

CAMERON COMMONS

4580 W. Post Road, Las Vegas, NV 89118

AVAILABLE
For Sale



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Sale Details



\$3,288,800

Sale Price



±8,222 SF

Space Available



Southwest LV

Submarket

Property Highlights

- Single-story freestanding building with ±8,222 SF of office space
- Attractive reception and lobby area, 3 conference rooms, 7 perimeter offices with windows, 2 spacious executive offices, large open office / bullpen, copy room, break room, 2 storage rooms, and 4 restrooms
- Built in 2006 and zoned for Light Industrial (I-L)
- Easy access to the I-215 and I-15 freeways and approximately 6.2 miles from the Harry Reid Airport and the Las Vegas Strip
- 72 parking spaces with covered parking available (8.57:1,000 SF)
- In close proximity to retail and dining options outside of the Las Vegas Strip, including retail complexes such as Town Square Las Vegas, Arroyo Market Square, and Spanish Palms Plaza
- Flexible space for versatile use with the opportunity to adapt the office for warehouse needs, with high ceilings offering ample vertical space for equipment and storage
- Possibility to install grade-level roll-up door for access to the building

Demographics

Population	1 mile	3 miles	5 miles
2024 Population	1,160	96,665	358,098
Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$126,233	\$94,840	\$91,636

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Property Overview

MDL Group is pleased to present 4580 W. Post Road (the “Property”), a well-positioned office building located near the intersection of W. Post Road and S. Decatur Boulevard. The Property consists of a one-story, single-tenant office space designed to accommodate a variety of professional business uses. The surrounding area features a mix of commercial properties, retail outlets, and dining options, providing convenience and amenities for tenants. With a prime location in a busy commercial corridor, the Property benefits from a high traffic count of approximately 45,500 Vehicles Per Day (VPD).

Area Overview

The Southwest Las Vegas Submarket, extending from Tropicana Avenue to Blue Diamond Road and just southwest of the I-215 Beltway, is a rapidly growing area with a focus on modern office developments. The submarket includes around 6 million SF of office space, primarily concentrated along Durango Drive and Rainbow Boulevard. Its strategic location near affluent residential areas like Summerlin and Southern Highlands drives strong demand.

Vacancies in the submarket are at 8.2%, slightly below the metro average, while annual rent growth stands at 5.9%, well above the historical average. This growth highlights the submarket’s increasing desirability and its appeal to businesses seeking prime office space in a thriving area.

Property Details

+ Parcel Number	162-31-311-003
+ Submarket	Southwest Las Vegas
+ Building Size	±8,222 SF
+ Land Size	±0.39 AC
+ Zoning	IL (Light Industrial)
+ Parking	72 spaces (8:57:1,000 SF)
+ Year Built	2006
+ Traffic Counts	S. Decatur Blvd. // ±45,500 VPD W. Sunset Rd. // ±11,900 VPD

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5960 South Jones Boulevard
Las Vegas, Nevada 89118

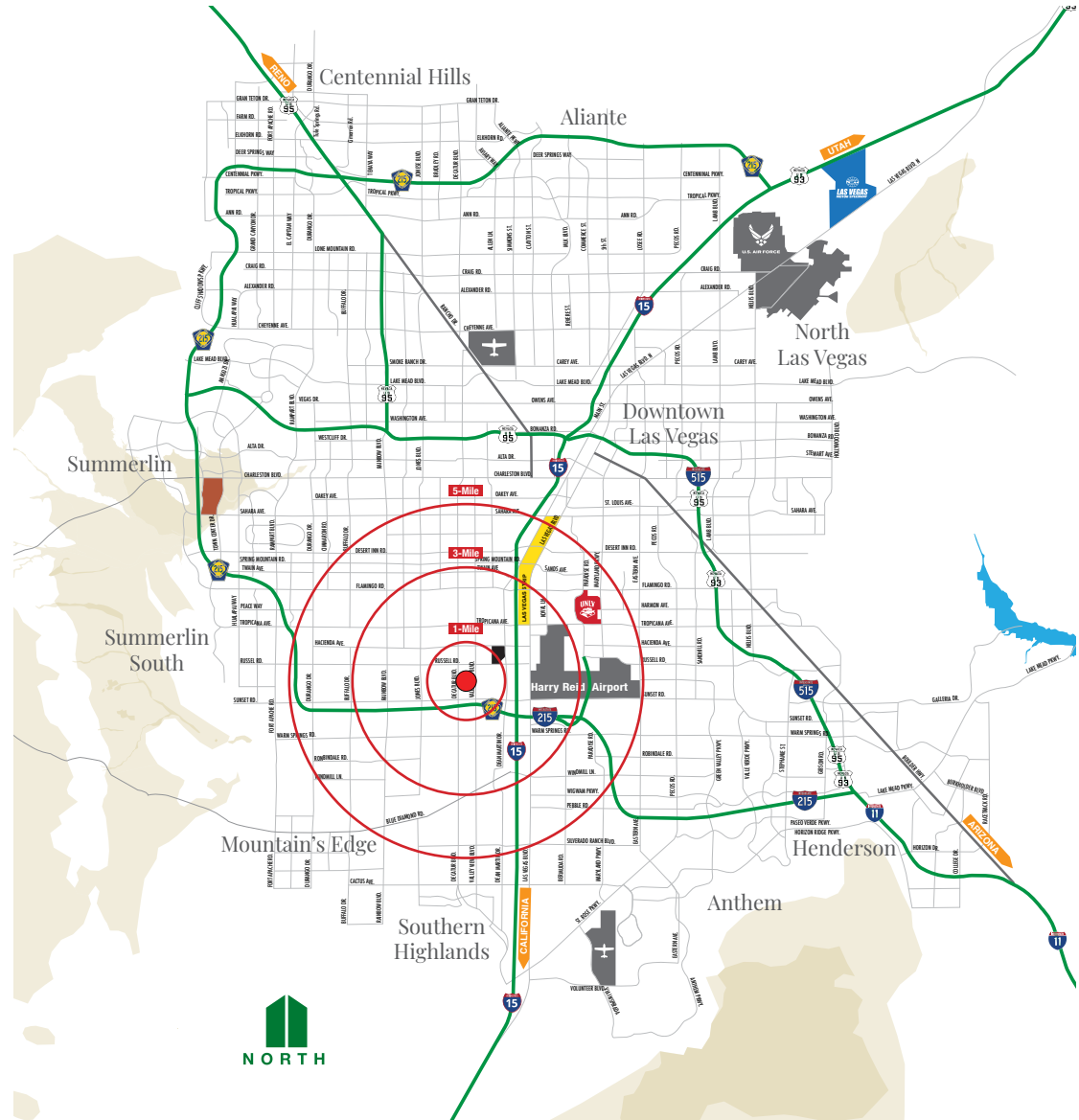
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Population	1 mile	3 miles	5 miles
2010 Population	797	81,811	294,357
2020 Population	1,206	93,321	338,883
2024 Population	1,160	96,665	358,098
2029 Population	1,250	100,350	375,386
2010-2020 Annual Rate	4.23%	1.33%	1.42%
2020-2024 Annual Rate	-0.91%	0.83%	1.31%
2024-2029 Annual Rate	1.51%	0.75%	0.95%
2024 Median Age	39.0	38.2	38.4

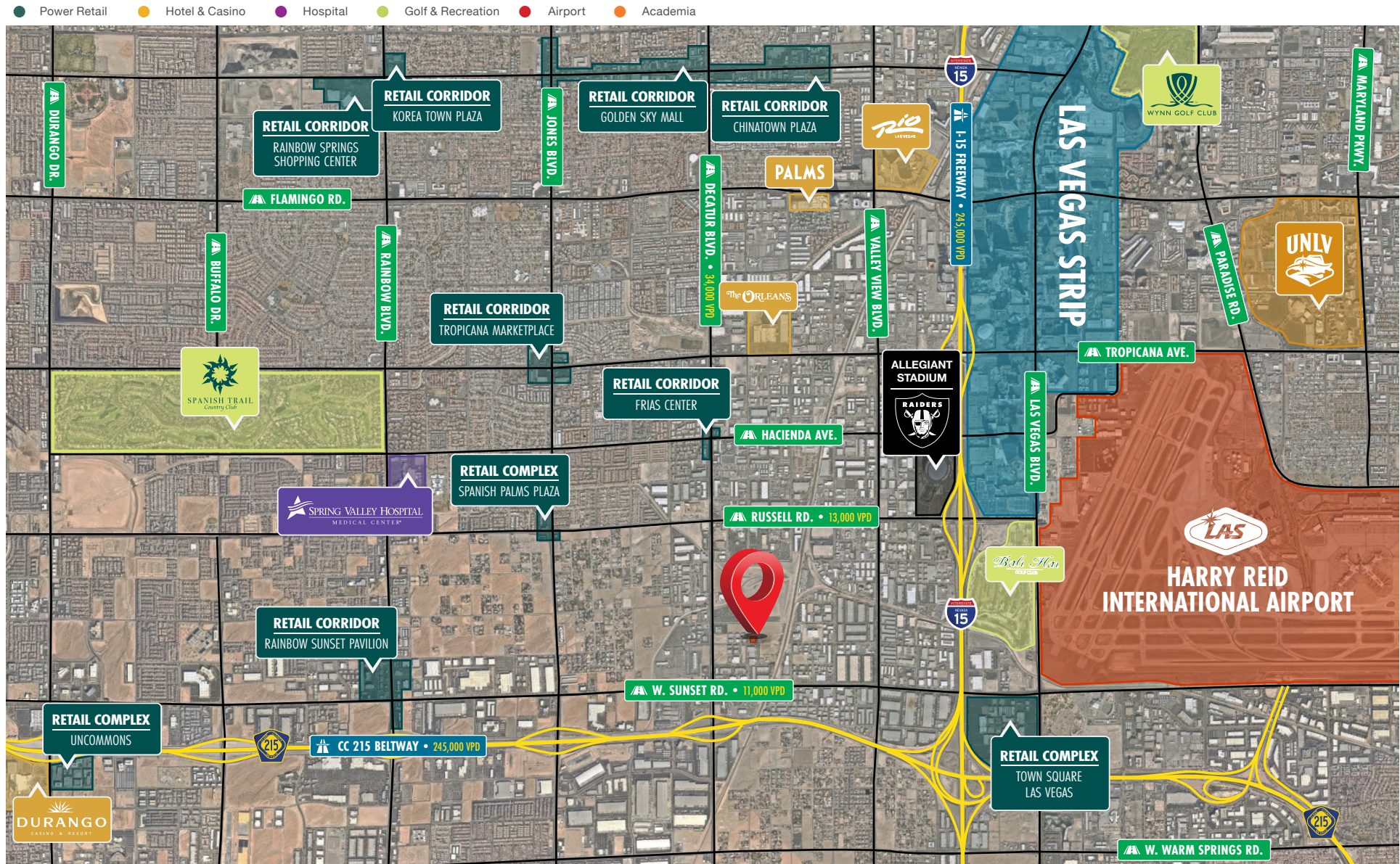
Households	1 mile	3 miles	5 miles
2024 Wealth Index	94	67	67
2010 Households	206	34,073	119,801
2020 Households	302	37,809	138,675
2024 Total Households	319	39,297	147,010
2029 Total Households	354	41,168	155,801
2010-2020 Annual Rate	3.90%	1.05%	1.47%
2020-2024 Annual Rate	1.30%	0.91%	1.38%
2024-2029 Annual Rate	2.10%	0.93%	1.17%

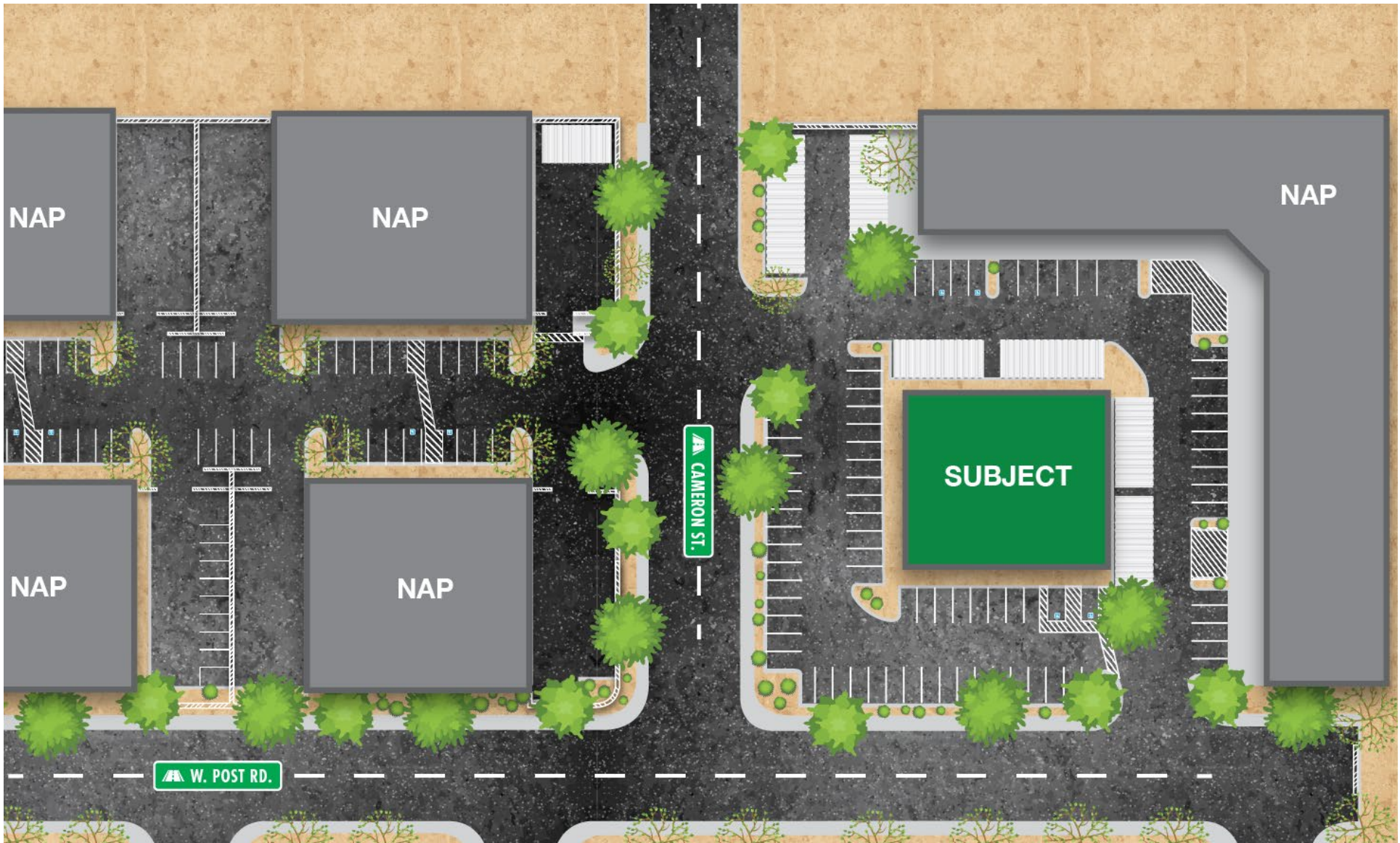
Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$126,233	\$94,840	\$91,636
2029 Average Household Income	\$145,416	\$109,859	\$106,782
2024-2029 Annual Rate	2.87%	2.98%	3.11%

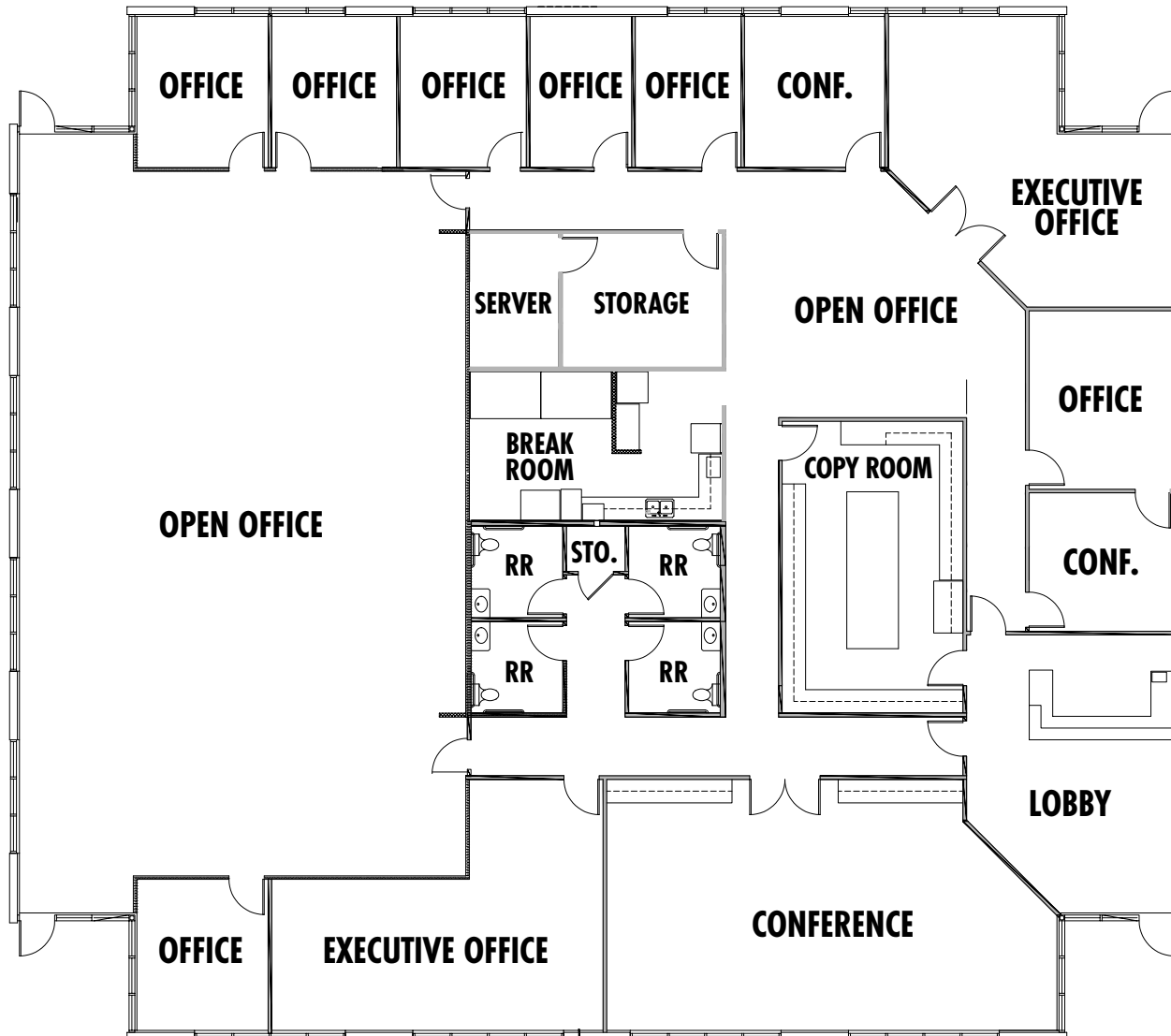
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	235	50,036	154,640
2020 Total Housing Units	332	46,907	158,642
2024 Total Housing Units	347	47,843	165,960
2024 Owner Occupied Housing Units	169	17,996	64,517
2024 Renter Occupied Housing Units	150	21,301	82,493
2024 Vacant Housing Units	28	8,546	18,950
2029 Total Housing Units	378	50,093	175,101
2029 Owner Occupied Housing Units	177	19,305	69,109
2029 Renter Occupied Housing Units	177	21,863	86,692
2029 Vacant Housing Units	24	8,925	19,300









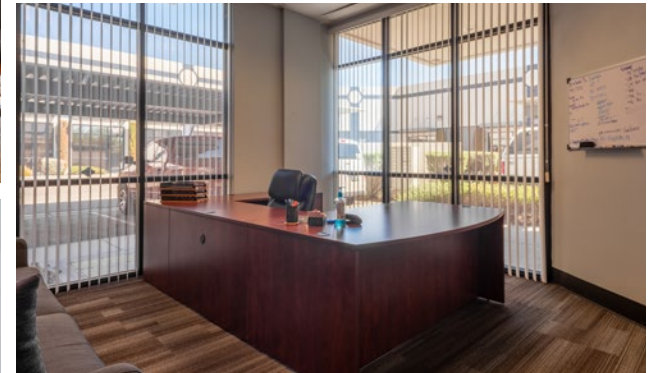


Property Details

- + **Total SF:** ±8,222
- + **Price per SF:** \$400 SF
- + **Sale Price:** \$3,288,800
- + **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.





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

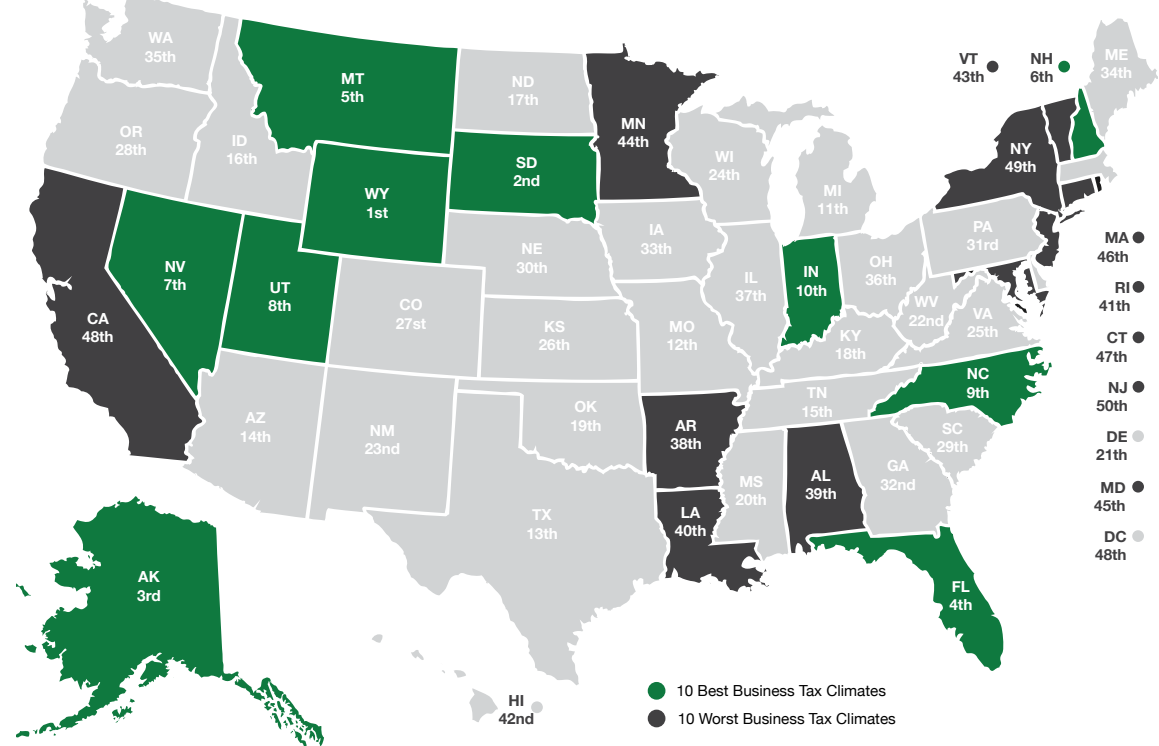
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 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

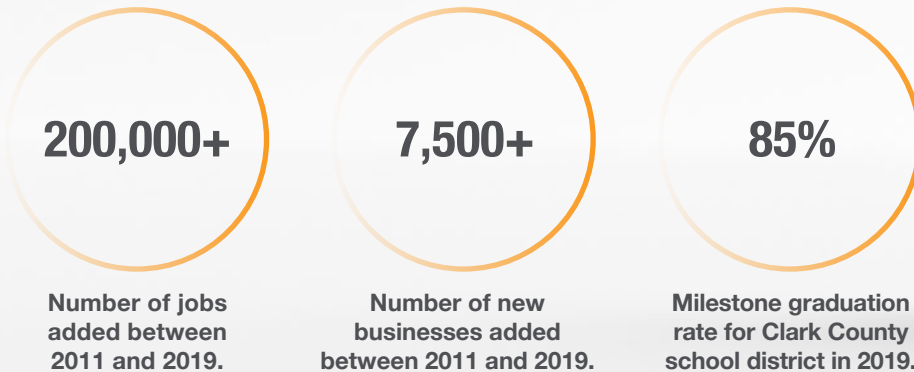
Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world’s freight from the Pacific Coast to America’s Heartland and beyond.



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.

Southern Nevada Growth



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)

Professional Sports



Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has four major league professional teams: the Vegas Golden Knights of the NHL (began play in 2017 as the region's first major pro team), the Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: www.wikipedia.com



Disclaimer

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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.

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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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