

5165 ROUSSO ROAD

Suite E • Las Vegas, NV 89118

AVAILABLE
For Lease

**1% COMMISSION BONUS TO CO-OP
BROKER FOR LEASES SIGNED BY
NOVEMBER 1ST 2025.**



5165



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Property Highlights

- Modern and contemporary industrial building with above standard office finishes
- Located in the Stadium Industrial District with exceptional proximity to major highways and thoroughfares with direct access to all points in the Valley
- Well-designed layout with ample office and warehouse space
- Close proximity to major highways and thoroughfares providing seamless access
- Positioned on a High-Traffic Corridor in a thriving commercial district
- Surrounded by a diverse mix of retail, dining, and professional services, attracting consistent local and regional traffic
- Ideal for companies seeking visibility and long-term growth in a high-demand area

Lease Details



\$1.40 PSF NNN
Lease Rate



\$0.24 PSF
CAM Charges



±6,668 SF
Space Available

Demographics

	1 mile	3 miles	5 miles
Population			
2025 Population	5,616	104,459	368,787
Average Household Income			
2025 Average Household Income	\$121,611	\$75,930	\$92,084



PROPERTY NAME

5165 Rouso Rd.

+ Parcel ID	162-30-601-056
+ Zoning	Industrial Light (I-L)
+ Year Built	2004
+ Property Size	±29,562 SF
+ Available Space	±6,668 SF
+ CAM Charges	\$0.24 PSF
+ Loading	One (1) Grade level door
+ Cross Streets	Ali Baba Ln. & S. Valley View Blvd.
+ Submarket	Southwest
+ Traffic Counts	S. Valley View Blvd. ±15,600 VPD W. Hacienda Ave. ±12,300 VPD

Property Overview

Positioned in the sought-after Southwest Submarket, the property offers exceptional visibility and accessibility, just minutes from Allegiant Stadium and with seamless connectivity to both I-15 and I-215.

Area Overview

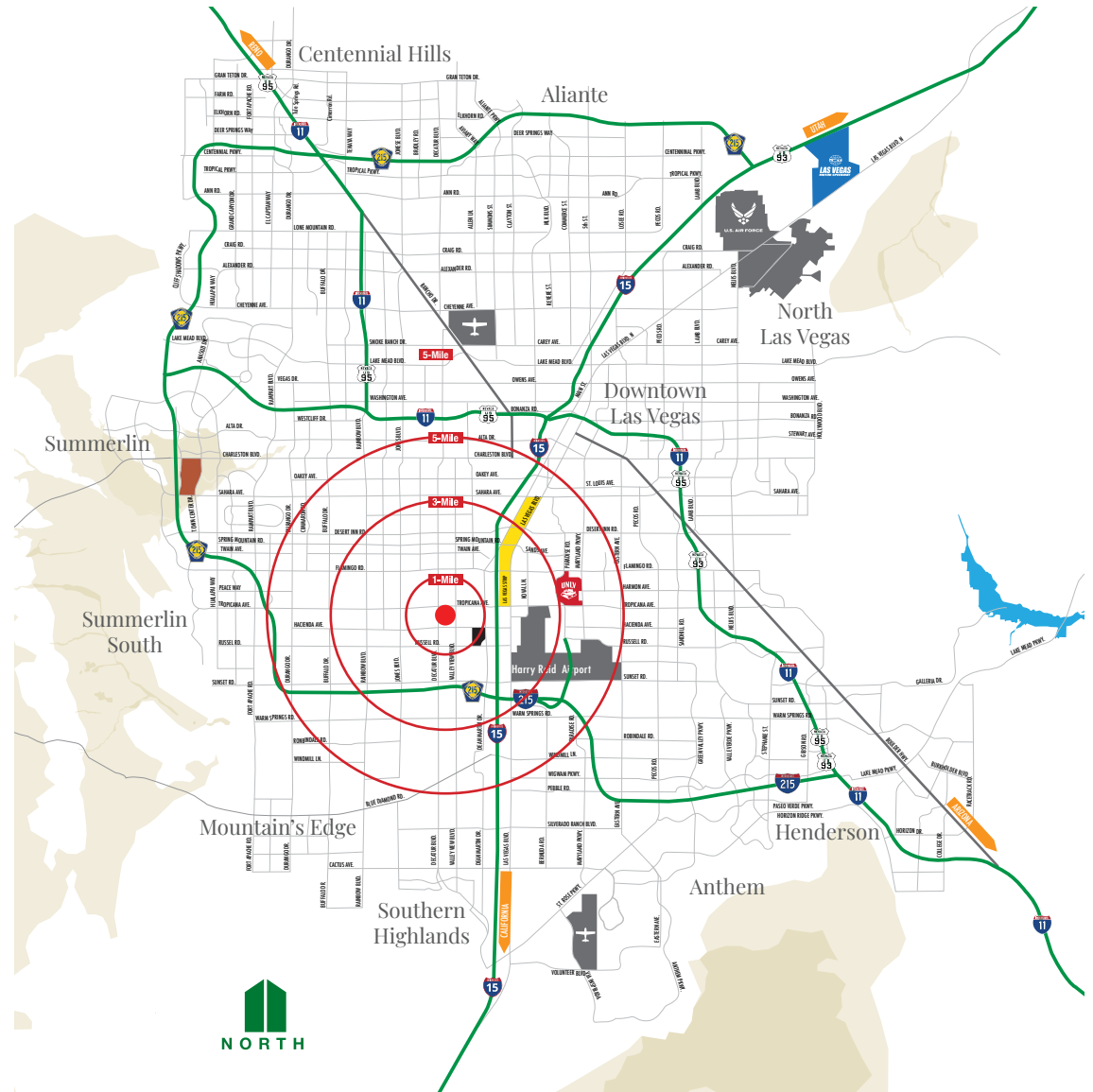
Situated in a dynamic and rapidly evolving commercial corridor in the heart of one of Las Vegas's most vibrant business districts. The area boasts a diverse mix of retail, dining, and professional services drawing a steady flow of local and regional traffic. With easy access to major highways and thoroughfares, this location offers excellent visibility and connectivity.

Population	1 mile	3 miles	5 miles
2010 Population	4,622	98,587	327,523
2020 Population	5,492	102,109	357,219
2025 Population	5,616	104,459	368,787
2030 Population	6,071	108,167	385,314
2010-2020 Annual Rate	1.74%	0.35%	0.87%
2020-2025 Annual Rate	0.43%	0.43%	0.61%
2025-2030 Annual Rate	1.57%	0.70%	0.88%
2025 Median Age	40.8	39.2	39.3

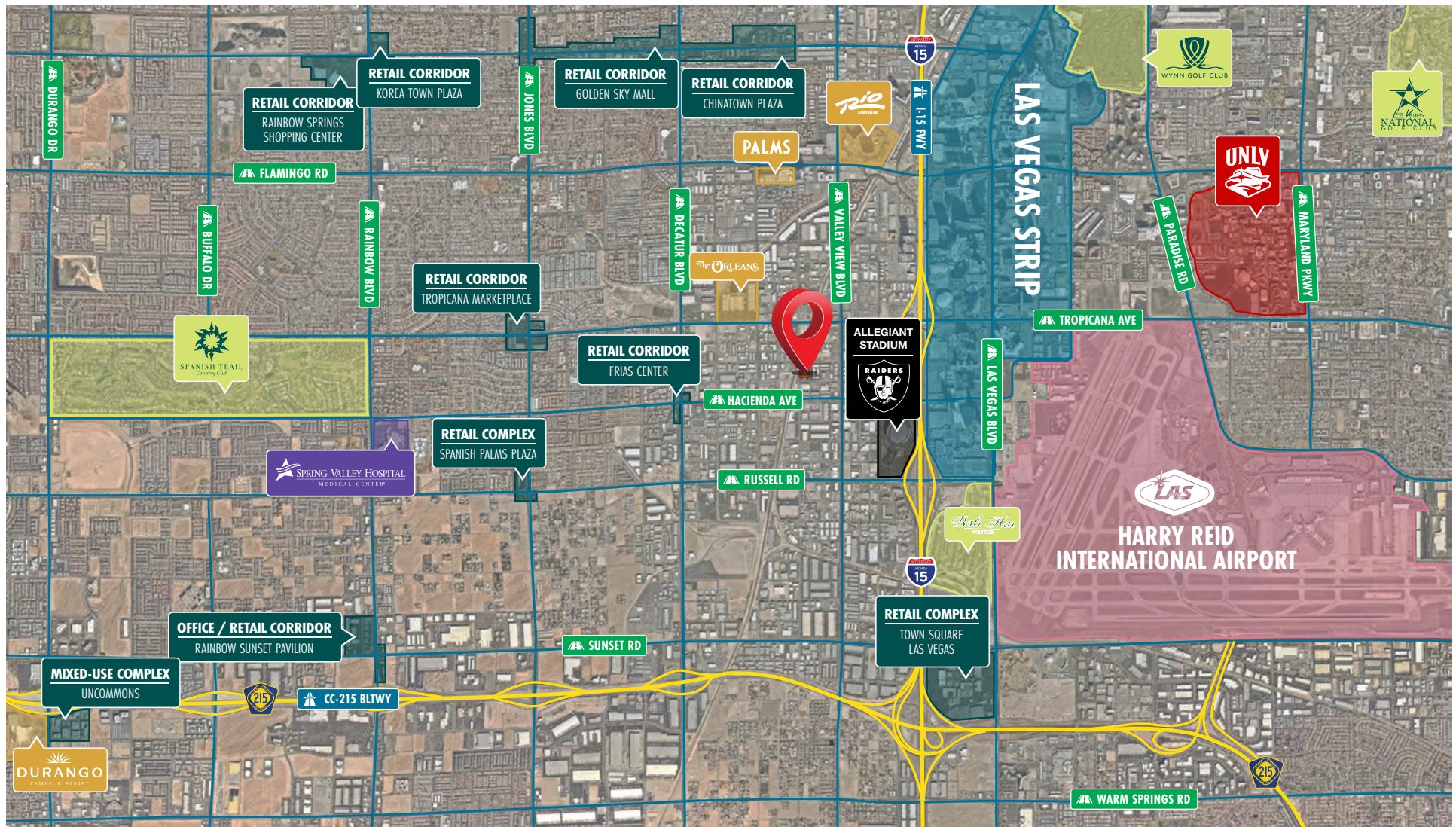
Households	1 mile	3 miles	5 miles
2025 Wealth Index	71	47	66
2010 Households	2,409	41,999	132,566
2020 Households	2,734	44,947	146,229
2025 Total Households	2,822	46,805	153,583
2030 Total Households	3,096	48,986	162,015
2010-2020 Annual Rate	1.27%	0.68%	0.99%
2020-2025 Annual Rate	0.61%	0.77%	0.94%
2025-2030 Annual Rate	1.87%	0.92%	1.07%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$121,611	\$75,930	\$92,084
2030 Average Household Income	\$133,888	\$83,987	\$102,710
2025-2030 Annual Rate	1.94%	2.04%	2.21%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	4,232	61,557	170,431
2020 Total Housing Units	3,613	57,157	167,868
2025 Total Housing Units	3,762	58,535	173,984
2025 Owner Occupied Housing Units	657	13,894	62,630
2025 Renter Occupied Housing Units	2,165	32,911	90,953
2025 Vacant Housing Units	940	11,730	20,401
2030 Total Housing Units	4,030	61,106	183,106
2030 Owner Occupied Housing Units	708	14,731	66,577
2030 Renter Occupied Housing Units	2,388	34,254	95,439
2030 Vacant Housing Units	934	12,120	21,091

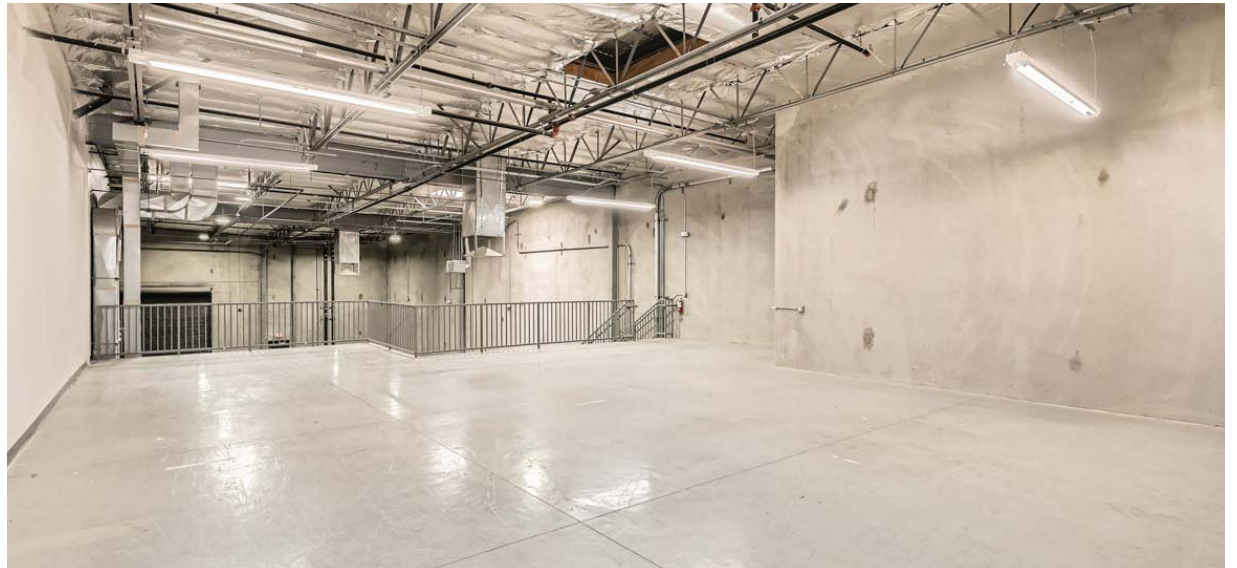


● Power Retail ● Hotel & Casino ● Hospital ● Parks & Recreation





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

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.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



HENDERSON
SILVER KNIGHTS™



Nevada Tax Advantages

NEVADA

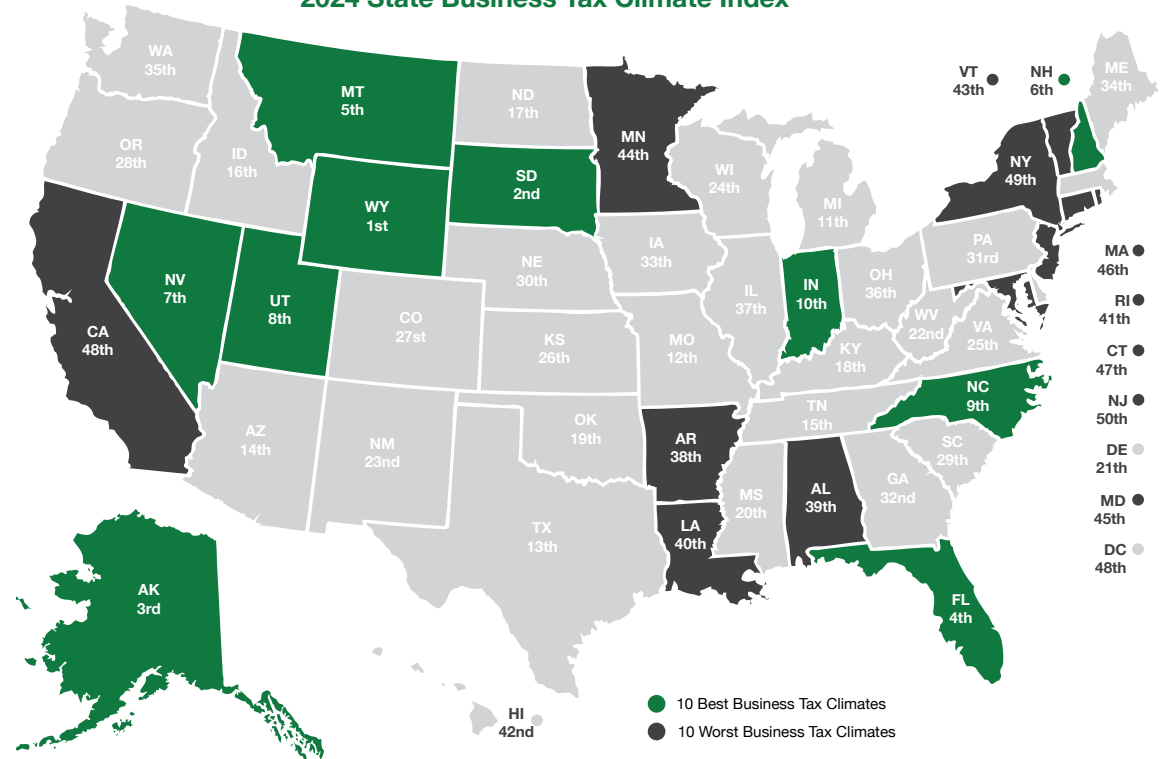
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

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.



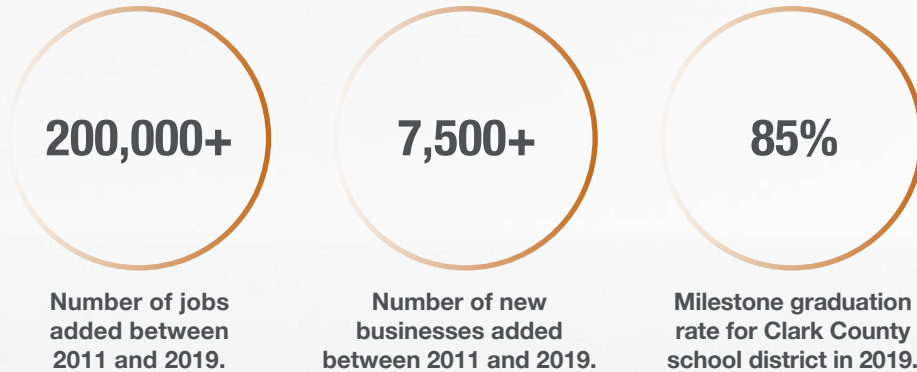
Service you deserve. People you trust.



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Southern Nevada Growth



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)