

INDUSTRIAL ROAD BUSINESS CENTER

1818 S. Industrial Road, Las Vegas, NV 89102

AVAILABLE
For Lease



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010
www.mdlgroup.com

Brendon Pereira
Associate
Lic#: S.0203564
702.415.3683
bpereira@mdlgroup.com



Property Highlights

- ±6,160 SF multi-tenant two-story office center on ±2.08 acres
- Functional suite sizes with amenities including fiber optic service, plug & play options, controlled access, air conditioning, and balcony
- Located in designated Opportunity Zone
- Excellent visibility and prime frontage on Industrial Road with traffic counts up to ±18,500 VPD
- Surface parking ratio of 2.11/1,000 SF (13 spaces)
- Proximity to Arts District, Downtown Las Vegas, and the I-15 freeway
- Renovated in 2020
- Managed by Tiberti Management Company
- Walk Score®: 65 | Transit Score®: 48

Property Details



\$1.08 - \$1.25 PSF MG

Lease Rate



\$0.85 PSF

CAM Charges



±170 SF - ±1,195 SF

Available Space

Demographics

Population	1 mile	3 miles	5 miles
2025 Population	±13,209	±177,241	±498,291
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$95,464	\$70,697	\$73,689



INDUSTRIAL ROAD BUSINESS CENTER 1818 S. Industrial Road

+ Parcel ID	162-04-704-004
+ Zoning	Light Industrial (M-1)
+ Year Built	1971 (Renovated 2020)
+ Property Size	±6,160 SF
+ Lot Size	±90,605 SF (±2.08 AC)
+ Cross Streets	Industrial Road & St. Louis Avenue
+ Submarket	Resort Corridor
+ Traffic Counts	Industrial Rd ±18,500 VPD Wyoming Ave ±31,175 VPD

Property Overview

Industrial Road Business Center is a two-story, ±6,160 SF multi-tenant office property strategically located in the Resort Corridor submarket. Built in 1971 with masonry construction, the building offers functional layouts, plug & play office options, balconies, and controlled access. The property sits on ±2.08 acres with ample surface parking and is positioned within an Opportunity Zone, providing long-term investment and tax advantages. The center is professionally managed by Tiberti Management Company, a well-established regional developer with over 35 years of experience in Southern Nevada. Current tenants include professional services such as dental, insurance, HVAC, and consulting firms, making it an ideal fit for small to mid-sized office users seeking accessibility, visibility, and convenience.

Area Overview

1818 S Industrial Rd is situated minutes from Downtown Las Vegas, the Arts District, and the Strip, with direct access to I-15 and major arterial corridors such as Sahara Avenue and Charleston Boulevard. The property benefits from strong traffic counts along Industrial Rd (up to ±18,500 VPD) and proximity to transit options including the Sahara Monorail Station less than one mile away. The Central East Las Vegas submarket is home to a mix of office, retail, and service providers. Within three miles, the area boasts a population of more than ±177,241 residents and nearly ±240,000 daytime employees. Tenants enjoy convenient access to Harry Reid International Airport (approx. 12 minutes away) and surrounding retail amenities, making the property an attractive option for businesses serving both local and regional markets.

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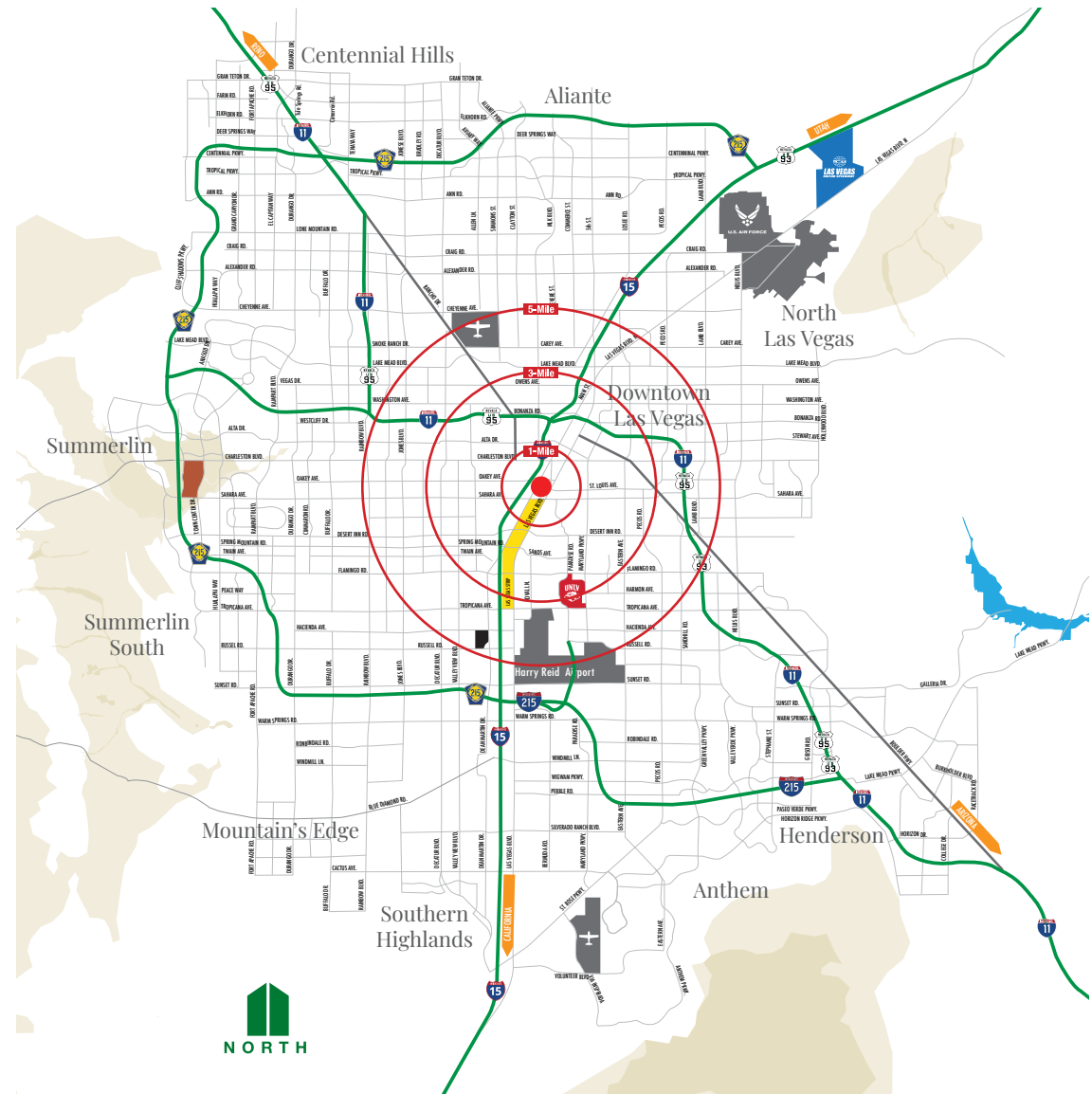
For Lease

Population	1 mile	3 miles	5 miles
2010 Population	11,451	170,450	477,740
2020 Population	12,220	172,637	493,435
2025 Population	13,209	177,241	498,291
2030 Population	14,653	184,923	513,427
2010-2020 Annual Rate	0.65%	0.13%	0.32%
2020-2025 Annual Rate	1.49%	0.50%	0.19%
2025-2030 Annual Rate	2.10%	0.85%	0.60%
2025 Median Age	45.0	37.9	36.9

Households	1 mile	3 miles	5 miles
2025 Wealth Index	70	44	48
2010 Households	5,106	65,332	173,114
2020 Households	5,952	72,212	187,799
2025 Total Households	6,662	76,604	194,727
2030 Total Households	7,561	80,937	202,866
2010-2020 Annual Rate	1.54%	1.01%	0.82%
2020-2025 Annual Rate	2.17%	1.13%	0.69%
2025-2030 Annual Rate	2.56%	1.11%	0.82%

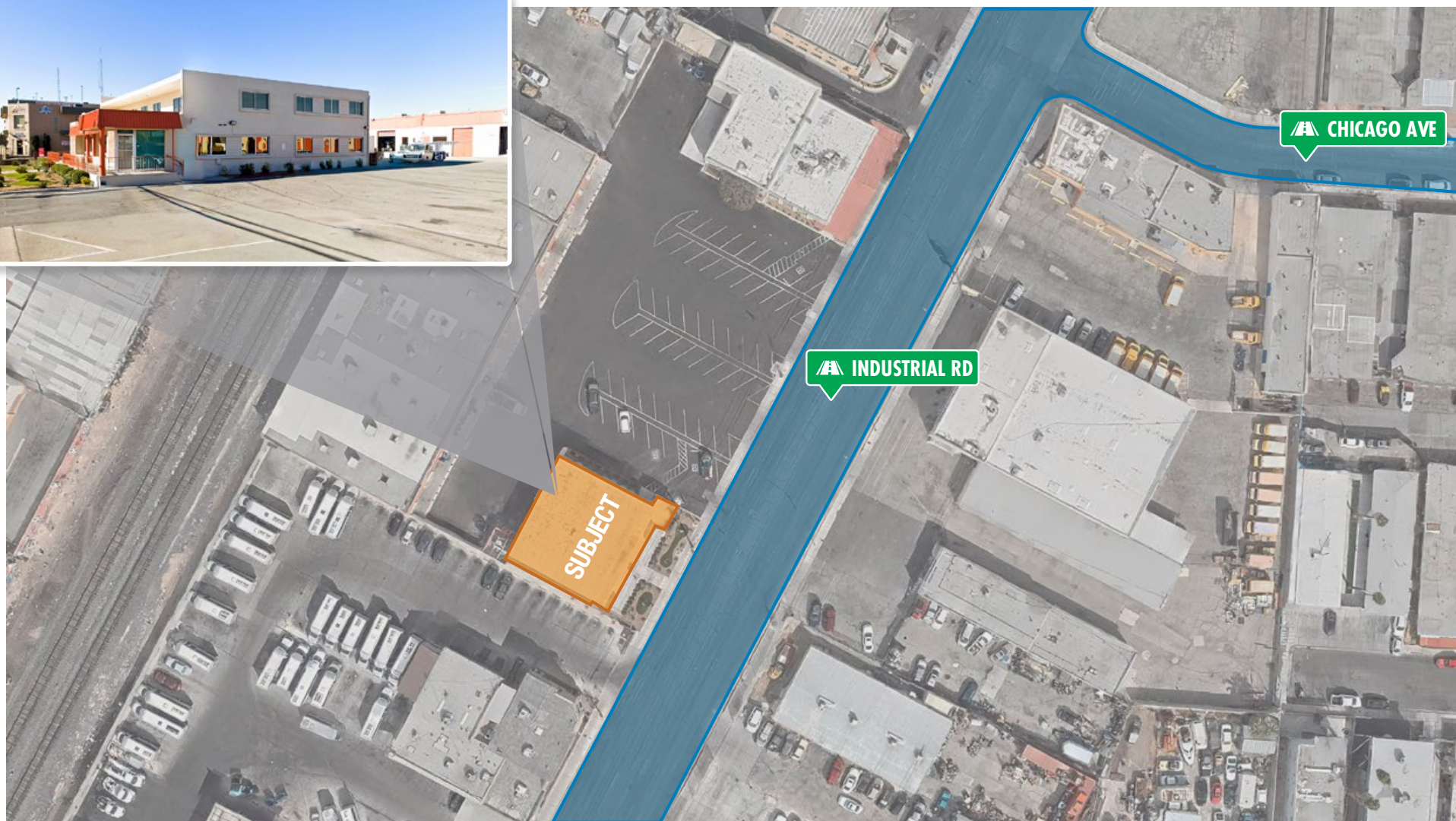
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$50,921	\$47,263	\$53,156
2030 Average Household Income	\$61,379	\$54,454	\$61,389
2025-2030 Annual Rate	3.81%	2.87%	2.92%

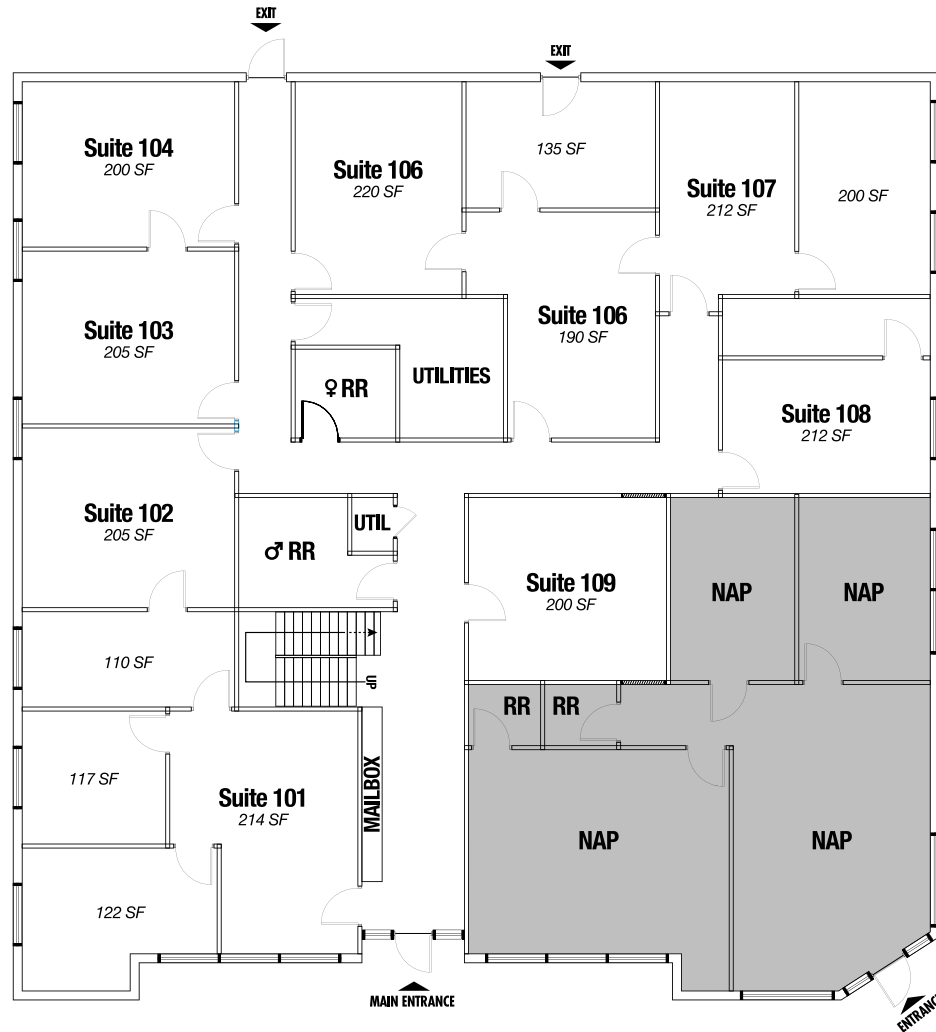
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	7,521	88,342	217,073
2020 Total Housing Units	7,240	85,958	211,660
2025 Total Housing Units	7,754	89,295	216,303
2025 Owner Occupied Housing Units	2,218	20,407	70,501
2025 Renter Occupied Housing Units	4,444	56,197	124,226
2025 Vacant Housing Units	1,092	12,691	21,576
2030 Total Housing Units	8,763	94,474	226,382
2030 Owner Occupied Housing Units	2,444	21,850	74,652
2030 Renter Occupied Housing Units	5,117	59,087	128,213
2030 Vacant Housing Units	1,202	13,537	23,516





Site Plan





Suite Details - First Floor



\$1.08 - \$1.25 MG

Lease Rate (PSF)



\$0.85 PSF

Monthly CAM Charges

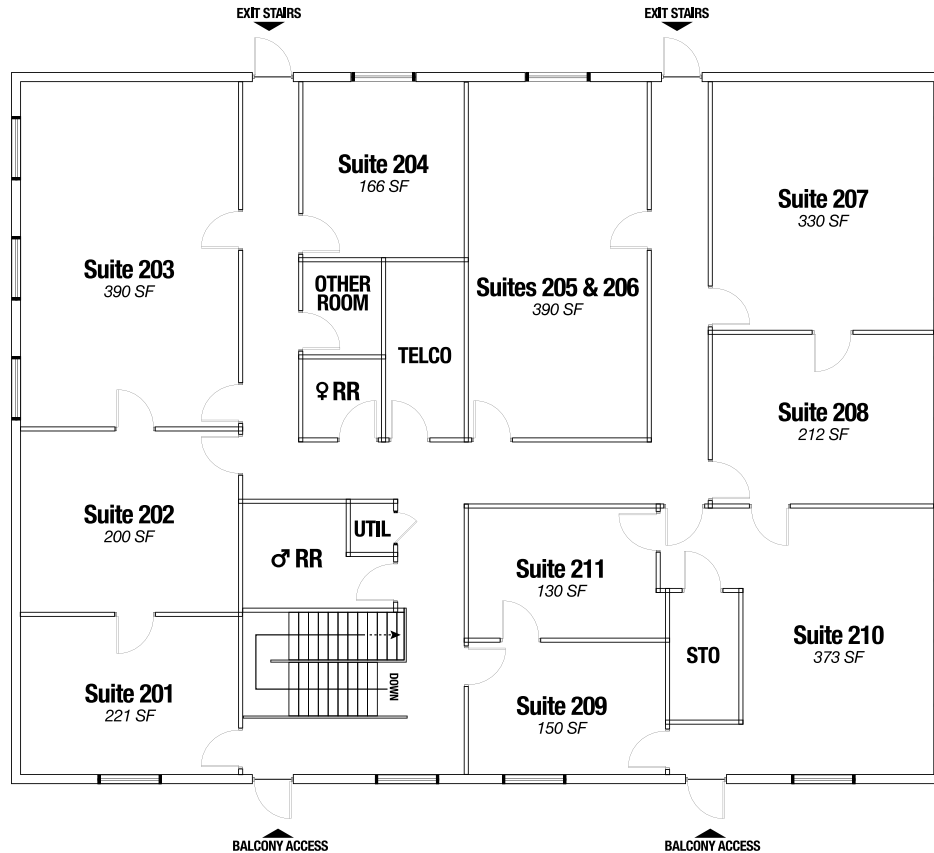


±200 SF - ±770 SF

Available Space

Suite	Size (Sq.Ft)	Lease Rate (Modified Gross Lease)	Monthly Rent	Availability
101-102	±770	\$1.16 - \$1.25 PSF	\$1,547.70 - \$1,617.00	Immediately
103-104	±405	\$1.16 - \$1.25 PSF	\$814.05 - \$850.50	Immediately
105-106	±545	\$1.08 - \$1.12 PSF	\$1,051.85 - \$1,073.65	Immediately
107-108	±625	\$1.16 - \$1.25 PSF	\$1,256.25 - \$1,312.50	Immediately
109	±200	\$1.16 - \$1.25	\$402.00 - \$420.00	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.



Suite Details - Second Floor



\$1.16 - \$1.25 MG

Lease Rate (PSF)



\$0.85 PSF

Monthly CAM Charges



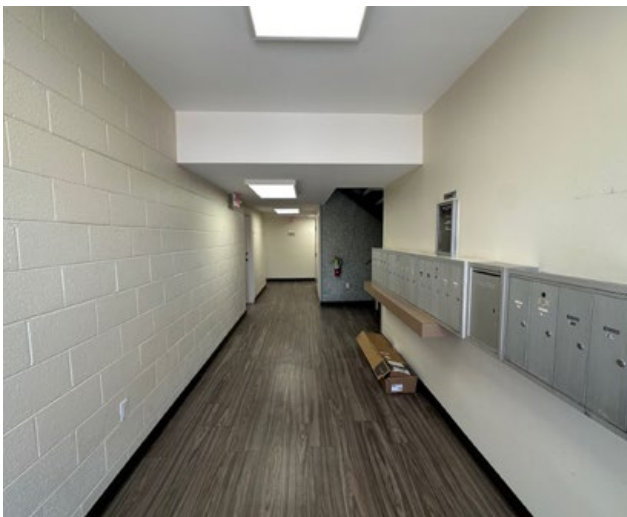
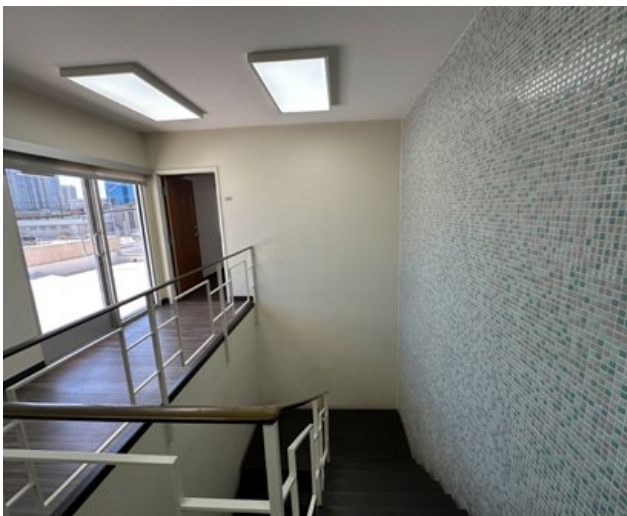
±170 SF - ±1,195 SF

Available Space

Suite	Size (Sq.Ft)	Lease Rate (Modified Gross Lease)	Monthly Rent	Availability
201-203	±810	\$1.16 - \$1.25 PSF	\$1,628.10 - \$1,701.00	Immediately
204	±170	\$1.16 - \$1.25 PSF	\$341.70 - \$357.00	Immediately
205-206	±545	\$1.08 - \$1.12 PSF	\$1,095.45 - \$1,144.50	Immediately
207-211	±1,195	\$1.16 - \$1.25 PSF	\$2,401.95 - \$2,509.50	Immediately

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Property Photos



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

City of Las Vegas





Synopsis


The City has cultivated and championed a variety of important projects for the benefit of the community. Some highlights include downtown's newest property Circa, scheduled to open this year. Circa is downtown's first newly built hotel-casino since the 1980s and includes a 459-foot-tall tower, 777 new rooms, a massive sports book, multiple swimming pools, bars and restaurants.

There has been a \$32 million upgrade to the Fremont Street Experience canopy, and the new Downtown Grand tower is just north of the canopy making the area even more spectacular. The City is looking forward to the grand opening of the new 350,000 SF International Market Expo Center. Another downtown highlight is the new residential development which includes two complexes on Symphony Park and ShareDOWNTOWN in the 18B Las Vegas Arts District.

Quick Facts

 **±141.8**
Size (Sq. Mi.)

 **641,903**
Population

 **4,526**
Pop. Density (Per Sq. Mi.)

The City is also bringing new technologies and industry to Las Vegas.

The heart of the Innovation District is the new International Innovation Center @ Vegas. The City of Las Vegas continues to be a hub for innovation and technology with the opening of this 11,000 SF center for established and emerging tech companies developing smart technologies.

Sources: wikipedia.com, data.census.gov

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



Nevada Tax Advantages

NEVADA

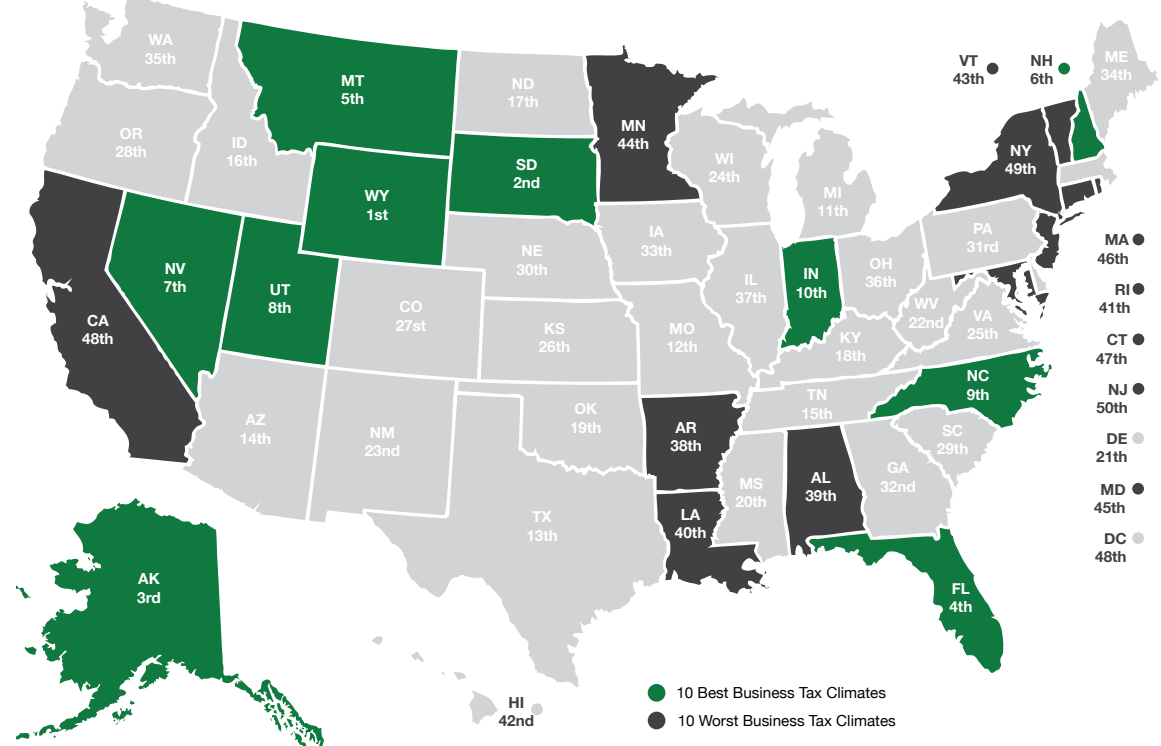
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

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.



Service you deserve. People you trust.



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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)