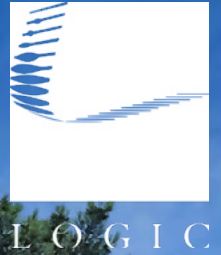


Offering Memorandum

# New Office Investment Opportunity



6070 S. Eastern Ave., Las Vegas, NV 89119

Generates Over \$210,156 in Gross Income Annually

# Offering Snapshot



**\$2,800,000**  
Offering Price



**± 13,859 SF**  
Total Square Footage



**\$202**  
Price Per Square Foot



**± 0.63 AC**  
Total Acres

## Property Overview

Eastern Corporate Center is an attractive, single-story professional office building surrounded by well manicured landscaping in a high-traffic intersection. Eastern Corporate Center is conveniently located adjacent to Harry Reid International Airport and is in close proximity to the I-15 and I-215, as well as the Las Vegas Strip. Copious business services, retail and recreational amenities surround the building including banks, restaurants, shopping centers, UPS, Fed Ex, the United States Post Office, and many more.



# Property Details



## Location

6070 S. Eastern Ave.  
Las Vegas, NV 89119



## Property Size

- ± 13,859 SF
- ± 0.63 AC



## Number of Buildings

- One (1)



## Parcel Number

- APN: 162-36-210-002



## Construction & Zoning

- Built in 1992
- Zoning: IP Industria Park



## Parking

- 1.80/1,000



# Vicinity Map

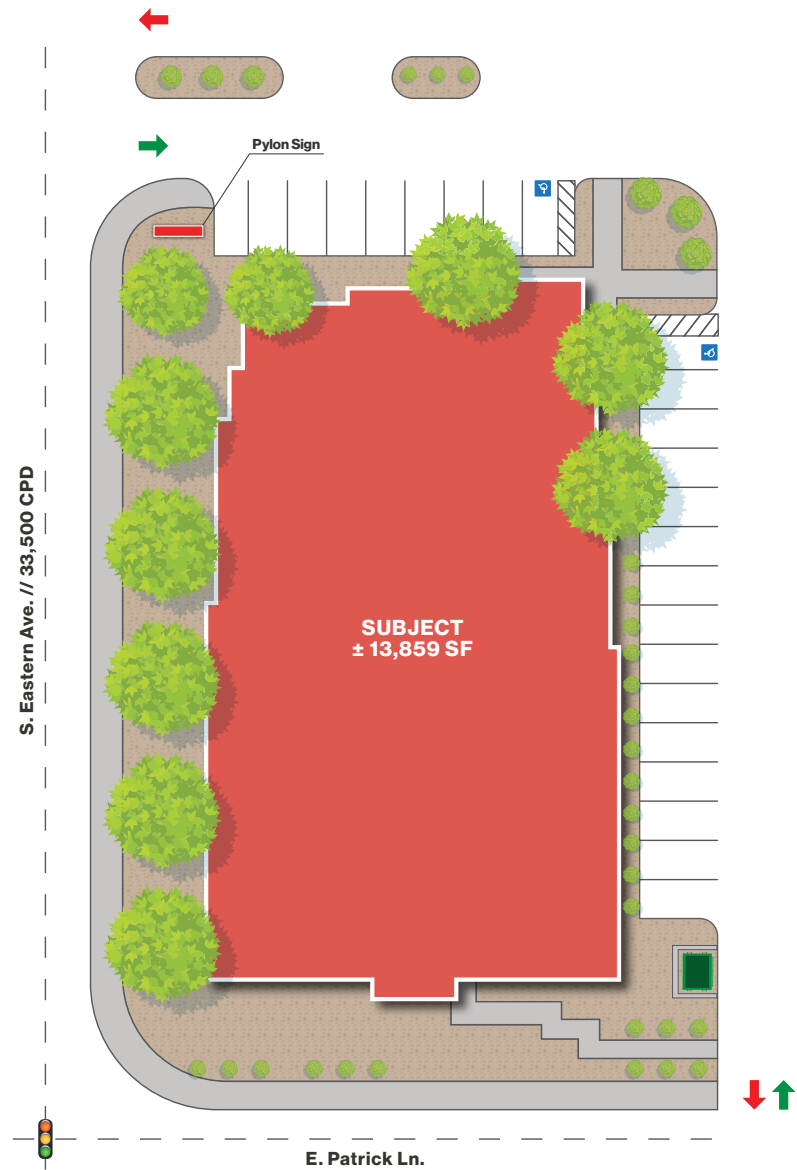
## Nearby Amenities

- 1 Harry Reid International Airport  
-0.9 miles
- 2 University of Nevada, Las Vegas  
-2.5 miles
- 3 Alligent Stadium  
-6.0 miles
- 4 Henderson Hospital  
-6.0 miles
- 5 Sunrise Hospital  
-4.9 miles
- 6 T-Mobile Arena  
-4.8 miles











### Xerox

<b>Suite Square Footage:</b>	± 4,239 SF
<b>Lease Expiration Date:</b>	10/31/2029

Xerox Business Solutions provides innovative workplace technology and services, including copiers, printers, and IT services. They support businesses of all sizes in their digital transformation journey, helping them thrive in today's digital-first world.

### Mushkin & Associates

<b>Suite Square Footage:</b>	± 1,911 SF
<b>Lease Expiration Date:</b>	02/28/2026

Michael R. Mushkin & Associates, P.C., specializes in real estate and business law. With over 60 years of combined legal experience, the firm offers personalized legal solutions focused on clients' unique goals and future.

### Rocket Reporters

<b>Suite Square Footage:</b>	± 2,108 SF
<b>Lease Expiration Date:</b>	06/30/2030

Rocket Reporters is a boutique court reporting firm known for delivering high-quality, error-free transcripts. They offer a range of services, including real-time reporting, videography, and teleconferencing, catering to the specific needs of their clients.

### AmeriSent Insurance

<b>Suite Square Footage:</b>	± 2,952 SF
<b>Lease Expiration Date:</b>	07/31/2027

AmeriSent Insurance provides comprehensive insurance coverage, including auto, home, commercial, and umbrella insurance. They are dedicated to ensuring clients are well-prepared for any eventuality with tailored insurance solutions.

Property Photos



# Important Statistics

5-Mile Radius



391,249

Total Population



594,894

Daytime Population



22,399

Number of Businesses



0.5%

2025-2030 Population Growth



347,137

Total Employees



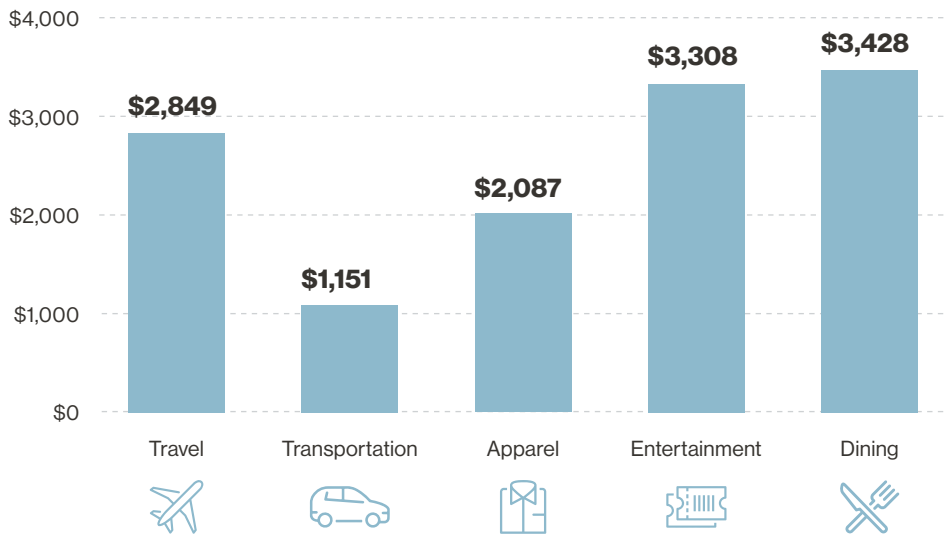
\$429,773

Median Home Value

# Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



# Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	4,265	126,578	387,595
2025 Population	4,140	126,625	391,249
2030 Population	4,229	128,521	400,084
Annual Growth 2020 - 2025	-0.56%	0.01%	0.18%
Annual Growth 2025 - 2030	0.43%	0.30%	0.45%
Income			
2025 Average Household Income	\$93,242	\$92,780	\$94,745
2030 Average Household Income	\$102,350	\$102,779	\$104,939
2025 Per Capita Income	\$34,750	\$39,303	\$39,724
2030 Per Capita Income	\$38,247	\$44,011	\$44,432
Households			
2020 Total Households	1,516	52,721	159,248
2025 Total Households	1,535	53,744	163,780
2030 Total Households	1,571	55,140	169,107
Housing			
2025 Total Housing Units	1,621	57,343	183,830
2025 Owner Occupied Housing Units	968	23,968	76,260
2025 Renter Occupied Housing Units	567	29,776	87,520
2025 Vacant Housing Units	86	3,599	20,050
2030 Total Housing Units	1,668	59,328	190,791
2030 Owner Occupied Housing Units	1,012	24,815	79,816
2030 Renter Occupied Housing Units	559	30,325	89,291
2030 Vacant Housing Units	97	4,188	21,684

# Key Figures of Southern Nevada

Southern Nevada, site of the world-famous Las Vegas Strip, and home to over **3.19 million residents**. With the 8th busiest airport in the US, Harry Reid International Airport, Southern Nevada welcomes **41.7 million visitors annually**. From the neon lights and bustling casinos to the serene beauty of Red Rock Canyon and Lake Mead, Southern Nevada offers an unparalleled lifestyle and adventure for all.



2024  
Travel

## 41.7<sub>MM</sub>

Number of Visitors to Las Vegas



2024  
Revenue

## \$13.5<sub>B</sub>

Clark County's Gaming Revenue



2024  
Occupancy

## 90.8%

Las Vegas' Weekend Occupancy

## 58.5<sub>MM</sub>

Number of Enplaned/Deplaned  
Airline Passengers

## \$8.8<sub>B</sub>

Las Vegas Strip  
Gaming Revenue

## 83.6%

Las Vegas'  
City-Wide Occupancy

## ± 5k

Number of People Moving  
To Las Vegas Daily

## 6.0<sub>MM</sub>

Number of Convention Visitors

## 150k

Number of Hotel Rooms

## 46.8<sub>MM</sub>

Total Room Nights  
Occupied





# \$30.6 Billion

#	Project	Cost	Status of Project	Estimated
1	<b>Brightline High Speed Rail</b> High-speed rail line from Las Vegas to SoCal	\$12B	Planned	2026
2	<b>Oak View Group Arena &amp; Hotel-Casino</b> 850,000 SF arena, casino, and hotel	\$10B	Planned	2026
3	<b>Sony / Howard Hughes Project</b> Movie studio and mixed-use development on 30 AC in Summerlin South	\$1.8B	Planned	TBD
4	<b>Tropicana / A's Stadium</b> 30,000 seat ballpark on the Tropicana site	\$1.5B	Planned	2028
5	<b>LV Convention Center N., Central, &amp; S. Halls Renovation</b> Technology upgrades, newly designed parking lot, outdoor plaza and indoor lobby at the South Hall	\$600MM	Under Construction	2025
6	<b>LVXP Arena</b> Casino resort, 2,605 units, 752-ft tower, NBA arena	DND	Planned	2029
7	<b>Universal Studios- Horror Unleashed (AREA 15)</b> Next to Area 15/close to LV Strip; 110,000 SF; 20 AC expansion	DND	Under Construction	TBD
8	<b>Station's Casino Inspirada</b> Henderson; 80,000 SF of casino space, 600 hotel rooms, 4 restaurants, 11 unit food hall, bowling alley, movie theatre	DND	Under Construction	January 2026
9	<b>BLVD Retail Center</b> Las Vegas Strip; high-end retail shopping mall w/ outdoor experience for consumers	DND	Under Construction	2025
10	<b>Fertitta Entertainment Casino / Hotel Project</b> 43-story 2,420 room project on the southeast corner of LV Blvd. and Harmon	DND	Planned	TBD

This map of Las Vegas, NV, illustrates the city's geographical layout and administrative divisions. The city is divided into several distinct neighborhoods, each color-coded for clarity: Centennial Hills (light blue), Aliante (light green), Summerlin (light orange), Spring Valley (light yellow), Mountain's Edge (light purple), Southern Highlands (light pink), North Las Vegas (light grey), Downtown Las Vegas (light blue), and Henderson (light green). Major highways, including Interstate 15, Interstate 215, and State Routes 395, 393, and 391, are depicted in grey with their respective route numbers. The map also shows the locations of major airports, such as the McClellan-Palomar Airport and the Henderson Executive Airport. A compass rose in the bottom right corner indicates the orientation, and a scale bar in the bottom left corner provides a reference for distance. The map is a valuable resource for understanding the city's layout and planning travel.

# A New Frontier for Sports

**Las Vegas is now a sports epicenter, with teams like the NFL's Raiders, NHL's Golden Knights, WNBA's Aces and events like Super Bowl 58 and Formula 1 Grand Prix.**



## Raiders

- Inaugural season: 2020
- Home Field: **\$1.9B** Allegiant Stadium built in 2020 with **65,000 seat capacity**
- Hosted Super Bowl 58 in 2024



## Formula 1

- Purchased 39 AC for **\$240MM** in 2022 with a total project cost estimated at **\$500MM**
- Inaugural race: November 2023
- Race attracted 315,000 fans and generated **\$1.2B** in economic impact



## Vegas Golden Knights

- Inaugural season: 2017-18
- Home ice: T-Mobile Arena built in 2016 with **18,000 seat capacity**
- **2023 Stanley Cup Champions**



## Ultimate Fighting Championship

- Las Vegas is home of the **55 AC UFC headquarters**
- UFC programming is broadcast in over **165 countries**
- Produces more than 40 live events annually around the globe, **over 5 events in 2024**



## Las Vegas Aces

- Inaugural season: 2018
- **2022 and 2023 WNBA champions**
- Aces are owned by Mark Davis, the current owner of the NFL's Las Vegas Raiders



## Las Vegas A's – Coming Soon!

- In Nov. 2023, MLB owners approved Athletics' move from Oakland to Las Vegas
- New stadium planned at Tropicana Las Vegas, covering **35 acres**
- Expected to cost **\$1.5 billion** with **30,000 seat capacity**



## Las Vegas Aviators

- Minor League Baseball, Oakland A's affiliate
- Inaugural season: 2019
- Home Field: **\$150MM** Las Vegas Ballpark with **8,196 seating capacity**



## Henderson Silver Knights

- American Hockey League, Vegas Golden Knights Affiliate
- Inaugural season: 2020-21
- Home Ice: **\$84MM** Dollar Loan Center with **5,567 seating capacity**



## LV Lights FC

- American professional soccer team, that plays in the USL Championship
- Inaugural season: 2018
- Home field: Cashman Field with **9,334 seating capacity**

# Nevada

## Tax Advantages

Nevada is the most business-friendly state in the West, offering a very low-regulation environment and a variety of incentives to help qualifying companies make the decision to do business in the state. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

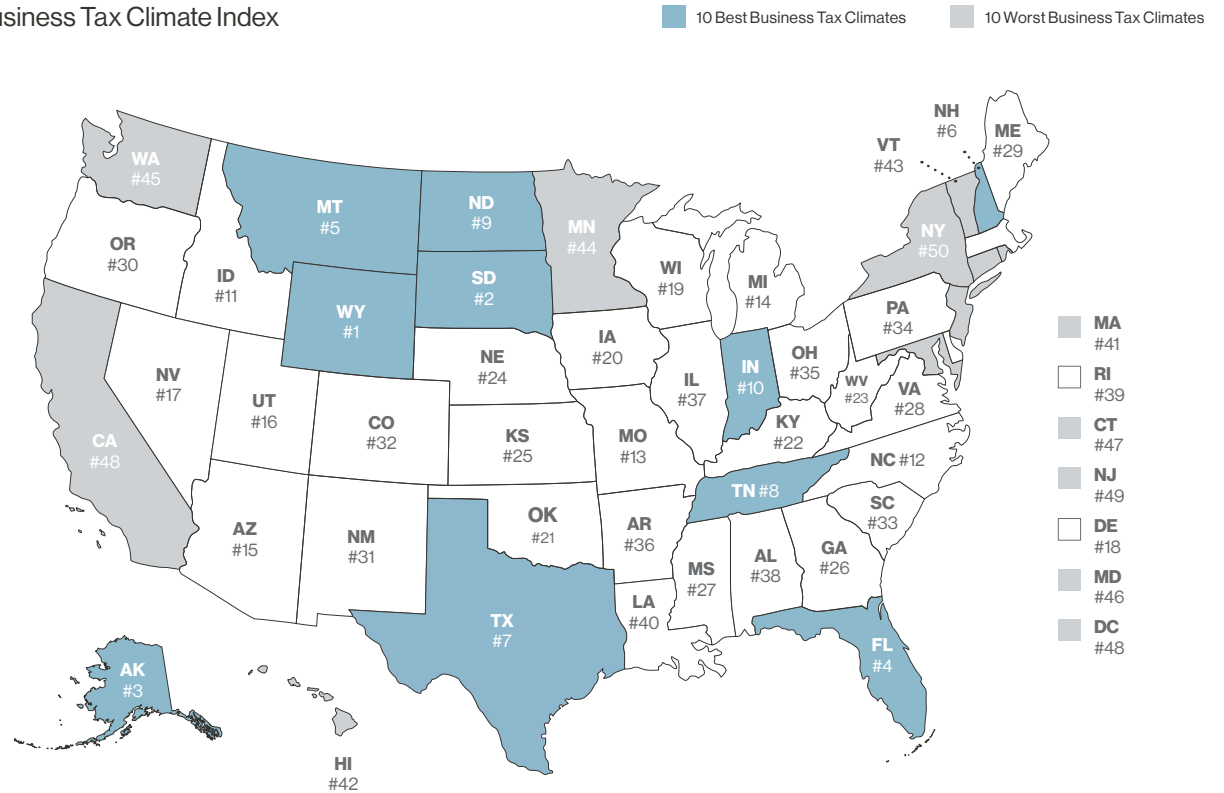
Nevada ranks as the **17th** best state in the Tax Foundation's 2025 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes; individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

### Tax Free Haven

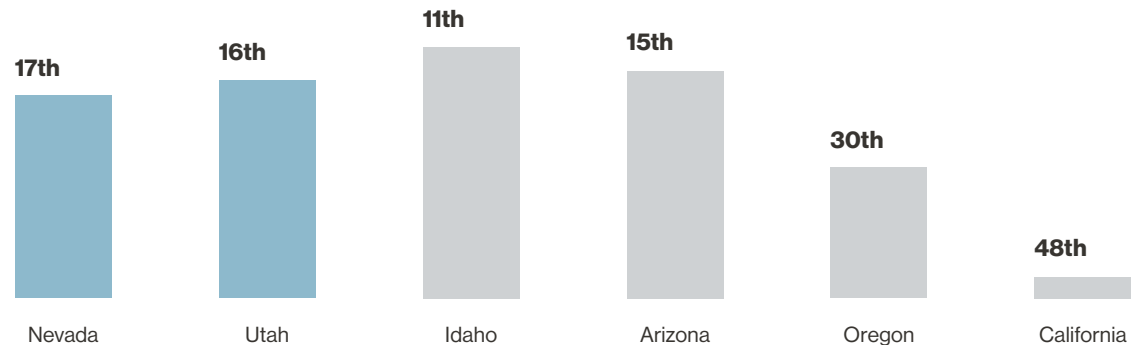
- ⊖ No Corporate Income Tax
- ⊖ No Corporate Shares Tax
- ⊖ No Franchise Tax
- ⊖ No Personal Income Tax
- ⊖ No Franchise Tax on Income
- ⊖ No Inheritance or Gift Tax
- ⊖ No Unitary Tax
- ⊖ No Estate Tax

Source: taxfoundation.org

### 2025 State Business Tax Climate Index



### Tax Climate Index Ranking By State



# A Look at Southern Nevada

## Clark County

Clark County, home to the renowned Las Vegas Strip, is the **nation's 11th largest county**. With over 3.19 million residents and 41.7 million yearly visitors, it offers various services, including the 8th busiest US airport and the state's largest hospital. Mt. Charleston and skiing are just 45 minutes away, with the Red Rock National Conservation Area nearby.

## Las Vegas

Las Vegas ranks as the **24th most populous city in the US**, the largest in Nevada. It anchors the Las Vegas Valley metro area, being the Mojave Desert's largest city. Celebrated globally as a resort destination, it's known for its vibrant gambling, shopping, dining, entertainment, and nightlife scenes, making the Las Vegas Valley the prime financial, commercial, and cultural hub of Nevada.

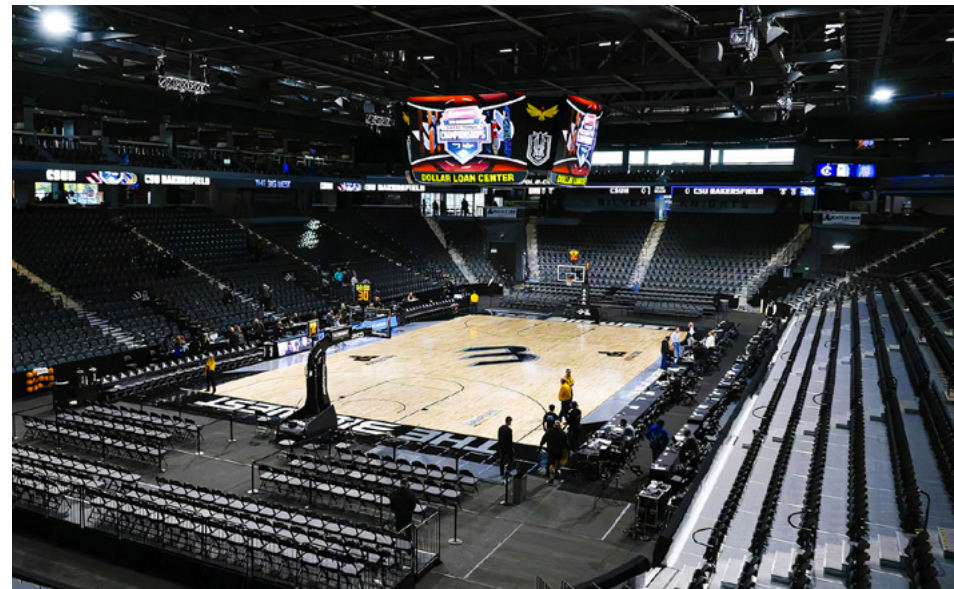
## North Las Vegas

North Las Vegas experienced a population surge over the past 17 years due to factors like low unemployment, a thriving economy driven largely by its industrial development, freeway loop connections, and record home construction. The city, with around **290,000 residents**, hosts Nellis Air Force Base, recognized as the "Home of the Fighter Pilot" and housing the U.S. Air Force Warfare Center, the world's largest and most rigorous advanced air combat training center.

## Henderson

As of 2024, Henderson, Nevada, boasting over 350,000 residents, retains its status as Nevada's second-largest city. It continues its legacy of safety, consistently ranking among the nation's top cities. In the most recent FBI Uniform Crime Report, Henderson secured a position in the **top 10 safest cities** in the United States.

Source: lvcva.com | britannica.com



# A Look at Southern Nevada

## Las Vegas Strip

The Las Vegas Strip, a 4.2-mile stretch in the heart of the city's entertainment and tourism industry, is a bustling epicenter of gaming and hospitality. Lined with extravagant hotels and casinos, and world-class restaurants, the Strip offers an array of experiences for visitors. From high-stakes gaming to captivating stage shows, the Las Vegas Strip continues to allure and inspire travelers.

## Downtown Las Vegas

Downtown Las Vegas (DTLV), the historic heart and central business district of Las Vegas, NV, originally served as the city's main gambling area before the Strip emerged. It still maintains its gaming scene and features a blend of high-rise hotels, businesses, cultural centers, historical landmarks, government institutions, and residential and retail developments. Fremont Street, home to most of downtown's hotels and casinos, **drew in 26MM annual visitors.**

## Summerlin

Summerlin, an upscale master-planned community in the Las Vegas Valley, borders the Spring Mountains and Red Rock Canyon to the west. It spans both Las Vegas city limits and unincorporated Clark County, covering over ± 24,200 acres. Summerlin boasts 300+ parks, 16+ public and 11 private schools, 15 houses of worship, 10 golf courses, 3 resort hotels, 4 recreational facilities, 125+ retail and entertainment centers, established office parks, and a medical center.

## Southwest Las Vegas

Encompassing master-planned developments such as Rhodes Ranch and Mountain's Edge, the Southwest is a distinct corner of the Valley cherished for its bedroom communities and rural allure, forming part of a larger unincorporated Las Vegas stretch striving to preserve its rural essence. Today, its strategic positioning near freeways yet distant from The Strip renders it an appealing locale for numerous Las Vegans and prospective home buyers alike.

Source: lvcva.com | britannica.com



# Confidentiality Agreement

## Affiliated Business Disclosure

LOGIC Las Vegas LLC engages in a broad range of commercial real estate businesses including, but not limited to brokerage services, property management and investment fund management. At times different LOGIC affiliates may have or represent clients who have competing interests in the same transaction. For example, affiliates or their clients may have or express an interest in the property described in this Memorandum **6070 S. Eastern Ave., Las Vegas, NV 89119**, and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither LOGIC Las Vegas LLC nor any affiliate has an obligation to disclose to you such affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, LOGIC Las Vegas LLC and its affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. LOGIC Las Vegas LLC and its affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## Confidentiality Agreement

Receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or LOGIC Las Vegas LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or LOGIC Las Vegas LLC.

## Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

## **Any reliance on the content of this memorandum is solely at your own risk.**

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither LOGIC Las Vegas LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



Join our email list and  
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

**Scott Donaghe**

Senior Vice President  
S.0172934  
C. 310.880.8054  
sdonaghe@logicCRE.com

**Adrian Pak**

Vice President  
S.0200217  
C. 702.538.6802  
apak@logicCRE.com