

3068 East Sunset Road, Suite-S5, Las Vegas, NV 89120

Diamond Southwest Industrial Park

Insight Aircenter Building



LINDSEY BUTLER
REAL ESTATE

OFFERING
MEMORANDUM

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PROPERTY OVERVIEW

**3608 EAST SUNSET ROAD
SUITE S5**

LAS VEGAS, NV 89120

INSIGHT AIRCENTER BUILDING The Insight Aircenter building is a flex/industrial property built in 1998, offering warehouse space with approximately 18-foot ceilings, dedicated offices, and HVAC. Ample on-site parking offers added convenience—ideal for light manufacturing or a co-located office and industrial layout.

SUITE S5 consists of 1,774 SF office/industrial space with 3 offices, a reception area, a kitchenette, and HVAC warehouse space- customizable for the buyer.

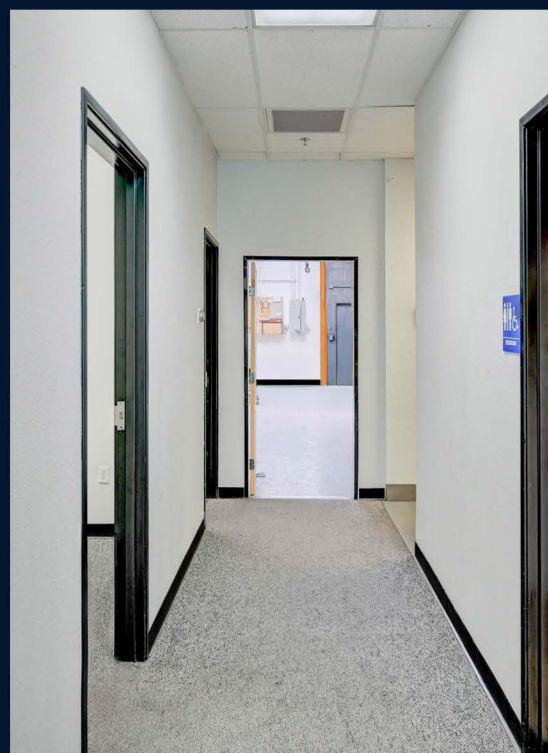
LOCATION This area is fast becoming one of the most exciting and attractive commercial corridors in the city. Here's why:

- Situated just minutes from Harry Reid International Airport, with easy access to I-15, I-215, and I-515.
- Sunset Road serves as a high-traffic corridor, supporting up to 35,500 vehicles/day, offering excellent visibility.
- Residential proximity provides built-in foot traffic and strong support for retail, office, and light industrial users.

This location is ideal, offering unmatched exposure, logistics access, and an infill market poised for continued growth. It ticks virtually every box for businesses seeking flexibility, visibility, and long-term opportunity in Las Vegas.



PROPERTY FEATURES



COUNTY	Clark
ZONING	M-D
APN	Suite S5: 162-36-810-031
AREA	Suite S5: ± 1,774 SF
YEAR BUILT	1998

FINANCIAL COSTS

FOR SALE: \$540,000
CAMs: \$497.47/month
TYPE: Owner/User or Investment

PROPERTY FEATURES

- ✓ **HVAC:** 100% HVAC Office-Warehouse
- ✓ **Total Square Footage:** 1,774 / **Usable Square Footage:** 1,500
- ✓ **Offices:** Three (3)
- ✓ **Reception/Showroom Area:** One (1)
- ✓ **Kitchenette:** One (1)
- ✓ **Restrooms:** One (1)
- ✓ **Warehouse Space:** Customizable for the Buyer
- ✓ **Clearance Height:** ± 18ft
- ✓ **Zoning:** M-D

LOCATION

AIRPORT SUBMARKET

Just minutes from the airport and major highways—an ideal spot for logistics-focused office/warehouse operations!

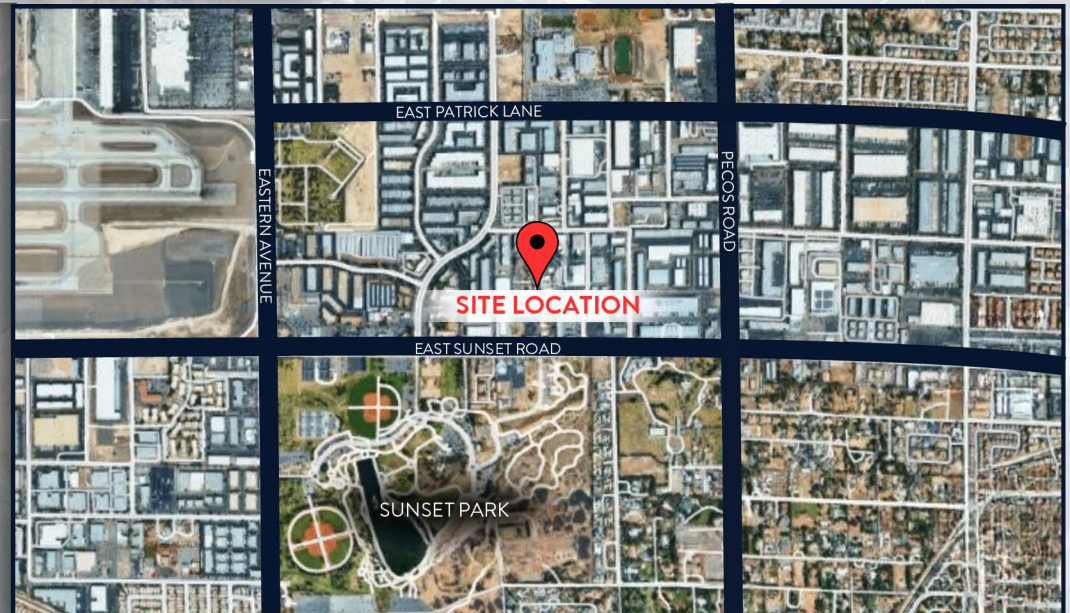
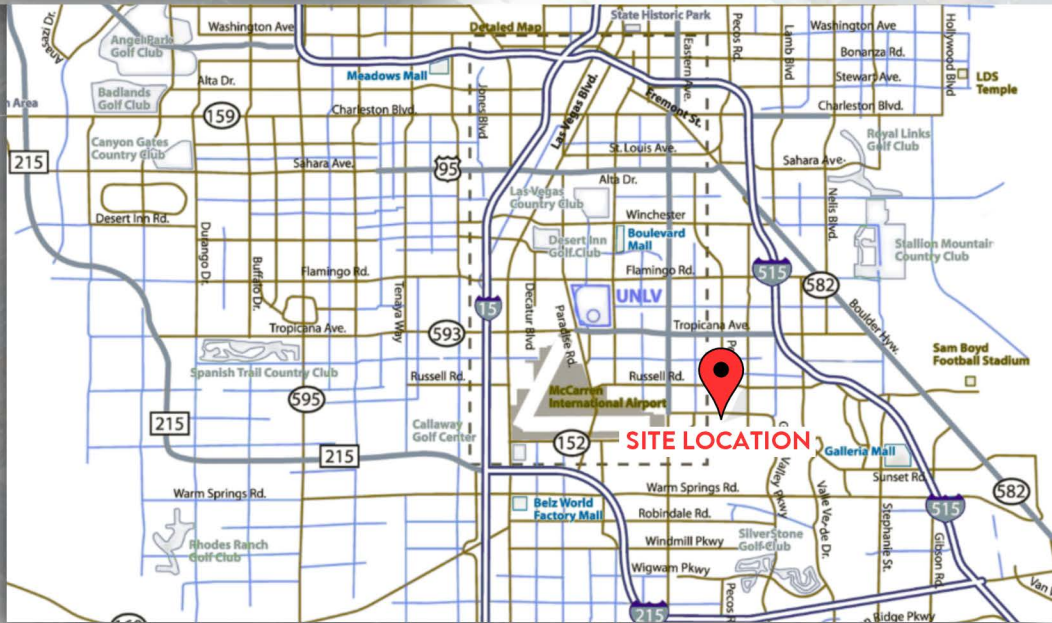
SCAN THE QR CODE
TO VIEW MORE INFORMATION



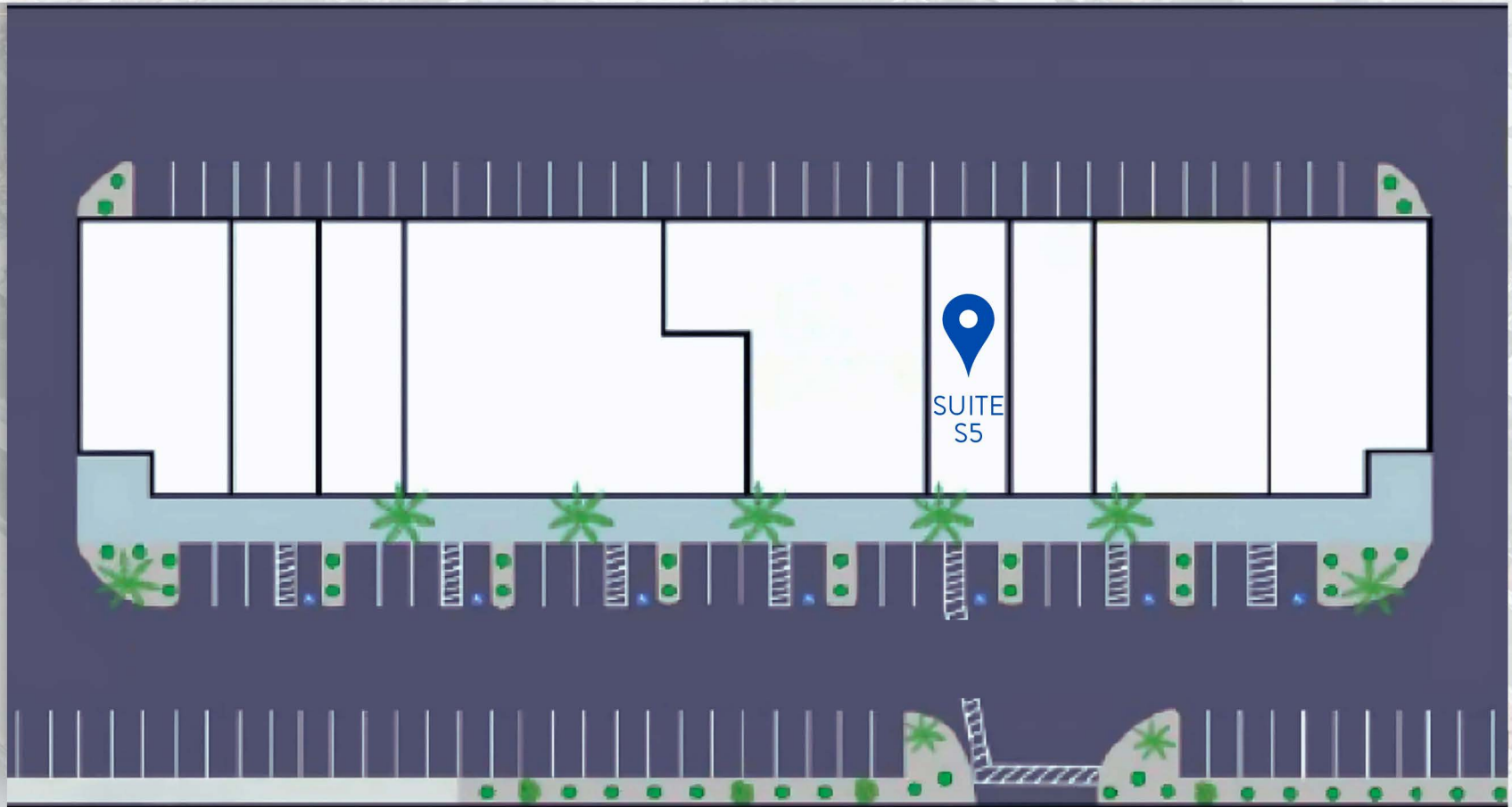
AERIAL
VIEW



LOCATION MAP



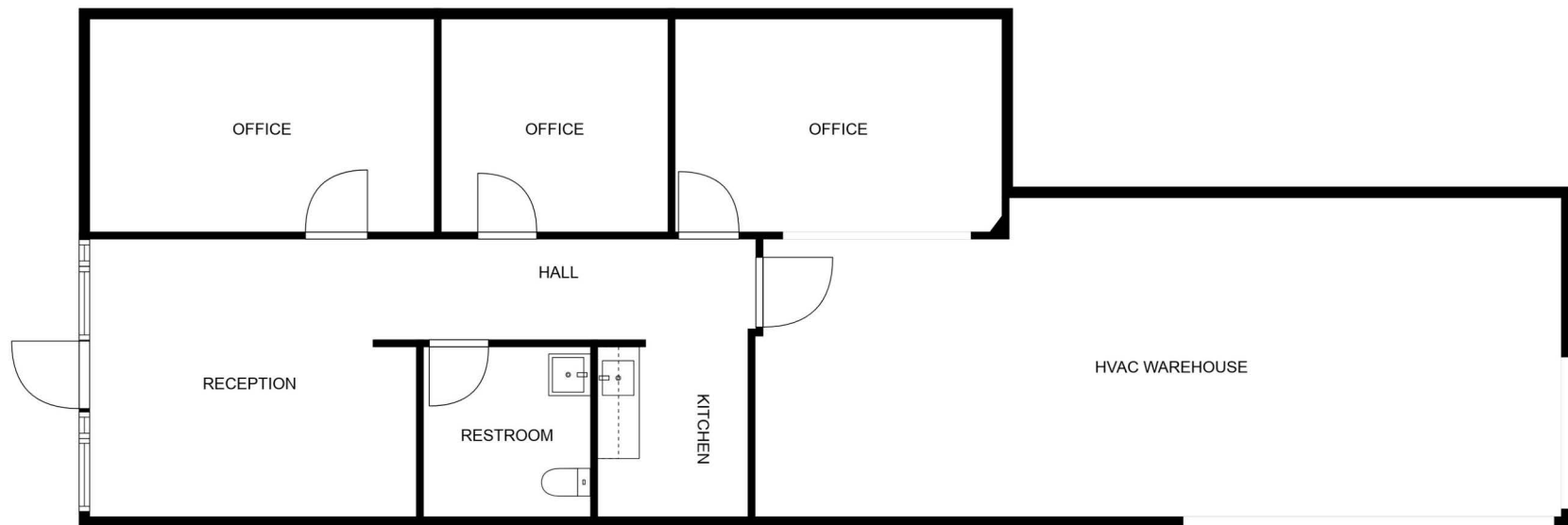
SITE
MAP



SUNSET ROAD



FLOOR PLAN



MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

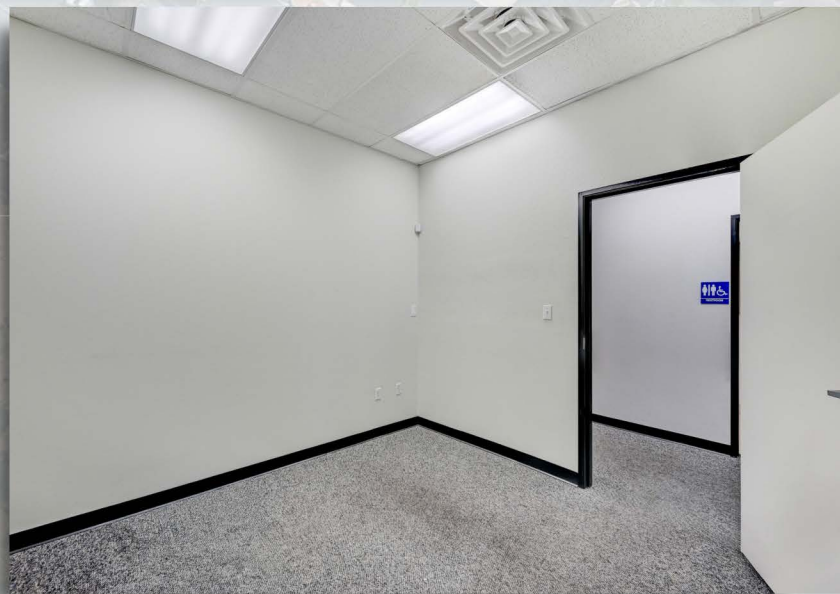
EXTERIOR PHOTOS



INTERIOR PHOTOS



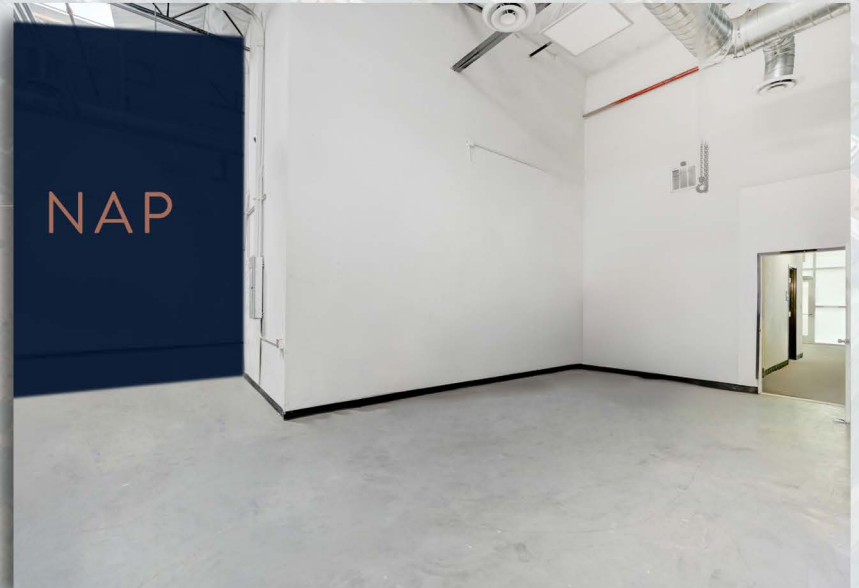
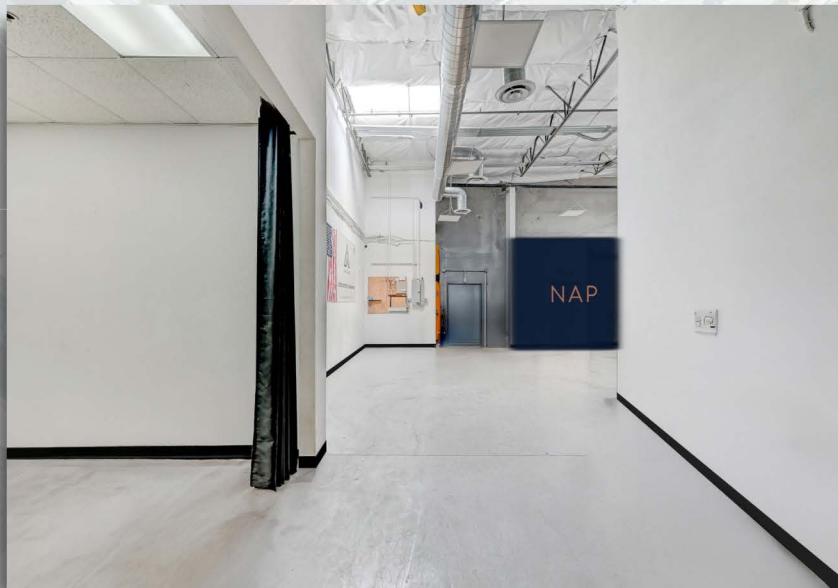
INTERIOR PHOTOS



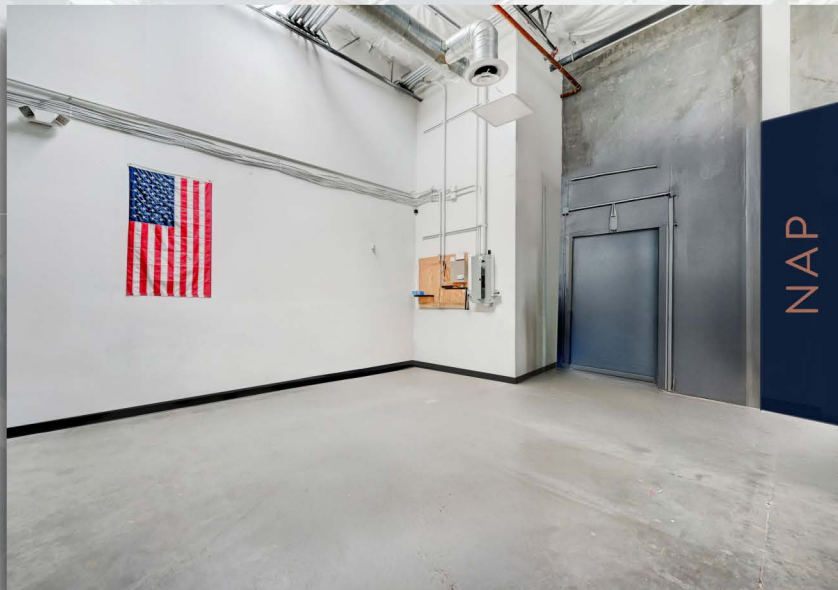
HVAC WAREHOUSE



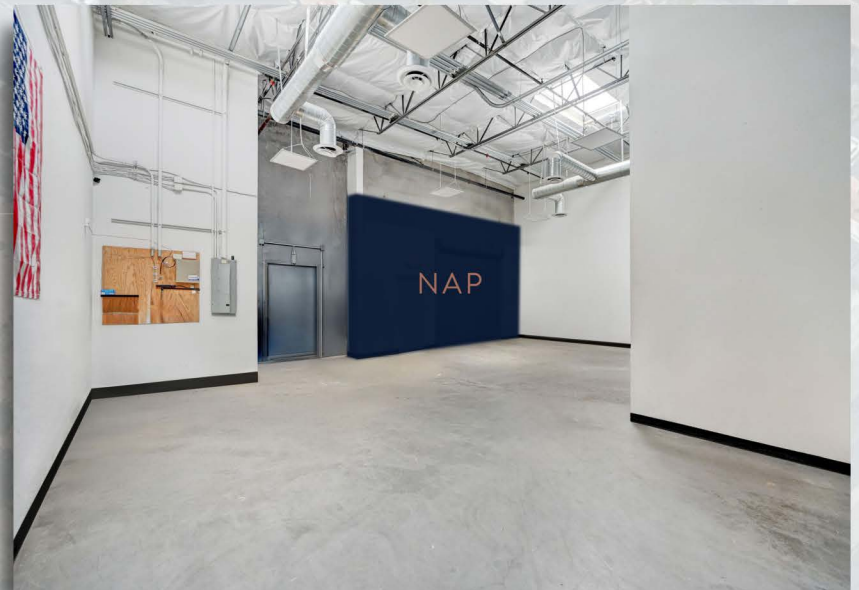
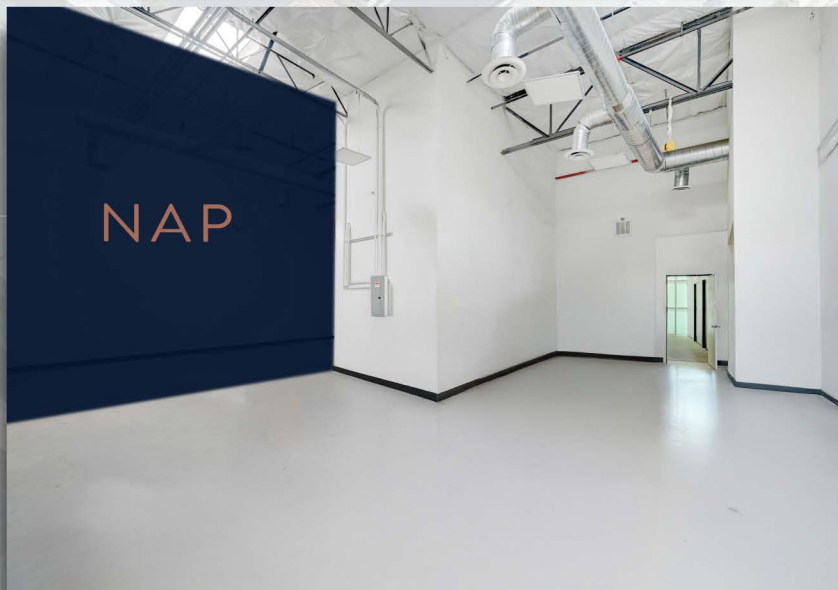
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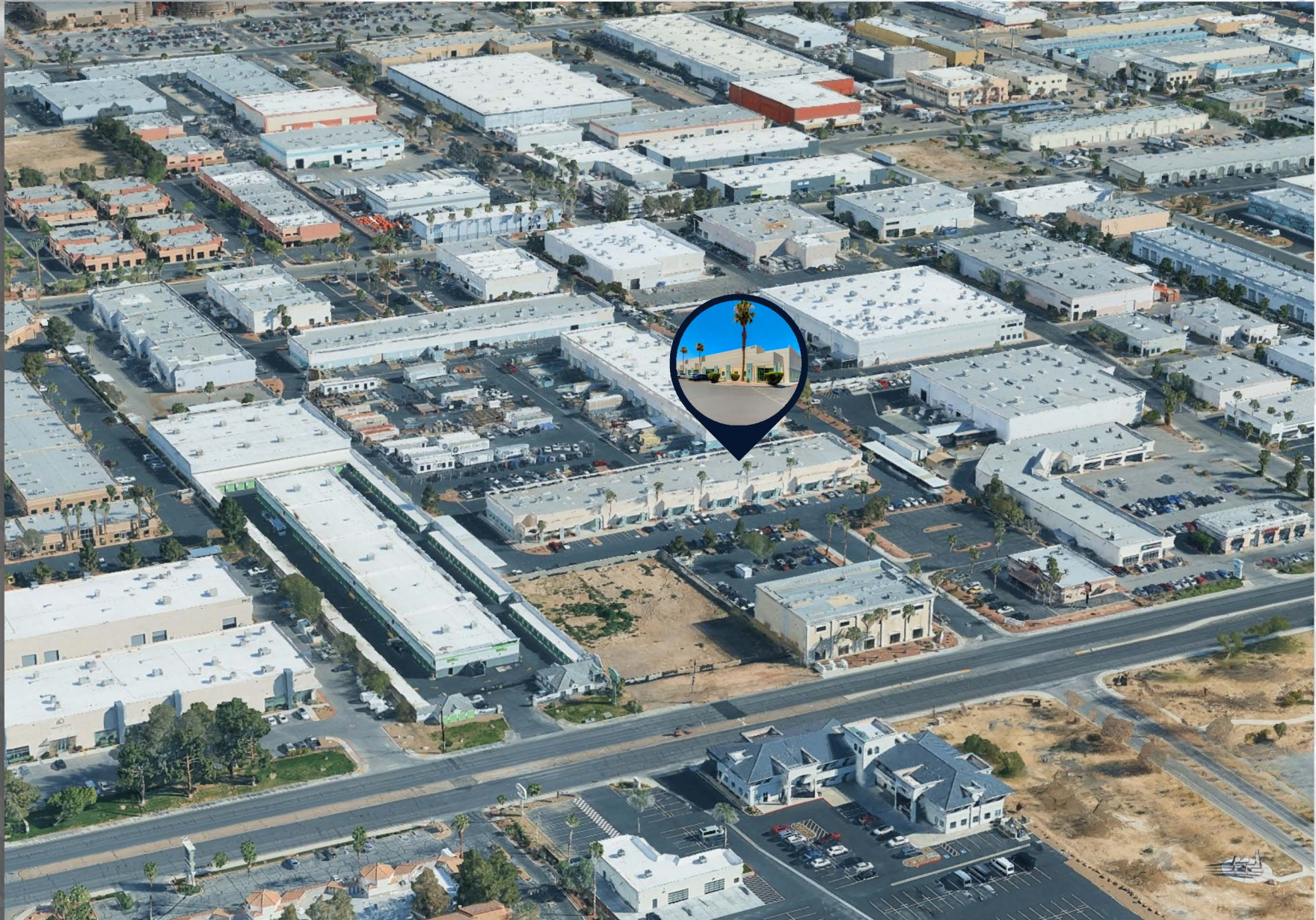
HVAC WAREHOUSE



HVAC WAREHOUSE



AERIAL VIEW





LAS VEGAS MARKET OVERVIEW

Las Vegas is considered one of the premier entertainment cities of the world thanks to its abundance of resorts, restaurants, shopping, and entertainment options. The Las Vegas-Henderson-Paradise MSA is one of the fastest-growing metros in the nation with a population of nearly 2.33 million. The metro has become a fully diversified economy, with logistics groups, tech firms, and manufacturing all taking advantage of Las Vegas' low cost of business and proximity to major West Coast markets.

METRO HIGHLIGHTS



WELL-PAYING JOBS

Professional and business office positions accounted for more than 20 percent of the metro's job count at the onset of 2023.



STRONG POPULATION GAINS

The metro continues to draw residents. Over the next five years, Las Vegas' population is forecast to increase by nearly 6 percent.



VAST TOURISM INDUSTRY

Visitor volume reached 40.83 million in 2023, ranking Las Vegas among the top tourist destinations in the country.



NEVADA'S TAX ADVANTAGE

Nevada is one of the nation's most business-friendly states, offering many reasons for small businesses and corporations to conduct business in the state.

According to Tax Foundation's 2024 State Business Tax Climate Index, Nevada ranks 7th best. This independent study includes five areas of taxation including taxes, individual income taxes, unemployment insurance taxes, and property taxes (including both residential and commercial).

TAX ADVANTAGE INCLUDE:

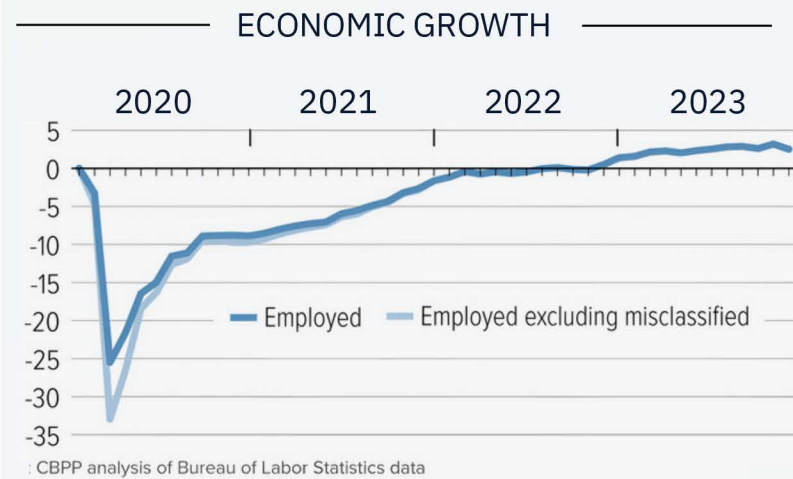
- No Corporate Income Tax
- No Taxes on Corporate Shares
- No Franchise Tax
- No Inheritance or Gift Tax
- No Estate Tax
- No Unitary Tax
- Competitive Sales and Property Tax Rates
- No Personal Income Tax
- Nominal Annual Fees
- No Franchise Tax on Income
- Nevada corporations may purchase, hold, sell, or transfer shares of its own stock
- Nevada corporations may issue stock for capital, services, personal property, or real estate, including leases and options. The directors may determine the value of any of these transactions, and their decision is final.

LAS VEGAS ECONOMY

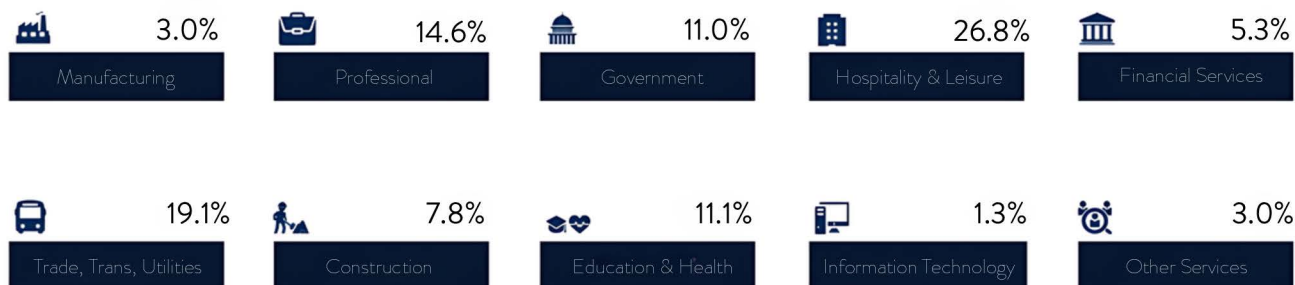
With all 10 of the nation's largest hotels located in Las Vegas, tourism and entertainment are the most significant drivers of the Las Vegas economy; however, the economy has diversified into distribution, back-office operations and manufacturing.

The metro's business-friendly environment, access to Western markets, growing labor force and availability of high-speed data have attracted companies such as Switch, Amazon, K2 Energy, Scientific Games, Tectonics, Virtual Guard, Vada Tech and Zappos.

The 2.3 million-square-foot Las Vegas Convention Center is one of the largest in the world and will feature a new underground people mover upon its reopening.



SHARE OF 2024 EMPLOYMENT



CITY DEMOGRAPHICS

The population will expand by more than 125,000 residents over the next five years, resulting in the formation of nearly 52,700 households. The homeownership rate of 53 percent is well below the national rate of 64 percent, creating a strong rental market. Roughly 23 percent of the population age 25 and older have attained a bachelor's degree, and 8 percent also hold a graduate or professional degree.

QUALITY OF LIFE

With approximately 300 days of sunshine annually and an average temperature near 80 degrees, Clark County offers residents and visitors alike plenty to do besides enjoy the resorts and casinos. Water-sports enthusiasts can take advantage of various activities at Lake Mead and the Colorado River, including boating, fishing, water skiing and sailing. Red Rock Canyon Conservation Area, located off the Strip, offers outstanding hiking and mountain-climbing opportunities. Las Vegas is home to the University of Nevada-Las Vegas (UNLV), which has received national recognition for its hotel management, criminal justice and social-work programs.

POPULATION BY AGE

0-4 YEARS	6%
5-19 YEARS	19%
20-24 YEARS	6%
25-44 YEARS	29%
45-64 YEARS	25%
65+ YEARS	15%

DEMOGRAPHICS & PROJECTIONS

POPULATION	2.3 MM	5.5 Growth 2020-2025
HOUSEHOLDS	837K	6.3% Growth 2019-2024
MEDIAN AGE	37.3 Years	U.S. Median: 38.2
MEDIAN HOUSEHOLD INCOME	\$60,300	U.S. Median: \$63,000

POPULATION COMPARISON BY AREA

	Las Vegas	Clark County	Nevada	USA
Population	645K	2.27M	3.1M	331M
Population Density per Sq Mi	4.55K	287	28.3	93.6
Population Change since 2020	+2.3%	+4.2%	+4%	+1.8%
Median Age	38	38	39	39
Male / Female Ratio	50%	50%	51%	50%

POPULATION NEAR 3068 EAST SUNSET ROAD

	1 Mile	3 Mile	5 Mile
2024 Population	4,004K	137,688K	411,818K
2029 Population	4,214K	147,411K	440,821K
Population Growth 2024-2029	+5.24%	+7.06%	+7.04%
Median Age	45	41	40
2024 Total Households	1,727	56,107	169,093
Household Growth 2024-2029	+5.04%	+7.07%	+7.05%
Median Household Income	\$52,033	\$59,065	\$57,119
Average Household Size	2.20	2.40	2.40
2024 Average Household Vehicles	2.00	2.00	2.00
Median Home Value	469,677	368,789	352,524
Median Year Built	1992	1998	1992

TRANSPORTATION NEAR 3068 EAST SUNSET ROAD

TRANSIT/SUBWAY



MGM Grand Station	11 min
Bally's/Paris Las Vegas Station	12 min
Flamingo/Ceasar's Palace Station	12 min
Las Vegas Convention Center Station	12 min
Harrah's/Imperial Palace Station	13 min

AIRPORT



Harry Reid International Airport	9 min
Boulder City Municipal	29 min

FREIGHT PORT



Port of Long Beach	313 min
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AMENITIES & ATTRACTIONS LAS VEGAS



LAS VEGAS STRIP



FREMONT STREET EXPERIENCE



FREMONT EAST DISTRICT



MSG SPHERE



RAIDERS HEADQUARTERS



LAS VEGAS BALL PARK



UNLV SCHOOL OF MEDICINE



CONVENTION CENTER



RED ROCK CANYON

LAS VEGAS RAIDERS

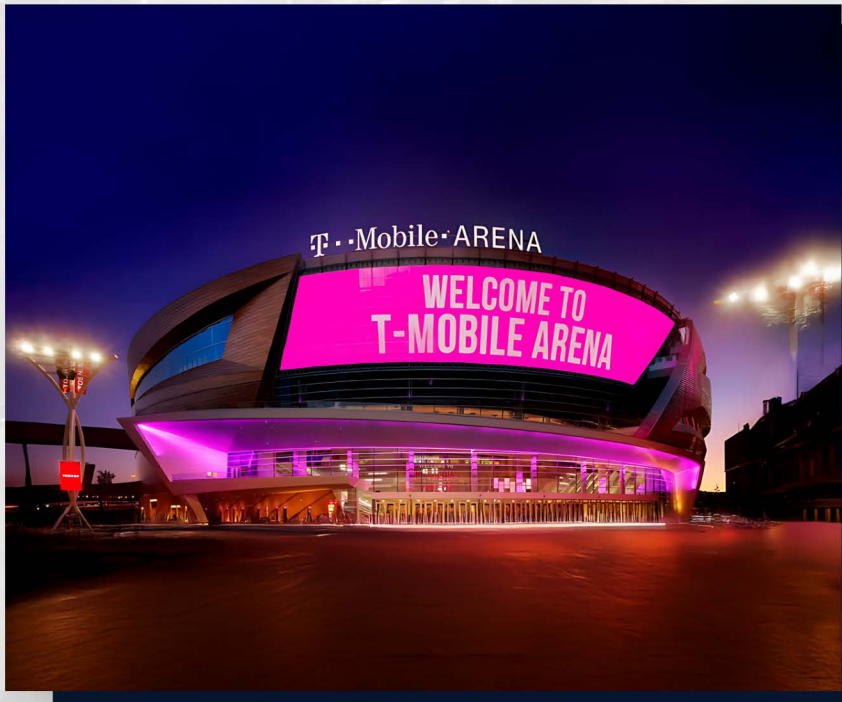
Allegiant Stadium is a domed stadium located in Paradise, Nevada. It serves as the home stadium for the National Football League (NFL)'s Las Vegas Raiders and the University of Nevada, Las Vegas (UNLV) Rebels college football team.

It is located on about 62 acres (25 ha) of land west of Mandalay Bay at Russell Road and Hacienda Avenue and between Polaris Avenue and Dean Martin Drive, just west of Interstate 15. Construction of the \$1.8 billion stadium began on November 13, 2017, and its certificate of occupancy was issued on July 31, 2020.

This stadium is a state-of-the-art facility. It will host championship games and will be the new home of the Las Vegas Bowl.



LAS VEGAS GOLDEN KNIGHTS



The Vegas Golden Knights are a professional ice hockey team based in the Las Vegas metropolitan area. They compete in the National Hockey League (NHL) as a member of the Pacific Division of the Western Conference.

Founded as an expansion team, they began play in the 2017-18 NHL season. The team is owned by Black Knight Sports & Entertainment, a consortium led by Bill Foley and the Maloof family.

The team plays home games at T-Mobile Arena on the Las Vegas Strip. Unlike most expansion teams, the Golden Knights have obtained great success in their first three seasons as a professional team, reaching the Stanley Cup Finals in their very first year.

The team's name includes "Knights" as a homage to the Black Knights of the United States Military Academy, Foley's alma mater, and because knights were, according to Foley, "the epitome of the warrior class".

AMENITIES & ATTRACTIONS LAS VEGAS

SPORTS



EDUCATION



ART & ENTERTAINMENT



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Diamond Southwest Industrial Park Insight Aircenter Building



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