

EMERALD CITY CENTER

4265 & 4275 S. Arville Street, Las Vegas, Nevada 89103

AVAILABLE
For Lease



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POINT OF CONTACT



Property Highlights

- Prime location just west of the Strip, directly across from Palms Place and the Palms Hotel & Casino—perfect for capturing both resident and tourist traffic
- High-traffic intersection at Flamingo Road & Arville Street with the former attracting $\pm 50,000$ vehicles per day
- Ideal for restaurant, fitness, and bar concepts, complementing nearby lifestyle and entertainment uses
- Easy ingress / egress and visibility with ample parking and a prominent pylon sign on Arville
- 83 surface stalls available
- Strong residential demand nearby with growing multifamily developments fueling consistent foot traffic

Property Details



\$1.50 PSF NNN

Lease Rate



\$0.20 PSF

CAM Charges



± 792 SF

Available Space

Demographics

	1 mile	3 miles	5 miles
Population			
2025 Population	$\pm 23,740$	$\pm 135,866$	$\pm 389,646$
Ave. Household Income			
2025 Ave. Household Income	\$59,951	\$79,303	\$88,136



Zoned for Industrial Light (I-L)

EMERALD CITY CENTER 4275 S. Arville Street	
+ Parcel ID	162-19-104-004
+ Year Built	1986
+ Total SF	±27,603 SF
■ Bldg 4265 SF	±19,153 SF
■ Bldg 4275 SF	±8,450 SF
+ Land Size	±1.10 AC
+ Frontage	165' on Arville Street
+ Parking	83 Surface Stalls
+ Cross Streets	Arville Street & Nevso Drive
+ Submarket	West Central
+ Traffic Counts	Arville St ±19,200 VPD Flamingo Rd ±50,000 VPD

Property Overview

Emerald City Center is a ±27,603 SF retail destination in the heart of Las Vegas. Current tenants include Pole Fitness, Auntie M's, and Last Chance Tattoo, creating a unique mix of retail, fitness, and lifestyle uses. Located directly across from Palms Place and the Palms Hotel & Casino and surrounded by new multifamily developments, the center enjoys strong visibility and steady traffic. With ample parking and a pylon sign on Arville Street, your business will stand out to both locals and visitors. Emerald City Center is the perfect spot to grow your next venture.

Area Overview

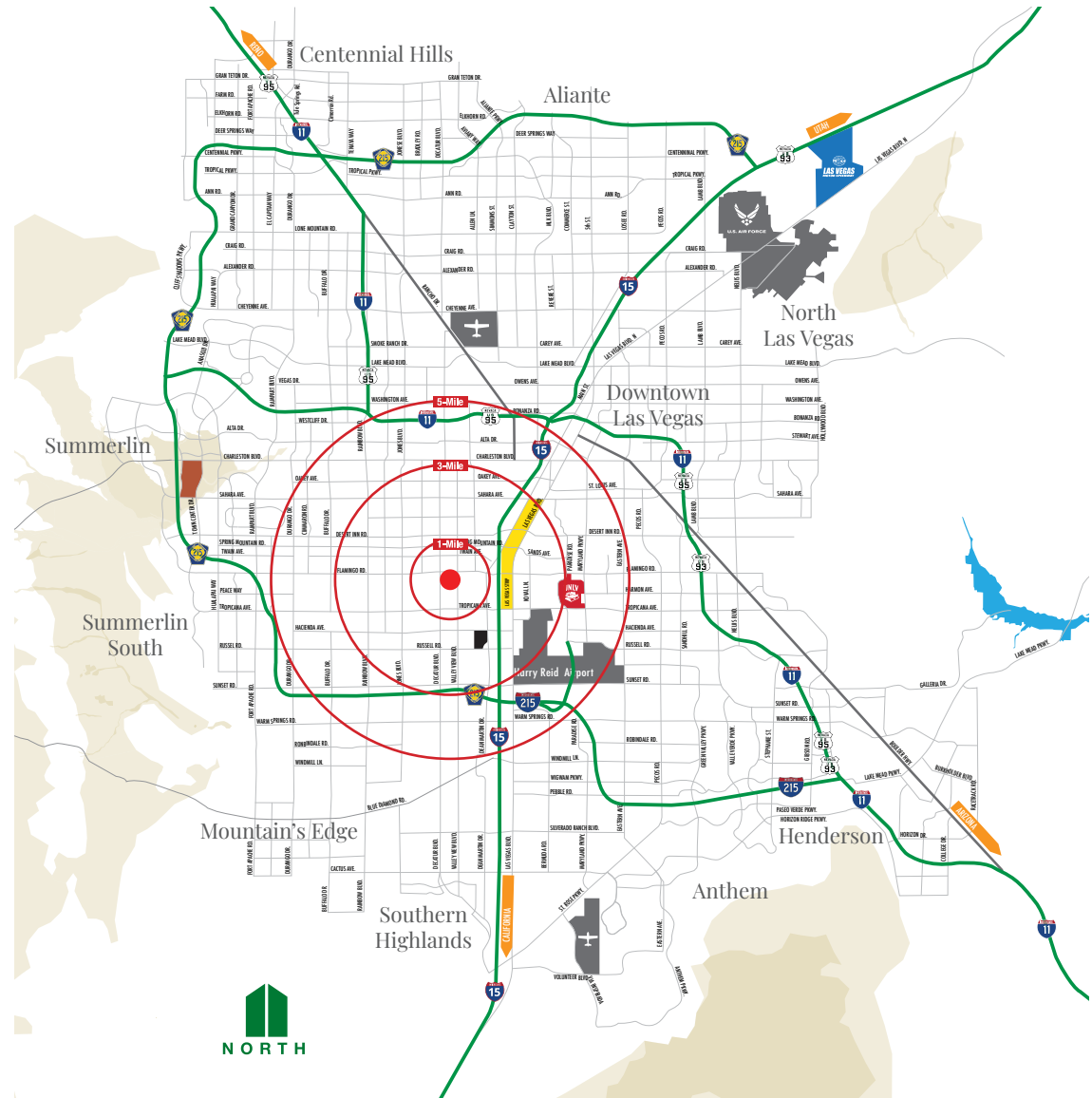
Located just west of the Las Vegas Strip, 4265 & 4275 S. Arville Street places your business in the center of one of the city's most vibrant trade areas. The property sits across from Palms Place and the Palms Hotel & Casino, offering unmatched visibility to both tourists and locals. The surrounding neighborhood features a strong mix of multifamily housing, retail, dining, and entertainment, providing a steady customer base throughout the day and evening. Easy access to major thoroughfares, including Flamingo Road, Tropicana Avenue, and the I-15 freeway, makes the location convenient for commuters and visitors alike. This dynamic environment continues to see growth, making Emerald City Center an ideal setting for businesses seeking high exposure and a diverse customer pool.

Population	1 mile	3 miles	5 miles
2010 Population	23,993	131,861	358,824
2020 Population	23,374	135,278	378,905
2025 Population	23,740	135,866	389,646
2030 Population	24,346	139,557	404,200
2010-2020 Annual Rate	-0.26%	0.26%	0.55%
2020-2025 Annual Rate	0.30%	0.08%	0.53%
2025-2030 Annual Rate	0.51%	0.54%	0.74%
2025 Median Age	39.0	39.6	39.2

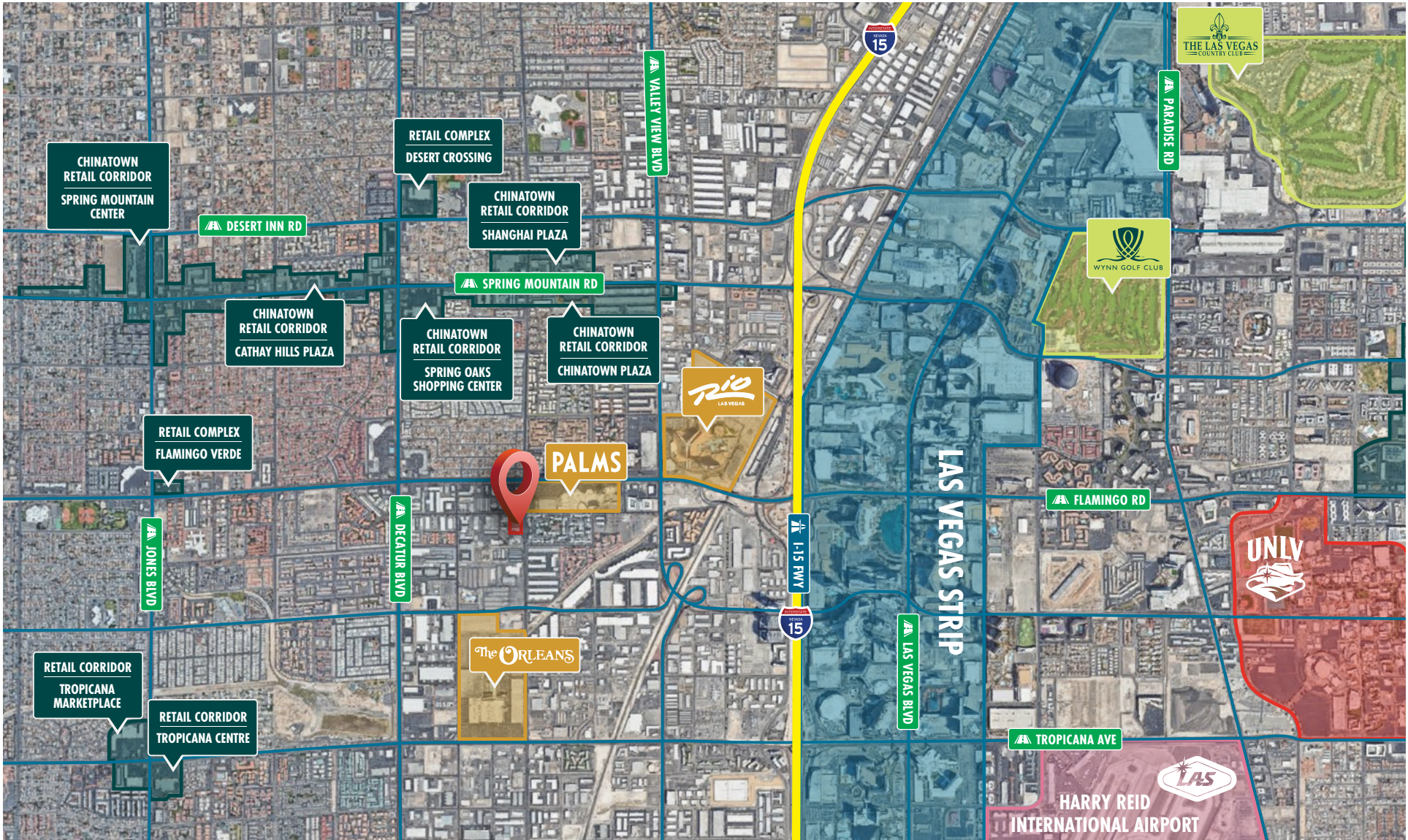
Households	1 mile	3 miles	5 miles
2025 Wealth Index	32	53	62
2010 Households	10,949	54,995	141,438
2020 Households	10,728	58,307	153,538
2025 Total Households	11,142	60,117	160,890
2030 Total Households	11,526	62,438	168,677
2010-2020 Annual Rate	-0.20%	0.59%	0.82%
2020-2025 Annual Rate	0.72%	0.58%	0.89%
2025-2030 Annual Rate	0.68%	0.76%	0.95%

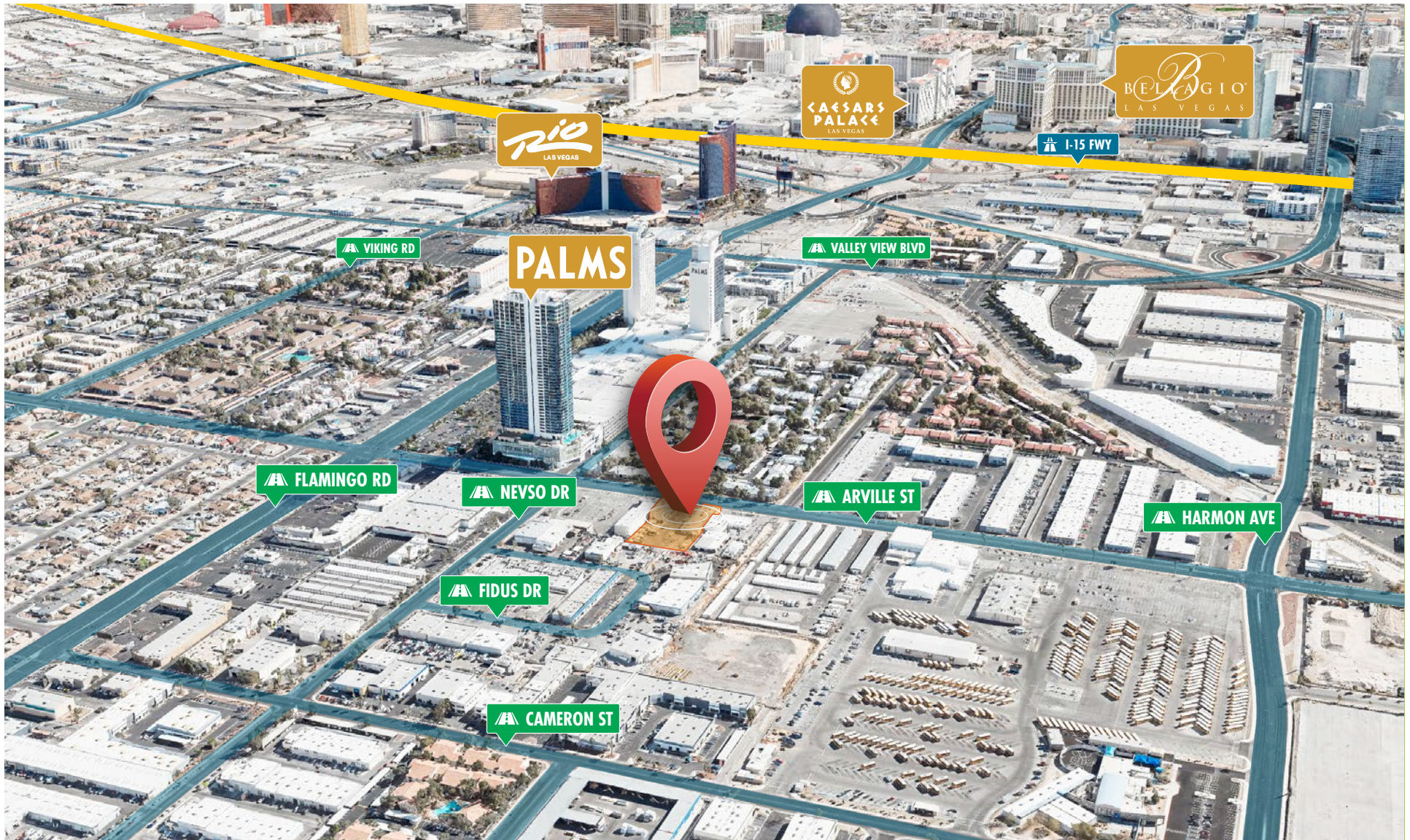
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$59,951	\$79,303	\$88,136
2030 Average Household Income	\$66,633	\$87,707	\$98,146
2025-2030 Annual Rate	2.14%	2.03%	2.17%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	13,915	76,121	180,178
2020 Total Housing Units	12,017	71,045	175,607
2025 Total Housing Units	12,349	72,162	181,469
2025 Owner Occupied Housing Units	2,514	20,166	64,293
2025 Renter Occupied Housing Units	8,628	39,951	96,597
2025 Vacant Housing Units	1,207	12,045	20,579
2030 Total Housing Units	12,763	75,049	190,254
2030 Owner Occupied Housing Units	2,695	21,243	68,099
2030 Renter Occupied Housing Units	8,831	41,195	100,578
2030 Vacant Housing Units	1,237	12,611	21,577

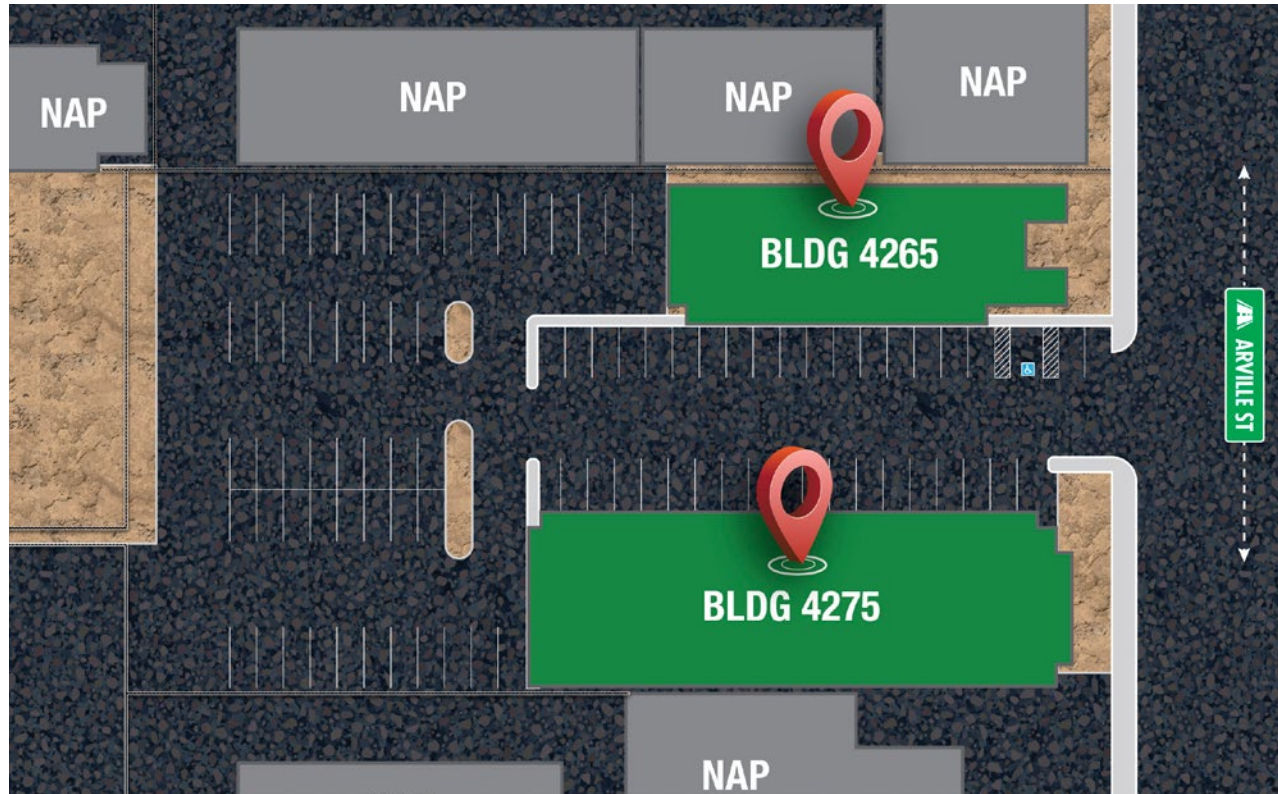


● Power Retail ● Hotel & Casino ● Hospital ● Parks & Recreation ● Airport ● Academia



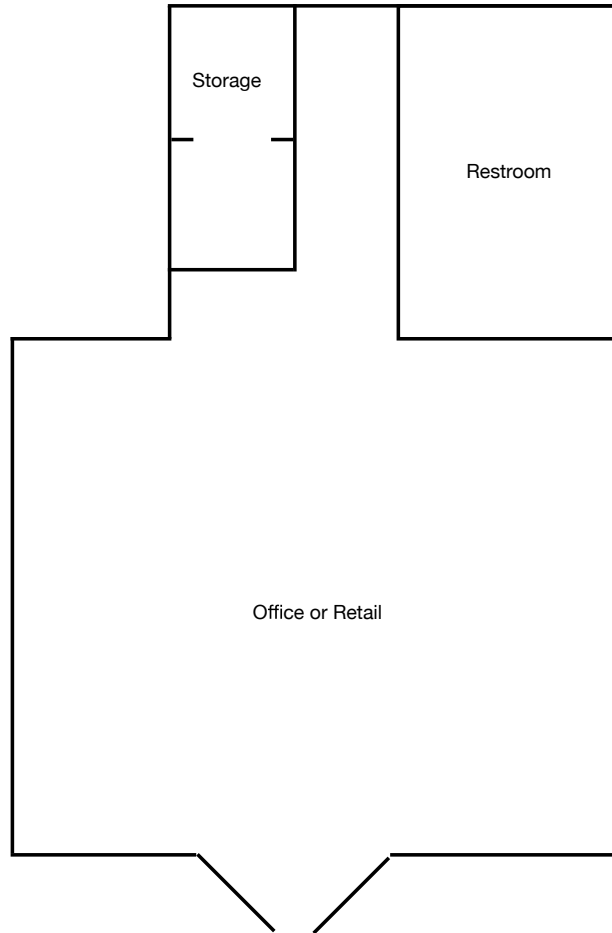


Site Plan



Available Suite Details

Bldg	Suite	Floor	Usage	Total SF	Lease Rate	CAM Charges	Monthly Rent
4265	B	1	Office	±792	\$1.50 PSF NNN	\$0.20 PSF	\$1,346.40



Lease Details



\$1.50 PSF NNN

Monthly Lease Rate



\$0.20 PSF

CAM Charges



\$1,346.40

Monthly Rent

Suite Details

+ Building	4265
+ Suite	B
+ Floor	1
+ Total SF	±792
+ Usage	Office
+ Availability	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.

USE RESTRICTIONS: Best suited for office or light retail—no kitchen or restaurant uses.

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

Market Overview

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.



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Nevada Tax Advantages

NEVADA

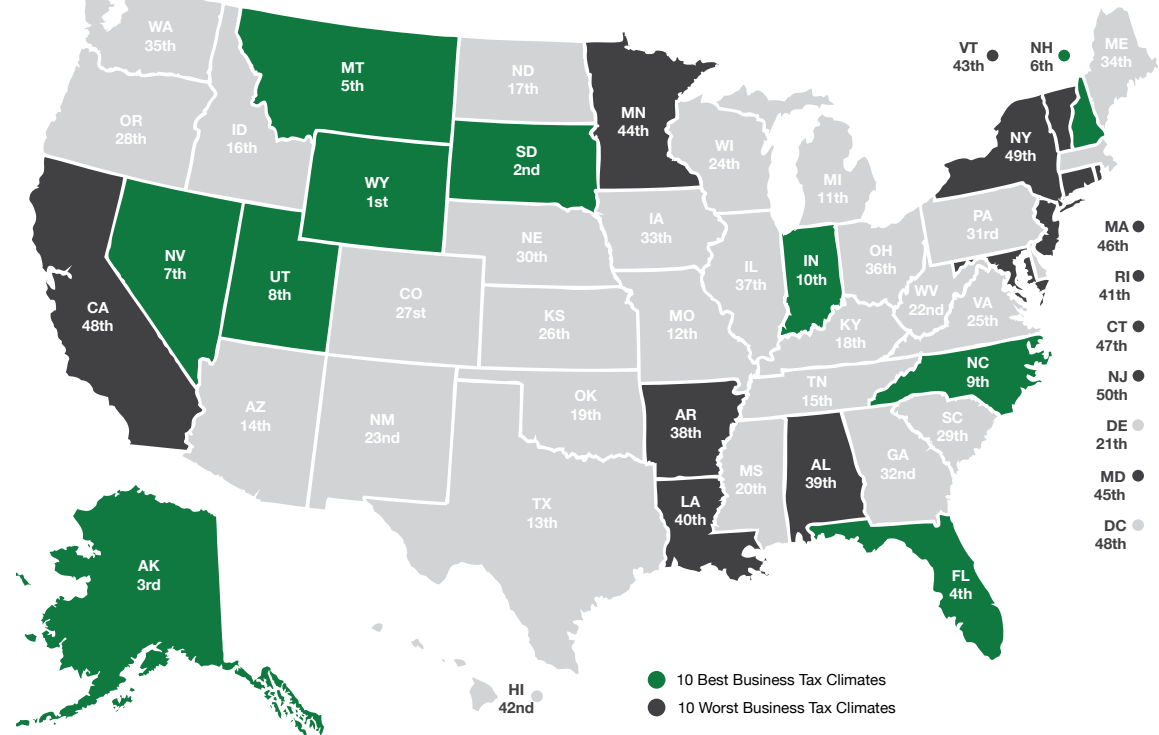
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

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.



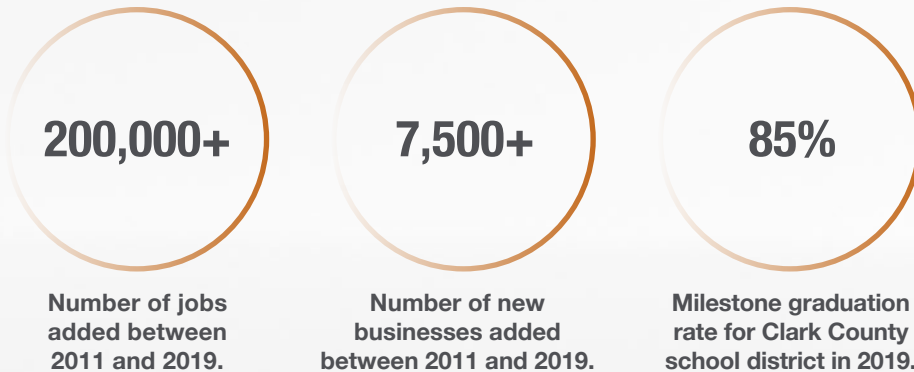
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Southern Nevada Growth



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)