



**FOR SALE:** ±2.1 ACRES | ±3,000 SF AUTOMOTIVE  
TENANT | ±8,555 HIGHLY IMPROVED VACANT  
OF/WH PLUS ±1 ACRE YARD

3071 N Nellis Boulevard, Las Vegas, NV 89115



**LISA HAUGER**

Senior Vice President

O: 702.527.7652

[lisa.hauger@svn.com](mailto:lisa.hauger@svn.com)

NV #BS.37600.LLC

All SVN® offices are independently  
owned and operated.

**Excellent Owner/User and/or Investment Opportunity!** This 2.1 acre, 2 building property, with  $\pm 1.0$  acre yard, has over 150' of frontage on Nellis Boulevard just south of Cheyenne Avenue.

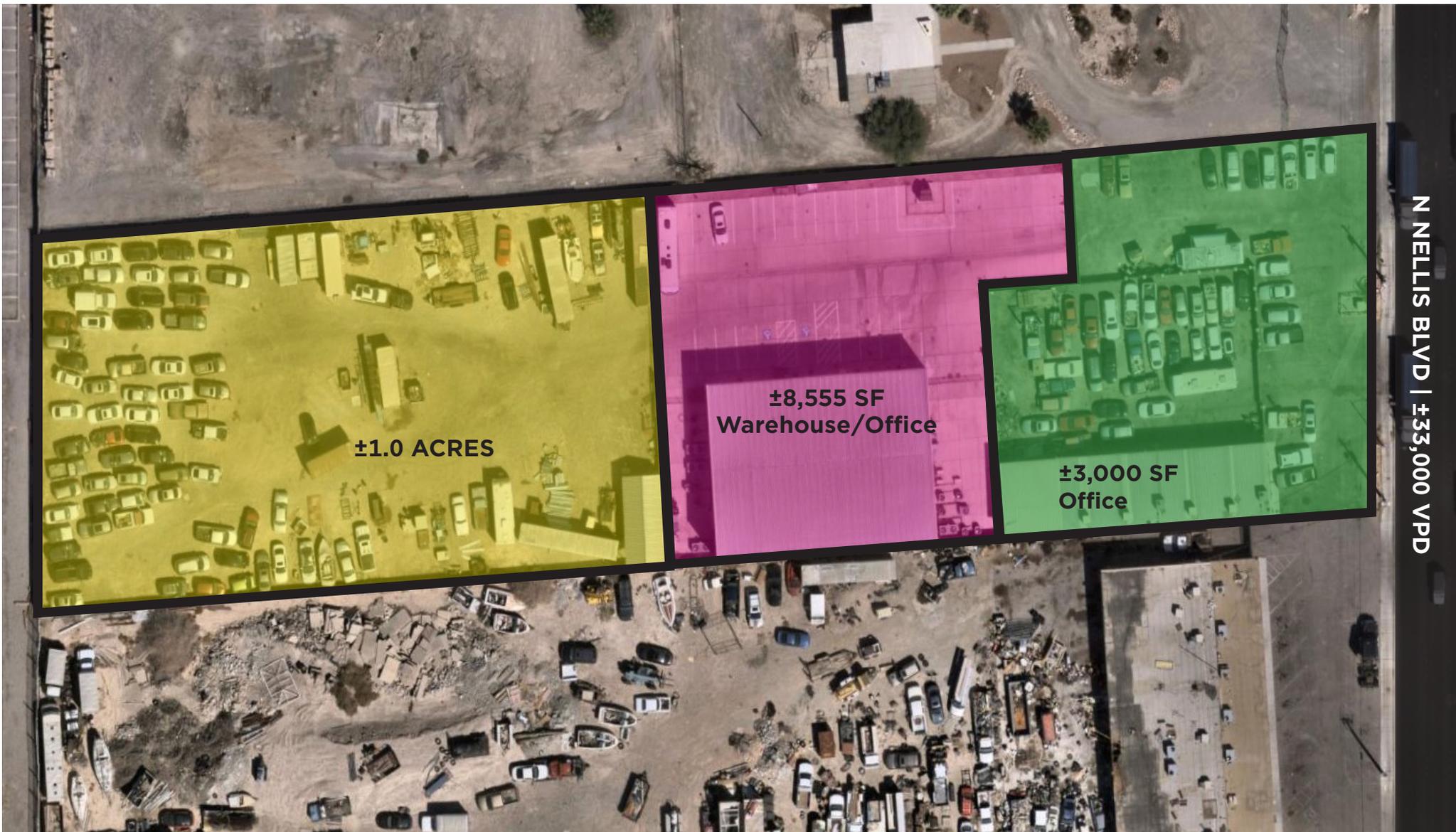
A retail Automotive Tenant occupies the front  $\pm 3,000$  SF, 6 bay building, situated on over a half acre. This Tenant executed a new five year lease December 2025 with a starting rental rate of \$1.73 PSF, NNN.

Building #100, located west of the Automotive building, is a vacant 8,555 SF, highly improved, industrial building consisting of  $\pm 3,450$  SF of two story office and  $\pm 5,100$  SF of climate controlled warehouse space. This highly specialized building offers over 1500 AMP's of power, enhanced security features, specialized climate-controls and air purifying systems, extensive plumbing & irrigation lines, fire sprinklers, a 2,000-gallon water tank + RO system, and much more.  $\pm 1.0$  acre yard is available to the User/Tenant of Building #100 at \$0.25 PSF. The Automotive tenant is occupying a portion of the property on a temporary basis. The site is ideal for high-security industrial, R&D labs, defense and aerospace manufacturing, pharmaceutical and biotech, data center, indoor agriculture, governmental operations and many others.

## HIGHLIGHTS

- **$\pm 2.1$ -acre, two-building industrial property** with  $\pm 150'$  of prime frontage on Nellis Boulevard
- **In-place income from retail automotive retail tenant** on a new 5-year NNN lease, attractive for Investors or Owner/Users to offset property expenses
- **Vacant  $\pm 8,555$  SF highly improved industrial building** built in 2016 available. The adjacent  $\pm 1.0$  acre yard makes this an ideal property for Owner/User or Tenants
- **Significant upside potential** through lease-up of Building #100 and yard, plus long-term redevelopment expansion flexibility
- **Zoned IL (Clark County - APZ-1)** allowing a wide range of light manufacturing and specialized industrial uses





±1.0 ACRES

±8,555 SF  
Warehouse/Office

±3,000 SF  
Office

## OFFICE - GROUND FLOOR (±1,900)

- Secure man-trap entry
- Security office + vault
- Four private offices
- Loading area with double-door access
- Two restrooms & locker area
- Triple sink + service sink
- Water tank/equipment room

## WAREHOUSE - GROUND FLOOR (±5,100 SF)

- Fully climate-controlled
- Two trench drains
- Warehouse height: 22'-26'
- 6' x 7' secured double-door loading
- Extensive plumbing & irrigation lines
- Fire sprinklers (water suppression system)

## SECOND FLOOR OFFICE (±1,555 SF)

- Four offices w/ storage closets
- Large open workroom
- Oversized data/server room

## POWER / SYSTEMS

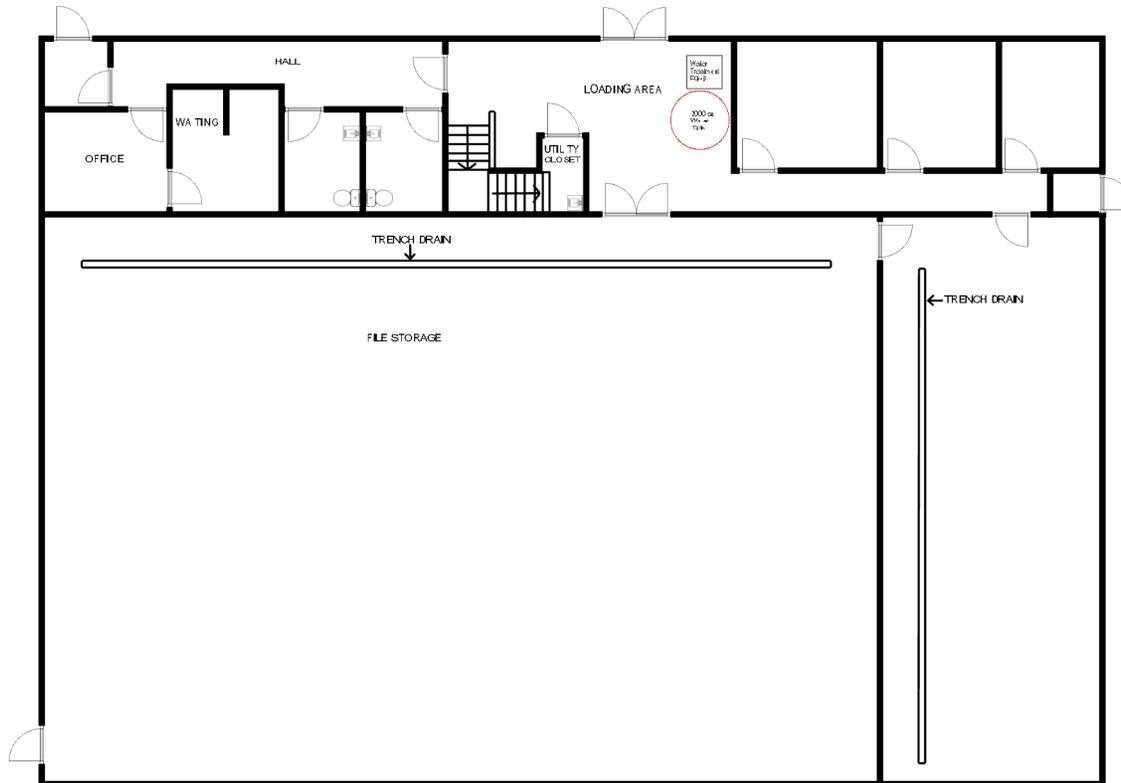
- 894 Amps 277/480V 3-Phase 4W
- 628 Amps 120/208V 3-Phase 4W
- ±35 Tons HVAC
- 1,500-gallon sand/oil interceptor
- 2,000-gallon water tank + RO system
- 64-camera surveillance + NVRs
- 2" waterline

## YARD (ADJACENT)

- Additional ±0.50 acre available (Expandable to ±1.0 Acre)
- Ideal for secure storage or operational yard use



## GROUND FLOOR



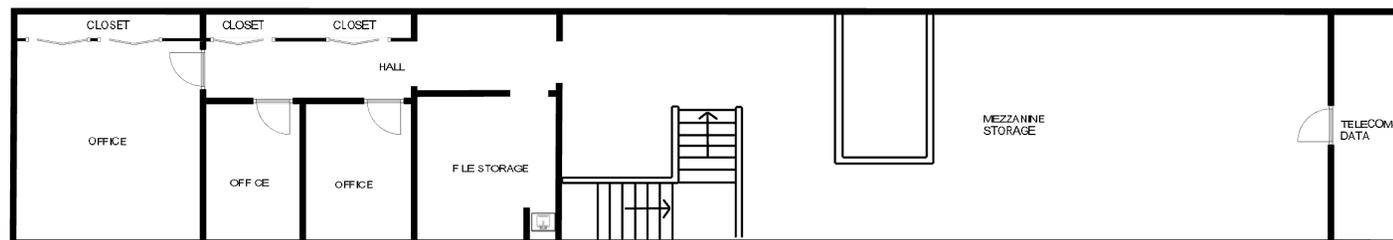
NOT TO SCALE

### GROUND FLOOR — ±7,000 SF

Includes ±1,900 SF of office with secured entry, security room, vault, four offices, restrooms, locker area, delivery room, and support areas.

The ±5,100 SF warehouse is fully climate-controlled and features two trench drains and secured double-door loading.

## SECOND FLOOR MEZANINE



NOT TO SCALE

### SECOND FLOOR — ±1,555 SF

Four private offices with storage, large open workroom, and oversized data room ideal for high-security or technical operations.

## SUMMARY

<b>SALE PRICE:</b>	\$4,215,000
<b>TOTAL BUILDING SIZE:</b>	±11,550
<b>LOT SIZE:</b>	±2.1 Acres
<b>NOI (PROFORMA):</b>	\$316,113
<b>CAP RATE:</b>	7.5%
<b>YEAR BUILT:</b>	1973/2016
<b>ZONING:</b>	IL (Clark County - Industrial Light)
<b>APN:</b>	140-17-501-011



**For Owner/Users** this property is ideal for any business requiring a highly improved bldg on .583 acres with an additional ±1 acre yard. The income producing automotive Tenant will offset property expenses, while allowing for future expansion.

**For Investors** this property offers over 150' of frontage along Nellis Boulevard, a major thoroughfare, with mixed commercial uses and significant traffic counts. The retail Automotive tenant signed a new 5 year lease in December with starting rents at \$1.73PSF, NNN. Bldg 100, with proforma rents at only \$1.20PSF NNN for this highly improved building and \$.25PSF for the ± 1 acre yard affords plenty of upside potential for Investors and Developers alike.

Building	Tenant	Square Footage	Rent	Price PSF/M	Annual Rent	CAM MTH	CAM PSF	Annual CAM	Lease Term / Commencement
Bldg A	Nellis Auto Service	3000	\$5,190.00	\$1.73	\$62,280.00	\$851.55	\$0.283	\$10,218.60	5 Years / December 1, 2025 3% annual increases
Bldg 100	Vacant Proforma	8555	\$10,266.00	\$1.20	\$123,192.00	\$1,525.37	\$0.178	\$18,304.44	
Yard	Vacant Proforma	3560	\$10,890.00	\$0.25	\$130,680.00	N/A	N/A	N/A	
			<b>\$26,346.00</b>		<b>\$316,152.00</b>	<b>\$2,376.92</b>		<b>\$28,523.04</b>	

**Total Income: July 1, 2026 - June 30, 2027**

Nellis Auto:	\$5,190 x 6M =	\$31,140	July 1, 2026 - December 31, 2026
	\$5,345.70 x 6M =	\$32,974	January 1, 2027 - June 30, 2027
Bldg 100		\$123,192	(Proforma \$1.20 PSF)
Yard		\$130,680	(Porforma \$.25 PSF)
Expense Recovery		\$28,523	
Total Income		<b>\$346,509.00</b>	

**Less Expenses** (No Mgmt Fees, Water paid by Nellis Auto)

Property Tax	\$20,012
Insurance	\$7,546
Trash	\$300
Sewer	\$2,388
Backflow Test	\$150
Less Total Expenses	<b>\$30,396.00</b>
<b>NOI</b>	<b>\$316,113.00</b>



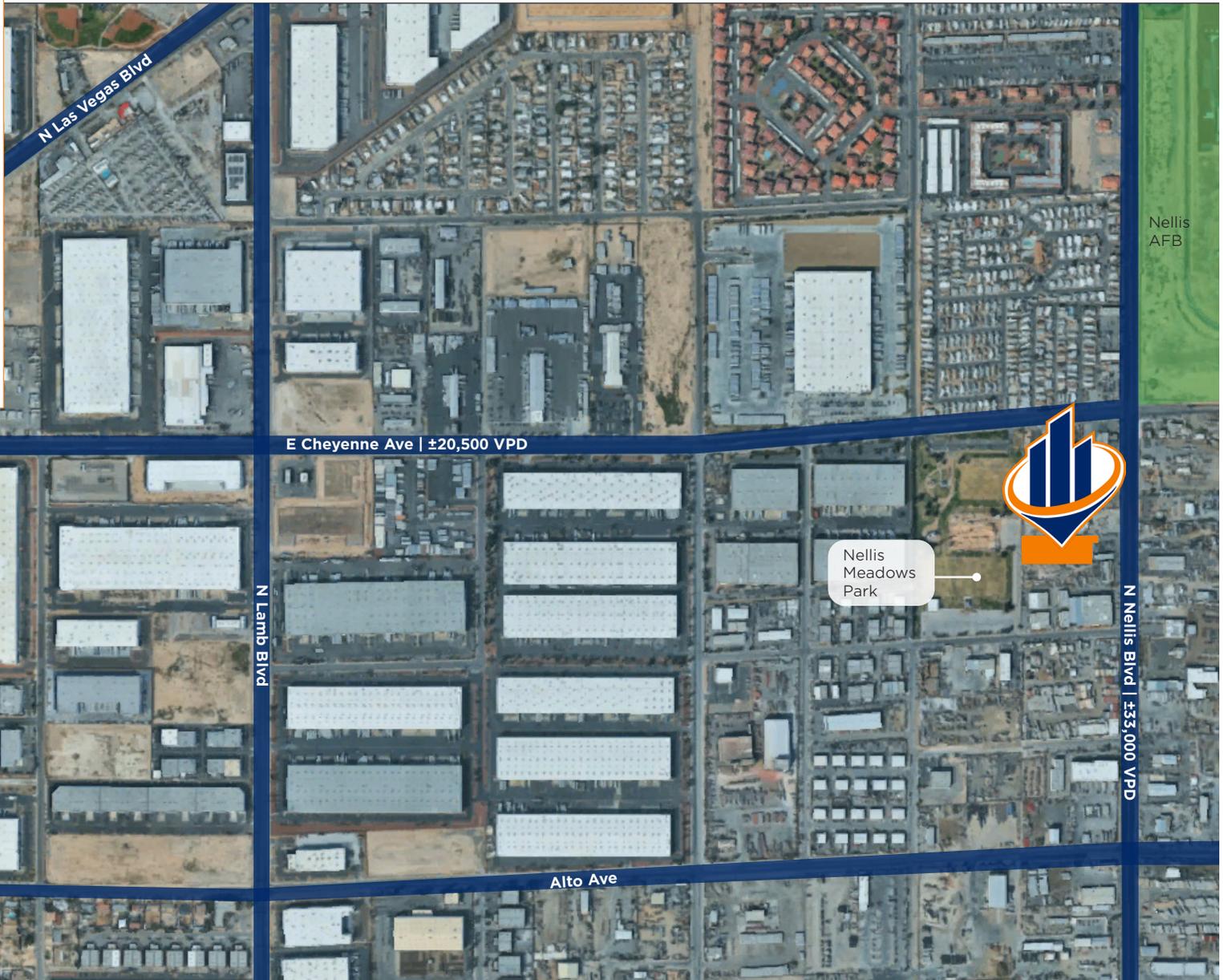
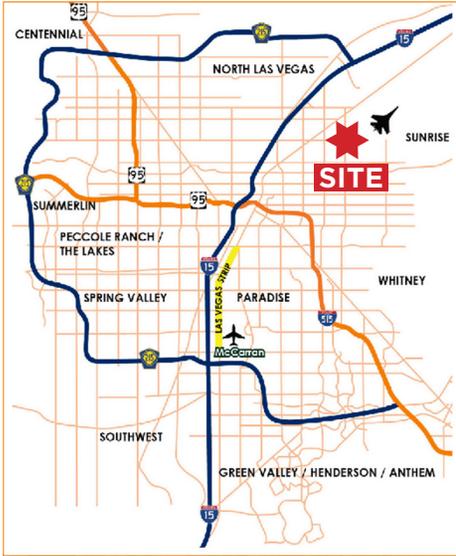
±3,000 SF Office

±8,555 SF  
Warehouse / Office

±0.5 - 1.0  
AC Yard

N NELLIS BLVD





## DEMOGRAPHICS

2.3M

POPULATION

\$67.4K

MEDIAN HOUSEHOLD INCOME

## ECONOMY

\$55.1B

TAXABLE RETAIL SALES

\$51.2K

PER CAPITA PERSONAL INCOME

## LABOR FORCE

1.2M

LABOR FORCE

1.1M

LABOR FORCE EMPLOYMENT

5.9%

UNEMPLOYMENT RATE

43.2%

% WITH BACHELORS OR HIGHER

## TOURISM

38.8M

VISITOR VOLUME

5.0M

CONVENTION ATTENDANCE

52.6M

AIRPORT PASSENGERS

\$79.3B

TOTAL ECONOMIC IMPACT

SOURCE: LVGEA & LVCVA

## LAS VEGAS BENEFITS

### NEVADA BUSINESS ASSISTANCE PROGRAMS

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



### NEVADA TAX INCENTIVES

- ⊘ Personal Income Tax
- ⊘ Franchise Tax
- ⊘ Unitary Tax
- ⊘ Inventory Tax
- ⊘ Inheritance Tax
- ⊘ Estate Tax
- ⊘ Corporate Income Tax
- ⊘ Admissions Tax

# THE ENTERTAINMENT & SPORTS CAPITAL

Las Vegas has long been considered the entertainment capital of the world, and the city has been doubling down on this idea with its growing entertainment offerings. **The Aces (WNBA)** were the first professional sports team in the city and recently made history as the two-time champions. The first big push for professional sports though, came with T-Mobile Arena bringing **The Vegas Golden Knights (NHL)**, followed by Allegiant Stadium bringing **The Las Vegas Raiders (NFL)** to the city. Expansion hasn't ended though, with an inked deal bringing **Formula 1** back to the city for 10 years, and an upcoming stadium to bring **The A's (MLB)**.



In addition to sports, new entertainment venues have finished in 2023 such as **The Sphere**, which brings a first of its kind 4D visual and audio experience to its guests. Another notable venue is the **Fontainebleau Las Vegas**, which after 16 years of construction and delays will usher in a new era of luxury to the Las Vegas Valley.



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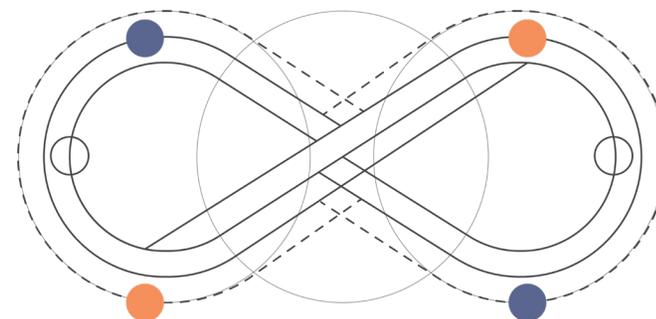
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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