

311 E. WARM SPRINGS RD.

LAS VEGAS, NV 89119

2 Story, Fully-Furnished Turnkey Building
Owner-User or Owner-User with
Income Opportunity



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03

Executive Summary

- + Property Highlights
- + Property & Area Overview
- + Investment Highlights
- + Lease Availability
- + Demographic Profile



Sale Details



\$5,250,000

Sale Price



±25,000 SF

Space Available



Airport

Submarket

Property Highlights

- Two-story office building totaling ±25,000 SF
- The 1st floor is partially occupied by a short-term tenant
- 2nd floor fully furnished
- Private patio and functional office layout with large offices
- Ideal use for call center or professional office
- Minutes away from Town Square, Harry Reid International Airport and The Las Vegas Strip
- 77 total parking spaces with covered parking available
- Convenient access from both the I-15 and I-215 Freeways

Demographics

	1 mile	3 miles	5 miles
Population			
2024 Population	5,133	84,911	371,887
Average Household Income			
2024 Average Household Income	\$133,610	\$106,605	\$98,469



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311 E. Warm Springs Road

+ Parcel Number	177-09-503-001
+ Zoning	Office and Professional (C-P)
+ Year Built	2007
+ Property Size	±25,000 SF
+ Lot Size	±1.0 AC
+ Parking	77 Spaces (Covered Parking Available)
+ Submarket	Airport
+ Traffic Counts	Warm Springs Rd. // ±34,000 VPD Las Vegas Blvd. // ±36,500 VPD

Property Overview

MDL Group is pleased to present **311 E. Warm Springs Road, Las Vegas, NV 89119**, a ±25,000 SF, two-story professional office building located in Las Vegas. The property offers income opportunity from the existing tenant (Flying "A") that occupies Suite 101 on the first floor. There are two (2) vacant units within the building. Suite 100 is a ±4,142 square foot vacant office suite located on the first floor and is partially furnished. Suite 200 is a ±14,000 square foot vacant office suite that comes fully furnished. This space was formerly occupied by a solar company.

Area Overview

The subject property is located within the heart of the airport submarket with frontage along the heavily trafficked Warm Springs Road. The property is minutes away from Harry Reid International Airport with access from Bermuda Rd. and less than a mile from numerous quick-service eateries along Las Vegas Blvd., such as Town Square and the South Premium Outlets.

Investment Highlights

\$5,250,000
Sale Price

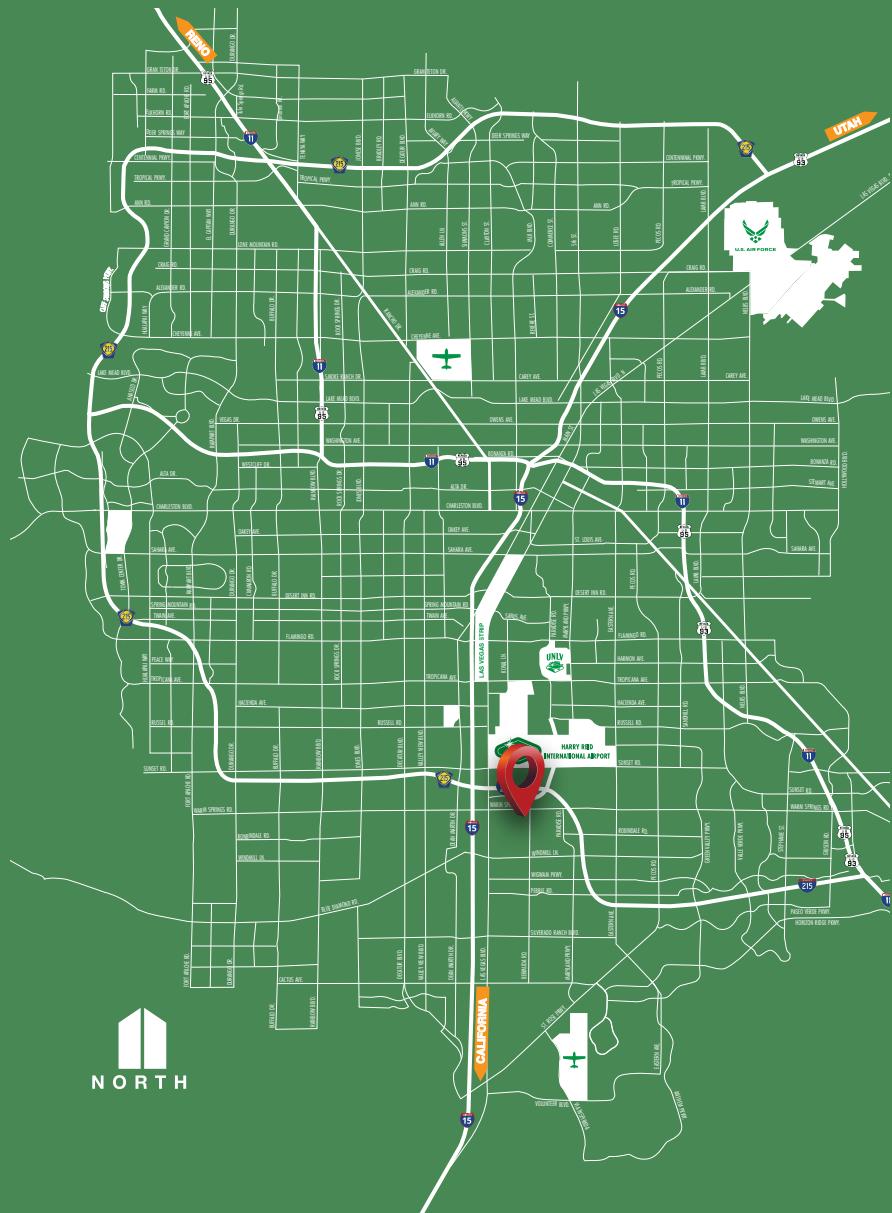
±25,000 SF
Available Square Footage

±1.0 AC
Parcel Size in Acreage

Airport
Submarket



C-P zoning for office & professional use



High Net Worth Demographics

The property benefits from its proximity to the Las Vegas Strip and the many amenities and businesses that surround the area. The average income within a 5-mile radius of the property is \$98,469.



Two-Story Office Use

The ±25,000 SF building has 2 floors, with the first floor partially used by a short-term tenant and has ±4,142 of available space (suite 100) that is ready for immediate turnkey occupancy. Suite 100 consists of 7 office spaces (3 of which are for executive use), a break room, a reception area, open office area, vestible, and 2 restrooms. The second floor's suite 200 has ±14,000 SF of immediate available space and consists of 9 office spaces (1 of which is a large executive office), a large break room, an open space for call center use complete with phone and network connectivity for each cubicle, 3 conference rooms, 4 storage rooms, 2 copy rooms, a server room, 2 restrooms, and reception area. Both suites have access to a private exterior deck and patio, respectively.



Thriving Submarket

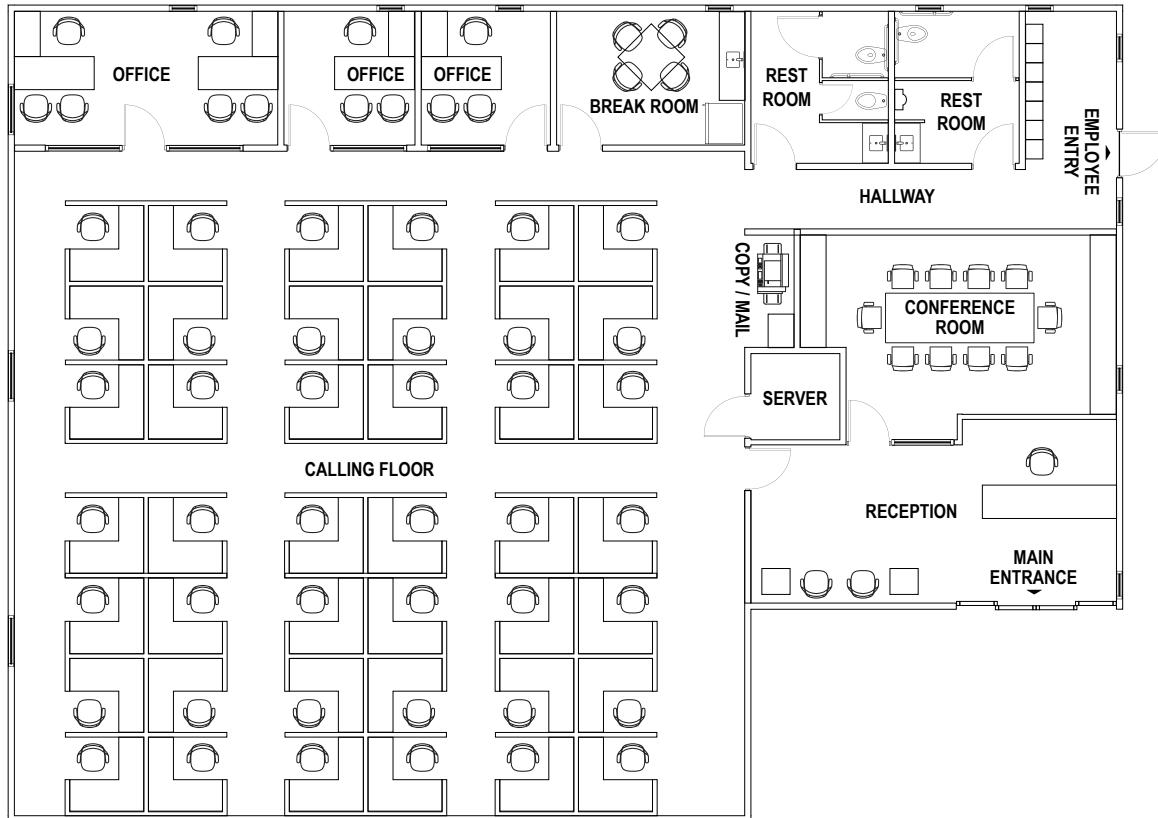
The Las Vegas Airport submarket, strategically located in Southern Nevada, is a highly desirable industrial market due to its excellent accessibility and proximity to the Las Vegas Strip. The submarket's prime location near major transportation arteries, such as the I-15 and I-215 freeways, makes it an ideal choice for logistics operations. In addition, the airport's role as a major transportation hub has created a strong demand for industrial space, particularly for logistics, distribution, and aviation-related businesses. Serving the region between Harry Reid International Airport and the Henderson Executive Airport, the Las Vegas Airport submarket offers a thriving business environment with ample opportunities for growth and success.



Suite 100 Details

- + **Total SF:** ±4,142
- + **Lease Rate:** \$1.75 PSF NNN
- + **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.



Suite 101 Details

TENANT OCCUPIED

+ Total SF: ±4,642

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Suite 200 Details

- + **Total SF:** ±14,000
- + **Lease Rate:** \$1.75 PSF NNN
- + **Available:** Immediately

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Fast Facts



579,038
Daytime Population



156,338
Households



70.7%
Employees Drive to Work



56.3%
White Collar Employees



0.9%
2025-2030 Growth Rate

5-Mile Radius

Population	1 mile	3 miles	5 miles
2010 Population	4,845	81,241	315,855
2020 Population	5,133	84,403	354,541
2025 Population	5,128	83,960	375,629
2030 Population	5,087	85,702	392,886
2010-2020 Annual Rate	0.58%	0.38%	1.16%
2020-2025 Annual Rate	-0.02%	-0.05%	1.11%
2025-2030 Annual Rate	-0.16%	0.41%	0.90%
2025 Median Age	47.6	41.6	39.3
Households	1 mile	3 miles	5 miles
2010 Households	1,819	31,929	129,509
2020 Households	1,991	33,858	146,080
2025 Total Households	1,996	34,358	156,338
2030 Total Households	1,991	35,356	164,664
2010-2020 Annual Rate	0.91%	0.59%	1.21%
2020-2025 Annual Rate	0.05%	0.28%	1.30%
2025-2030 Annual Rate	-0.05%	0.57%	1.04%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$146,184	\$114,226	\$104,573
2030 Average Household Income	\$160,798	\$126,949	\$116,995
2025-2030 Annual Rate	1.92%	2.13%	2.27%
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	3,055	38,807	161,384
2020 Total Housing Units	2,915	37,744	165,289
2025 Total Housing Units	2,863	37,740	174,756
2025 Owner Occupied Housing Units	1,473	19,010	71,564
2025 Renter Occupied Housing Units	523	15,348	84,774
2025 Vacant Housing Units	867	3,382	18,418
2030 Total Housing Units	2,878	38,979	183,585
2030 Owner Occupied Housing Units	1,485	19,788	76,176
2030 Renter Occupied Housing Units	507	15,568	88,489
2030 Vacant Housing Units	887	3,623	18,921

Source: ESRI



Maps & Photos

MDLGroup

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Maps & Photos

- + Area Map
- + Aerial Drone Map
- + Site Plan
- + Property Photos

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Maps & Photos: Aerial Drone Map

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Financial Information

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SBA 504 Loan Scenario | ±25,000 SF Office Building

		90% SA 504 Financing Example					
		Financing Package	Amount	Rate	Term	Amort	Monthly Pymt
Purchase Price	\$5,250,000	Bank 1st Mortgage	50%	\$2,660,000	6.50%	10 Yrs.	25 Yrs.
Improvements	\$0	SBA 504 2nd Mortgage	40%	\$2,179,000	5.77%	25 Yrs.	25 Yrs.
Other	\$70,000	Down Payment	10%	\$532,000			
Total Project Costs	\$5,320,000	Price Per SF \$213 PSF		Includes financed SBA fee of \$51,000	6.17%	\$1.27 PSF	\$31,688

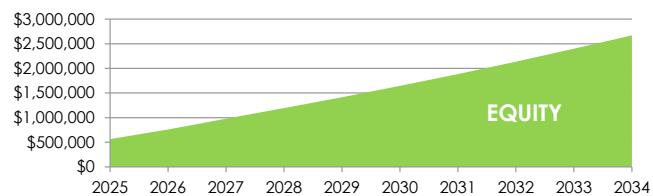
Monthly Costs		Adjusted Monthly Costs				Out of Pocket Expenses		
	PSF	Monthly		PSF	Monthly			
Mortgage Payments	\$1.27	\$31,688	Total Monthly Payment	\$1.27	\$31,688	Cash Down Payment	10.0%	\$532,000
			Less Depreciation	(\$0.36)	(\$9,094)	Estimated Bank Fees	1.5%	\$39,900
Total Monthly Payment	\$1.27 PSF	\$31,688	Total Monthly Payment	\$1.27 PSF	\$31,688	Estimated Appraisal & Environmental		\$5,800

Assumptions

The following assumptions were made in the preparation of this sample. Please let us know if there are specific values you'd like to see.

- Bank rate, terms and fees are estimated and vary depending on lender.
- SBA rate is as of Sept. '24. Actual rate is set at debenture sale.
- SBA Fee is estimated at 2.15% plus a \$5,000 legal fee. Fees are financed.
- Operating costs, title and insurance are estimates.
- Depreciation is estimated at an 80% bracket over 39 years.
- 90% LTV financing generally does not require additional collateral.

Invest in Your Future: Equity Over First 10 Years



For information, contact your 504 loan experts



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Market Overview



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Airport District

The epicenter of business connections

The Las Vegas Airport submarket is a highly sought-after industrial market due to its strategic location and strong demand from various industries. The submarket benefits from excellent accessibility to major transportation arteries, including the I-15 and I-215 freeways, making it an ideal choice for logistics operations. Its proximity to the Las Vegas Strip also offers a significant advantage, providing access to a vast array of dining, retail, and entertainment options for employees.

The presence of the Harry Reid International Airport (LAS) and the Henderson Executive Airport (HND) has spurred significant business growth in the submarket, attracting a diverse range of companies. The airport's role as a major transportation hub has created a strong demand for industrial space, particularly for logistics, distribution, and aviation-related businesses. The upcoming completion of the \$3 billion Brightline High-Speed Rail project, connecting Las Vegas to Southern California, is expected to further enhance the submarket's appeal and drive economic development.

In addition to its transportation advantages, the Las Vegas Airport submarket offers a thriving business environment with numerous developments and amenities. The planned construction of a 30,000-seat ballpark for a Major League Baseball team at the Tropicana Las Vegas site will further stimulate economic activity and attract visitors to the area. The submarket's proximity to the Las Vegas Convention Center also provides opportunities for businesses serving the convention and tourism industries. The Class A master-planned Marnell Office Park is another notable development within the submarket, offering modern, high-quality office space for businesses seeking a prime location.



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The **Las Vegas Airport submarket** offers prime industrial space with excellent infrastructure, strong demand, and a diverse range of business opportunities, making it an ideal choice for companies seeking growth and success.

Brightline West

The high-speed rail project connecting Las Vegas to Southern California

Brightline West will be America's first true high-speed passenger rail system. The modern, eco-friendly system will redefine train travel in America and connect two of our most iconic destinations: Las Vegas and Southern California. This 218-mile passenger rail service will operate from Las Vegas to Rancho Cucamonga, California, with 96% of its alignment within the median of the I-15 highway.

The project would connect Las Vegas to Los Angeles via a route running alongside the Interstate 15 highway, mostly within the "meridian strip" central reservation, and would include three stations in the high desert and San Bernardino County areas. Construction is expected to take about 4 years with service beginning in 2028.

Brightline West expects to offer a journey time of approximately 2 hours 15 minutes, operating at a top speed of 200 mph. This is more than twice as fast as the equivalent journey by road.

As part of the \$10 billion investment, Brightline says the "fully electric, emission-free system will be one of the greenest forms of transportation in the U.S., removing 3 million cars and 400,000 tons of CO2 each year."

It has been estimated that building the line will create 40,000 construction jobs, the Las Vegas Review-Journal reports.



Sources: <https://brightlinewest.com>, <https://www.railpage.com.au>



Between Las Vegas and Southern California, **Brightline West** expects to offer a journey time of approximately 2 hours 15 minutes, operating at a top speed of 200 mph.



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.

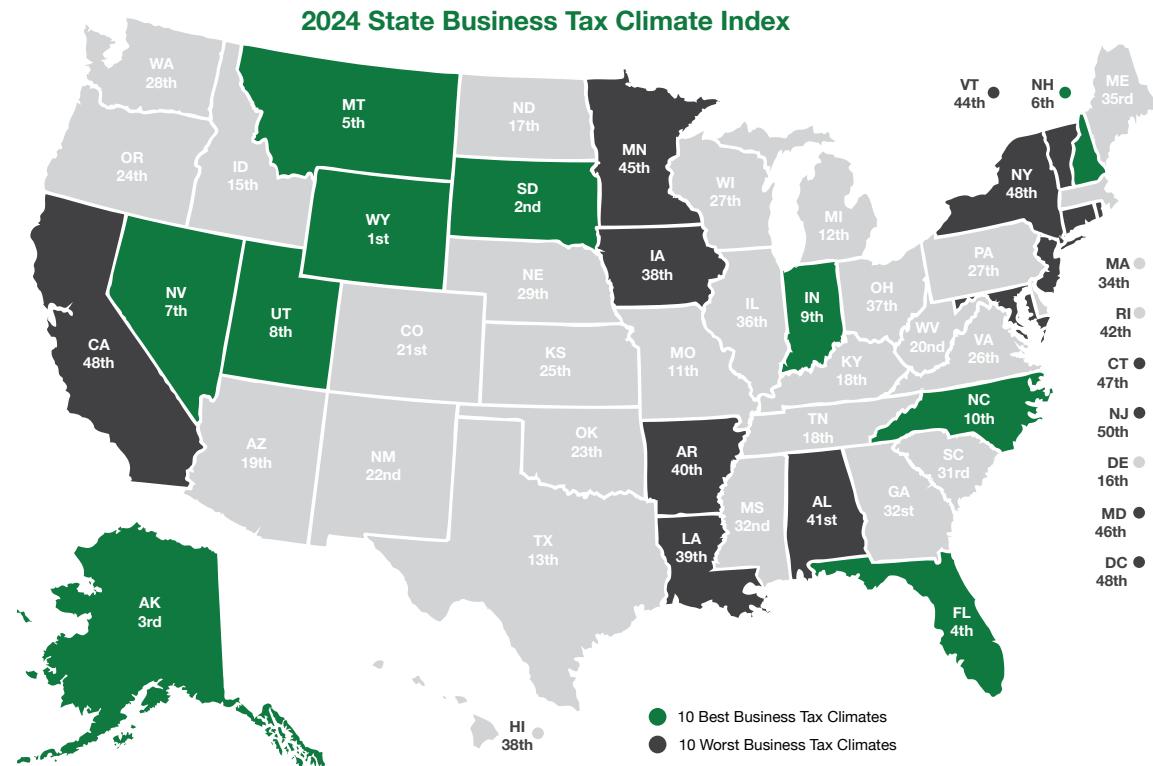
Here are the main tax advantages of this state:

- 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

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

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.



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 Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



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