

4280

WAGON TRAIL AVE

L A S V E G A S | N V 8 9 1 1 8



FOR SALE
PARTIALLY LEASED INVESTMENT

PRICE REDUCED!



SALE PRICE
\$7,499,000



**PRO-FORMA
CAP RATE**
4.75%

INVESTMENT CONTACTS

Kyle Kirchmeier

Senior Associate
+1 702 369 4862
Lic. S.0197013
kyle.kirchmeier@cbre.com

Dean Willmore, SIOR

Executive Vice President
+1 702 369 4808
Lic. BS.0023886
dean.willmore@cbre.com

Alex Stanisic, SIOR

First Vice President
+1 702 369 4874
Lic. S.0179950
alex.stanisic@cbre.com

Lauren Willmore

Vice President
+1 702 369 4825
Lic. S.0188698
lauren.willmore@cbre.com

CBRE

PROPERTY OVERVIEW



ADDRESS

4280 Wagon Trail Avenue
Las Vegas, NV 89118



MARKET/SUBMARKET

Las Vegas/
Southwest Submarket



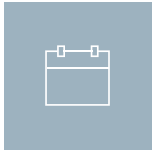
SQUARE FOOTAGE

25,494 SF



LOT SIZE

1.14 Acres



YEAR BUILT

2004



OCCUPANCY

50%



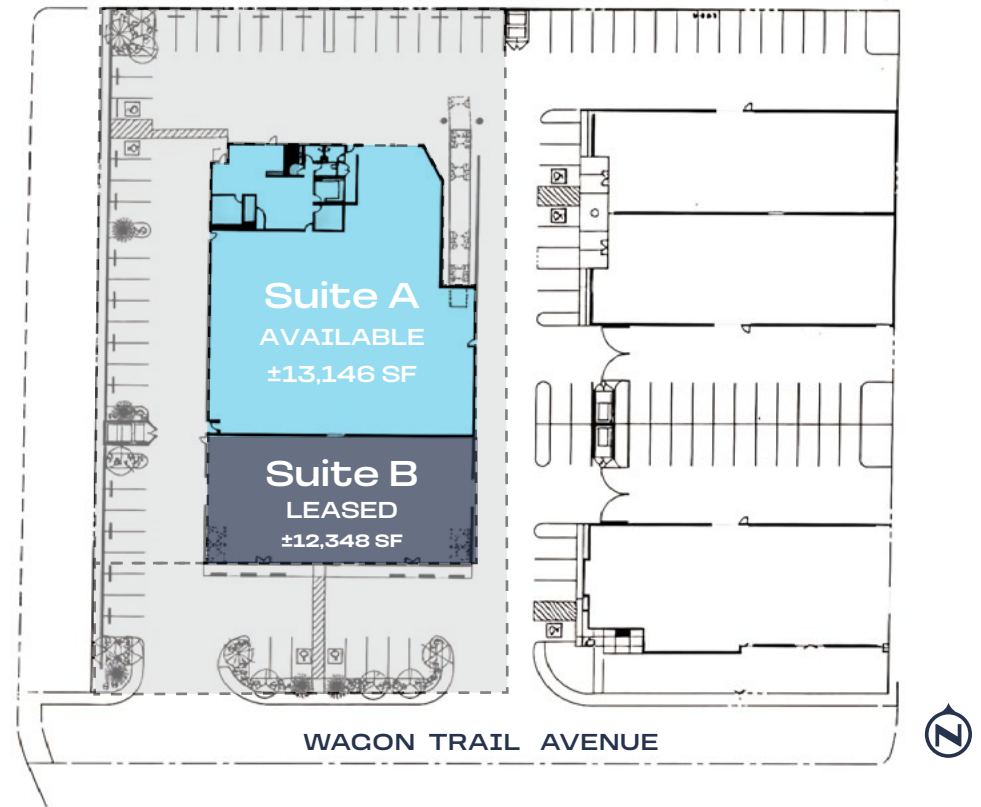
PRO-FORMA CAP RATE

4.75%



PRO-FORMA NOI (Yearly)

\$356,745



4280 Wagon Trail Avenue is a strategically located freestanding building in the Southwest Submarket totaling ±25,494 SF on ±1.14 acres, of which ±13,146 SF is available for lease. The building sits just south of Sunset Road, west of Valley View Blvd and north of the I-215 Beltway. A portion of the building is leased with ±\$151,670 annual income.

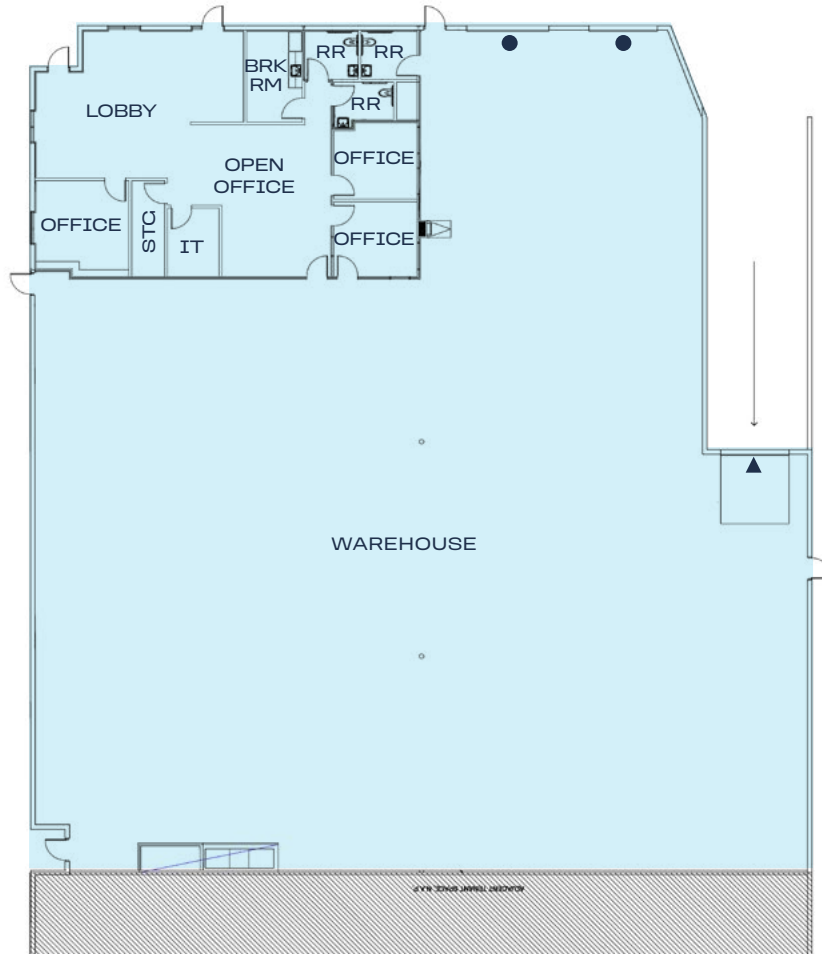
PROPERTY HIGHLIGHTS:

- ±25,494 SF freestanding Industrial Building on 1.14 acres
- ±13,146 SF Available for Lease
- One (1) 10' x 12' Grade-Level Door
- One (1) 10' x 10' Grade-Level Door
- One (1) 10' x 10' Dock-Hi Door w/ Pit Leveler
- 2,500 Amps of 277/480V, 3-Phase Power
- 24' Clear Height
- Fully Fire-Sprinklered
- IP Zoning
- 45 Total Parking Spaces
- Built in 2004
- APN: 177-06-501-008
- ±12,348 SF of the building is Leased to 12/31/2034 at \$12,638.97 per month (NNN), with 3.0% annual rent increases. The next rent increase is January 1, 2027

SALE PRICE : \$7,499,000

SUITE FLOORPLANS

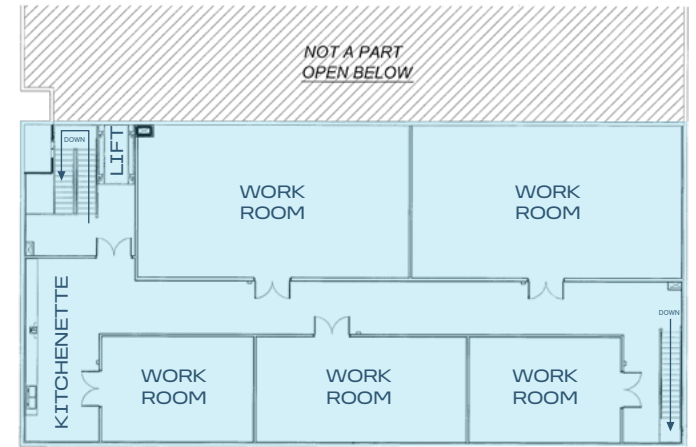
SUITE A (Available)



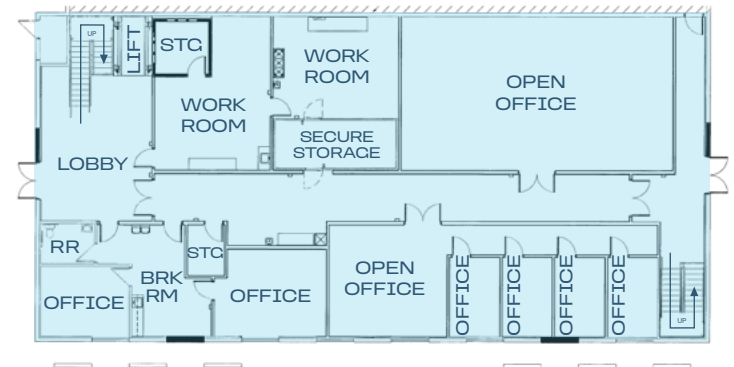
● = Grade-Level Doors

▲ = Grade-Level Doors

SUITE B (Leased)



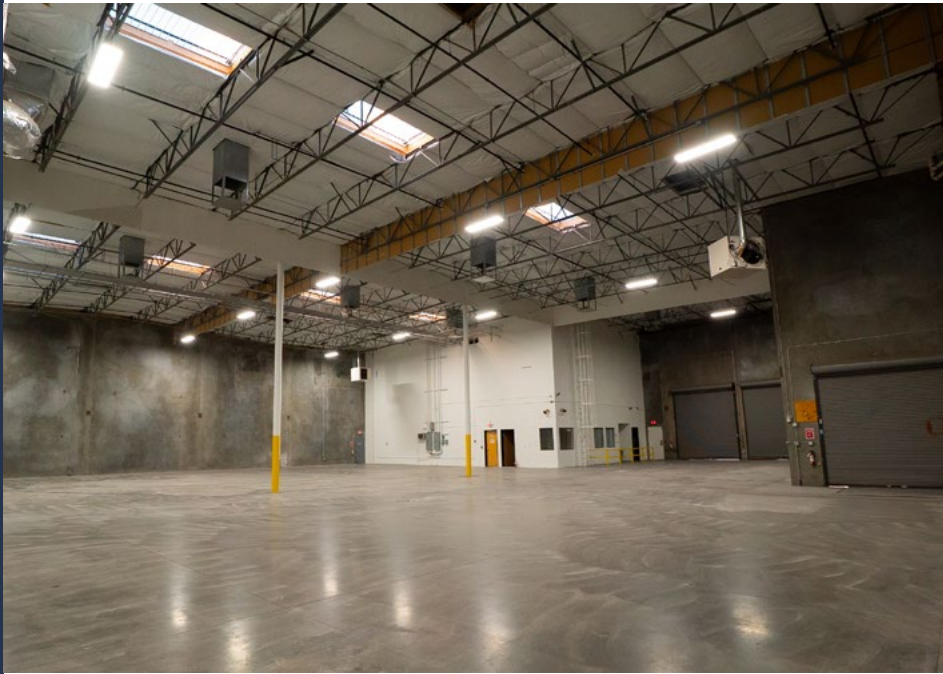
2nd Floor Office



1st Floor Office



INTERIOR PHOTOS



AMENITIES MAP



DISTANCES TO:

I-215 Freeway	2.3 miles
I-15 Freeway	0.9 miles
The Las Vegas Strip	1.2 miles
Harry Reid Int'l Airport	4.2 miles

4280
WAGON TRAIL

LAS VEGAS SOUTH PREMIUM OUTLETS

verizon/ Nike/ Sprint/

TOWN SQUARE LAS VEGAS

MCCARRAN MARKETPLACE

Walmart/

MCCARRAN RENTAL CAR CENTER

MAJESTIC RUNWAY CENTER

ARCO/

Carls Jr. Donuts/ ALOHA HAWAIIAN BBQ/

HARBOR FREIGHT/

WHY LAS VEGAS

WE'RE **#1** NEVADA'S TOP RANKS

#1

MOST ENTREPRENEUR FRIENDLY STATE

(Small Business & Entrepreneurship Council, 2018)

TOP ECONOMIC GROWTH - DREAM INDEX

(Forbes, 2017)

TOP TRADE SHOW DESTINATION

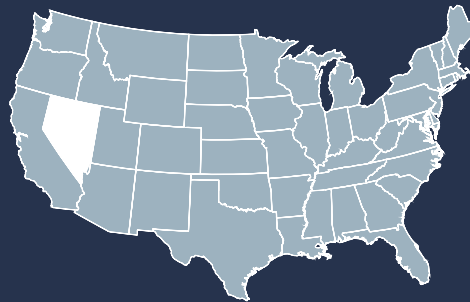
(Trade Show News Network, 24th Consecutive Year)

NEVADA POPULATION GROWTH

(U.S. Census Bureau)

ONE OF THE NATION'S MOST TAX-FRIENDLY STATES

NO CORPORATE INCOME TAX
NO PERSONAL INCOME TAX
NO FRANCHISE TAX ON INCOME
NO INVENTORY TAX
NO INHERITANCE OR GIFT TAX
NO UNITARY TAX
NO ESTATE TAX



56.5%

HOME
OWNERSHIP RATE



MEDIAN HOME VALUE

\$299,751 (VEGAS)
\$309,800 (U.S.)

ESRI

NOTABLE ACCOLADES

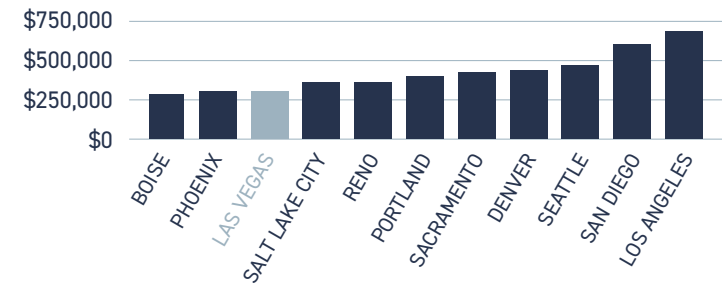
#4 Entrepreneur Growth (Kaufman Foundation, 2017) **#6** North Las Vegas Millennial Homeownership (Yahoo Finance, 2019) **#9** State Business Climate Index (Tax Foundation, 2019)



McCarran Airport is in the **top 10 U.S. airports**

Las Vegas is less than **one day's drive to 60 million** customers and five major ports

COMPARABLE METROPOLITAN REGIONS





3 OUT OF THE 5

LARGEST CONVENTION
CENTERS IN THE U.S. ARE
LOCATED IN LAS VEGAS



NO. 30
LARGEST MSA
IN AMERICA



24 HOUR
WORKFORCE



22,723,700
PEOPLE VISITED
LAS VEGAS IN
2021



8TH
BUSIEST AIRPORT
IN THE U.S.



1 OF 6 LOCATIONS
IN THE COUNTRY FOR
UNMANNED AERIAL SYSTEM
DEVELOPMENT

NO. 26
BUSIEST AIRPORT
WORLDWIDE



17.8% INCREASE
IN INTERNATIONAL
TOURISM FROM 2013-2015

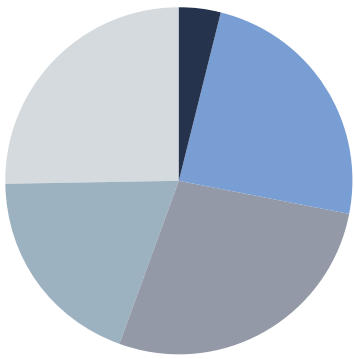


\$2.5 BILLION+
IN MANUFACTURING/
TECH FACILITY
INVESTMENT UNDERWAY

KEY LAS VEGAS ECONOMIC TRENDS

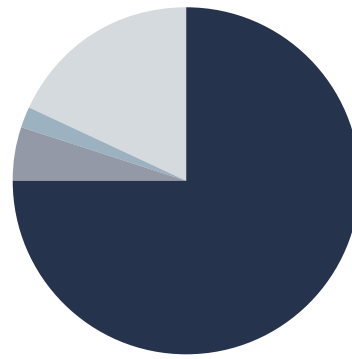
(LAS VEGAS CONVENTION & VISITORS AUTHORITY)

	2013	2014	2015	2016	2017	2018	2019	2020	YTD 2021
VISITOR VOLUME	39,668,221	41,126,512	42,312,216	42,936,100	42,214,200	42,116,800	42,523,700	19,031,000	32,231,000
CONVENTION DELEGATES	5,107,416	5,194,580	5,891,151	6,310,600	6,646,200	6,501,800	6,649,100	1,727,200	2,206,000



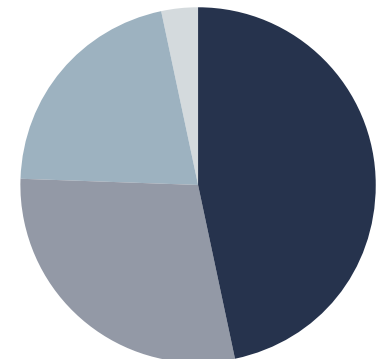
NIGHTS STAYED

One	4%
Two	24%
Three	27%
Four	19%
Five or More	25%



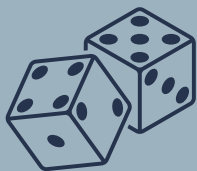
LOCATION OF LODGING

Strip Corridor	75%
Downtown	5%
Boulder Strip	2%
Other	18%



TRIP EXPENDITURES PER VISITOR

Food & Drink	\$462.37
Shopping	\$284.55
Accommodations	\$207.80
Shows	\$32.55



GAMING

Gaming Budget	\$717.51
Percent That Gambled	76%
Average Hours Per Day	3

Source: Las Vegas Convention and Visitors Authority



TRANSPORTATION TO LAS VEGAS

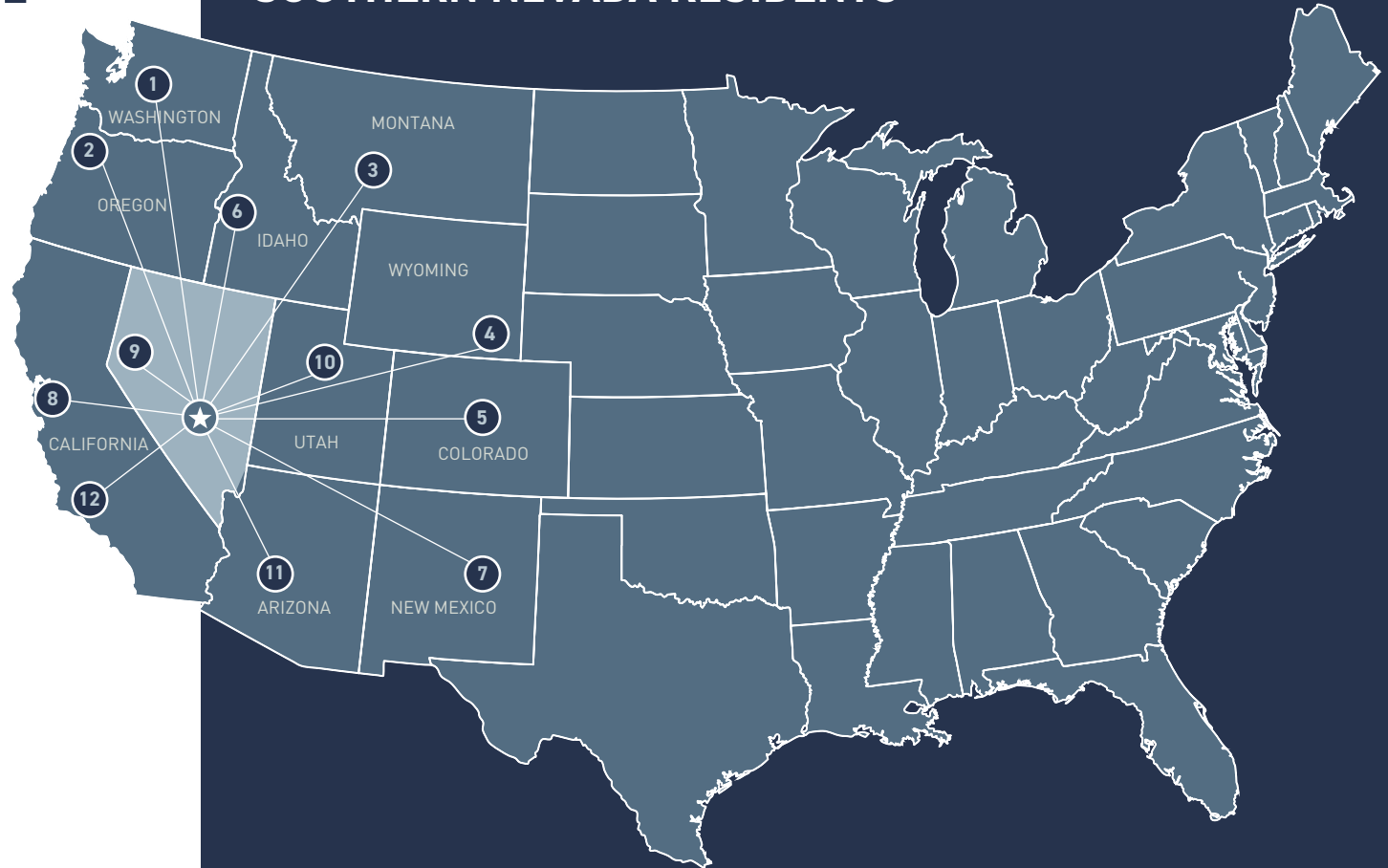
Air	48%
Automobile/Bus/RV	52%

ONE DAY TRUCK SERVICE

ACCESS TO OVER 77
MILLION+ PEOPLE
WITHIN ONE DAY
TRUCK DRIVE.

23.1% OF US POPULATION

2.3 MILLION
SOUTHERN NEVADA RESIDENTS



- | | |
|--|---|
| 1 SEATTLE
1,129 miles
16h 52min | 2 PORTLAND
982 miles
15h 44min |
| 3 HELENA
907 miles
12h 31min | 4 CHEYENNE
837 miles
11h 52min |
| 5 DENVER
752 miles
10h 45min | 6 BOISE
634 miles
9h 31min |
| 7 SANTA FE
634 miles
9h 8min | 8 SAN FRANCISCO
562 miles
8h 20min |
| 9 RENO
452 miles
6h 55min | 10 SALT LAKE CITY
424 miles
5h 50min |
| 11 PHOENIX
300 miles
4h 39 min | 12 LOS ANGELES
265 miles
3h 54 min |

NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax On Income
- No Inventory Tax

BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

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KYLE KIRCHMEIER

Senior Associate
+1 702 369 4862
Lic. # S.0197013
kyle.kirchmeier@cbre.com

DEAN WILLMORE, SIOR

Executive Vice President
+1 702 369 4808
Lic. # BS.0023886
dean.willmore@cbre.com

ALEX STANISIC, SIOR

First Vice President
+1 702 369 4874
Lic. # S.0179950
alex.stanisic@cbre.com

LAUREN WILLMORE

Vice President
+1 702 369 4825
Lic. # S.0188698
lauren.willmore@cbre.com

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