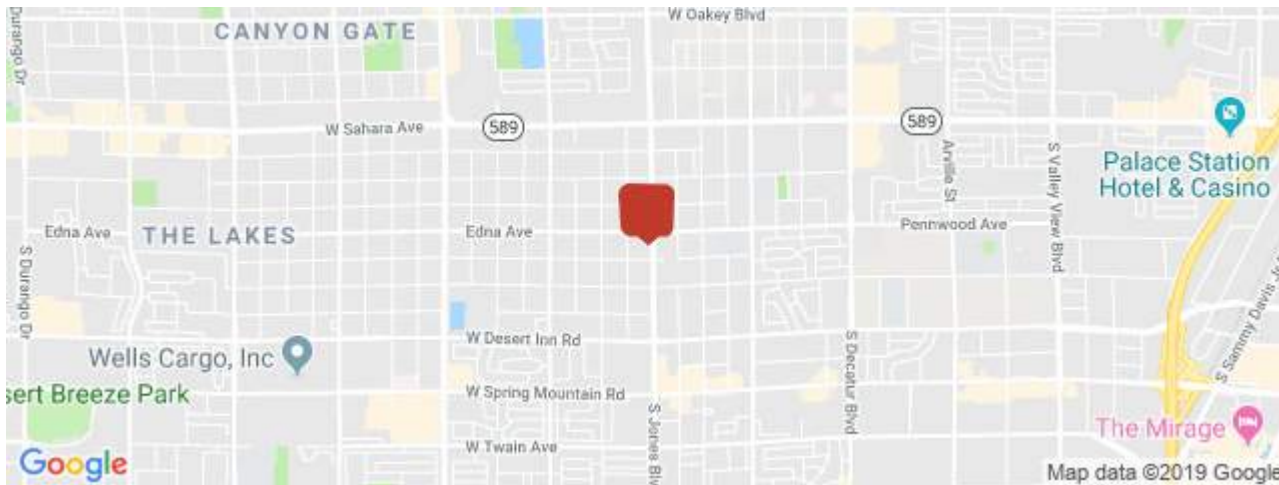
Interior Description 100% built-out office, no gray shell • Suite D available 3,081' pony-walled bullpen, space for 5+ workstations, 3 private offices, training/storage, wet break room, private entrance, common restrooms • Suite E4 available 2,434', reception, open area bullpen for workstations, 4 XL offices, XL conference, wet break room, storage, private entrance, common restrooms \* Suite E2 available 1,547', five offices, break room, large open area bullpen, reception, and waiting room, common restrooms. \* Suite E1 available 1,255' four offices and open area bullpen common restrooms. \* Suite C-2 available 4,793' rentable data center with 3,500 tons of dedicated HVAC, up to 1,500 amps of 208 single phase power for servers bitcoin miners.

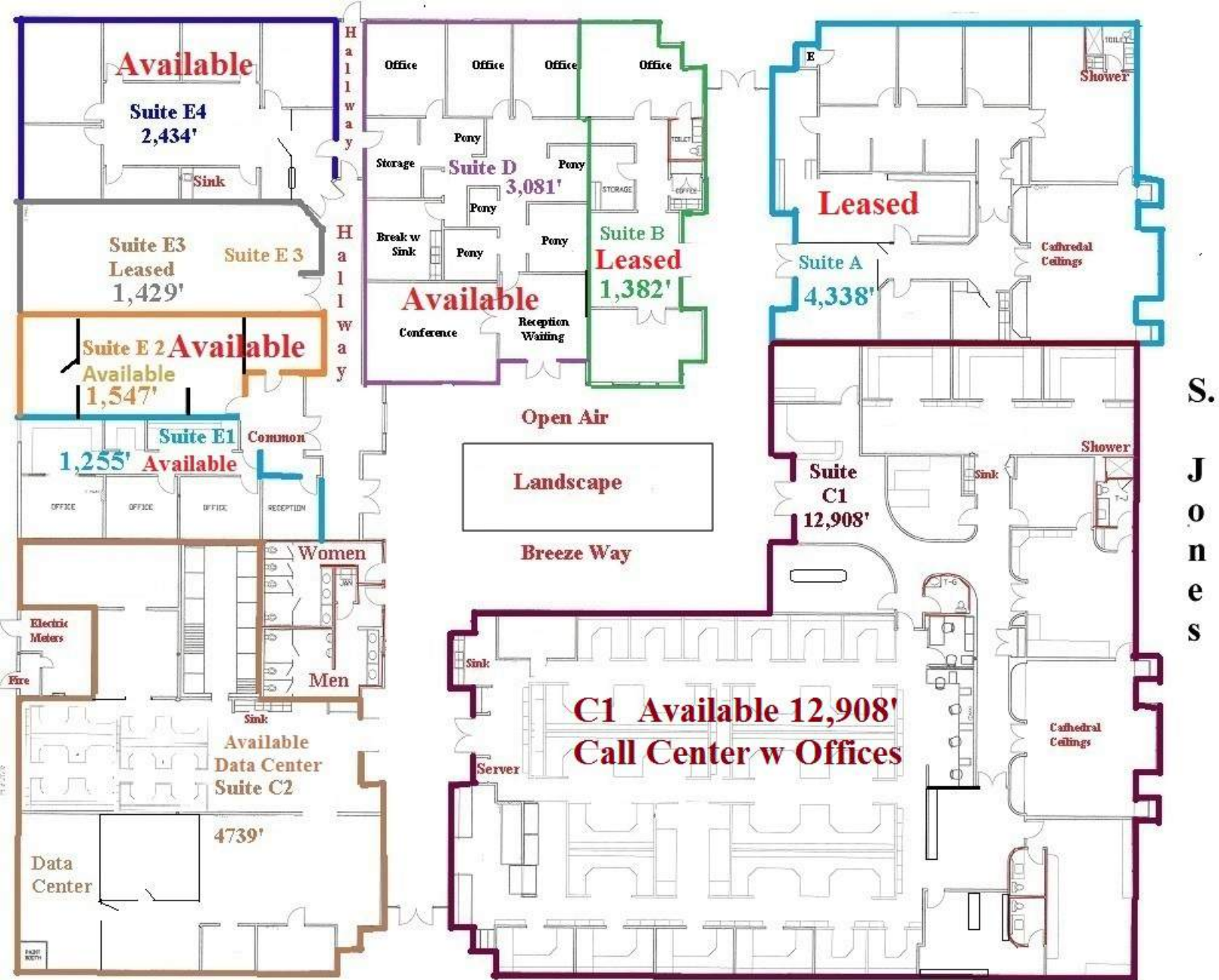
### Land Related

Zoning Description:	Clark County zoned C-P Office Professional,	Land Ownership:	Fee Simple
Water Service:	Municipal	Legal Description:	163-11-704-016, on 2.04 acres,
Sewer Type:	Municipal		

### Location

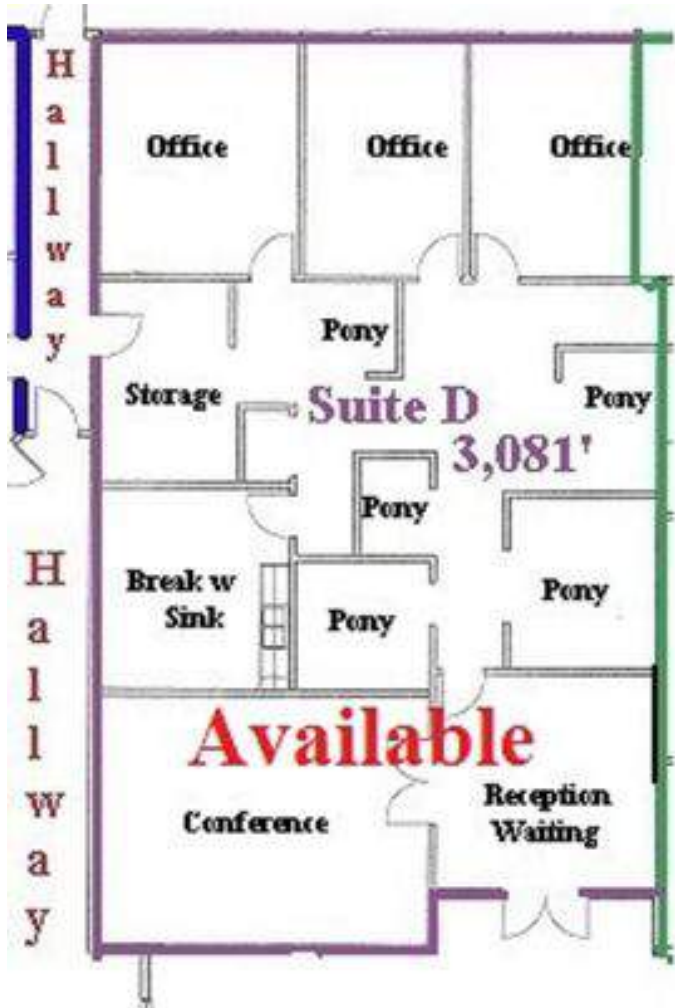
Address:	2965 S Jones Blvd, Las Vegas, NV 89146	MSA:	Las Vegas-Henderson-Paradise
County:	Clark	Submarket:	West Central







**Property Images**



Suite D Floor Plan



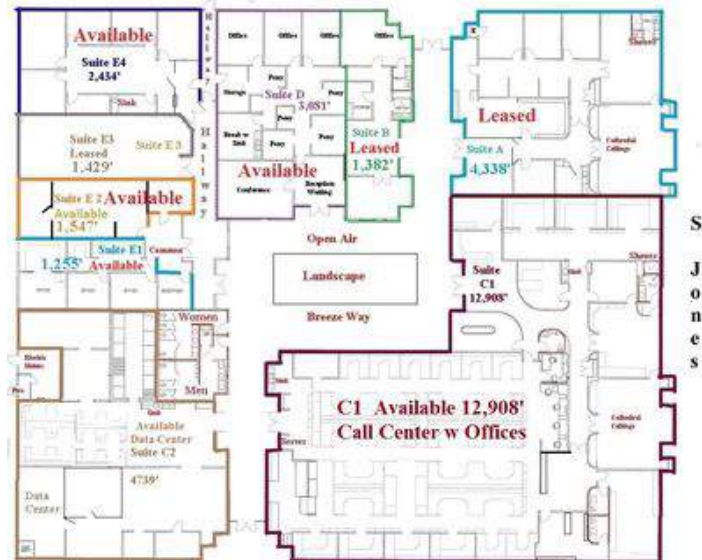
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2965 S Jones



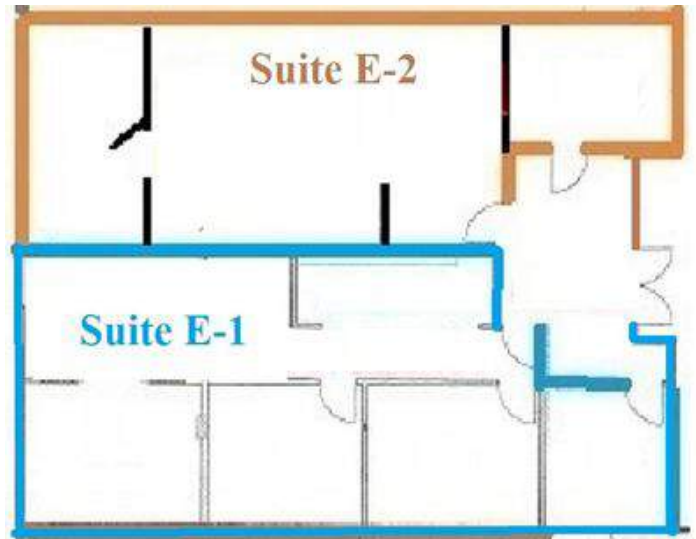
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Suites E1 and E2 Available



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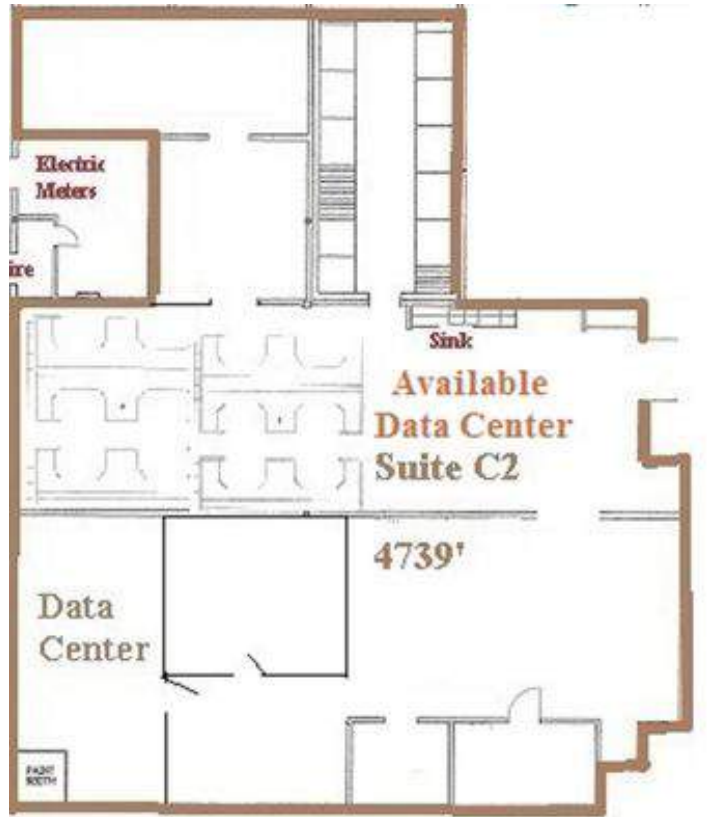


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20161229\_153541



Suite C-2 Data Center 4,739'



20161229\_153912



20161229\_162307



20161229\_162354



Aerial Drone



2017-03-3109.51



E2 Floor Plan



20161229\_162449



E4





2017-03-3109.37



20161229\_162307



2017-03-31 09.37



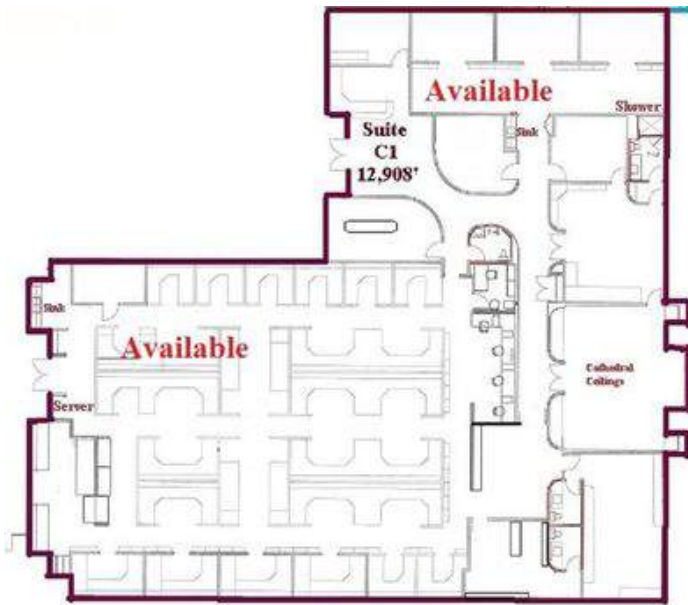
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Suite C1 Floor Plan

## Property Contacts

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### Michael Hawkes

Great Bridge Properties  
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# Demographics, Labor/Workforce, and Consumer Expenditures

2965 S Jones Blvd, Las Vegas, NV



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## Population

Radius:	1 mile	3 miles	5 miles
2023 Projection	18,422	252,779	599,640
2018 Estimate	17,580	235,685	561,231
2015 Estimate	17,725	233,332	558,497
2010 Census	16,641	210,352	501,200
Growth 2018-2023	4.79%	7.25%	6.84%
Growth 2015-2018	-0.82%	1.01%	0.49%
Growth 2010-2015	6.51%	10.92%	11.43%

## Population (Male)

Radius:	1 mile	3 miles	5 miles
2023 Projection	8,988	124,783	298,224
2018 Estimate	8,571	116,368	279,898
2015 Estimate	8,678	115,233	278,872
2010 Census	8,534	106,855	256,335
Growth 2018-2023	4.87%	7.23%	6.55%
Growth 2015-2018	-1.23%	0.98%	0.37%
Growth 2010-2015	1.69%	7.84%	8.79%



## Population (Female)

Radius:	1 mile	3 miles	5 miles
2023 Projection	9,434	127,996	301,416
2018 Estimate	9,009	119,317	281,333
2015 Estimate	9,047	118,099	279,625
2010 Census	8,107	103,497	244,865
Growth 2018-2023	4.72%	7.27%	7.14%
Growth 2015-2018	-0.42%	1.03%	0.61%
Growth 2010-2015	11.59%	14.11%	14.2%

## Population by Age (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	1,475	22,493	53,095
Age 5 to 10	1,194	17,935	42,662
Age 10 to 15	1,041	15,752	38,080
Age 15 to 20	906	13,690	33,590
Age 20 to 25	859	12,968	31,901
Age 25 to 30	921	13,319	32,282
Age 30 to 35	957	13,880	33,182
Age 35 to 40	1,017	14,562	34,476
Age 40 to 45	1,050	15,194	36,018
Age 45 to 50	1,150	16,194	38,373
Age 50 to 55	1,176	15,605	37,063
Age 55 to 60	1,209	14,806	35,029
Age 60 to 65	1,186	13,306	31,246
Age 65 and over	3,439	35,981	84,234
Total Population	17,580	235,685	561,231
Median Age	43.1	38.11	37.65

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	8%	10%	9%
Age 5 to 10	7%	8%	8%
Age 10 to 15	6%	7%	7%
Age 15 to 20	5%	6%	6%
Age 20 to 25	5%	6%	6%
Age 25 to 30	5%	6%	6%
Age 30 to 35	5%	6%	6%
Age 35 to 40	6%	6%	6%
Age 40 to 45	6%	6%	6%
Age 45 to 50	7%	7%	7%
Age 50 to 55	7%	7%	7%
Age 55 to 60	7%	6%	6%
Age 60 to 65	7%	6%	6%
Age 65 and over	20%	15%	15%

## Median Age (Male)

Radius:	1 mile	3 miles	5 miles
2010 Census	40.67	37.64	36.81

## Median Age (Female)

Radius:	1 mile	3 miles	5 miles
2010 Census	41.43	38.84	37.72

## High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	3,608	47,187	107,565
Some College, No Degree	3,622	41,486	93,258
Associate or Bachelor's Degree	795	7,892	19,370
Master's Degree	639	4,613	12,456
Professional School Degree	242	2,887	7,745
Doctorate Degree	89	943	2,531
Total High School Graduates Age 25+	8,995	105,008	242,925

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	40%	45%	44%
Some College, No Degree	40%	40%	38%
Associate or Bachelor's Degree	9%	8%	8%
Master's Degree	7%	4%	5%
Professional School Degree	3%	3%	3%
Doctorate Degree	1%	1%	1%



























## Households

Radius:	1 mile	3 miles	5 miles
2023 Projection	7,092	96,754	229,340
2018 Estimate	6,764	90,872	215,830
2015 Estimate	6,820	90,453	215,597
2010 Census	6,394	82,142	195,140
Growth 2018-2023	4.85%	6.47%	6.26%
Growth 2015-2018	-0.82%	0.46%	0.11%
Growth 2010-2015	6.66%	10.12%	10.48%

## Average Household Size

Radius:	1 mile	3 miles	5 miles
2023 Projection	2.62	2.7	2.65
2018 Estimate	2.62	2.7	2.65
2015 Estimate	2.61	2.68	2.64
2010 Census	2.62	2.66	2.61
Growth 2018-2023	-0.06%	-0.01%	-0%
Growth 2015-2018	0.28%	0.67%	0.49%
Growth 2010-2015	-0.13%	0.68%	0.87%

### Households by Household Type and Size and Presence of Children (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles	
Family Households	4,220	54,016	127,381	Family Households		62%		59%
Married-couple family	2,837	34,093	79,746	Married-couple family		42%		37%
With own children under 18 years	938	14,158	33,984	With own children under 18 years		14%		16%
No own children under 18 years	1,899	19,935	45,762	No own children under 18 years		28%		21%
Male Householder: no wife present	533	7,141	16,253	Male Householder: no wife present		8%		8%
With own children under 18 years	207	3,029	7,289	With own children under 18 years		3%		3%
No own children under 18 years	326	4,112	8,964	No own children under 18 years		5%		4%
Female Householder: no husband present	850	12,782	31,382	Female Householder: no husband present		13%		15%
With own children under 18 years	386	6,358	16,586	With own children under 18 years		6%		8%
No own children under 18 years	464	6,424	14,796	No own children under 18 years		7%		7%
Nonfamily Households	2,544	36,856	88,449	Nonfamily Households		38%		41%
1 Person households	1,789	27,092	65,861	1 Person households		26%		31%
2+ Unrelated people	755	9,764	22,588	2+ Unrelated people		11%		10%
Total Households	6,764	90,872	215,830					



## Households by Household Income (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	1,232	19,929	49,033
\$25,000 to \$49,999	1,954	27,836	62,281
\$50,000 to \$74,999	1,401	19,938	45,008
\$75,000 to \$99,999	780	10,321	24,636
\$100,000 to \$124,999	456	5,578	14,286
\$125,000 to \$149,999	280	2,574	7,103
\$150,000 to \$199,999	457	2,260	6,466
\$200,000 or more	204	2,436	7,017
Total Households	6,764	90,872	215,830
Average Household Income	\$70,005.63	\$60,124.22	\$61,776.40
Median Household Income	\$59,294.76	\$54,006.88	\$55,296.31

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	18%	22%	23%
\$25,000 to \$49,999	29%	31%	29%
\$50,000 to \$74,999	21%	22%	21%
\$75,000 to \$99,999	12%	11%	11%
\$100,000 to \$124,999	7%	6%	7%
\$125,000 to \$149,999	4%	3%	3%
\$150,000 to \$199,999	7%	2%	3%
\$200,000 or more	3%	3%	3%

## Households by Household Income (2023 Projection)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	1,301	21,143	52,315
\$25,000 to \$49,999	2,075	29,898	66,609
\$50,000 to \$74,999	1,469	21,261	47,866
\$75,000 to \$99,999	825	11,000	26,171
\$100,000 to \$124,999	470	5,915	15,032
\$125,000 to \$149,999	288	2,698	7,436
\$150,000 to \$199,999	461	2,352	6,723
\$200,000 or more	203	2,487	7,188
Total Households	7,092	96,754	229,340
Average Household Income	\$68,832.28	\$60,087.62	\$61,899.56
Median Household Income	\$60,088.75	\$55,021.39	\$56,566.90

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	18%	22%	23%
\$25,000 to \$49,999	29%	31%	29%
\$50,000 to \$74,999	21%	22%	21%
\$75,000 to \$99,999	12%	11%	11%
\$100,000 to \$124,999	7%	6%	7%
\$125,000 to \$149,999	4%	3%	3%
\$150,000 to \$199,999	7%	2%	3%
\$200,000 or more	3%	3%	3%













## Per Capita Income

Radius:	1 mile	3 miles	5 miles
2018 Estimate	\$26,773.20	\$22,988.80	\$23,812.05
2015 Estimate	\$26,728.88	\$23,171.78	\$24,026.93
Growth 2015-2018	0.17%	-0.79%	-0.89%


































## Unemployment Rate

Radius:	1 mile	3 miles	5 miles
2018 Estimate	4.97%	5.58%	6.01%
2015 Estimate	9.1%	10.07%	10.87%
Growth 2015-2018	-45.42%	-44.57%	-44.74%













### Population Age 16+ By Employment Status (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Labor Force	8,614	115,877	272,678	Labor Force	 63%	 66%	 65%
Civilian, Employed	8,185	109,528	256,658	Civilian, Employed	 60%	 62%	 61%
Civilian, Unemployed	429	6,349	16,020	Civilian, Unemployed	 3%	 4%	 4%
Not in Labor Force	5,033	60,373	146,803	Not in Labor Force	 37%	 34%	 35%
Total Population Age 16+	13,647	176,250	419,481				

### Employed Civilian Population Age 16+ by Industry (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Agriculture, forestry, fishing and hunting, mining and construction	536	9,417	21,865	Agriculture, forestry, fishing and hunting, mining and construction	 7%	 9%	 9%
Manufacturing	195	2,620	6,769	Manufacturing	 2%	 2%	 3%
Wholesale & retail trade	1,540	15,091	33,184	Wholesale & retail trade	 19%	 14%	 13%
Transportation and warehousing, and utilities	359	5,194	11,298	Transportation and warehousing, and utilities	 4%	 5%	 4%
Information	103	2,063	5,233	Information	 1%	 2%	 2%
Finance, insurance, real estate and rental and leasing	280	3,113	8,061	Finance, insurance, real estate and rental and leasing	 3%	 3%	 3%
Professional, scientific, and technical services	746	11,998	28,978	Professional, scientific, and technical services	 9%	 11%	 11%
Educational, health and social services	1,004	11,483	29,884	Educational, health and social services	 12%	 10%	 12%
Arts, entertainment, recreation, accommodation and food services	2,754	38,442	86,108	Arts, entertainment, recreation, accommodation and food services	 34%	 35%	 34%
Other services (except public administration)	404	8,039	19,085	Other services (except public administration)	 5%	 7%	 7%
Public Administration	264	2,068	6,193	Public Administration	 3%	 2%	 2%
Total Employed Civilian Population Age 16+	8,185	109,528	256,658				

### Housing Units by Tenure (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Vacant Housing Units	2,095	37,617	82,369	Vacant Housing Units	 24%	 29%	 28%
Occupied Housing Units	6,764	90,872	215,830	Occupied Housing Units	 76%	 71%	 72%
Owner-Occupied	3,705	42,596	96,766	Owner-Occupied	 42%	 33%	 32%
Renter-Occupied	3,059	48,276	119,064	Renter-Occupied	 35%	 38%	 40%
Total Housing Units	8,859	128,489	298,199				