

Offering Memorandum

# Office Campus with Value-Add or Owner-User Potential



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3838 - 3856 Raymert Drive  
Las Vegas, NV 89121

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## Investment Team



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Property Overview  
Property Details

01  
Executive Summary

## Offering Snapshot



**\$1,950,000**

Offering Price



**± 14,252 SF**

Total Square Footage



**\$137**

Price Per Square Foot



**± 0.94 AC**

Total Acreage



**Vacant / Owner User**

Sale Type



**M2M Executive Suite Tenants**

Tenancy



**1967**

Construction

## Property Overview

3838-3856 Raymert Drive features three buildings with a combined total of ± 14,252 SF, situated on a ± 0.94 AC. Located approximately 1.25-miles from the US 95/I-515 freeway in the eastern Las Vegas Valley, it offers convenient access to major routes. The primary building is designed as a spacious office area, while the two rear buildings are divided into smaller office units. There are 41 parking spaces with an additional two spaces for handicap parking. The property is zoned C-P (Commercial Professional) and is available as a vacant owner-user opportunity.



## Property Details



### Location

3838 – 3856 Raymert Drive  
Las Vegas, NV 89121



### Property Size

- $\pm 14,252$  SF
- $\pm 0.94$  AC



### Number of Buildings

- 3



### Parcel Number

- 161-18-510-018  
and 019



### Construction

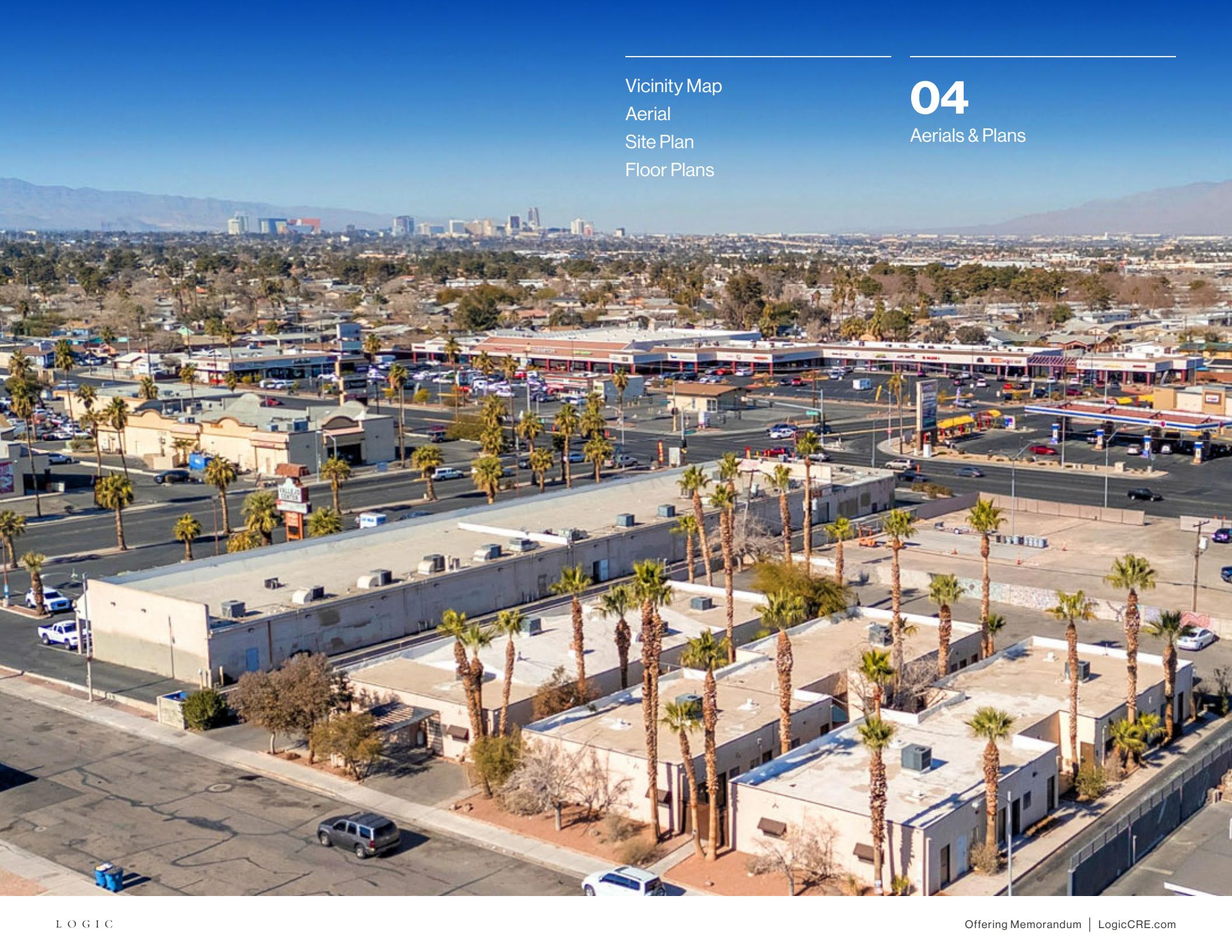
- Built in 1967



### Zoning

- Zoning: C-P  
(Commercial Professional)





Vicinity Map

Aerial

Site Plan

Floor Plans

04

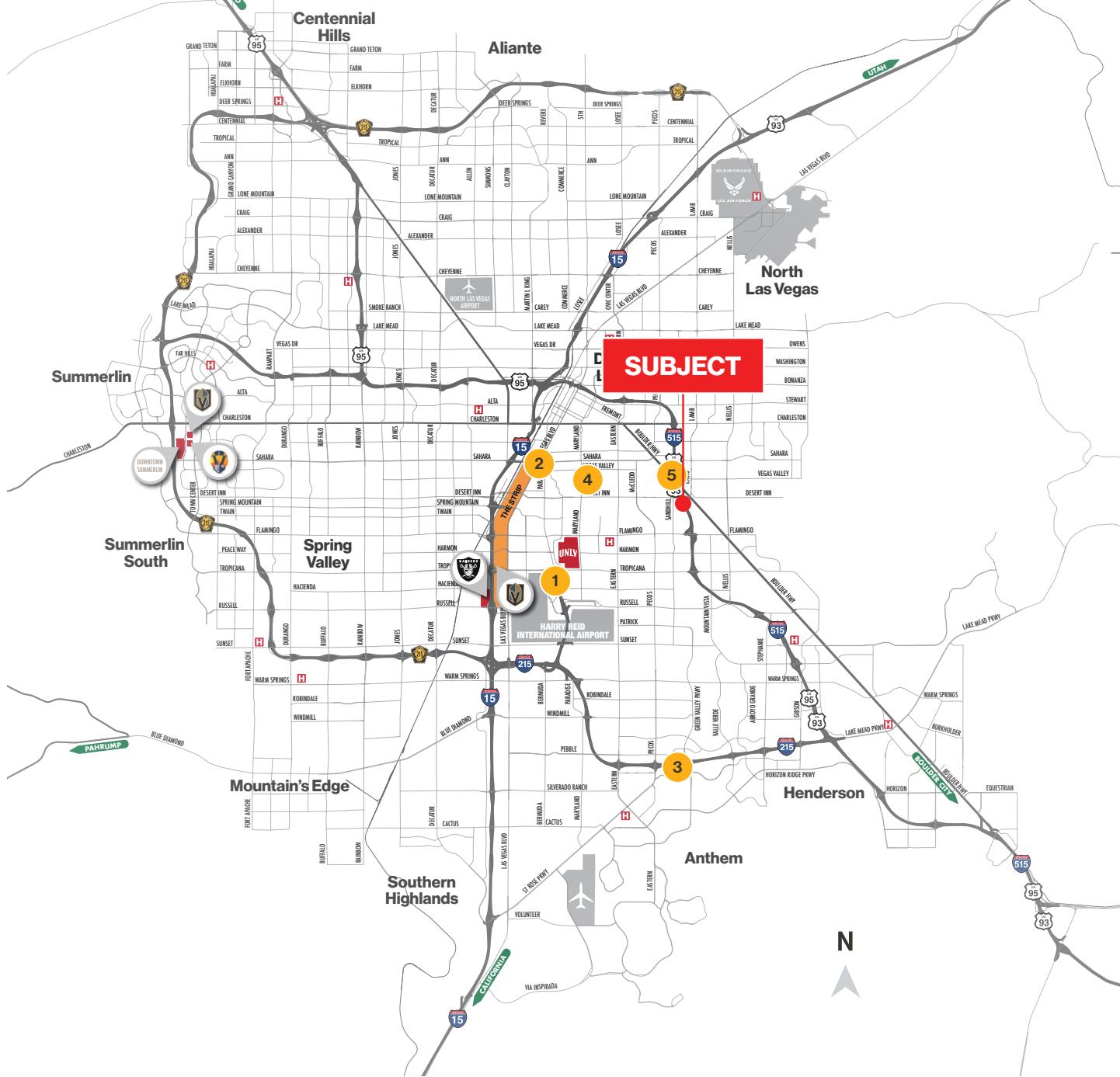
Aerials & Plans

# Vicinity Map

The property is situated on the east side of Las Vegas, close to the intersection of East Desert Inn Rd. and Sandhill Rd. It offers convenient freeway access, being just 1.25 miles from the US 95/Interstate 515 on-ramps.

## Amenities

- 1 Harry Reid International -5.1 miles
- 2 The Las Vegas Strip -5.5 miles
- 3 The District at Green Valley -14 miles
- 4 Sunrise Hospital -3.1 miles
- 5 Interstate 515 -2.4 miles



## Aerial



# Site Plan

 Subject



N  
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# Floor Plans

 Common Area Restrooms

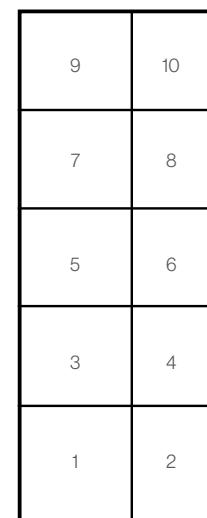
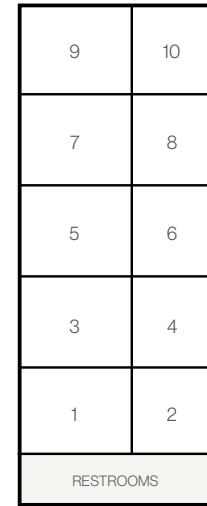
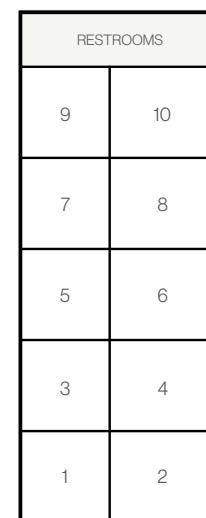
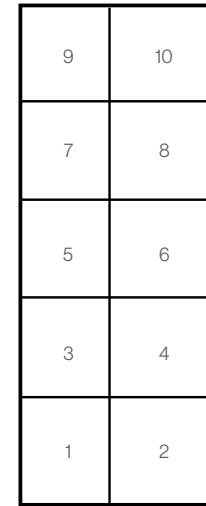
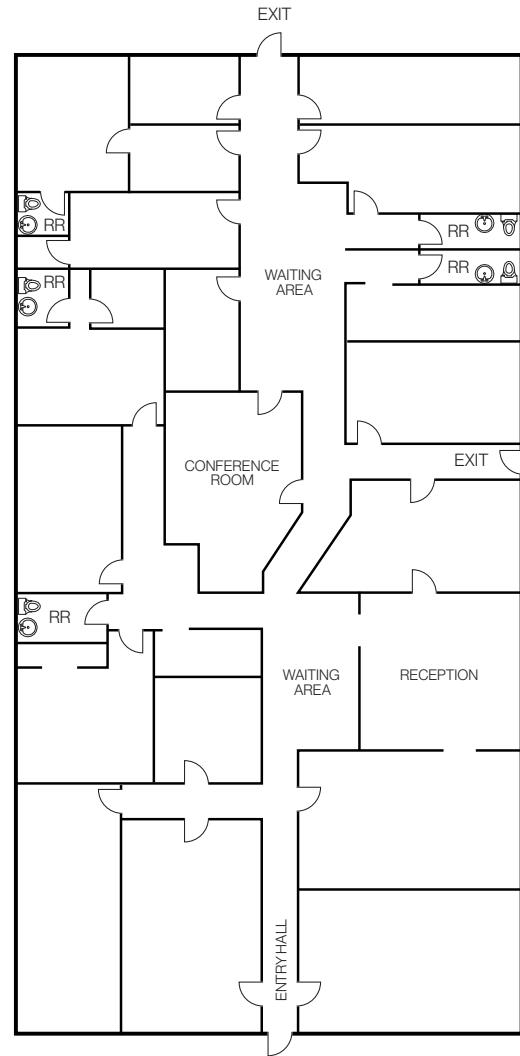
 **62**  
Total Units

 **22 Units**  
Main Building

 **20 Units**  
Building 100 & 200

 **20 Units**  
Building 300 & 400

- Dedicated entrances to each unit for buildings 100, 200, 300 and 400



# 09

## Market Overview



## Important Statistics

5-Mile Radius

 **485,353**  
Total Population

 **635,001**  
Daytime Population

 **18,458**  
Number of Businesses

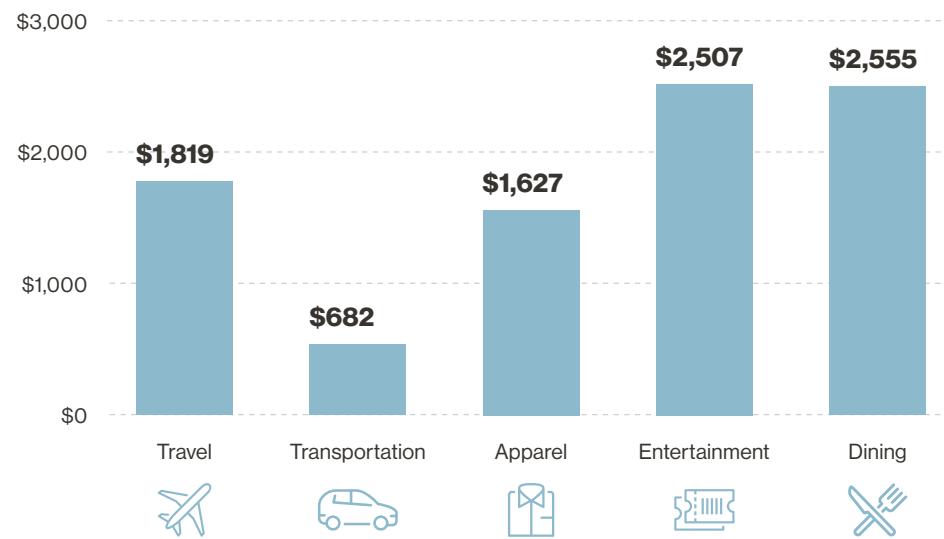
 **0.26%**  
2024-2029 Population Growth

 **315,353**  
Total Employees

 **\$348,674**  
Median Home Value

## Spending Statistics

5-Mile Radius



## Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	98,915	217,960	326,134
2024 Population	101,610	224,652	338,185
2029 Population	103,729	232,847	350,671
Annual Growth 2020-2024	0.63%	0.71%	0.86%
Annual Growth 2024-2029	0.41%	0.72%	0.73%
Income			
2024 Average Household Income	\$83,027	\$89,924	\$103,962
2029 Average Household Income	\$97,123	\$104,904	\$120,316
2024 Per Capita Income	\$33,377	\$37,563	\$42,616
2029 Per Capita Income	\$39,682	\$44,530	\$50,046
Households			
2020 Total Households	38,577	89,487	131,895
2024 Total Households	40,679	93,424	138,382
2029 Total Households	42,217	98,457	145,679
Housing			
2024 Total Housing Units	43,187	99,709	147,043
2024 Owner Occupied Housing Units	18,028	41,913	72,245
2024 Renter Occupied Housing Units	22,651	51,511	66,137
2024 Vacant Housing Units	2,508	6,285	8,661
2029 Total Housing Units	44,705	104,725	154,397
2029 Owner Occupied Housing Units	19,069	44,516	76,291
2029 Renter Occupied Housing Units	23,148	53,941	69,389
2029 Vacant Housing Units	2,488	6,268	8,718

# Key Figures of Southern Nevada



2024

Travel

# 41.7 MM

Number of Visitors to Las Vegas



2024

Revenue

# \$13.5 B

Clark County's Gaming Revenue



2024

Occupancy

# 90.8%

Las Vegas' Weekend Occupancy

# 58.5 MM

Number of Enplaned/Deplaned Airline Passengers

# ± 5k

Number of People Moving To Las Vegas Daily

# \$8.8 B

Las Vegas Strip Gaming Revenue

# 6.0 MM

Number of Convention Visitors

# 150k

Number of Hotel Rooms

# 83.6%

Las Vegas' City-Wide Occupancy

# 46.8 MM

Total Room Nights Occupied



# Top Projects 2025-2029 Under Construction & Planned



## \$30.6 Billion

In Project Costs in the Development Pipeline in Southern Nevada

#	Project	Cost	Status of Project	Estimated
1	<b>Brightline High Speed Rail</b> High-speed rail line from Las Vegas to SoCal	<b>\$12B</b>	Planned	2026
2	<b>Oak View Group Arena &amp; Hotel-Casino</b> 850,000 SF arena, casino, and hotel	<b>\$10B</b>	Planned	2026
3	<b>Sony / Howard Hughes Project</b> Movie studio and mixed-use development on 30 AC in Summerlin South	<b>\$1.8B</b>	Planned	TBD
4	<b>Tropicana / A's Stadium</b> 30,000 seat ballpark on the Tropicana site	<b>\$1.5B</b>	Planned	2028
5	<b>LV Convention Center N., Central, &amp; S. Halls Renovation</b> Technology upgrades, newly designed parking lot, outdoor plaza and indoor lobby at the South Hall	<b>\$600MM</b>	Under Construction	2025
6	<b>LVXP Arena</b> Casino resort, 2,605 units, 752-ft tower, NBA arena	<b>DND</b>	Planned	2029
7	<b>Universal Studios- Horror Unleashed (AREA 15)</b> Next to Area 15/close to LV Strip; 110,000 SF; 20 AC expansion	<b>DND</b>	Under Construction	TBD
8	<b>Station's Casino Inspirada</b> Henderson; 80,000 SF of casino space, 600 hotel rooms, 4 restaurants, 11 unit food hall, bowling alley, movie theatre	<b>DND</b>	Under Construction	January 2026
9	<b>BLVD Retail Center</b> Las Vegas Strip; high-end retail shopping mall w/ outdoor experience for consumers	<b>DND</b>	Under Construction	2025
10	<b>Fertitta Entertainment Casino / Hotel Project</b> 43-story 2,420 room project on the southeast corner of LV Blvd. and Harmon	<b>DND</b>	Planned	TBD

Source: vegasdevmap.com | lvcaa.com/research | reviewjournal.com/business

DND: Did Not Disclose



# A New Frontier for Sports



**Las Vegas is now a sports epicenter, with teams like the NFL's Raiders, NHL's Golden Knights, WNBA's Aces and events like Super Bowl 58 and Formula 1 Grand Prix.**



## Raiders

- Inaugural season: 2020
- Home Field: **\$1.9B** Allegiant Stadium built in 2020 with **65,000 seat capacity**
- Hosted Super Bowl 58 in 2024



## Formula 1

- Purchased 39 AC for **\$240MM** in 2022 with a total project cost estimated at **\$500MM**
- Inaugural race: November 2023
- Race attracted 315,000 fans and generated **\$1.2B** in economic impact



## Vegas Golden Knights

- Inaugural season: 2017-18
- Home ice: T-Mobile Arena built in 2016 with **18,000 seat capacity**
- **2023 Stanley Cup Champions**



## Ultimate Fighting Championship

- Las Vegas is home of the **55 AC UFC headquarters**
- UFC programming is broadcast in over **165 countries**
- Produces more than 40 live events annually around the globe, **over 5 events in 2024**



## Las Vegas Aces

- Inaugural season: 2018
- **2022 and 2023 WNBA champions**
- Aces are owned by Mark Davis, the current owner of the NFL's Las Vegas Raiders



## Las Vegas A's – Coming Soon!

- In Nov. 2023, MLB owners approved Athletics' move from Oakland to Las Vegas
- New stadium planned at Tropicana Las Vegas, covering **35 acres**
- Expected to cost **\$1.5 billion** with **30,000 seat capacity**



## Las Vegas Aviators

- Minor League Baseball, Oakland A's affiliate
- Inaugural season: 2019
- Home Field: **\$150MM** Las Vegas Ballpark with **8,196 seating capacity**



## Henderson Silver Knights

- American Hockey League, Vegas Golden Knights Affiliate
- Inaugural season: 2020-21
- Home Ice: **\$84MM** Dollar Loan Center with **5,567 seating capacity**



## LV Lights FC

- American professional soccer team, that plays in the USL Championship
- Inaugural season: 2018
- Home field: Cashman Field with **9,334 seating capacity**

# Nevada

## Tax Advantages

Nevada is the most business-friendly state in the West, offering a very low-regulation environment and a variety of incentives to help qualifying companies make the decision to do business in the state. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

Nevada ranks as the **17th** best state in the Tax Foundation's 2025 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes; individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

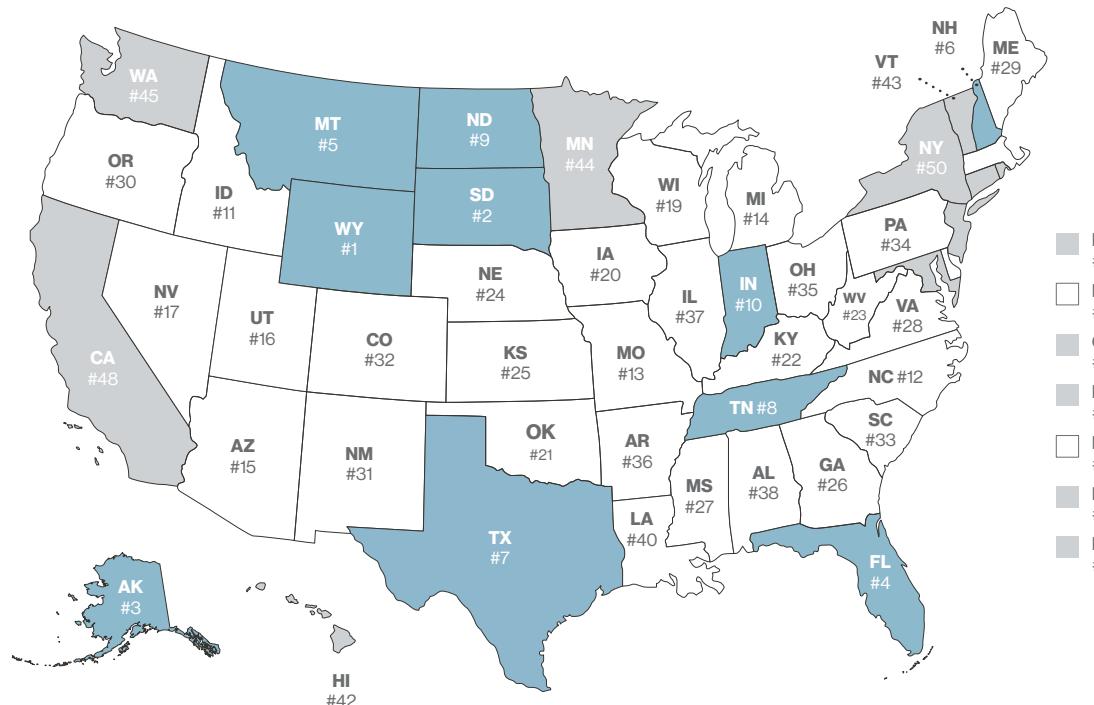
### Tax Free Haven

- No Corporate Income Tax
- No Corporate Shares Tax
- No Franchise Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax

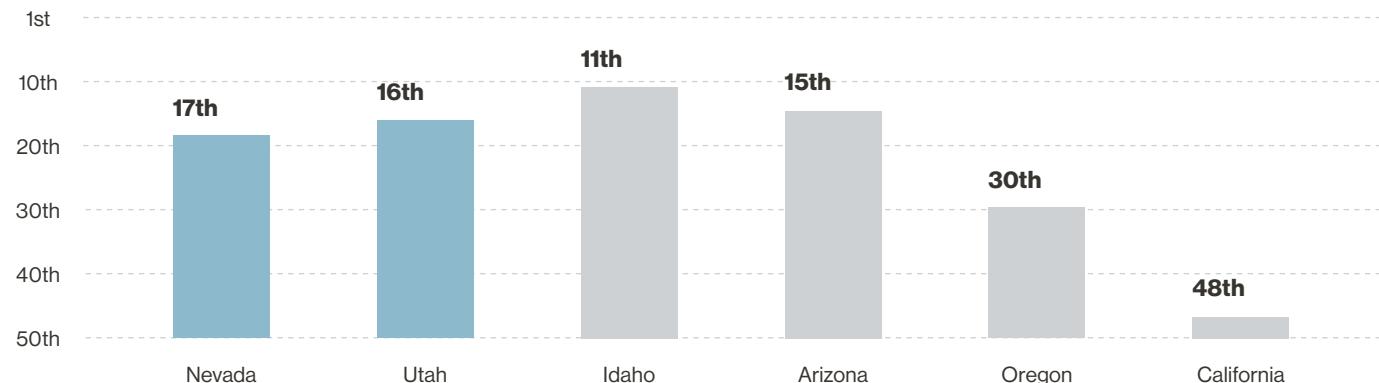
### 2025 State Business Tax Climate Index

10 Best Business Tax Climates

10 Worst Business Tax Climates



### Tax Climate Index Ranking By State



Source: taxfoundation.org

# A Look at Southern Nevada

## Clark County

Clark County, home to the renowned Las Vegas Strip, is the **nation's 11th largest county**. With over 3.19 million residents and 41.7 million yearly visitors, it offers various services, including the 8th busiest US airport and the state's largest hospital. Mt. Charleston and skiing are just 45 minutes away, with the Red Rock National Conservation Area nearby.

## Las Vegas

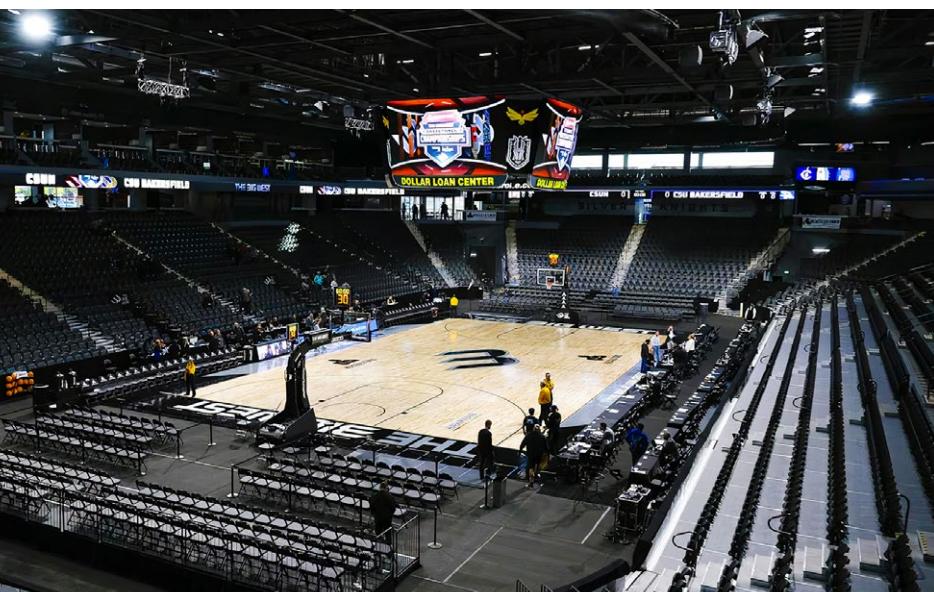
Las Vegas ranks as the **24th most populous city in the US**, the largest in Nevada. It anchors the Las Vegas Valley metro area, being the Mojave Desert's largest city. Celebrated globally as a resort destination, it's known for its vibrant gambling, shopping, dining, entertainment, and nightlife scenes, making the Las Vegas Valley the prime financial, commercial, and cultural hub of Nevada.

## North Las Vegas

North Las Vegas experienced a population surge over the past 17 years due to factors like low unemployment, a thriving economy driven largely by its industrial development, freeway loop connections, and record home construction. The city, with around **290,000 residents**, hosts Nellis Air Force Base, recognized as the "Home of the Fighter Pilot" and housing the U.S. Air Force Warfare Center, the world's largest and most rigorous advanced air combat training center.

## Henderson

As of 2024, Henderson, Nevada, boasting over 350,000 residents, retains its status as Nevada's second-largest city. It continues its legacy of safety, consistently ranking among the nation's top cities. In the most recent FBI Uniform Crime Report, Henderson secured a position in the **top 10 safest cities** in the United States.



# A Look at Southern Nevada

## Las Vegas Strip

The Las Vegas Strip, a 4.2-mile stretch in the heart of the city's entertainment and tourism industry, is a bustling epicenter of gaming and hospitality. Lined with extravagant hotels and casinos, and world-class restaurants, the Strip offers an array of experiences for visitors. From high-stakes gaming to captivating stage shows, the Las Vegas Strip continues to allure and inspire travelers.



## Downtown Las Vegas

Downtown Las Vegas (DTLV), the historic heart and central business district of Las Vegas, NV, originally served as the city's main gambling area before the Strip emerged. It still maintains its gaming scene and features a blend of high-rise hotels, businesses, cultural centers, historical landmarks, government institutions, and residential and retail developments. Fremont Street, home to most of downtown's hotels and casinos, **drew in 26MM annual visitors.**



## Summerlin

Summerlin, an upscale master-planned community in the Las Vegas Valley, borders the Spring Mountains and Red Rock Canyon to the west. It spans both Las Vegas city limits and unincorporated Clark County, covering over  $\pm 24,200$  acres. Summerlin boasts 300+ parks, 16+ public and 11 private schools, 15 houses of worship, 10 golf courses, 3 resort hotels, 4 recreational facilities, 125+ retail and entertainment centers, established office parks, and a medical center.

## Southwest Las Vegas

Encompassing master-planned developments such as Rhodes Ranch and Mountain's Edge, the Southwest is a distinct corner of the Valley cherished for its bedroom communities and rural allure, forming part of a larger unincorporated Las Vegas stretch striving to preserve its rural essence. Today, its strategic positioning near freeways yet distant from The Strip renders it an appealing locale for numerous Las Vegans and prospective home buyers alike.

Source: lvcoa.com | britannica.com

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LOGIC Las Vegas LLC engages in a broad range of commercial real estate businesses including, but not limited to brokerage services, property management and investment fund management. At times different LOGIC affiliates may have or represent clients who have competing interests in the same transaction. For example, affiliates or their clients may have or express an interest in the property described in this Memorandum **3838 – 3856 Raymert Drive, Las Vegas, NV 89121**, and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither LOGIC Las Vegas LLC nor any affiliate has an obligation to disclose to you such affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, LOGIC Las Vegas LLC and its affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. LOGIC Las Vegas LLC and its affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

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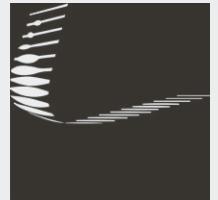
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# LOGIC Commercial Real Estate

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For inquiries please reach out to our team.

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