



CONFIDENTIAL OFFERING MEMORANDUM

3470

E. Russell Road

LAS VEGAS, NV

CBRE



AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, 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 (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. 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, CBRE, Inc. 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. CBRE, Inc. 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).

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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ABOUT THE PROPERTY

CBRE, Inc. is pleased to exclusively offer for sale 3470 E Russell Road, strategically located just minutes away from Harry Reid International Airport. Spanning approximately 11,310 SF, this modern-style property offers approximately 9,430 SF of versatile and rentable space, suitable for an owner-user. The luxury two story office building boasts 12 well-designed offices, conference rooms, reception area, storage and utility rooms, break room, 17 parking spaces, elevator, and many other features. Whether you're an investor looking to diversify your portfolio or an owner-user seeking a dynamic workspace, this property's strategic location and thoughtful design make it a compelling prospect for success.

SALE DETAILS

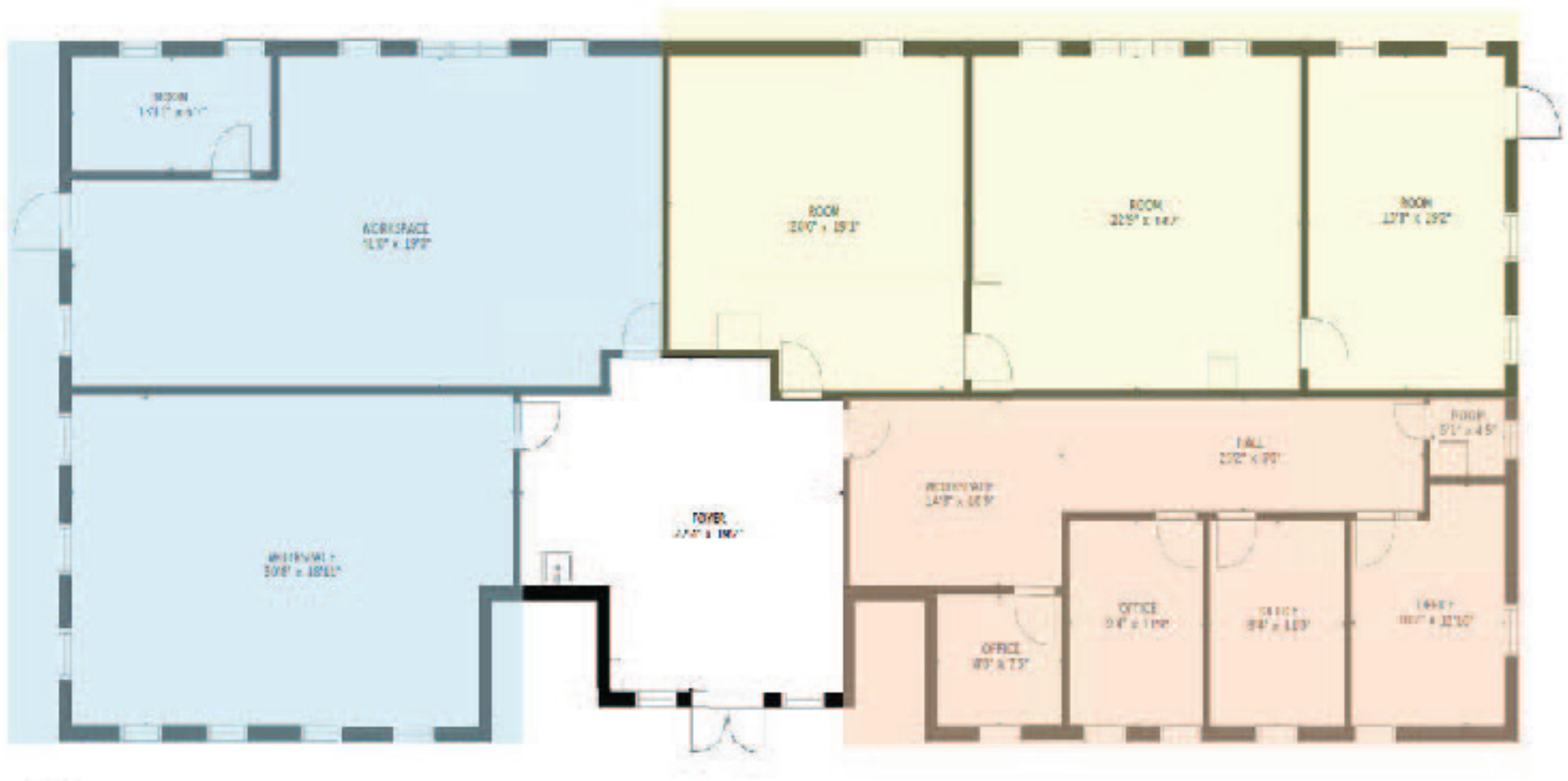
| | |
|-------------|-------------|
| Sales Price | \$2,500,000 |
| Total SF | ±11,310 |
| Price PSF | \$221 |

PROPERTY DETAILS

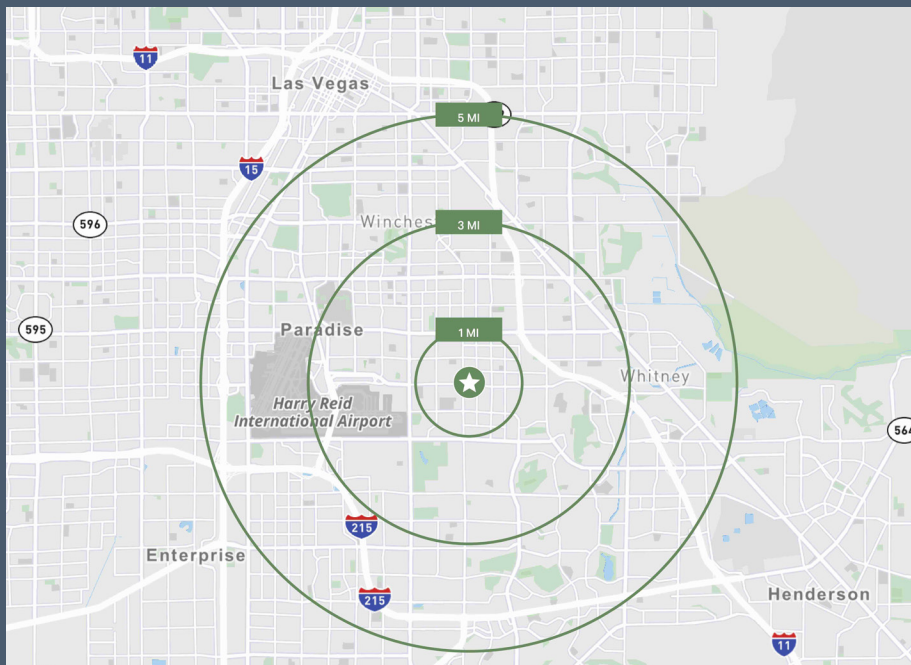
| | |
|-------------|-----------------------------|
| Parcel # | 161-30-401-041 |
| Parcel Size | ±0.59 Acres |
| Zoning | (C-P) Office & Professional |
| Year Built | 2003 |



FLOOR PLAN FIRST FLOOR







AREA DEMOGRAPHICS

| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|---------------------------|-----------|----------|-----------|
| 2024 Estimate | 2,058 | 83,771 | 369,236 |
| HOUSEHOLDS | 1-MILE | 3-MILE | 5-MILE |
| 2024 Estimate | 991 | 37,603 | 154,597 |
| INCOME | 1-MILE | 3-MILE | 5-MILE |
| 2024 Avg Household Income | \$105,137 | \$75,943 | \$102,306 |



RENT ROLL

CURRENT PHYSICAL TENANTS

| TENANT | SQUARE FOOTAGE | MONTHLY RENT (\$) | ANNUAL RENT (\$) | EXPIRATION DATE |
|---|-------------------|-------------------|------------------|-----------------|
| #100 ASHMI | ±774 SF | \$1,200 | \$14,400 | Month to Month |
| #206 Harrison Insurance | ±307 SF | \$800 | \$9,600 | Month to Month |
| #207 Dr Carroll R Thomas, PHD | ±242 SF | \$735 | \$8,820 | Month to Month |
| #213 Tax Fanatic | ±201 SF & ±207 SF | \$775 | \$9,300 | Month to Month |
| #219 Nestegg Investment Real Estate LLC | ±102 SF | \$540 | \$6,480 | Month to Month |
| First Floor (Vacant Offices) | ±2,580 SF | Vacant | Vacant | Vacant |
| Second Floor (Vacant Offices) | ±6,450 SF | Vacant | Vacant | Vacant |
| TOTAL RENTAL INCOME | | \$4,050 | \$48,600 | |

FINANCIAL ANALYSIS

| CURRENT TOTAL INCOME | | |
|-------------------------------|---------------------------|--------------------------|
| | Monthly Rent | Annual Rent |
| Physical Tenants | \$4,050.00 | \$48,600.00 |
| TOTAL INCOME | \$4,050.00 | \$48,600.00 |
| CURRENT TOTAL EXPENSES | | |
| | Monthly Total (\$) | Yearly Total (\$) |
| Landscaping | (\$300.00) | (\$3,600.00) |
| Cleaning | (\$525.00) | (\$6,300.00) |
| NV Energy | (\$740.00) | (\$8,880.00) |
| SW Gas | (\$454.00) | (\$5,448.00) |
| Water | (\$380.00) | (\$4,560.00) |
| Republic Services | (\$133.00) | (\$1,596.00) |
| Sewer | (\$171.00) | (\$2,052.00) |
| Insurance | (\$453.00) | (\$5,436.00) |
| Property Taxes | (\$1,296.00) | (\$15,552.00) |
| Phone Service | (\$240.00) | (\$2,880.00) |
| Internet | (\$505.00) | (\$6,060.00) |
| TOTAL EXPENSES | (\$5,197.00) | (\$62,364.00) |

3470

E. Russell Road

CONTACT US

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