

# 5755 SPRING MTRD, SUITE 3

Las Vegas, NV 89146

**FOR SUB-LEASE**

**ASHLEY LIU**

REALTOR®

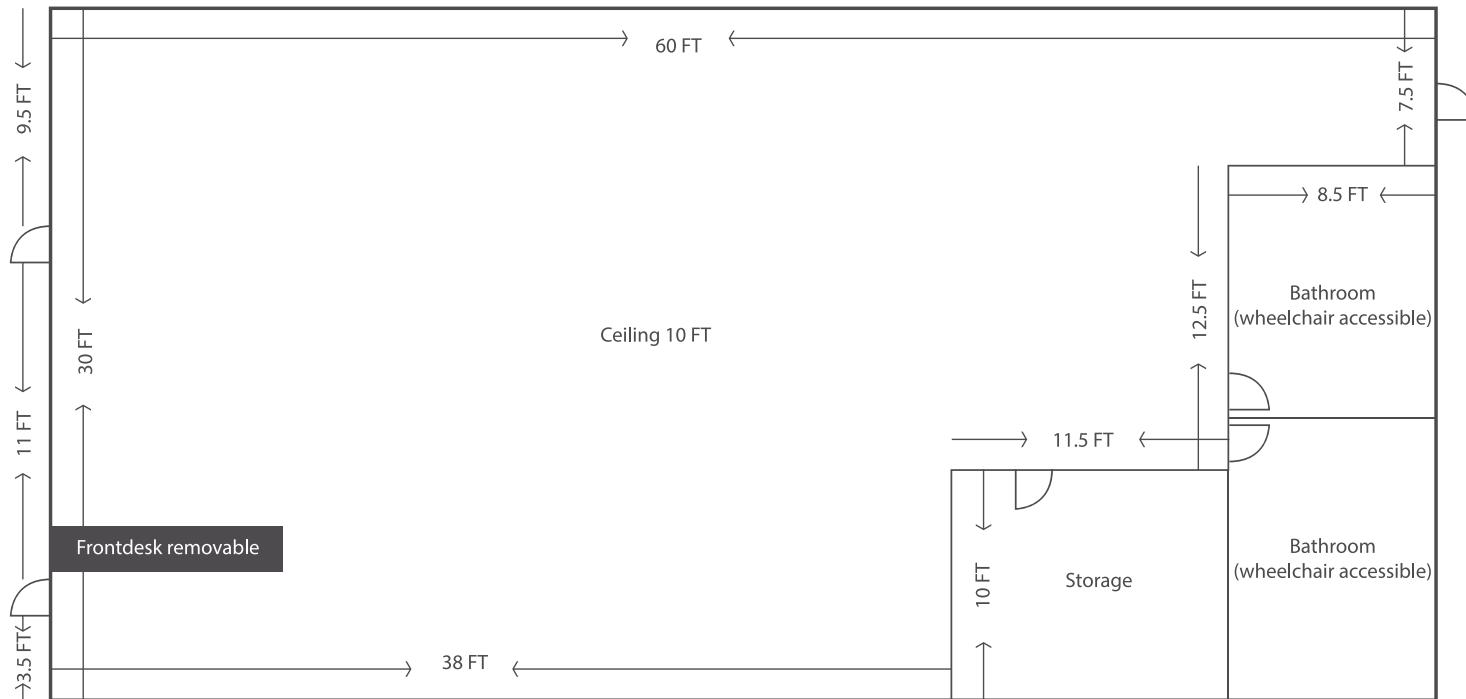
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NV LIC# S.0198301



5755 Spring Mt Rd, Suite 3, Las Vegas, NV 89146



- + Suite 3:** ±1,800 SF
- + Lease Rate:** \$2.75NNN PSF, 4% Annual increase, CAM approximately \$0.38/sqft
- + Available:** Immediately
- + Terms:** Lease ends in July 31st, 2027 + 1-5 years maximum

\*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.

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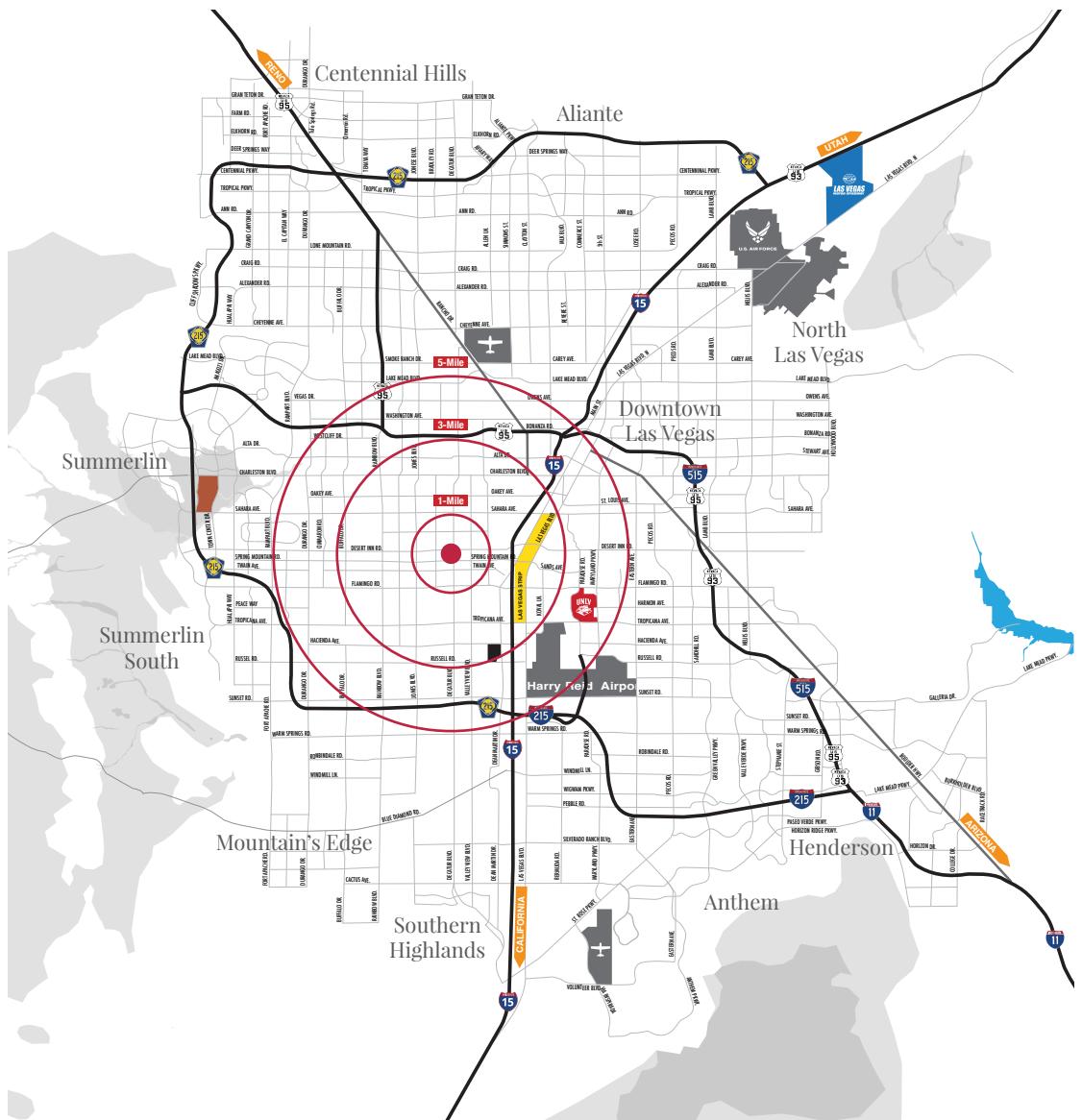
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Population	1 mile	3 miles	5 miles
2010 Population	26,022	146,532	400,339
2020 Population	25,760	151,058	413,494
<b>2024 Population</b>	<b>26,052</b>	<b>152,430</b>	<b>416,919</b>
2029 Population	26,595	155,959	426,571
2010-2020 Annual Rate	-0.10%	0.30%	0.32%
2020-2024 Annual Rate	0.35%	0.28%	0.25%
2024-2029 Annual Rate	0.41%	0.46%	0.46%
2024 Median Age	35.0	38.3	38.0
Households	1 mile	3 miles	5 miles
2024 Wealth Index	26	48	50
2010 Households	10,078	61,870	155,673
2020 Households	10,717	66,425	167,439
<b>2024 Total Households</b>	<b>11,246</b>	<b>68,062</b>	<b>171,052</b>
2029 Total Households	11,602	70,358	176,841
2010-2020 Annual Rate	0.62%	0.71%	0.73%
2020-2024 Annual Rate	1.49%	0.75%	0.66%
2024-2029 Annual Rate	0.63%	0.67%	0.67%
Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$34,259	\$41,329	\$43,823
2029 Average Household Income	\$37,346	\$47,278	\$50,861
2024-2029 Annual Rate	1.74%	2.73%	3.02%
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	12,014	86,404	197,711
2020 Total Housing Units	11,791	80,772	190,993
<b>2024 Total Housing Units</b>	<b>12,188</b>	<b>81,611</b>	<b>192,603</b>
2024 Owner Occupied Housing Units	1,845	19,895	62,096
2024 Renter Occupied Housing Units	9,401	48,167	108,956
2024 Vacant Housing Units	942	13,549	21,551
2029 Total Housing Units	12,517	83,886	198,067
2029 Owner Occupied Housing Units	2,015	21,173	65,958
2029 Renter Occupied Housing Units	9,587	49,186	110,883
2029 Vacant Housing Units	915	13,528	10,499



# CLARK COUNTY NEVADA

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$8.1 billion, which surpasses that of the state government. With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 11th-largest county.



## Market Overview

**±435**  
Size (Sq. Mi.)

**290**  
Pop. Density (Per Sq. Mi.)

**2,265,461**  
Population

Source: [www.clarkcountynv.gov](http://www.clarkcountynv.gov),

# NEVADA TAX ADVANTAGES



Nevada ranks as the 7th best state in the Tax Foundation's 2020 State Business Tax Climate Index

- No Income Tax
- No Tax On Estate Or Inheritance
- No Franchise Tax
- No Tax On Sale Or Transfer Of Shares

- Low-cost Startup, Regulatory, Licensing And Annual Fees

- Low Property Taxes

**kw LAS VEGAS**  
KELLER WILLIAMS REALTY

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# PROFESSIONAL SPORTS



The Las Vegas Valley has three major league professional teams: The Vegas Golden Knights of the NHL, which began play in 2017 as the region's first major pro team, the Las Vegas Raiders of the NFL which began play in 2020, and the Las Vegas Aces of the WNBA, which began play in 2018.

There also other well known sports teams like: 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](http://www.wikipedia.com)*

ALWAYS DELIVER MORE  
THAN EXPECTED

THANK YOU

**MARTIN M. TOUMAIAN**

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