

THE VALLEY VIEW SUITES

3710 - 3760 W. Tompkins Ave. & 4650 - 4682 S. Valley View Blvd., Las Vegas, NV 89103

AVAILABLE
For Lease

SUBJECT

4650 - 4682 S. Valley View Blvd.

SUBJECT

3710 - 3760 W. Tompkins Ave.

 **VALLEY VIEW BLVD**

 **MDLGroup**

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THE VALLEY VIEW SUITES

3710 - 3760 W. Tompkins Ave & 4650 - 4682 S. Valley View Blvd

+ Parcel Number	162-20-301-017
+ Zoning	Light Industrial (I-L)
+ Year Built	1972 (Renovated 2022)
+ Property Size	±32,500 SF
+ Parking	23 surface stalls
+ Cross Streets	Valley View Blvd & Tompkins Ave
+ Submarket	Southwest
+ Traffic Counts	Valley View Blvd // ±15,000 VPD Tropicana Ave // ±57,500 VPD

Lease Details



\$1.25 PSF NNN

Lease Rate



\$0.30 PSF

CAM Charges



±5,000 SF

Available Space

Property Highlights

- Single-story ±32,500 SF industrial building with 9 grade level and 4 dock-high doors
- Each suite includes a restroom, office space, and warehouse area
- Ceiling Height: ±16'
- Prime Southwest location
- Convenient ±0.8 mile access to the I-15 Freeway
- Close to Las Vegas Boulevard and quick service to The Strip

Property Overview

The Valley View Suites ("The Property") is located in the industrial sector of Southwest Las Vegas, this property features excellent frontage and visibility along Valley View Boulevard, with several points of ingress and egress into the Property. The building features several condominium warehouse spaces that are ideal for distribution, flex, & general purpose warehousing. Each suite includes a restroom, office space, & warehouse area. Come grow your business at Valley View Suites.

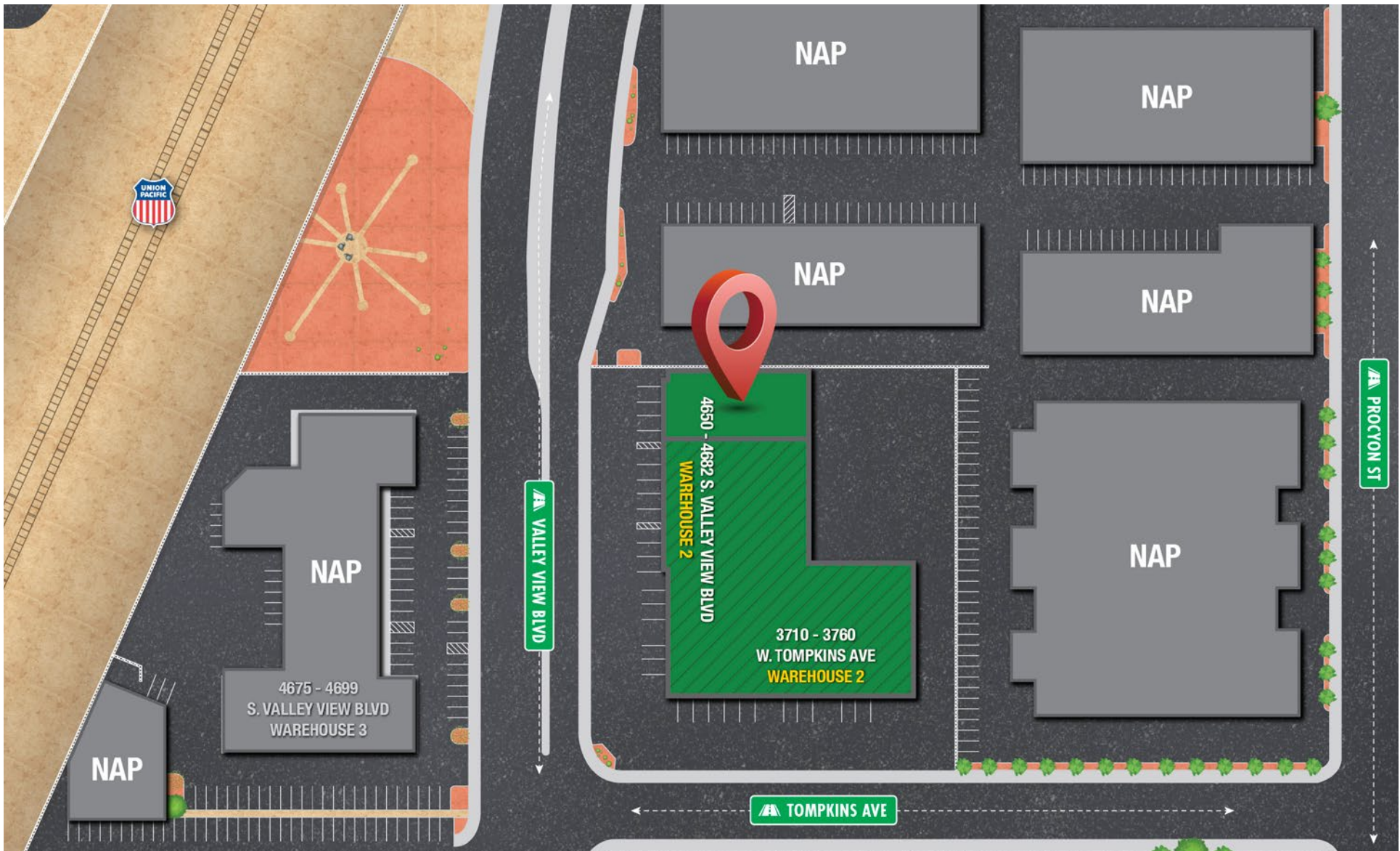
Area Description

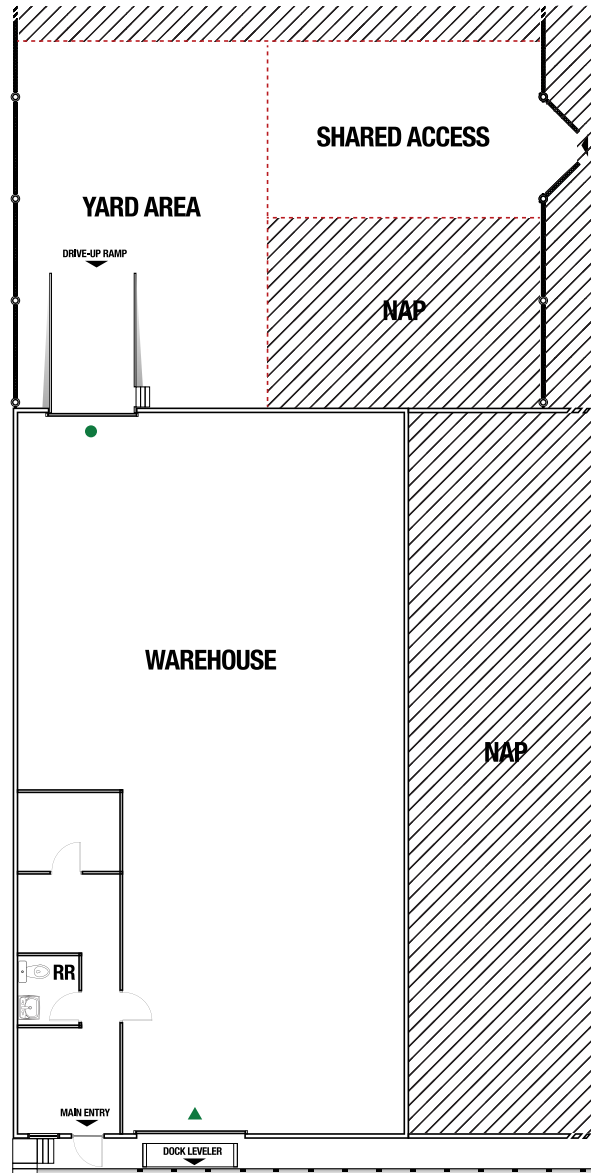
The Property is located on the northeast corner where Valley View Boulevard (±15,000 VPD) and Tompkins Avenue meet, and just a couple of blocks north from highly-trafficked Tropicana Avenue (±57,500 VPD). The Property has nearby amenities within driving distance, including retail centers that have Home Depot, Harbor Freight, Raising Cane's, Bank of America, Tread Vegas Fitness, Jack in the Box, and In-N-Out Burger. It is approximately ± 1.3 miles away from Las Vegas Boulevard South, providing access to the plentiful retail shops and services along the Strip.

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Lease Highlights



\$1.25 PSF NNN

Lease Rate



\$0.30 PSF

CAM Charges



\$7,750.00

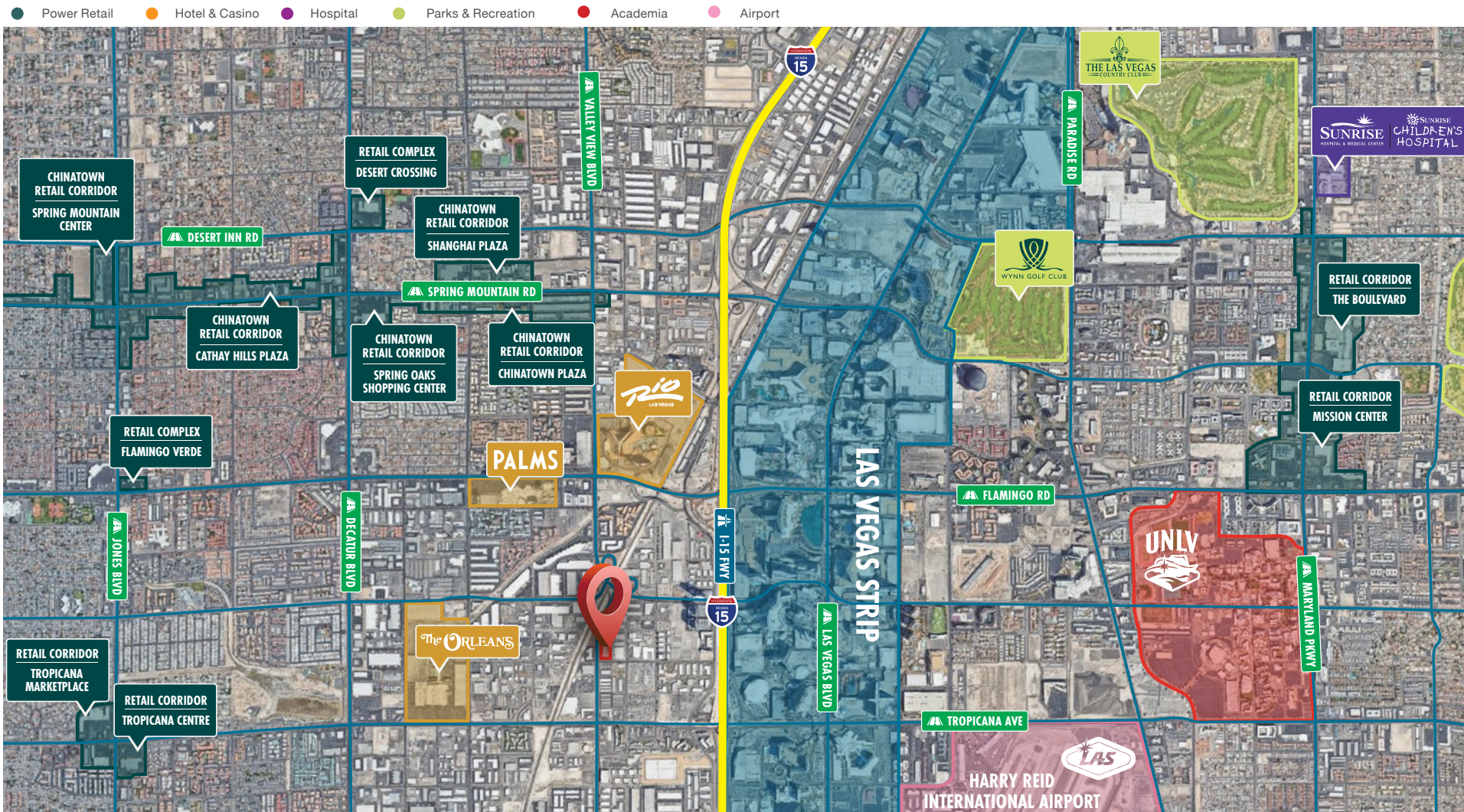
Monthly Rent

Suite Details

- + **Suite Number:** 4650
- + **Total SF:** ±5,000
 - **Office SF:** ±600
 - **Warehouse SF:** ±4,400
- + **Grade Level Doors:** One (1) - Rear
- + **Dock-High Doors:** One (1) - Front
- + **Ceiling Height:** ±16'
- + **Available:** Immediately

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.

- Grade Level Door ▲ Dock-High Door





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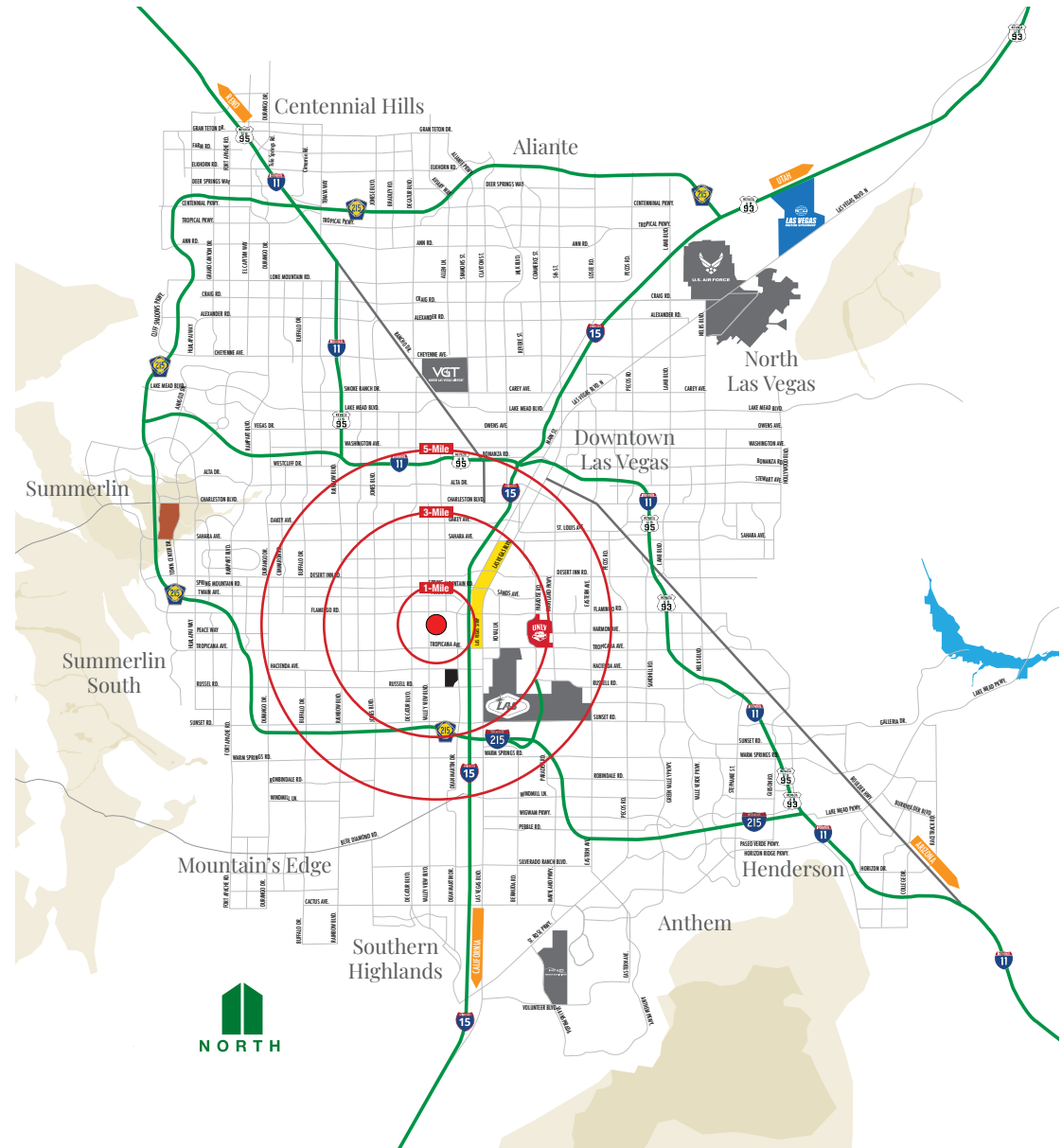
For Lease

Population	1 mile	3 miles	5 miles
2010 Population	5,821	122,185	343,006
2020 Population	6,653	126,599	362,846
2024 Population	7,294	129,307	369,151
2029 Population	7,627	133,742	382,066
2010-2020 Annual Rate	1.34%	0.36%	0.56%
2020-2024 Annual Rate	2.19%	0.50%	0.41%
2024-2029 Annual Rate	0.90%	0.68%	0.69%
2024 Median Age	39.7	38.3	39.1

Households	1 mile	3 miles	5 miles
2024 Wealth Index	71	46	60
2010 Households	3,073	51,907	137,128
2020 Households	3,697	55,790	148,749
2024 Households	4,057	57,746	153,172
2029 Households	4,294	60,471	160,404
2010-2020 Annual Rate	1.87%	0.72%	0.82%
2020-2024 Annual Rate	2.21%	0.81%	0.69%
2024-2029 Annual Rate	1.14%	0.93%	0.93%

Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$105,647	\$70,849	\$83,220
2029 Average Household Income	\$118,389	\$81,765	\$96,555
2024-2029 Annual Rate	2.30%	2.91%	3.02%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	9,046	73,616	176,253
2020 Total Housing Units	7,096	68,927	171,138
2024 Total Housing Units	7,354	70,198	173,690
2024 Owner Occupied Housing Units	769	16,073	62,072
2024 Renter Occupied Housing Units	3,288	41,673	91,100
2024 Vacant Housing Units	3,297	12,452	20,518
2029 Total Housing Units	7,805	73,515	181,599
2029 Owner Occupied Housing Units	841	17,355	66,241
2029 Renter Occupied Housing Units	3,453	43,116	94,163
2029 Vacant Housing Units	3,511	13,044	21,195



Clark County Nevada


Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**

Land Area
(Square Miles)

 **2,265,461**

Population

 **298**

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Professional Sports



Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has four major league professional teams: the Vegas Golden Knights of the NHL (began play in 2017 as the region's first major pro team), the Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

Las Vegas is home to three minor league sports teams: 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



Nevada Tax Advantages

NEVADA

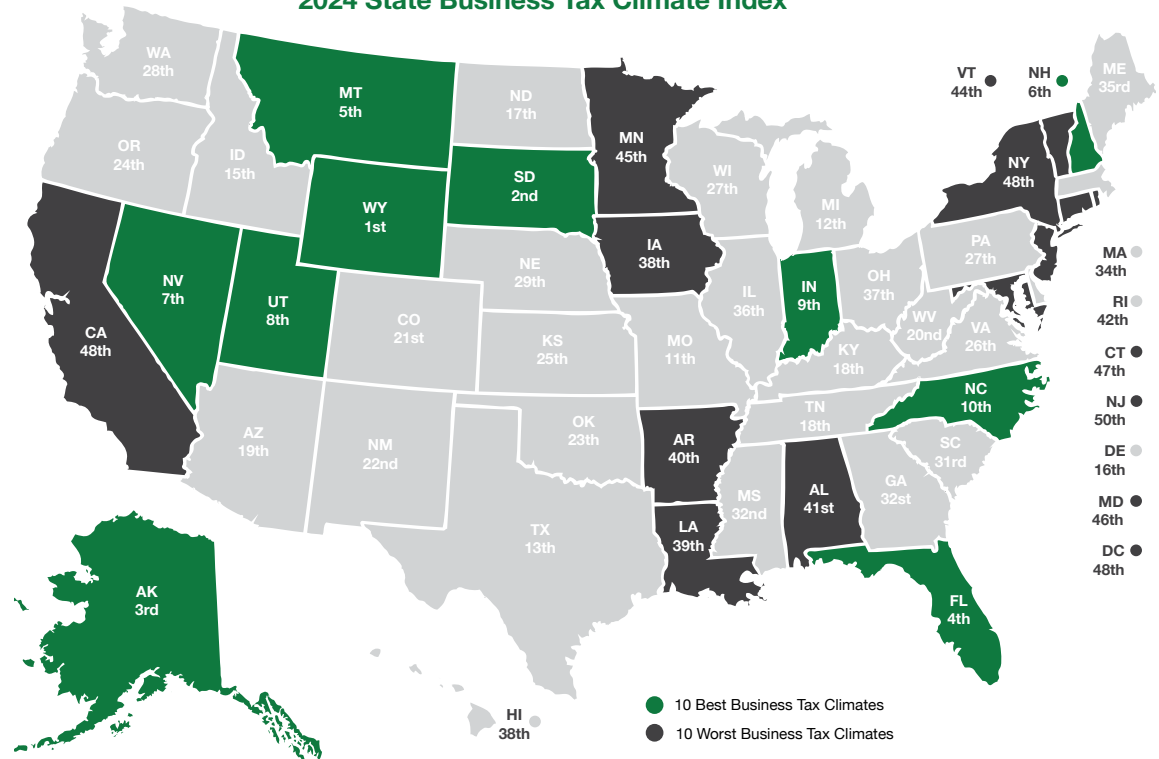
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking
California ranks 48th, Arizona 14th,
Idaho 16th, Oregon 28th and Utah
8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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Southern Nevada Growth

200,000+

Number of jobs
added between
2011 and 2019.

7,500+

Number of new
businesses added
between 2011 and 2019.

85%

Milestone graduation
rate for Clark County
school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)