

FOR SALE

Colliers

BUFFALO/215

7693 W. POST ROAD | LAS VEGAS, NV 89113



OWNER-USER OPPORTUNITY

EXCLUSIVE LISTING AGENTS:

Chris Connell, SIOR

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Grant Traub, SIOR

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License # NV-S.0039295

±6,150 SF

OFFICE WAREHOUSE FLEX BUILDING

BUFFALO/215

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Colliers is pleased to present for sale this unique $\pm 6,150$ SF office warehouse flex building situated on ± 0.46 acres in the Buffalo/215 Business Park. Located less than a mile from the I-215 Beltway at the Buffalo Drive exchange.

Asking Price: \$3,695,000



PROPERTY DETAILS

Product Type

Office Warehouse Flex

Zoning & Jurisdiction

Industrial Park (IP), Clark County

Grade Level Roll Up Door

One (1)

Estimated Monthly CAM Rate

\$0.35/PSF

Building Size

$\pm 6,150$ SF

Year Built

2009

Fire Suppression

Fully sprinklered

Included FF&Es

Reception desk with console, Cabinets in rear office, Exhaust hood, fan and make up air unit/ansul fire system, Sound system, Televisions, Telephone system, Computer rack, ADT monitoring system, 1500 gallon grease trap, Walk in cooler/freezer, Three (3) beverage systems: Beer, soda, and liquor

Number of Stories

Single Story

Parking

3.9/1,000

Natural Gas

Gas line is 2"2 million BTUs

Land Size

± 0.46 Acres

Power

480v 3-Phase Power, 800 amps

Water Service

2 lines: 1" each

APN

163-34-410-021

Clear Height

14' Roof Truss Height

Annual Property Taxes

\$8,809.26

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FLOOR PLAN

±6,150 SF

OFFICE WAREHOUSE FLEX BUILDING

- Fully built out commercial kitchen ideal for a catering company or small events
- Licensed seating capacity at 39

VIRTUAL TOUR

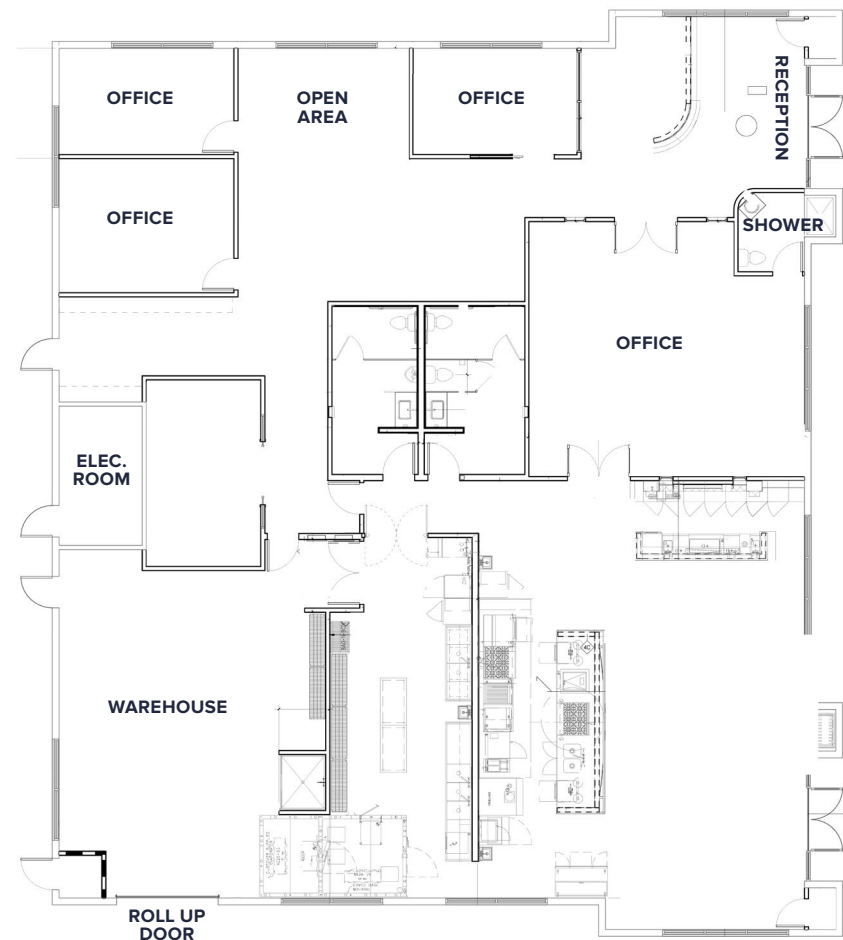
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LOCATION OVERVIEW

Located just north of Interstate 215 near Buffalo Drive in a booming residential area with excellent freeway visibility. The geographic location of the building provides convenient access to Summerlin, the Southwest and Green Valley. The property is in close proximity to Southern Hills, Spring Valley and St. Rose Dominican Hospitals, as well as numerous amenities including a variety of well-known restaurants and coffee shops in the immediate area.

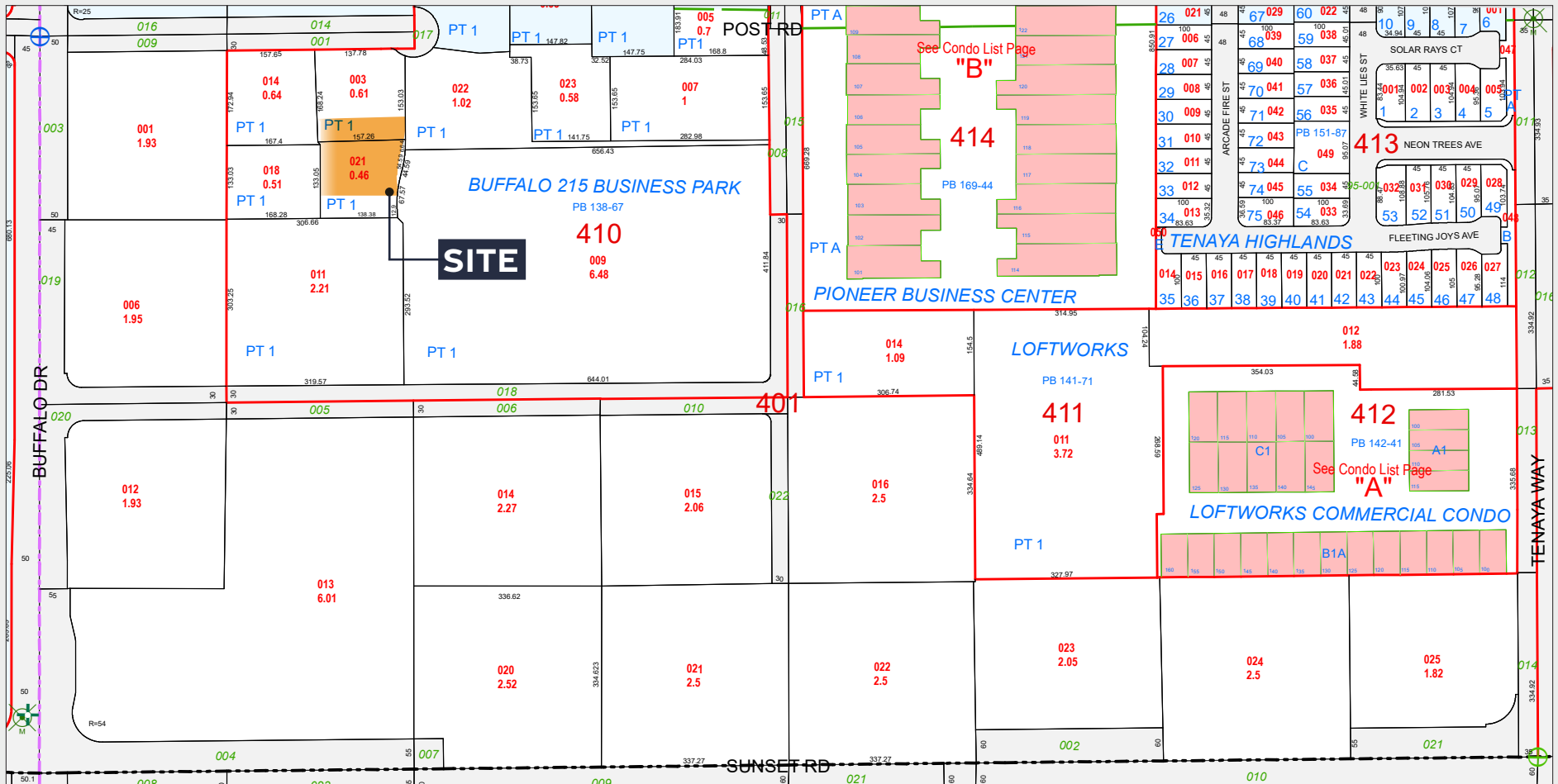
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TRADE AREA MAP

PARCEL MAP | APN: 163-34-410-021

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DEMOGRAPHIC REPORT

Population Summary

	1-Mile	3-Mile	5-Mile
2025 Total Population	13,215	172,875	379,879
2030 Total Population	15,780	185,797	401,871
2025 to 2030 Population Change	19.4%	7.5%	5.8%

Household Summary

	1-Mile	3-Mile	5-Mile
2025 Households	5,401	66,913	147,540
2030 Households	6,514	72,557	157,218
2025 to 2030 Household Change	20.6%	8.4%	6.6%

2025 Income

	1-Mile	3-Mile	5-Mile
Average Household Income	\$111,898	\$113,843	\$115,496
Median Household Income	\$90,314	\$87,678	\$85,558

2025 Business Summary

	1-Mile	3-Mile	5-Mile
Total Businesses	1,946	6,633	16,835
Total Employees	16,740	71,774	198,770

Source: ACS, Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census



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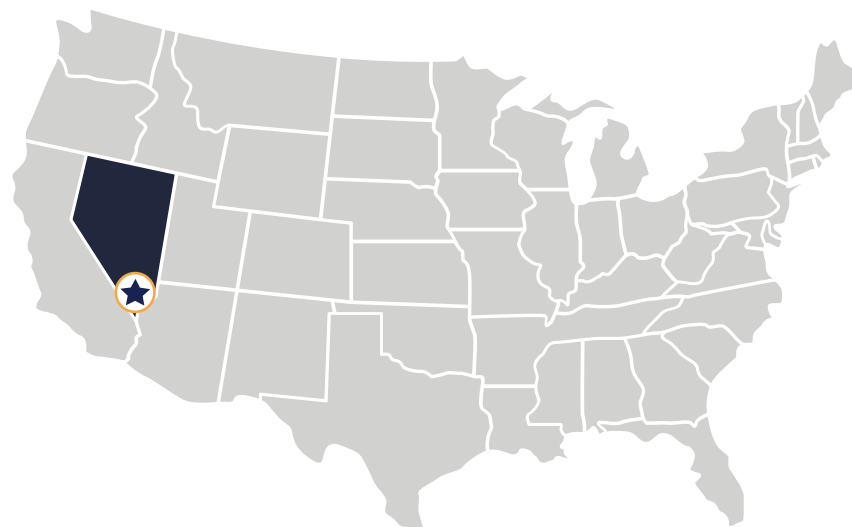
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PROPERTY IMAGES



Las Vegas Market Overview

Las Vegas has historically been known as a gaming destination; however, the city's diverse non-gaming allure continues to strengthen and has surpassed gambling demand. One such demand driver is the unparalleled convention and meeting space capacity available throughout the city.



Las Vegas Economic Trends*

Statistic	2019	2020	2021	2022	2023	2024
Visitor Volume	42,523,700	19,031,100	32,231,300	38,829,300	40,829,900	41,676,300
Gaming Revenue	\$10.35bn	\$6.5bn	\$11.44bn	\$12.78bn	\$13.48bn	\$13.56bn
Room Occupancy	88.9%	42.1%	66.8%	79.2%	83.5%	83.6%
Average Daily Room Rates	\$132.62	\$120.31	\$137.37	\$170.98	\$159.73	\$193.16
Convention Delegates	6,649,100	1,727,200	2,206,400	4,991,500	5,986,700	5,994,800
Total En/Deplaned Passengers	51,537,638	22,201,479	39,710,493	52,668,109	57,641,891	58,447,782
Room Inventory	149,422	143,117	150,487	151,771	154,662	150,612

*Source: Las Vegas Convention Center & Visitors Authority, Research Center

Top Trade Shows in Las Vegas



MAGIC
THE BUSINESS OF FASHION



#1 Trade Show Destination for
29 consecutive years
Trade Show News Network



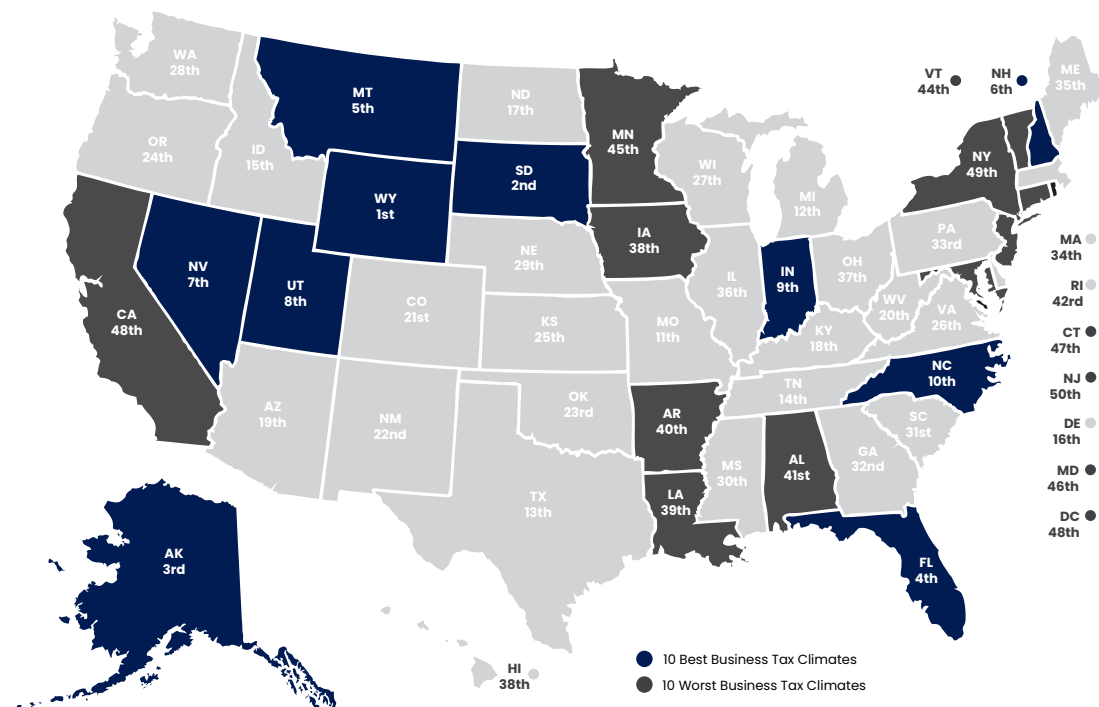


Nevada Tax Advantages

The Silver State

Nevada has always been popular states for businesses. One of the main reasons for that are low-cost startup, regulatory, licensing and annual fees, taxes and tax structure, privacy of business owners and competitive utility rates for commercial operations.

The Tax Climate Index comparison to neighboring states is significant: California ranks 48th, Arizona 19th, Idaho 15th, Oregon 24th 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

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org

Nevada Tax System

Nevada ranks as a 7th best state in the Tax Foundation's 2023 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes; individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

Nevada takes it seriously with attracting new businesses because of taxes. There are plenty of taxes which you must pay in other states, but not in Nevada.



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.



Railroad 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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