

FOR SALE

PARC PLACE

5860 S. Pecos Road, Las Vegas, NV 89120



Pete Janemark, CCIM

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

PROPERTY SUMMARY



SALE PRICE

\$1,790,000

OFFERING SUMMARY

LOT SIZE:	0.6 Acres
BUILDING SIZE	8,800 SF
PRICE / SF:	\$203.40
YEAR BUILT:	2004
CAP RATE	2023: 5.65% 2024: 5.89%
ZONING:	Clark County Office & Professional (C-P)

PROPERTY OVERVIEW

This office building is part of a campus like atmosphere of smaller professional single story office buildings, with ample walkways, break areas, and plenty of parking. The building features wide hallways, plenty of shared space, and a shared kitchen with a sink and refrigerator. Modern, classy, and low maintenance, this property offers the investor or the owner/investor the ideal property for a minimum involvement asset. The campus features well groomed grounds and a comfortable feel. This property is also available as a portfolio sale together with the building next door, 5858 S Pecos Road.

LOCATION OVERVIEW

This property is located in the Harry Reid International Airport area, with a campus like atmosphere, plenty of parking, and lots of amenities in the immediate area. Neighbors in the area are Home Depot, Animal Emergency Center, T-Mobile, Stir Crazy Mongolian Grill, Sinclair, Sonic, Blend Beauty Bar, Barber Shop, Tamsung Thai Gourmet, Subway, Bomb Tacos, Dog Daycare, and more. Distance to the Airport Terminal is about 2.5 miles.

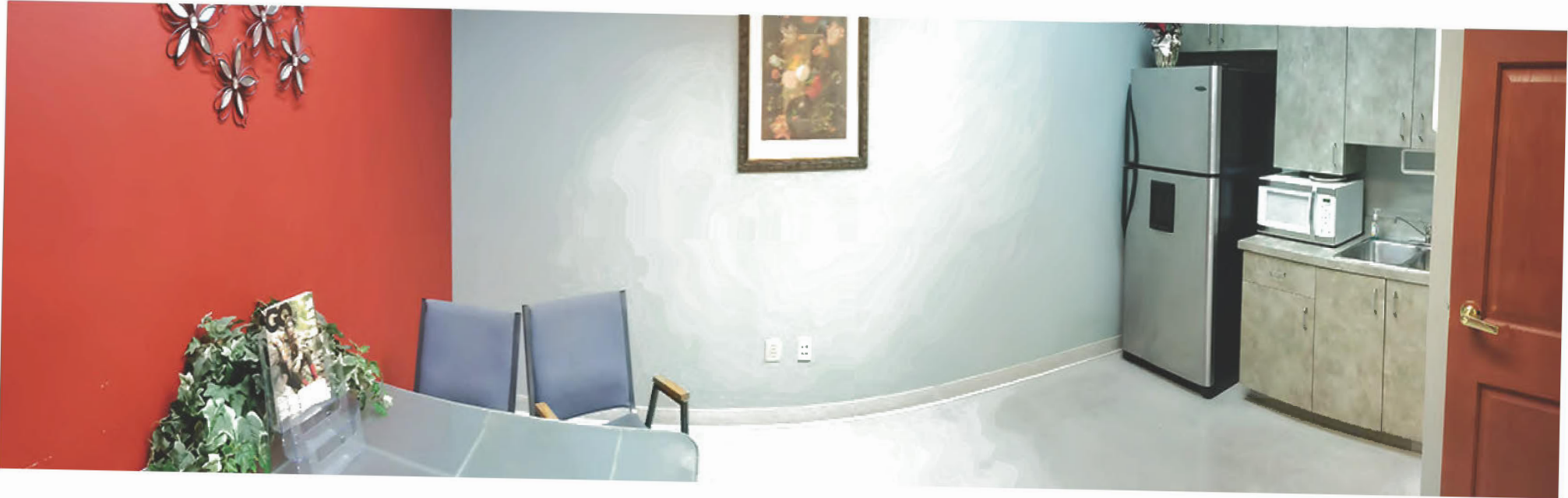
PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	Parc Place
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
APN	161-31-114-010
BUILDING SIZE	8,800 SF
LOT SIZE	0.6 Acres
BUILDING CLASS	B
YEAR BUILT	2004
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	8,800 SF

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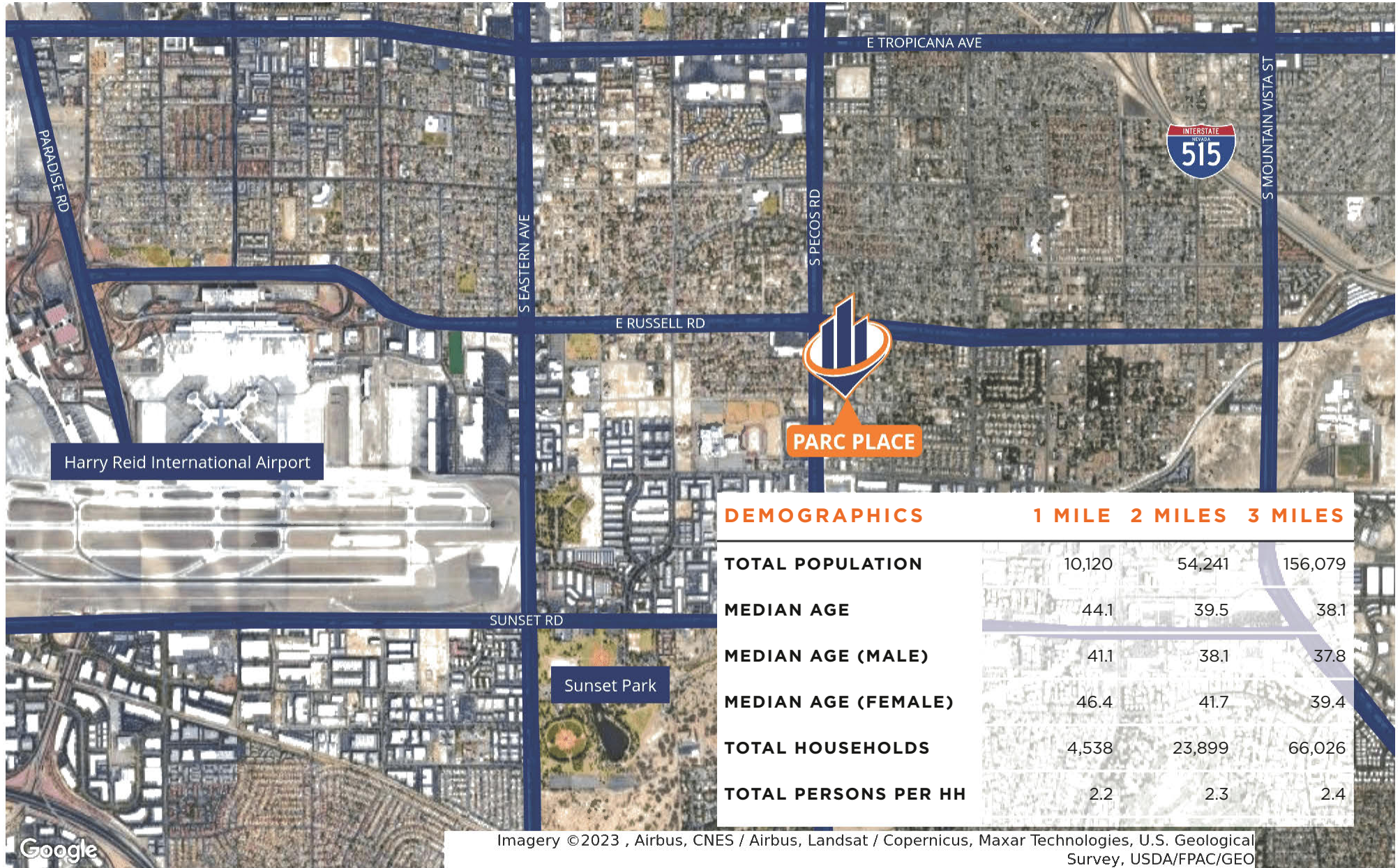
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

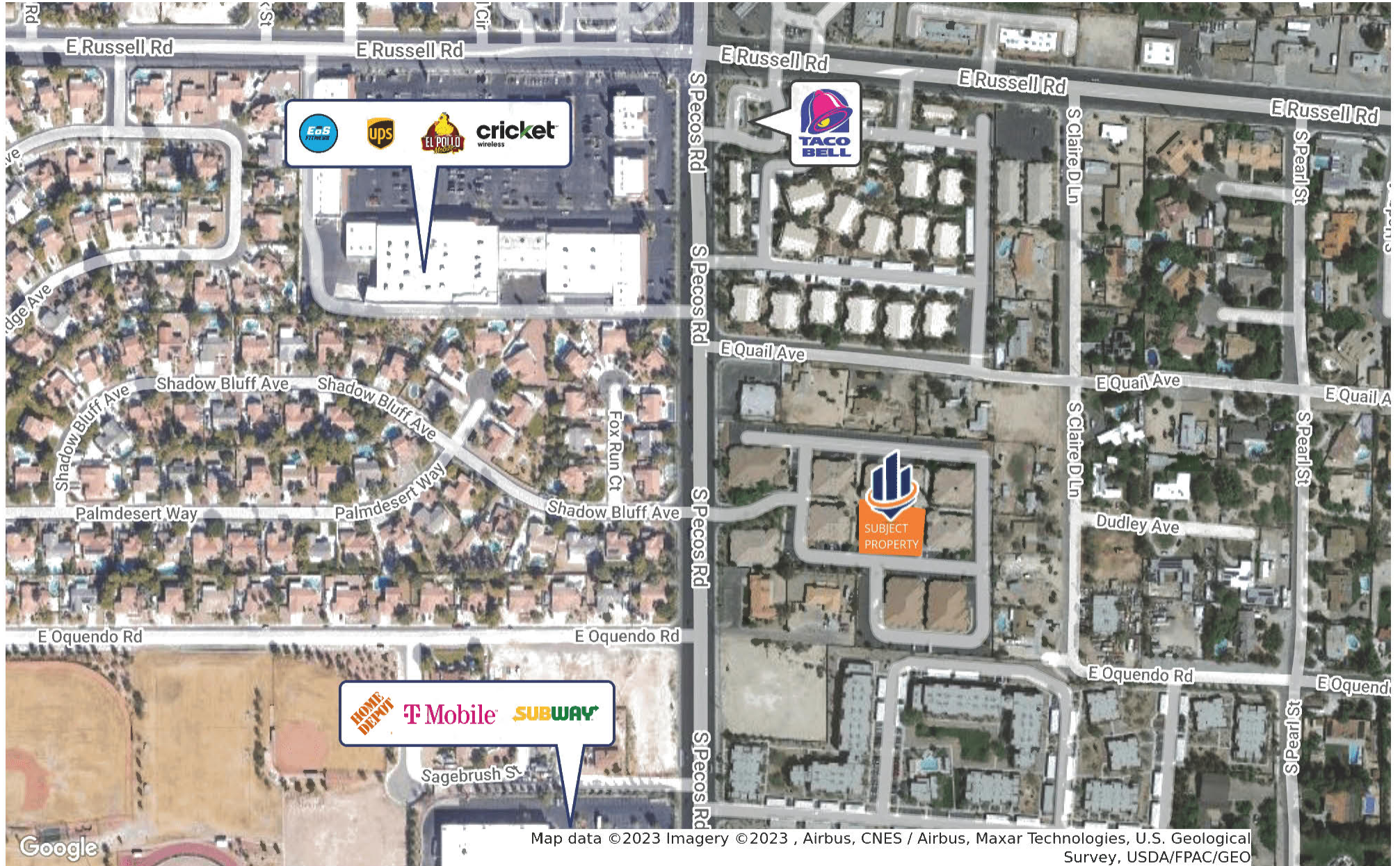


REGIONAL MAP

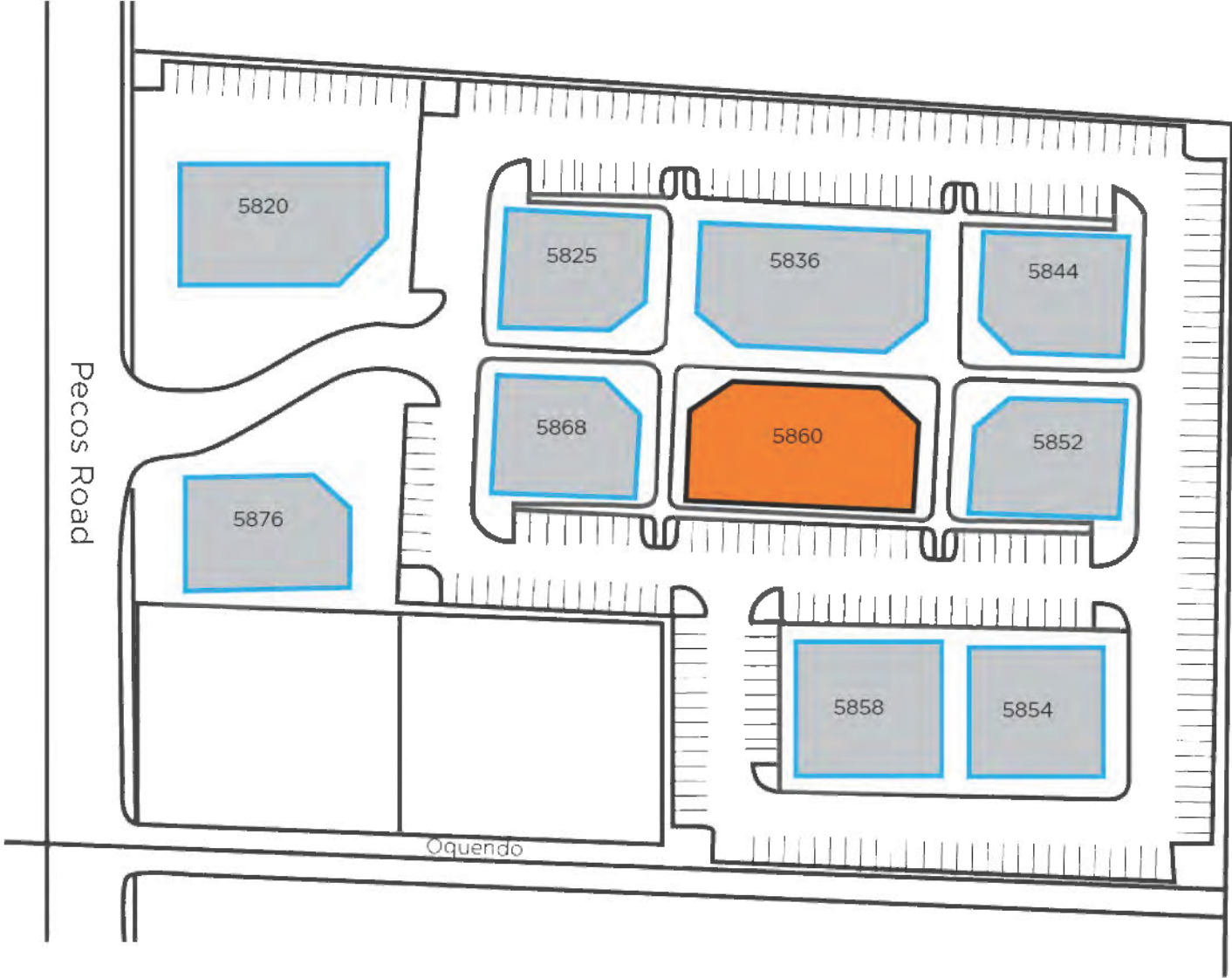


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NEIGHBORHOOD MAP



SITE PLAN



FLOOR PLAN



SOLD COMPS



PARC PLACE

5860 S Pecos Road, Las Vegas, NV 89120

PRICE:	\$1,790,000	BLDG SIZE:	8,800 SF
LOT SIZE:	0.6 Acres	YEAR BUILT:	2004
PRICE/SF:	\$203.41	OCCUPANCY:	100%



Map data ©2023



3470 E RUSSELL

Las Vegas, NV 89120

PRICE:	\$2,500,000	BLDG SIZE:	11,310 SF
LOT SIZE	0.59 Acres	CAP RATE:	7.89%
YEAR BUILT:	2003	PRICE/SF:	\$221.04
OCCUPANCY:	100%		



Map data ©2023



5250 S PECOS RD

Las Vegas, NV 89146

PRICE:	\$1,250,000	BLDG SIZE:	6,041 SF
LOT SIZE	0.11 Acres	YEAR BUILT:	2003
PRICE/SF:	\$206.92		



Map data ©2023

SOLD COMPS



3

5120 S EASTERN

Las Vegas, NV 89120

PRICE:	\$4,300,000	BLDG SIZE:	11,998 SF
LOT SIZE	1.13 Acres	CAP RATE:	6.51%
YEAR BUILT:	2001	PRICE/SF:	\$358.39
OCCUPANCY:	100%		

UNIVERSITY DISTRICT
Paradise



Map data ©2023



4

5185 S EASTERN AVE

5185 S Eastern Ave, Las Vegas, NV 89119

PRICE:	\$489,000	BLDG SIZE:	2,146 SF
LOT SIZE	0.20 Acres	YEAR BUILT:	1970
PRICE/SF:	\$227.87	OCCUPANCY:	100%

UNIVERSITY DISTRICT
Paradise



Map data ©2023



5

5173 S EASTERN

Las Vegas, NV 89119

PRICE:	\$420,000	BLDG SIZE:	1,907 SF
LOT SIZE	0.22 Acres	YEAR BUILT:	1970
PRICE/SF:	\$220.24	OCCUPANCY:	17%

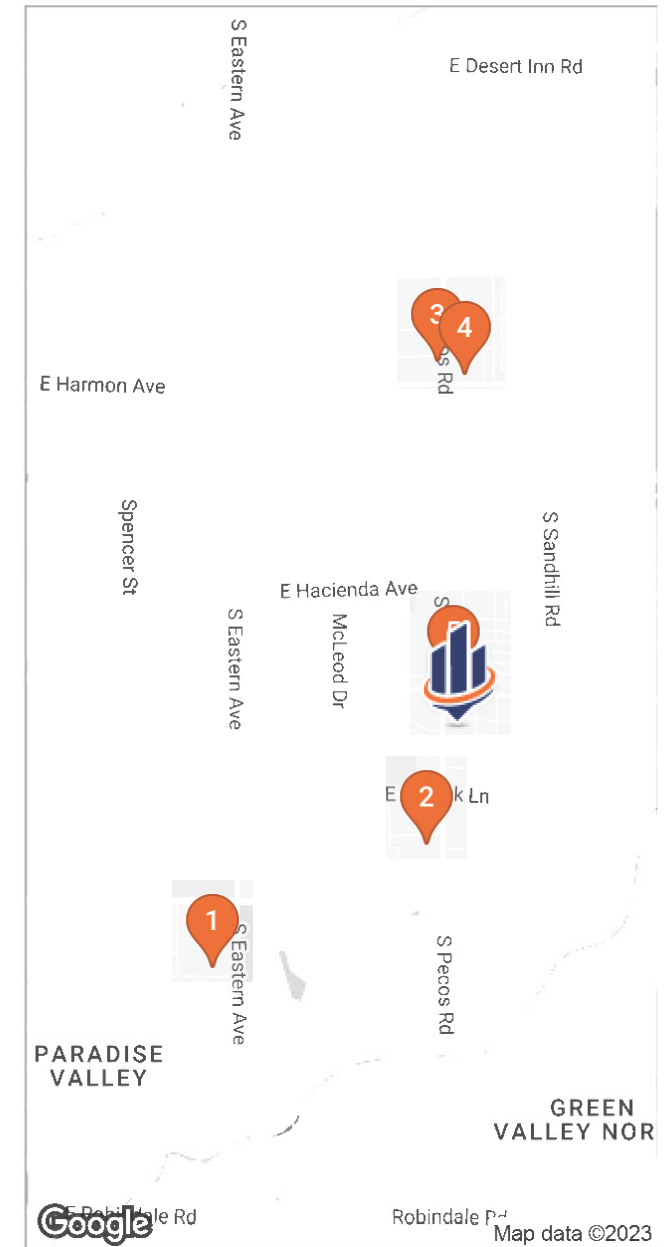
UNIVERSITY DISTRICT
Paradise



Map data ©2023

SOLD COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	PRICE/SF	CAP RATE
★	Parc Place 5860 S Pecos Road Las Vegas, NV	\$1,790,000	8,800 SF	0.6 Acres	\$203.41	-
1	2280 E Pama Ln Las Vegas, NV	\$2,616,850	11,186 SF	0.69 Acres	\$233.94	-
2	3365 Pepper Ln Las Vegas, NV	\$3,900,000	17,564 SF	0.67 Acres	\$222.05	-
3	4425 S Pecos Rd Las Vegas, NV	\$970,000	4,326 SF	-	\$224.23	-
4	4488 S Pecos Rd Las Vegas, NV	\$3,745,000	10,700 SF	0.91 Acres	\$350.00	-
5	3440 E Russell Rd Las Vegas, NV	\$2,400,000	7,847 SF	0.68 Acres	\$305.85	5.43%
AVERAGES		\$2,726,370	10,325 SF	0.74 ACRES	\$267.21	5.43%



FOR SALE COMPS



PARC PLACE

5860 S Pecos Road, Las Vegas, NV 89120

Subject Property

PRICE: \$1,790,000 **BLDG SIZE:** 8,800 SF
LOT SIZE: 0.6 Acres **NO. UNITS:** 3
YEAR BUILT: 2004



2280 E PAMA LN

Las Vegas, NV 89119

On Market

PRICE: \$2,616,850 **BLDG SIZE:** 11,186 SF
LOT SIZE: 0.69 Acres **NO. UNITS:** 2
YEAR BUILT: 2007



3365 PEPPER LN

Las Vegas, NV 89120

On Market

PRICE: \$3,900,000 **BLDG SIZE:** 17,564 SF
LOT SIZE: 0.67 Acres **YEAR BUILT:** 1998



FOR SALE COMPS



4425 S PECOS RD

Las Vegas, NV 89121

On Market

PRICE: \$970,000 **BLDG SIZE:** 4,326 SF
YEAR BUILT: 2002



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4488 S PECOS RD

Las Vegas, NV 89121

On Market

PRICE: \$3,745,000 **BLDG SIZE:** 10,700 SF
LOT SIZE: 0.91 Acres **YEAR BUILT:** 1994



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3440 E RUSSELL RD

Las Vegas, NV 89120

On Market

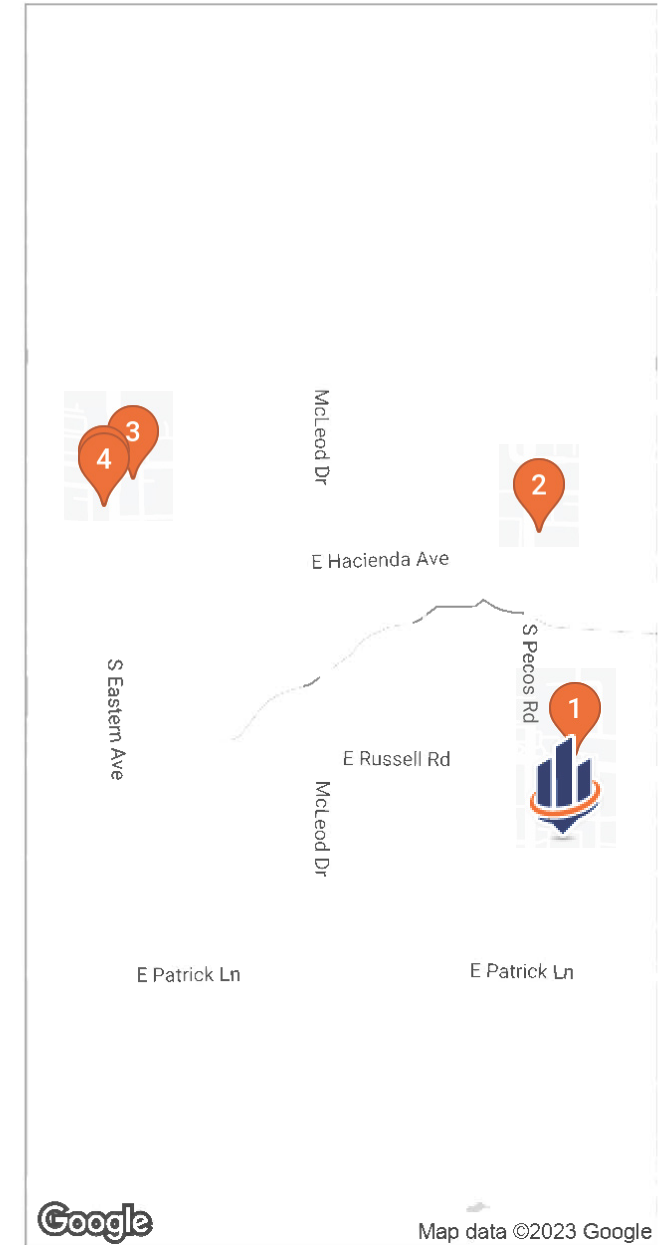
PRICE: \$2,400,000 **BLDG SIZE:** 7,847 SF
LOT SIZE: 0.68 Acres **CAP RATE:** 5.43%
YEAR BUILT: 2001



Map data ©2023

FOR SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	PRICE/SF
★	Parc Place 5860 S Pecos Road Las Vegas, NV	\$1,790,000	8,800 SF	0.6 Acres	\$203.41
1	3470 E Russell Las Vegas, NV	\$2,500,000	11,310 SF	0.59 Acres	\$221.04
2	5250 S Pecos Rd Las Vegas, NV	\$1,250,000	6,041 SF	0.11 Acres	\$206.92
3	5120 S Eastern Las Vegas, NV	\$4,300,000	11,998 SF	1.13 Acres	\$358.39
4	5185 S Eastern Ave 5185 S Eastern Ave Las Vegas, NV	\$489,000	2,146 SF	0.20 Acres	\$227.87
5	5173 S Eastern Las Vegas, NV	\$420,000	1,907 SF	0.22 Acres	\$220.24
AVERAGES		\$1,791,800	6,680 SF	0.45 ACRES	\$246.89



ADVISOR BIO 1



PETE JANEMARK, CCIM

Senior Vice President

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NV #S.76731

PROFESSIONAL BACKGROUND

Pete Janemark, CCIM is a Senior Vice President at SVN | The Equity Group. He is a dedicated professional who brings over thirty years of commercial real estate experience to every transaction. With extensive knowledge in investment sales and leasing, he maintains a strong emphasis on looking out for the owner/investor's best interests and providing sound strategic advice in the commercial real estate sector.

Pete is a long-term Las Vegas resident with vast knowledge of the history, community, and the forces that drive the commercial real estate market in the valley. He has completed over 700 transactions in the Las Vegas Valley totaling over two million square feet and over \$100 million in transaction value during his 15-year real estate sales career.

Pete focuses on providing expert service in the acquisition, lease-up, and disposal of large office and medical-office buildings, as well as sales of investment grade office and industrial projects.

Pete also brings substantial experience in mining, natural resources and environmental management. With a long previous career in the natural resource industry, he has experience with the assessment, evaluation, sales and acquisition of natural resource extraction permits, mines and aggregate resources. Pete has provided consulting services in this field resulting in sales transactions valued at over \$2 billion.

MEMBERSHIPS

- Certified Commercial Investment Member (CCIM) Designee
- Cushman & Wakefield | Commerce Top 10 Broker 2012, 2013 & 2014
- Sun Commercial Real Estate Top Producer 2020, 2021, 2022
- Costar 2017 and 2021 Powerbroker (Lease Transactions)

SVN BY THE NUMBERS



SVN[®] by the numbers



200+

Offices nationwide

2,000+

Advisors & Staff

\$21.1B

Total value of sales & lease transactions

8

Countries & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is built on the power of collaboration and transparency and supported by our open, inclusive culture. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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