

2017 W GOWAN

North Las Vegas, NV 89032

**OWNER USER OR
INVESTMENT OPPORTUNITY**

2017 W. GOWAN ROAD
North Las Vegas, NV 89032

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2017 W GOWAN 03

Executive Summary

- + Property Overview
- + Area Overview
- + Property Details
- + Investment Highlights

2017 W GOWAN

Offering Details



\$3,700,000

Sale Price



±18,572

Building SF



North Las Vegas

Submarket

Property Highlights

- ±18,572 SF Freestanding Office/Warehouse Building
- ±8,500 SF Storage Yard
- Located in North Las Vegas at the Southwest Corner of Clayton St & W. Gowan Rd.
- Grade Level Loading
- ±3.1 Miles to the I-15 Freeway
- ±3.7 Miles to the North Las Vegas Airport

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Demographics

Population	1 mile	3 miles	5 miles
2025 Population	±21,393	±167,689	±502,596
Ave. Household Income	1 mile	3 miles	5 miles
2025 Ave. Household Income	\$103,965	\$92,231	\$93,110

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Zoned for General Industrial (M-2) and can accommodate a wide variety of businesses

Property Description

2017 W. Gowan Road is a free-standing single tenant industrial building, situated within the North Las Vegas submarket. The building totals ±18,572 square feet consisting of ±1,128 square feet of office space with a lobby area, three (3) private offices, and three (3) restrooms. The remaining ±17,444 square feet is warehouse space, ideal for manufacturing, light storage, or auto uses. The property has three (3) exterior grade level loading doors; two (2) front loading and one (1) on the side of the building, opening to the private yard space consisting of ±8,500 SF.

Area Overview

The Property is located in the North Las Vegas submarket near W. Gowan Road and Clayton Street, near West Cheyene Ave. The location is ±3.7 miles to the North Las Vegas Airport, ±4.9 miles to the I-11 Freeway, and ±3.1 miles to the I-15 Freeway. The property is surrounded by residential planned neighborhoods and plenty of retail amenities such as McDonalds, The Home Depot, Grocery Outlet, Walmart, Chick-fil-A, Shake Shack, and Starbucks.

\$3,700,000

Sale Price

\$200 PSF

Price Per Square Foot

\$198,606.04

NOI

5.36%

CAP Rate

±18,572 SF

Building Square Footage

1984

Year Built

±0.87 AC

Acreage



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Functional Industrial Building with Yard

Designed for efficient industrial operations, the property features a functional warehouse layout with approximately ±17,444 SF of warehouse space, three grade-level loading doors, ±18-foot clear height, and a private fenced yard for outdoor storage, fleet parking, or equipment staging. Combined with approximately ±800 amps of 120/208V 3-phase power, the facility is well-equipped to accommodate a variety of manufacturing, distribution, and service-oriented users.



100% Occupied Investment Opportunity

The property is currently 100% occupied by one tenant, Botero Carts, providing immediate rental income and a stabilized investment opportunity. At the same time, the existing tenant is willing to vacate for an owner-user, allowing purchasers the flexibility to either maintain the income-producing asset or occupy the property for their own operations.



Established North Las Vegas Industrial Location

Situated in one of Southern Nevada's most active industrial corridors, the property offers businesses access to a well-established concentration of manufacturing, logistics, contractor, and service users. The surrounding area benefits from a strong industrial workforce, established infrastructure, and continued investment, making it an ideal location for a wide range of industrial operations. The property provides convenient access to Interstate 15, the Bruce Woodbury Beltway (I-215), and other major transportation corridors, allowing for efficient movement throughout the Las Vegas Valley and to regional markets. Its strategic location supports distribution, service, and logistics operations while providing easy access for employees, customers, and suppliers.

Tenancy

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2017 W GOWAN 08

Tenant Summary

+ Tenant Profiles



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“Life is Short, Buy a Golf Cart”



ABOUT BOTERO CARTS

Botero Carts is a family-owned and operated golf cart dealership that has grown into one of the nation’s largest retailers of new and pre-owned golf carts since its founding in 2019. With locations across the United States, including Las Vegas, the company offers a wide selection of electric and gas-powered golf carts for personal, commercial, and recreational use, along with financing, service, parts, and accessories. Botero Carts has built its reputation on providing competitive pricing through bulk purchasing, a diverse inventory of customizable models, and a customer-first approach that emphasizes quality, value, and dependable service. Whether customers are looking for a neighborhood cruiser, a golf course vehicle, or a utility cart, Botero Carts strives to deliver reliable transportation solutions backed by knowledgeable support and an enjoyable buying experience.



TENANT INFORMATION



Name: Botero and Okeefe Investments, LLC
(dba Botero Carts)



Lease Start: July 15, 2024



Lease End: September 30, 2029



Website: boterocarts.com



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Stats, Plans, & Photos

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2017 W GOWAN 10




Stats, Plans, & Photos

- + Demographic Profile
- + Site Plan
- + Floor Plan
- + Property Photos

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Fast Facts



5-Mile Radius

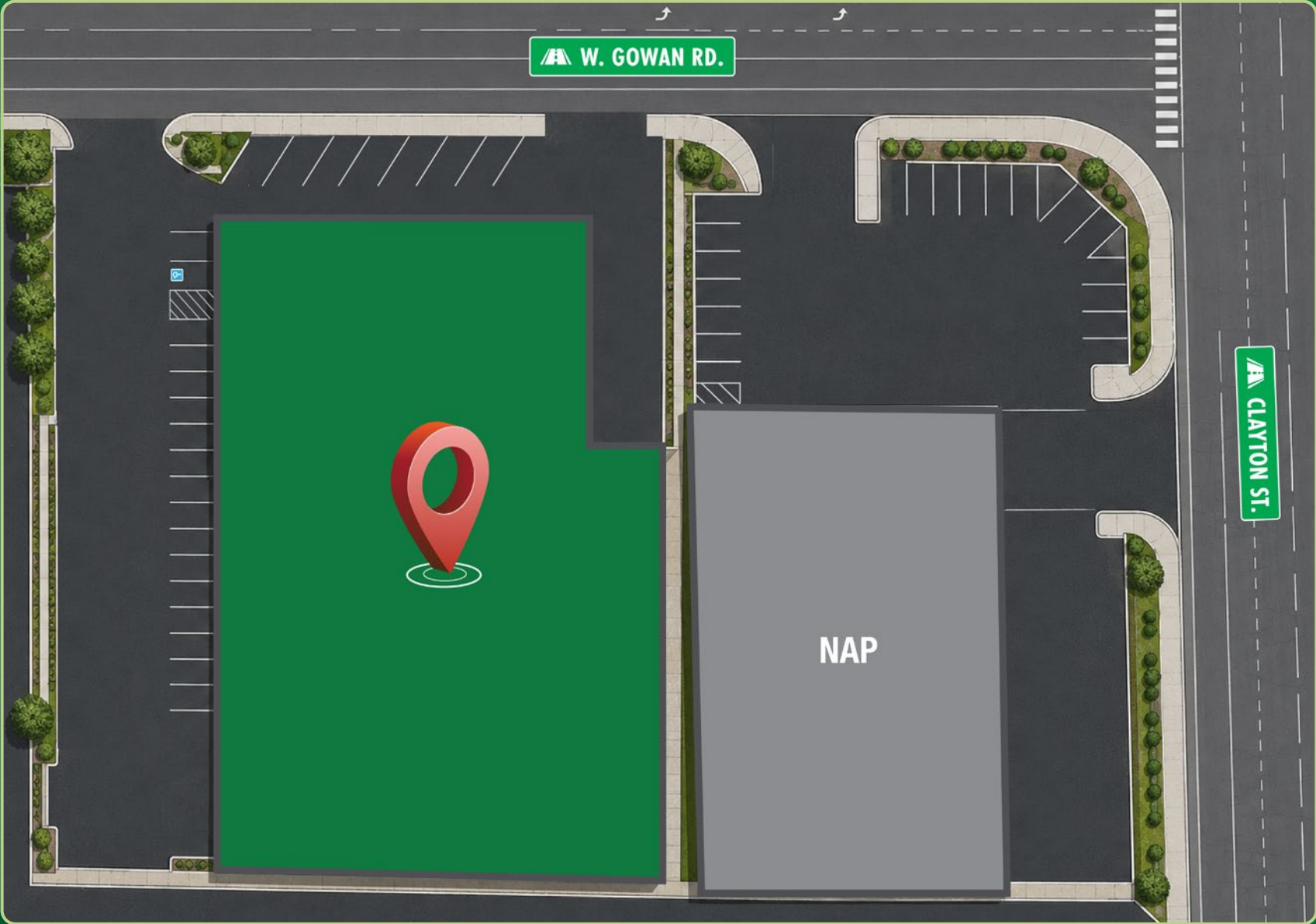
Population	1 mile	3 miles	5 miles
2010 Population	17,145	142,425	437,472
2020 Population	20,115	160,186	482,087
2026 Population	21,393	167,689	502,596
2031 Population	22,221	175,179	525,166
2010-2020 Annual Rate	1.61%	1.18%	0.98%
2020-2025 Annual Rate	0.99%	0.74%	0.67%
2026-2031 Annual Rate	0.80%	0.90%	0.90%
2026 Median Age	35	35.6	35.5

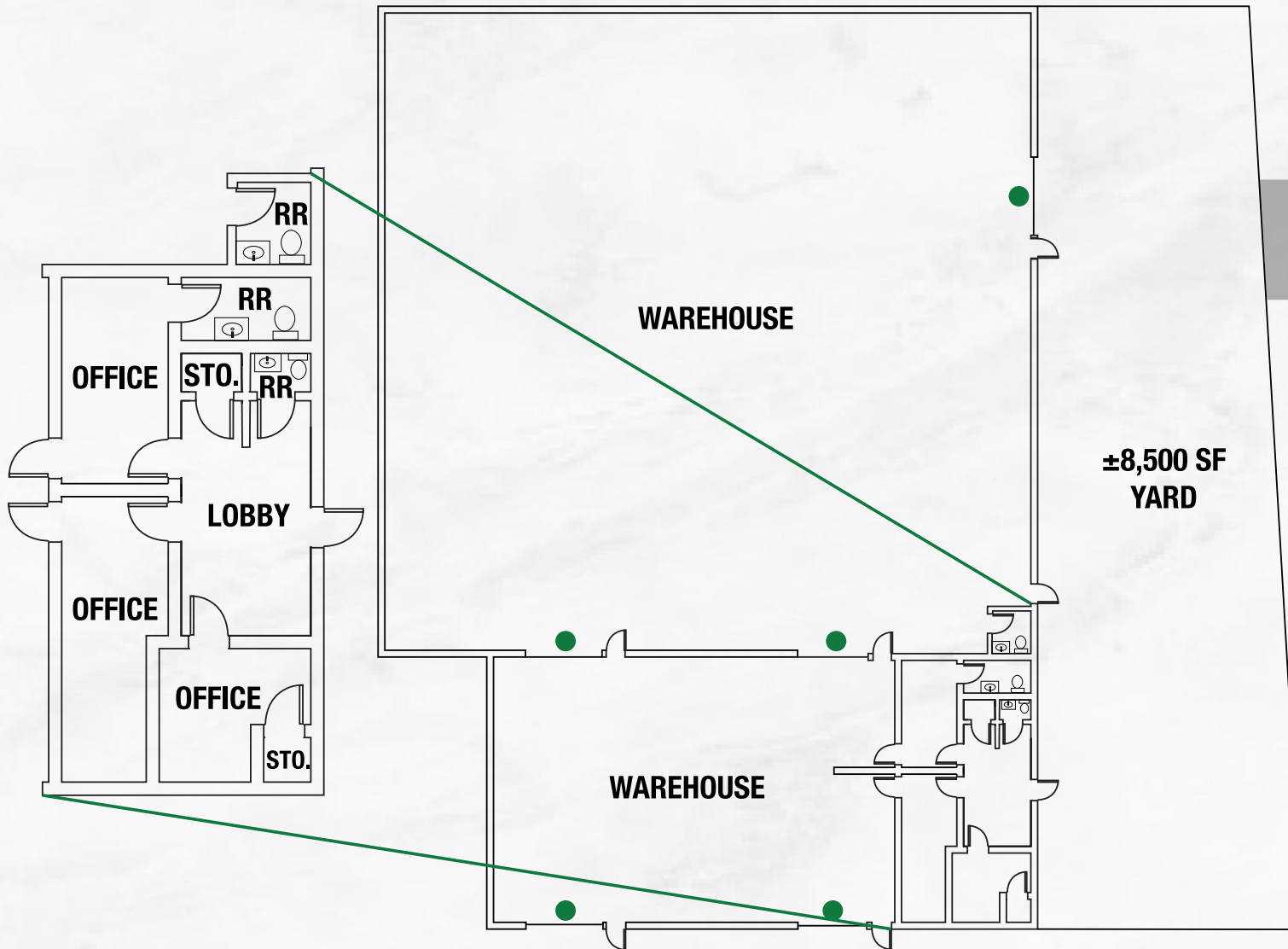
Households	1 mile	3 miles	5 miles
2010 Households	5,495	45,296	141,249
2020 Households	6,552	52,418	162,172
2026 Households	7,034	56,024	173,257
2031 Households	7,374	59,015	182,986
2010-2020 Annual Rate	1.77%	1.47%	1.39%
2020-2025 Annual Rate	1.14%	1.07%	1.06%
2026-2031 Annual Rate	0.90%	1.00%	1.10%

Average Household Income	1 mile	3 miles	5 miles
2026 Average Household Income	103,965	92,231	93,110
2031 Average Household Income	121,959	107,612	107,403
2026-2031 Annual Rate	3.62%	3.18%	3.07%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	6,310	51,499	162,661
2020 Total Housing Units	6,731	54,582	171,345
2026 Total Housing Units	7,231	58,283	182,638
2026 Owner Occupied Housing Units	4,193	32,384	91,453
2026 Renter Occupied Housing Units	2,841	23,640	81,804
2026 Vacant Housing Units	197	2,259	9,381
2031 Total Housing Units	7,645	61,597	193,830
2031 Owner Occupied Housing Units	4,376	34,302	96,805
2031 Renter Occupied Housing Units	2,998	24,713	86,181
2031 Vacant Housing Units	271	2,582	10,844

Source: ESRI





±18,572 SF

● GRADE LEVEL DOOR

+ Sale Price	\$3,700,000
+ Price PSF	\$200
+ CAP Rate	5.36%
+ NOI	\$198,606.04
+ Office SF	±1,128
+ Warehouse SF	±17,444
+ Clear Height	18'
+ Exterior Grade Doors	Three (3)
+ Interior Grade Doors	Two (2)

LAS VEGAS STRIP

CLAYTON STREET



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Financial

+ Rent Roll with Sale Analysis

RENT ROLL WITH SALE ANALYSIS

JUNE 2026

TENANT NAME	BUILDING	SF	LEASE START	LEASE EXPIRATION	MONTHLY BASE RENT	MONTHLY RENT/SF	MONTHLY CAM	MONTHLY CAM/SF	MONTHLY TOTAL RENT	ANNUAL INCREASES	NOTES
Botero and Okeefe Investments, LLC <i>(dba Botero Carts)</i>	2017 W Gowan Road	18,572	07/15/2024	09/30/2029	\$16,550.55 *starting 8/1/2026	\$0.89	\$3,128.59	\$0.168	\$19,679.09	3%	* One option to renew for 3 years at FMV * Tenant willing to vacate for Owner User Purchase

	Total Annual Gross Revenue	\$236,149.08
	Total Expenses	-\$37,543.04
	NOI	\$198,606.04
	Cap Rate	5.36%
	Sale Price	\$3,700,000
	Sale Price PSF	\$200




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Market Overview

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North Las Vegas

Synopsis

North Las Vegas, NV, offers a premier, business-friendly environment known for its “fast and faster” development approach. This commitment has positioned the city as one of the nation’s top locations for development opportunities and job creation. The city is a magnet for global brands, innovative industries, and large-scale manufacturing, e-commerce, and distribution centers, driving significant economic diversification. Strategically located with unparalleled logistics advantages, North Las Vegas provides swift access to major transportation corridors, rail lines, and two key airports (North Las Vegas Airport and Harry Reid International). Its proximity to interstates, rail, and Southern California ports has cemented its status as the epicenter for e-commerce and logistics in the Southwestern U.S. This critical connectivity, coupled with high demand from cold storage and food production users, ensures easy and efficient access to the massive, growing markets of California, Arizona, and Utah. North Las Vegas is the strategic choice for investors and businesses seeking growth, efficiency, and a competitive edge in the Western United States.

Quick Facts

 294,000	 2,566
Est. Population (as of 2025)	Pop. Density (per square mile)

Brightline West

The High-Speed Rail Project Connecting Las Vegas to Southern California

Brightline West will be America's first true high-speed passenger rail system. The modern, eco-friendly system will redefine train travel in America and connect two of our most iconic destinations: Las Vegas and Southern California. This 218-mile passenger rail service will operate from Las Vegas to Rancho Cucamonga, California, with 96% of its alignment within the median of the I-15 highway.

The project would connect Las Vegas to Los Angeles via a route running alongside the Interstate 15 highway, mostly within the "meridian strip" central reservation, and would include three stations in the high desert and San Bernardino County areas. Construction is expected to take about 4 years with service beginning in 2028.

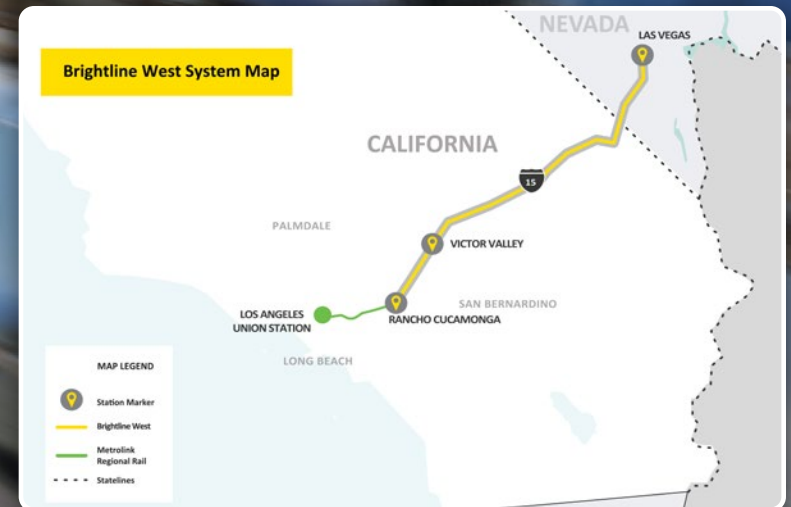
Brightline West expects to offer a journey time of approximately 2 hours 15 minutes, operating at a top speed of 200 mph. This is more than twice as fast as the equivalent journey by road.

As part of the \$10 billion investment, Brightline says the "fully electric, emission-free system will be one of the greenest forms of transportation in the U.S., removing 3 million cars and 400,000 tons of CO2 each year."

It has been estimated that building the line will create 40,000 construction jobs, the Las Vegas Review-Journal reports.



Sources: <https://brightlinewest.com>, <https://www.railpage.com.au>



Between Las Vegas and Southern California, **Brightline West** expects to offer a journey time of approximately 2 hours 15 minutes, operating at a top speed of 200 mph.



Clark County Nevada

Synopsis


As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. 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 11th 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
(County Data per Census)

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

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 rankings: California ranks 48th, Arizona 15th, Idaho 11th, Oregon 30th, and Utah 16th.

Here are the main tax advantages of this state:

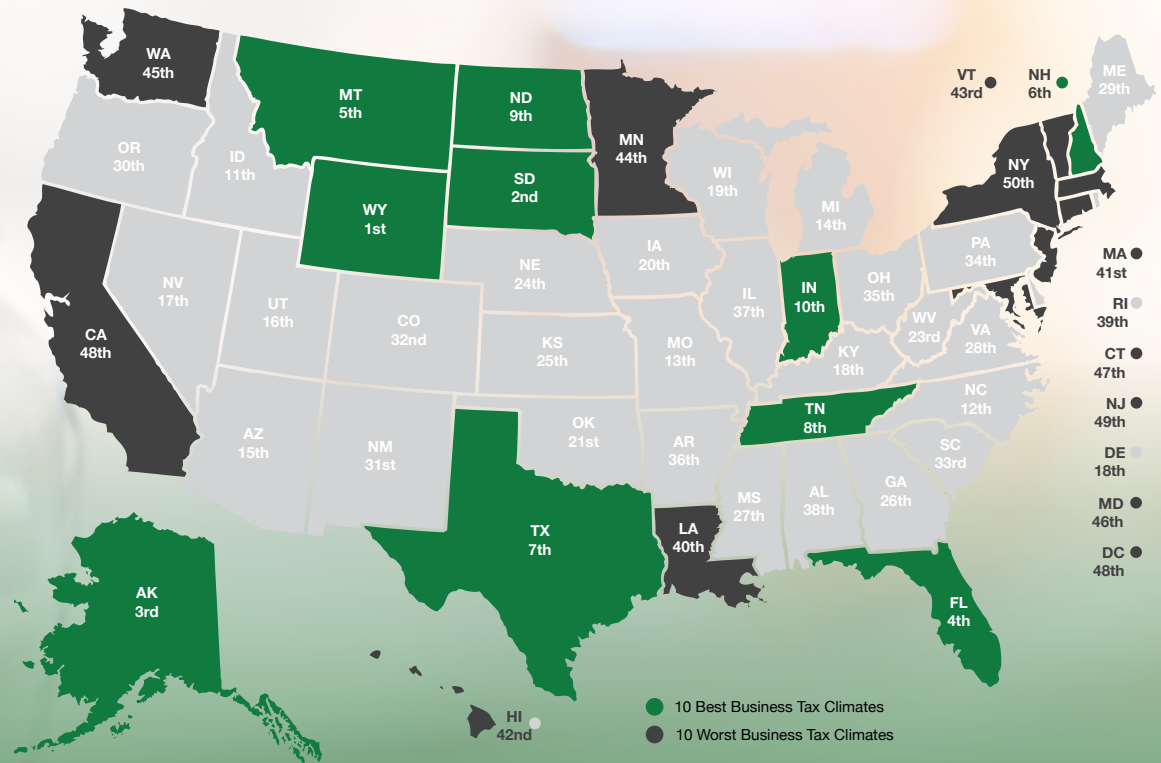
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 17th in the Tax Foundation's 2025 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

2025 State Business Tax Climate Index



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

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.

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)



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.
- **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 & reducing student achievement gaps.

Disclaimer

This package is provided to you by MDL Group and is intended solely for your limited use and benefit in determining whether you desire to express further interest in purchasing the property described in the attached documentation (the "Property"). The providing of "this package" to you and your use thereof is conditioned upon your agreement to the terms set forth below.

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This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to MDL Group.

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INVESTMENT SALES TEAM

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