

MCLEOD BUSINESS PARK

3009 E. Post Road, Suite B, Las Vegas, NV 89120

AVAILABLE
For Lease



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Property Details

- + **Parcel Number** 162-36-801-020
- + **Submarket** Airport
- + **Building Size** ±29,130 SF
- + **Lot Size** ±0.43 AC
- + **Year Built** 1998
- + **Zoning** IL (Light Industrial)
- + **Clear Height** 18'
- + **Traffic Counts** Pecos Rd. // ±22,000 VPD
Eastern Ave. // ±35,000 VPD

Lease



\$1.10 PSF NNN

Lease Rate



\$0.31 PSF

CAM Charges



±4,886 SF

Square Footage

Property Highlights

- ±4,886 SF Office/Warehouse for lease
- One (1) roll-up grade level door
- 3-phase power
- 18' clear height
- HVAC office and swamp cooled warehouse
- Automotive Users are welcome
- Adjacent to Sunset Park
- Easy access to the I-15, I-215 Freeways and Las Vegas Strip

Demographics

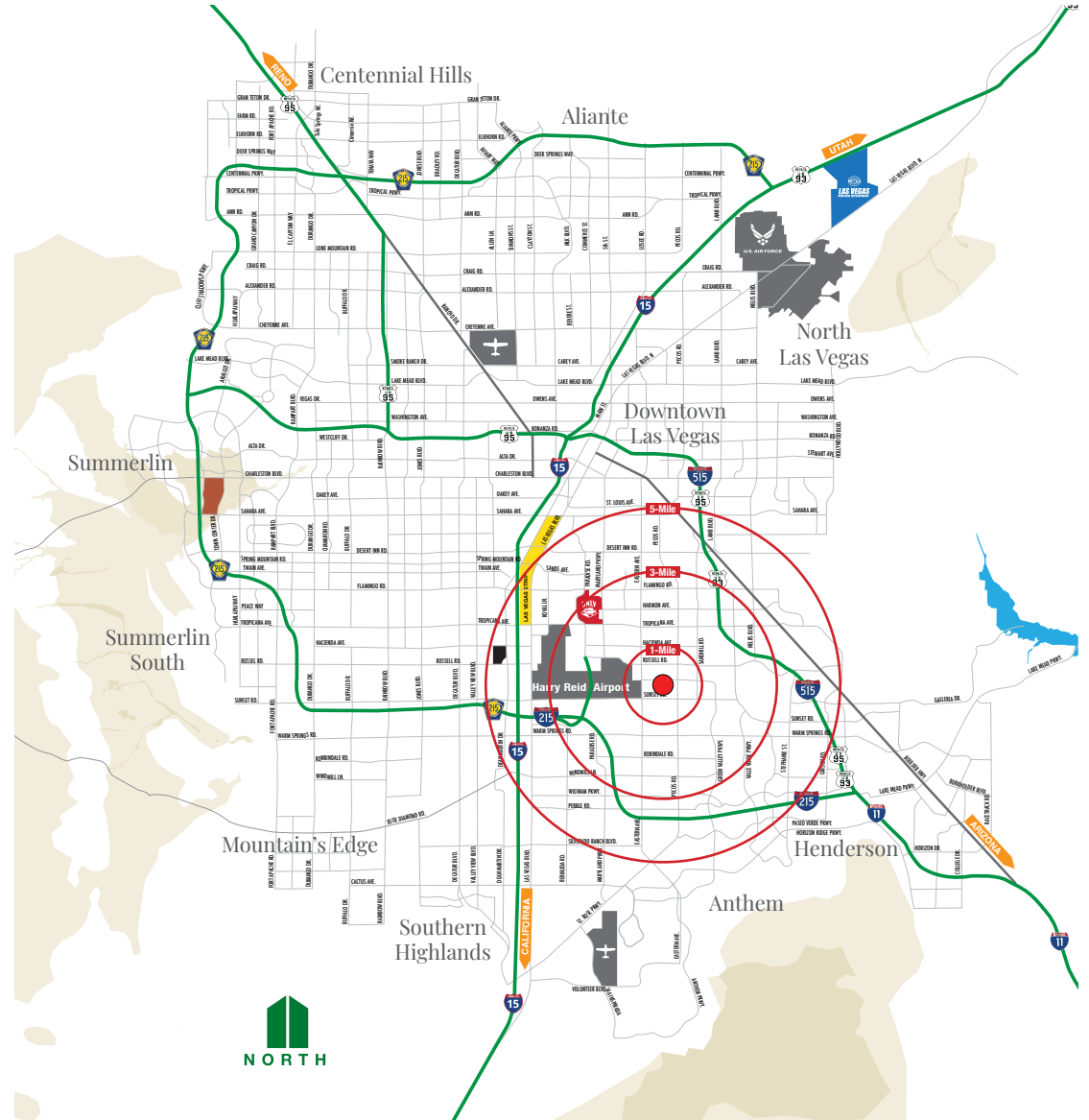
Population	1 mile	3 miles	5 miles
2024 Population	829	75,028	362,562
Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$132,980	\$94,127	\$90,619

Population	1 mile	3 miles	5 miles
2010 Population	2,962	131,450	377,450
2020 Population	3,289	135,511	407,767
2024 Population	3,136	135,352	412,415
2029 Population	3,150	137,195	422,990
2010-2020 Annual Rate	1.05%	0.30%	0.78%
2020-2024 Annual Rate	-1.11%	-0.03%	0.27%
2024-2029 Annual Rate	0.09%	0.27%	0.51%
2024 Median Age	48.8	40.6	39.7

Households	1 mile	3 miles	5 miles
2024 Wealth Index	80	76	69
2010 Households	1,331	52,587	152,090
2020 Households	1,426	54,960	167,243
2024 Total Households	1,421	55,445	170,799
2029 Total Households	1,449	56,865	177,299
2010-2020 Annual Rate	0.69%	0.44%	0.95%
2020-2024 Annual Rate	-0.08%	0.21%	0.50%
2024-2029 Annual Rate	0.39%	0.51%	0.75%

Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$90,867	\$94,306	\$90,460
2029 Average Household Income	\$107,035	\$109,603	\$104,891
2024-2029 Annual Rate	3.33%	3.05%	3.00%

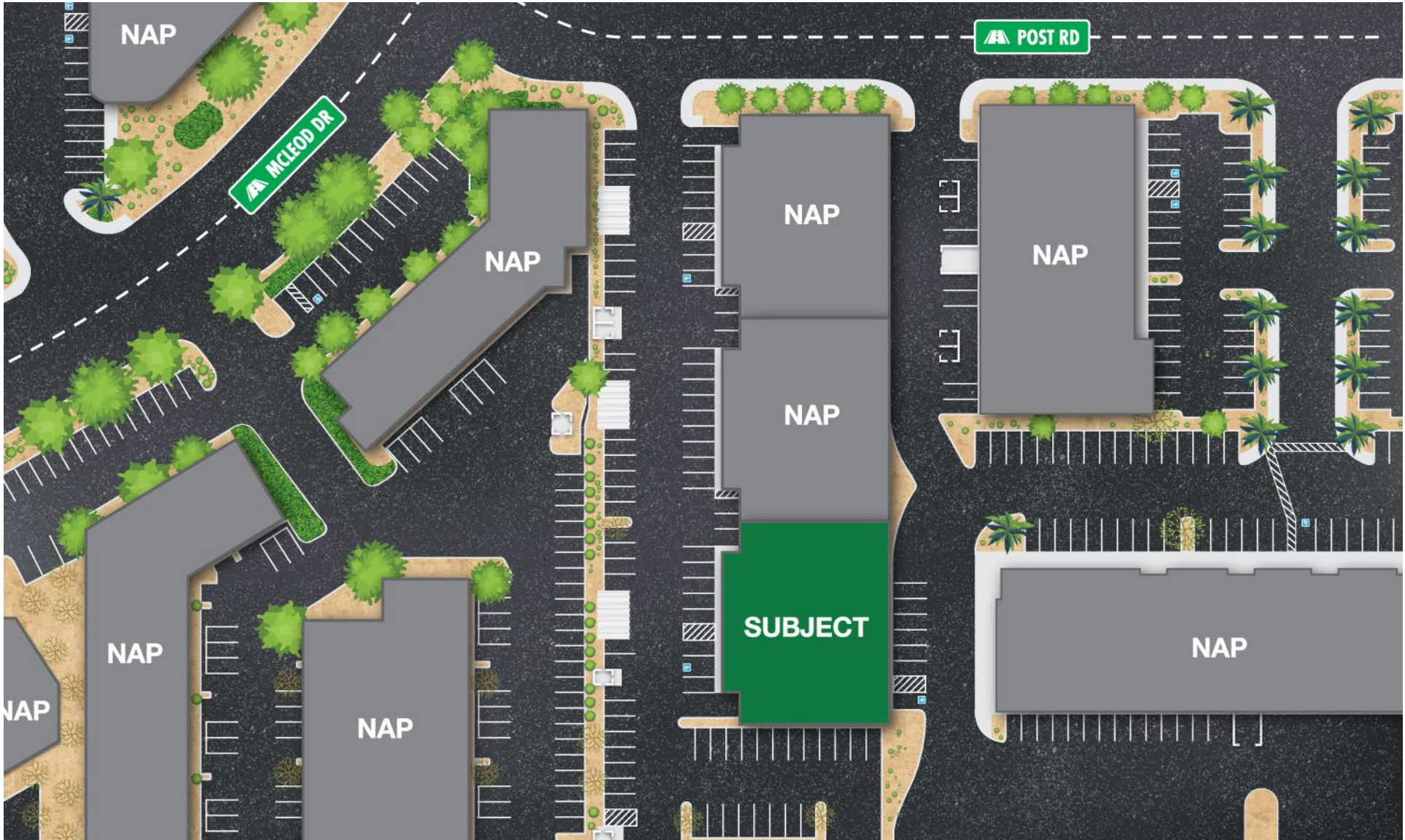
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	1,622	59,346	184,495
2020 Total Housing Units	1,549	58,857	187,953
2024 Total Housing Units	1,526	58,782	189,565
2024 Owner Occupied Housing Units	791	28,487	82,658
2024 Renter Occupied Housing Units	630	26,958	88,141
2024 Vacant Housing Units	105	3,337	18,766
2029 Total Housing Units	1,556	60,277	196,668
2029 Owner Occupied Housing Units	828	30,020	88,436
2029 Renter Occupied Housing Units	621	26,845	88,862
2029 Vacant Housing Units	107	3,412	19,369

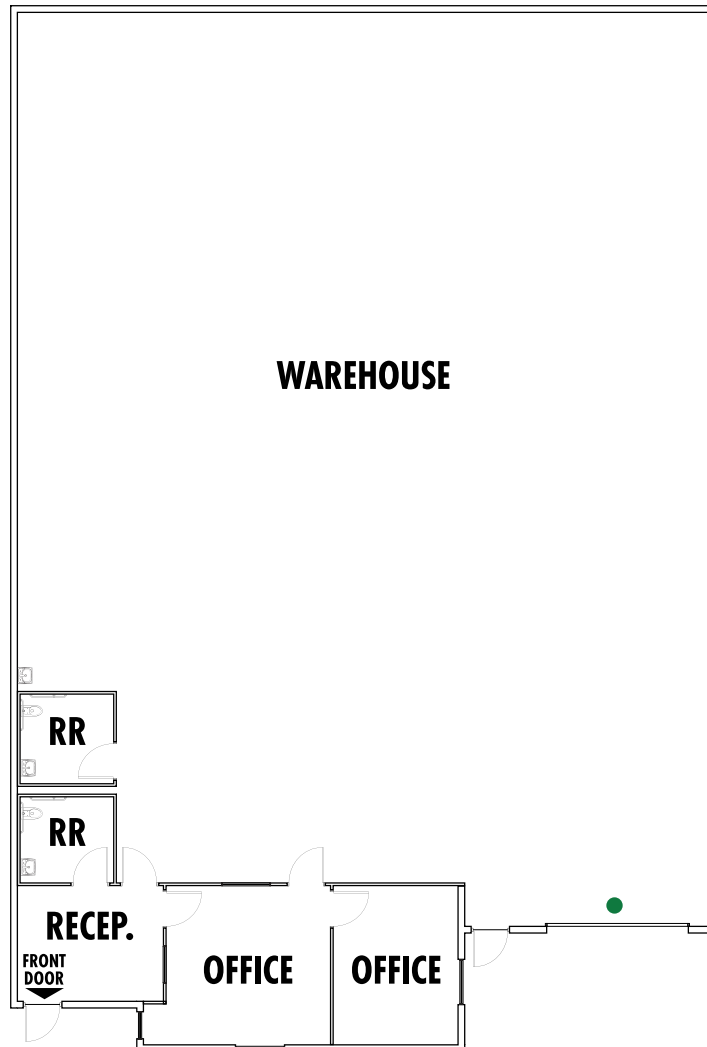


- Retail Center
- Casino
- Golf & Recreation
- Airport
- Academia



Site Plan





Suite B Details

- + **Total SF:** ±4,886
 - **Office SF:** ±565
 - **Warehouse SF:** ±4,321
- + **Grade Level Doors:** One (1) roll-up grade level door
- + **Clear Height:** 18'
- + **Power:** 3-phase
- + **Features:** HVAC office & swamp cooled warehouse
- + **Lease Rate:** \$1.10 PSF NNN
- + **CAM Charges:** \$0.31
- + **Monthly Rent:** \$6,889.26
- + **Availability:** March 1, 2025

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.

- Grade Level Door



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 the newest property MSG Sphere at the Venetian, scheduled to open 2023. MSG Sphere at the Venetian will be the first of its kind ever created. Once completed, it will be a 18,000-seat concert hall with a state of the art acoustic technology, costing \$2.2 billion.

Universal Studios is coming to Las Vegas! Universal Studios is building it's first ever permanent horror experience. Just North of the Las Vegas Strip, the 110,000 square foot attraction will add on to the 20-acre Area15 entertainment district. The City is looking forward to the new developments and is anticipating these attractions to be groundbreaking additions to the Las Vegas entertainment scene.

Quick Facts

 **±141**
Size (Sq. Mi.)

 **641,903**
Population

 **4,525**
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 International Innovation Center @ Vegas. The City of Las Vegas continues to be a hub for innovation and technology with opening 2 Innovation Centers for established and emerging tech companies developing smart technologies.

Source: www.wikipedia.com, vegasdevmap.com

Nevada Tax Advantages

NEVADA

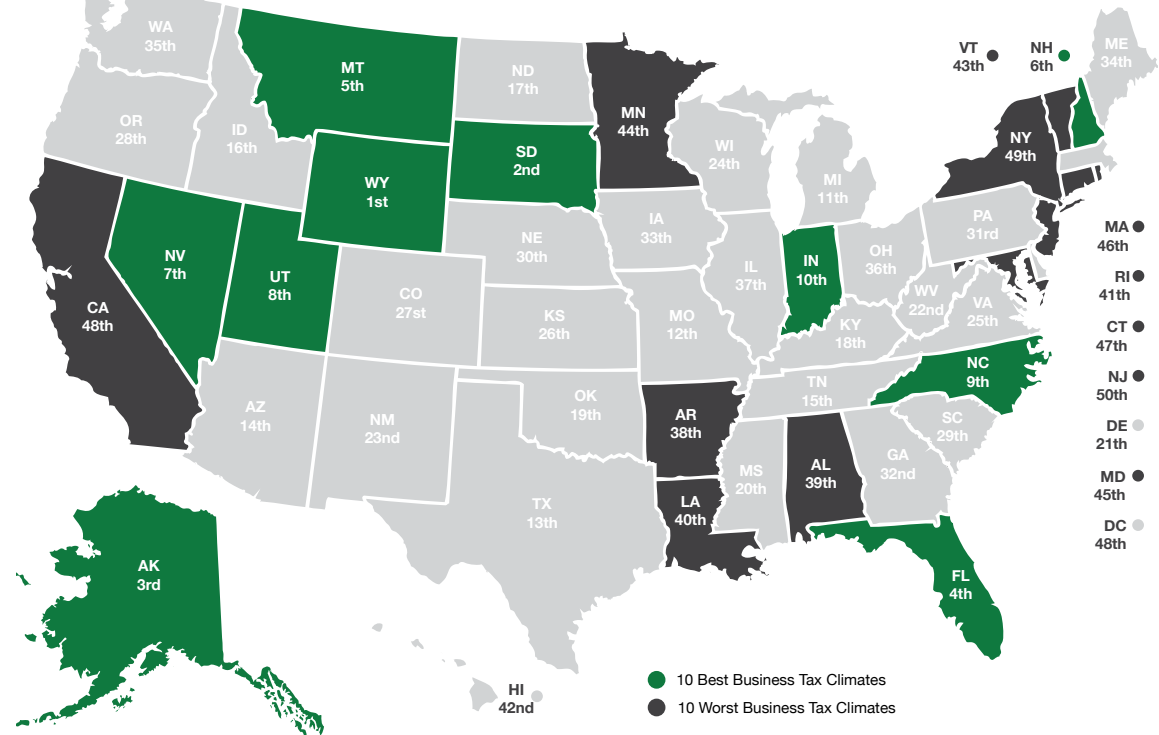
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index 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

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) has more than doubled 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.

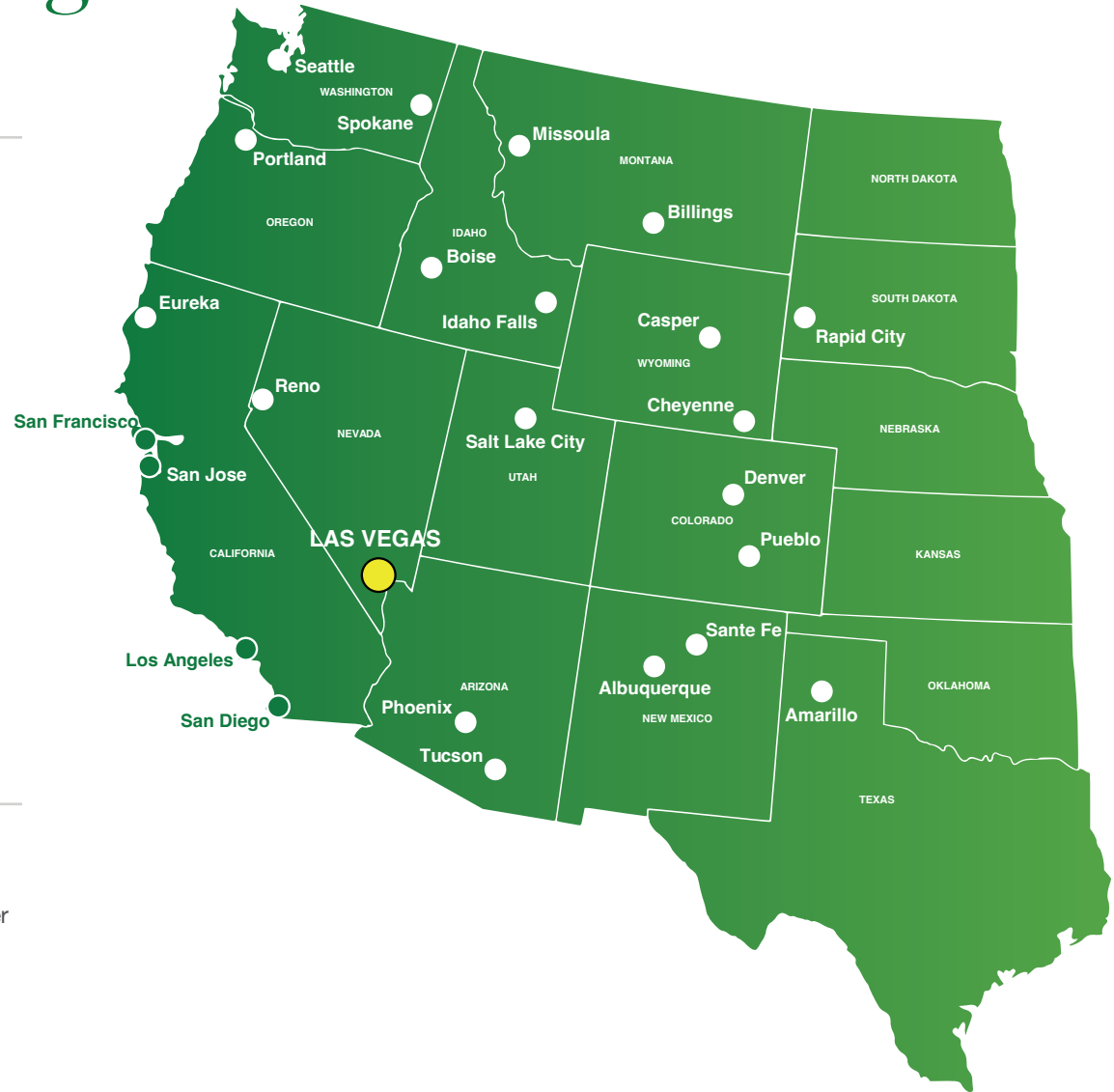
The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

Market Overview

Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



Shipping and Mailing Services



FedEx.



Freight Service Center
3 Mi

Freight Center
3 Mi

Customer Service Center
5 Mi

Distribution Center
10 Mi

Ship Center
8 Mi

Cargo Center
3 Mi

UPS Air Cargo
18 Mi

Air Cargo
20 Mi

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