



OFFERING MEMORANDUM

# Longford Plaza Office Park - Building 11

3145 E Warm Springs Rd | Las Vegas, NV 89120

# Investment Highlights

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**Fully leased investment opportunity!** This four tenant single story office building is located in the Longford Plaza office park. The park is strategically located on East Warm Springs Road 10 minutes from the airport and 5 minutes from the affluent Green Valley submarket. The diverse tenant mix and staggered lease expirations provide security for an investor, while the below market rents provide future upside opportunity.

- Fully Leased Investment
- Prime location near both the airport and popular suburbs
- Staggered lease expirations
- Below Market Rents



# Property Overview



List Price

**\$1,700,000**



Net Operating Income\*

**\$115,600**

\*For 12 months starting April 1, 2026.



Cap Rate

**6.80%**



Price/SF

**\$245.38**

## Property Information

Property Name	Longford Plaza Office Park - Building 11
Address	3145 E Warm Springs Rd
City/State/Zip	Las Vegas, NV 89120
Parcel ID	177-12-514-002
Rentable Area	6,928 SF
Lot Size	0.49 AC
Access	Ingress/Egress on E Warm Springs Rd
Traffic Counts	E Warm Springs Rd: 24,900 VPD (2024)
Year Built	2003
Zoning	C-P, County - Office-Professional
Ownership	Fee Simple

# Rent Roll

Tenant	Suite	Square Feet	Lease Start	Lease End	Monthly Rent	Rent/SF	Monthly CAMs*	CAM/SF
Degree Media	100	1,592	7/1/2024	7/31/2027	\$2,295.66	\$1.44	\$907.44	\$0.57
Preferred Alligners	200	1,909	1/15/2025	1/31/2028	\$2,481.70	\$1.30	\$1,088.13	\$0.57
Little Blessings**	300	811	4/1/2023	3/31/2026	\$1,060.90	\$1.31	\$118.42	\$0.15
Aldis Therapy	400	2,616	6/15/2024	6/30/2029	\$3,583.66	\$1.37	\$1,491.12	\$0.57
<b>Totals</b>		<b>6,928</b>			<b>\$9,421.92</b>		<b>\$3,605.11</b>	
<b>Annual</b>					<b>\$113,063.04</b>		<b>\$43,261.32</b>	

\* CAMs can be adjusted to recoup most of the operating expenses.

\*\* We are finalizing a three year lease extension which converts the lease to true NNN.

Expenses	
Fire monitoring/inspections	\$2,789.98
Association Fees	\$16,680.24
Sewer	\$1,466.03
Electric	\$240.00
Janitorial	\$8,030.00
Property Tax	\$11,922.74
Repairs	\$1,200.00
Insurance	\$2,843.00
Management	\$7,200.00
<b>Total</b>	<b>\$52,371.99</b>

# Property Demographics

	1-Mile	3-Miles	5-Miles
Area Population (2025)	13,694	127,546	401,543
Total Households (2025)	5,597	53,698	169,831
Average Household Income (2025)	\$115,510	\$109,415	\$98,963

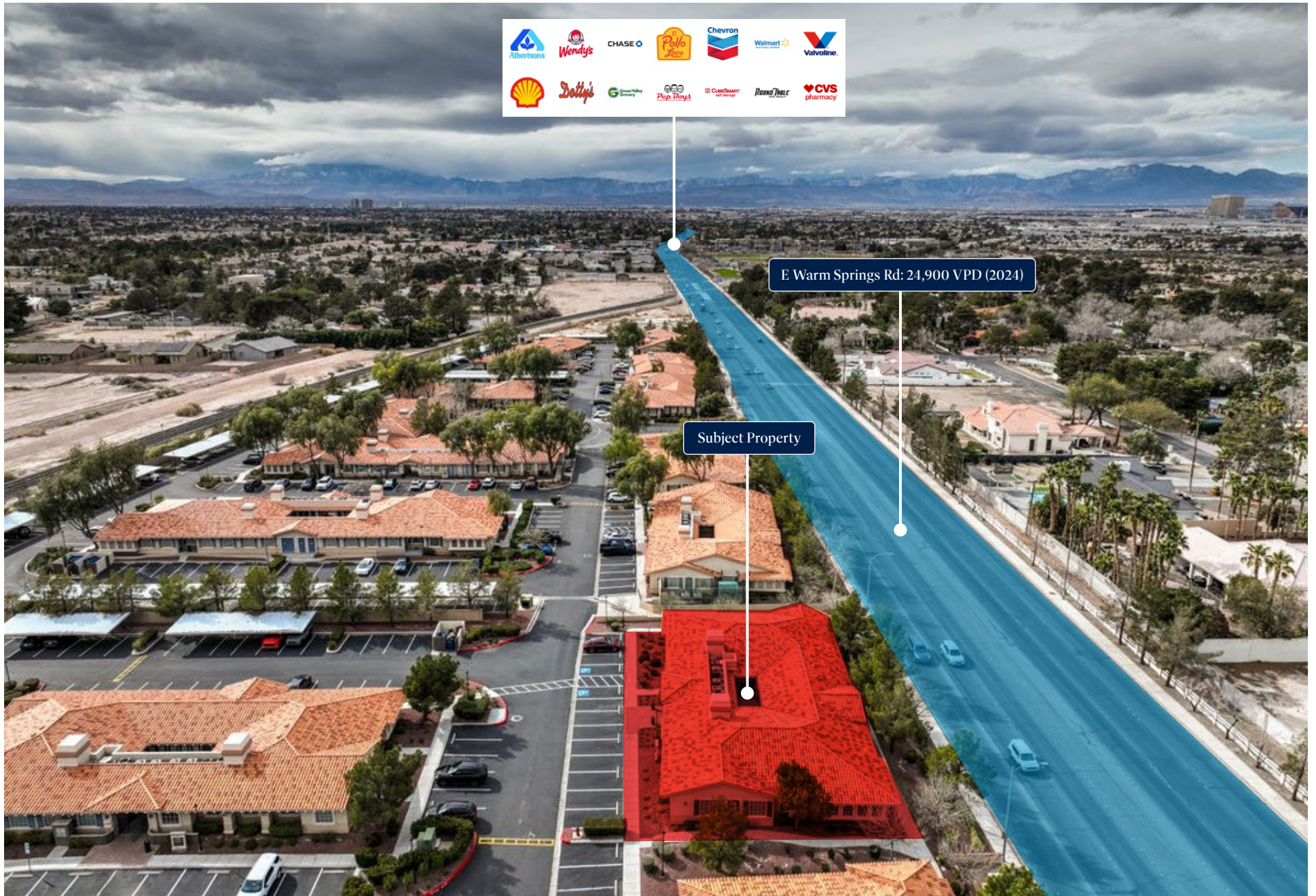


# Property Photos

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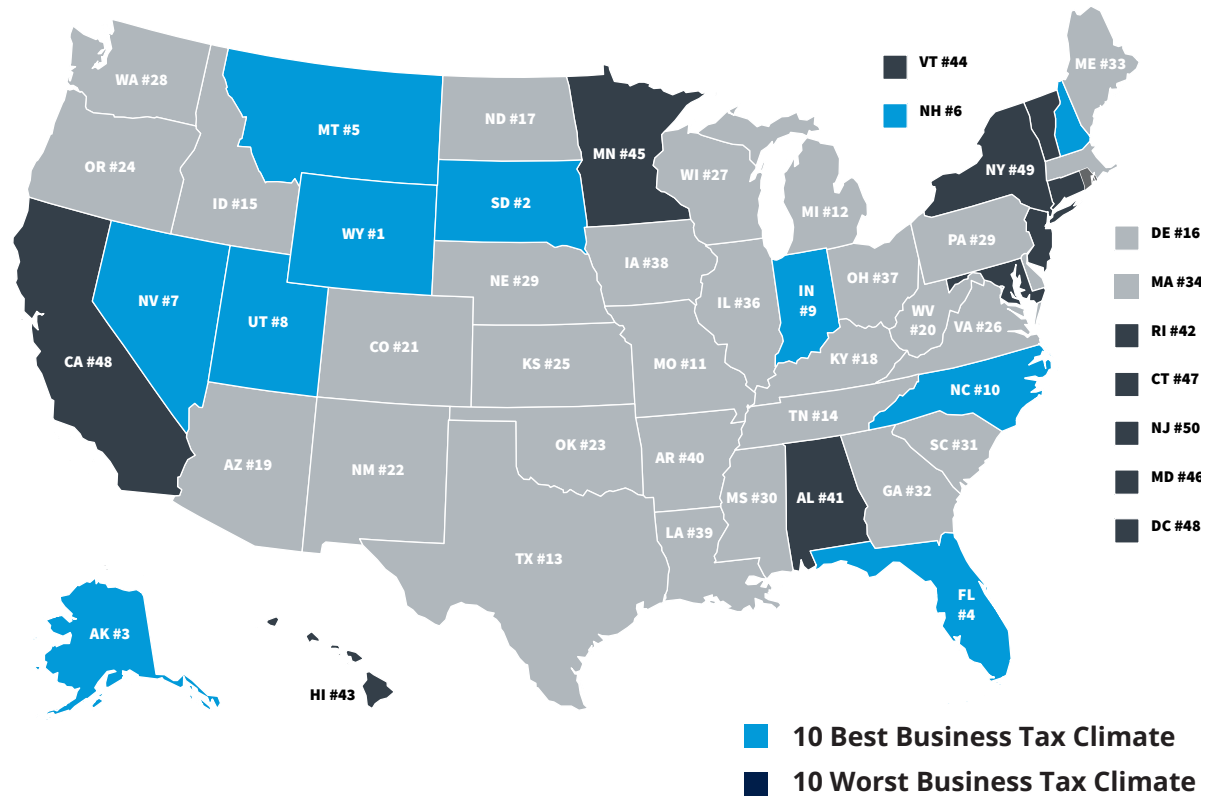
# Surrounding Retail



# Nevada's Tax Advantage

Nevada is a tax-friendly state with no personal or corporate income tax, allowing residents and businesses to keep more of their money. There are also no taxes on capital gains, inheritance, or estate transfers. This makes Nevada attractive for investors, entrepreneurs, and anyone looking to reduce their tax burden.

Businesses benefit further from no inventory tax and possible exemptions on certain purchases, like manufacturing equipment. The state also offers strong privacy protections for business owners. With low taxes and a pro-business environment, Nevada is a great place to live, invest, and grow a company.



*Note: A rank of 1 is best, 50 is worst. D.C.'s score and rank do not affect other states. The report shows tax systems as of July 1, 2023 (the beginning of Fiscal Year 2024). Source: Tax Foundation.*

## The Nation's 7<sup>th</sup> Most Business Friendly State

- ✔ No Corporate Income Tax
- ✔ No Taxes on Corporate Shares
- ✔ No Franchise Tax
- ✔ No Inheritance or Gift Tax
- ✔ No Unitary Tax
- ✔ No Estate Tax
- ✔ No Personal Income Tax
- ✔ Nominal Annual Fees
- ✔ No Franchise Tax on Income
- ✔ Nevada corporations may purchase, hold, sell or transfer shares of its own stock.
- ✔ Nevada corporations may issue stock for capital, services, personal property, or real estate, including leases and options. The directors may determine the value of any of these transactions, and their decision is final.

# Las Vegas

## 2024 Tourism Metrics



Clark County, home to the iconic Las Vegas Strip, boasts a population of over **3.19 million residents**. Hosting the 7th busiest airport in the U.S., Harry Reid International Airport, Southern Nevada welcomes **40.8 million visitors each year**. From the dazzling neon lights and world-class casinos to the natural beauty of Red Rock Canyon and Lake Mead, Clark County offers a unique blend of excitement and outdoor adventure for everyone.

Visitor Volume

**41.7 Million**

Gaming Revenue

**\$13.4 Billion**

Weekend Occupancy

**83.6%**

Convention Attendance

**6.0 Million**

Harry Reid Int Passangers

**58.4 Millon**

Tourism Economic Impact

**\$85.2 Billion**

# The New Epicenter for Sports



**Las Vegas Golden Knights**

The city's first major professional sports team, founded in 2017. They won the Stanley Cup in 2023 and have quickly built a passionate fanbase at T-Mobile Arena.



**Las Vegas Raiders**

Relocated from Oakland in 2020, the NFL team plays at the state-of-the-art Allegiant Stadium, hosting both Raiders games and major events like the Super Bowl and concerts.



**Las Vegas Aces**

The WNBA team has become a dynasty, winning back-to-back championships in 2022 and 2023. They play at Michelob ULTRA Arena and boast star players like A'ja Wilson.



**Formula 1**

The Las Vegas Grand Prix debuted in 2023, featuring a stunning 3.8-mile track weaving through the Strip. The race has become one of the sport's most anticipated annual events, generating over \$934 Million for the city of Las Vegas in 2024.



**Las Vegas Lights FC**

A USL Championship soccer team known for its high-energy matches, unique promotions (like cash drops and llamas), and a devoted local fanbase.



**University of Nevada, Las Vegas**

UNLV is known for its historic basketball program, which won the 1990 NCAA Championship. The Rebel football program was a Top 25 ranked team in 2024.

# Future Development Projects in Las Vegas

Projects under construction & planned between 2024-2028.

#	Project	Cost	Status	Est.
1	<b>Oak View Group Arena &amp; Hotel-Casino</b> 850,000 SF arena, casino, and hotel	\$10B	Planned	2026
2	<b>Brightline High Speed Rail</b> High speed rail from Las Vegas to SoCal	\$2B	Planned	2027
3	<b>Sony/Howard Hughes Project</b> Movie studio and mixed-used development on 30-acre in Summerlin South	\$1.B	Planned	TBD
4	<b>Tropicana/A's Stadium</b> 30,000 seat ballpark on the Tropicana Site	\$1.5B	Planned	2028
5	<b>LV Convetion Center Renovations</b> Tech upgrades, new parking lot, outdoor plaza, and indoor lobby at South Hall	\$600MM	Under Construction	2025
6	<b>UHS Henderson Hospital</b> 840 AC medical campus, 400,000 SF medical Campus with 150 hospital beds.	\$385MM	Under Construction	2024
7	<b>Universal Studios - Horror Unleashed</b> Next to Area 15. 110,000 SF, 20 AC expansion	N/A	Under Construction	TBD
8	<b>Station Casino's Inspirada</b> 80,000 SF Casino, 600 Hotel Rooms, 4 Restaurants, 11 unit food hall, bowling alley, and movie theatre.	N/A	Under Construction	2025
9	<b>Fertitta Entertainment Casion/Hotel Project</b> 43-Story 2,420 room project Southeast corner of LVB & Harmon.	N/A	Under Construction	2025
10	<b>Oak View Group Arena &amp; Hotel-Casino</b> 850,000 SF arena, casino, and hotel	N/A	Planned	TBD



N/A: Not Available

# Las Vegas Market Overview

Las Vegas is considered one of the top entertainment cities of the world, thanks to its abundance of resorts, restaurants, shopping and entertainment options. Despite casinos temporarily closing because of the health crisis, prompting convention cancellations in 2020, travel to the market has already begun to recuperate. As the pandemic abates, Las Vegas is positioned to quickly recover back toward nationally prominent levels of tourism.

The Las Vegas-Henderson-Paradise MSA is one of the fastest-growing metros in the nation, with a population of nearly 2.3 million. The metro has become a fully diversified economy, with logistics groups, tech firms and manufacturing all taking advantage of Las Vegas' low cost of business and proximity to major West Coast markets.

## Metro Highlights

### Well-Paying Jobs

Office-using positions, most of them within the professional and business services sector, accounted for more than 20 percent of the metro's job count at the onset of 2022.

### Strong Population Gains

The metro continues to draw new residents amid the economic disruption caused by the pandemic. Over the next five years, Las Vegas' populace is forecast to increase by nearly 6 percent.

### Vast Tourism Industry

Visitor volume fell below 20 million in 2020; however, the prior two years recorded annual totals that each exceeded the 40 million mark.

# The Economy

- With all 10 of the nation's largest hotels located in Las Vegas, tourism and entertainment are the most significant drivers of the Las Vegas economy; however, the economy has diversified into distribution, back-office operations and manufacturing.
- The metro's business-friendly environment, access to Western markets, growing labor force and availability of high-speed data have attracted companies like Switch, Amazon, K2 Energy, Scientific Games, Tectonics, Virtual Guard, VadaTech and Zappos.
- The 2.3 million-square-foot Las Vegas Convention Center is one of the largest in the world and features a new underground people mover.



## Share of 2025 Employment



3%

Manufacturing



15%

Professional



10%

Government



26%

Hospitality & Leisure



5%

Financial Services



20%

Trade, Trans, Utilities



7%

Construction



11%

Education & Healthcare



1%

Information Technology



3%

Other Services



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