

Sirius Industrial Park
3120 West Sirius Avenue, Las Vegas, NV 89102



±5,000 - ±10,000 SF AVAILABLE



Buzz Horden, B1000565
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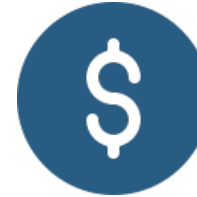
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PROPERTY HIGHLIGHTS

- Suite 104: ±10,000 SF Warehouse Space
 - Includes a small office and a bathroom
 - One grade level door and one dock high door
- Suite 106: ±5,000 SF Warehouse Space
 - Includes a bathroom
 - One grade level door
- Centrally Located: The property is next to "Area 15"; a multi-million dollar expansion with Universal Studios
- Recent Improvements: The property was re-asphalted and all buildings were repainted.



3120 W Sirius
 Suite 104: ±10,000 SF
 Suite 106: ±5,000 SF
AVAILABLE FOR LEASE

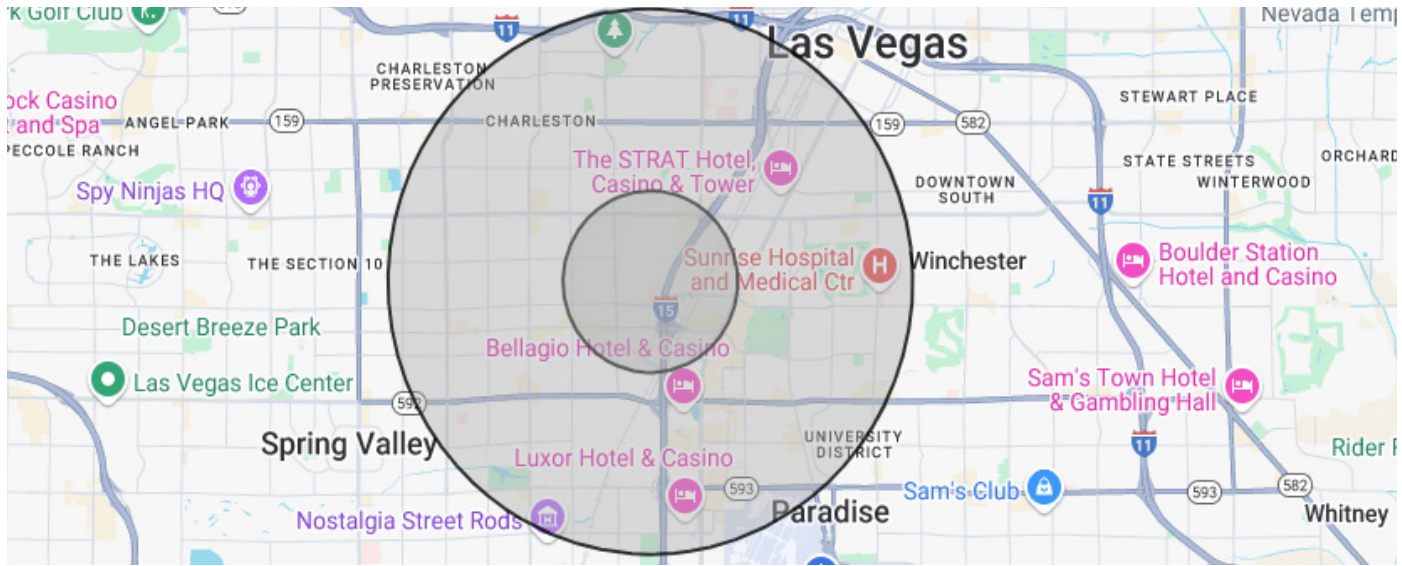


\$0.95/SF NNN
INTRODUCTORY RATE

PROPERTY DETAILS

RBA	±50,000 SF
Lot Size	±9.52 AC
Number of Buildings	4
Year Built	1963
Building Class	C
Zoning	M
APN	162-08-303-032
Sprinklers	Yes





DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	19,708	174,618	487,304
Current Year	18,056	161,076	452,991
2020 Population	15,914	148,387	437,394
Growth Current Year - 2029	1.8%	1.7%	1.5%
Growth 2020 - Current Year	3.4%	2.1%	0.9%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	8,608	77,510	196,749
Current Year	7,846	71,450	182,805
2020 Population	6,692	65,329	175,819
Growth Current Year - 2029	1.9%	1.7%	1.5%
Growth 2020-Current Year	0.5%	1.1%	0.7%

INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$64,144	\$63,550	\$61,596
Median Household Income	\$40,626	\$40,974	\$42,373



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