



2708 S. Highland Drive

Las Vegas, NV 89109

AVAILABLE FOR
SALE

Ryan Martin, SIOR
Senior Vice President
+702 369 4881
ryan.martin@cbre.com
Lic. BS 0048284

Tonya Gottesman
Vice President
+702 369 4882
tonya.gottesman@cbre.com
Lic. S.0189043

Antonette Rolda
Client Services Specialist
+1 702 369 4877
antonette.rola@cbre.com
Lic. S.0199545

CBRE

2708 S. Highland Drive

Las Vegas, NV 89109

2708 S. Highland Dr. (the "Property") is a two-story Flex Building spanning approximately 8,364 square feet, situated in the Central Downtown Submarket of Las Vegas. This offering presents an exceptional chance to acquire a stand-alone Flex Building conveniently located near the I-15 Freeway, ensuring a seamless commute and easy access to the vibrant Las Vegas Strip. Inside, the property showcases upscale finishes, including five private offices, a reception area, a spacious conference room, two breakrooms, high-end private restrooms, a fully equipped gym with a mirrored wall, two connected warehouses, two roll-up doors, and ample additional storage.



Investment Snapshot



\$2,750,000

Sale Price



\$329 PSF

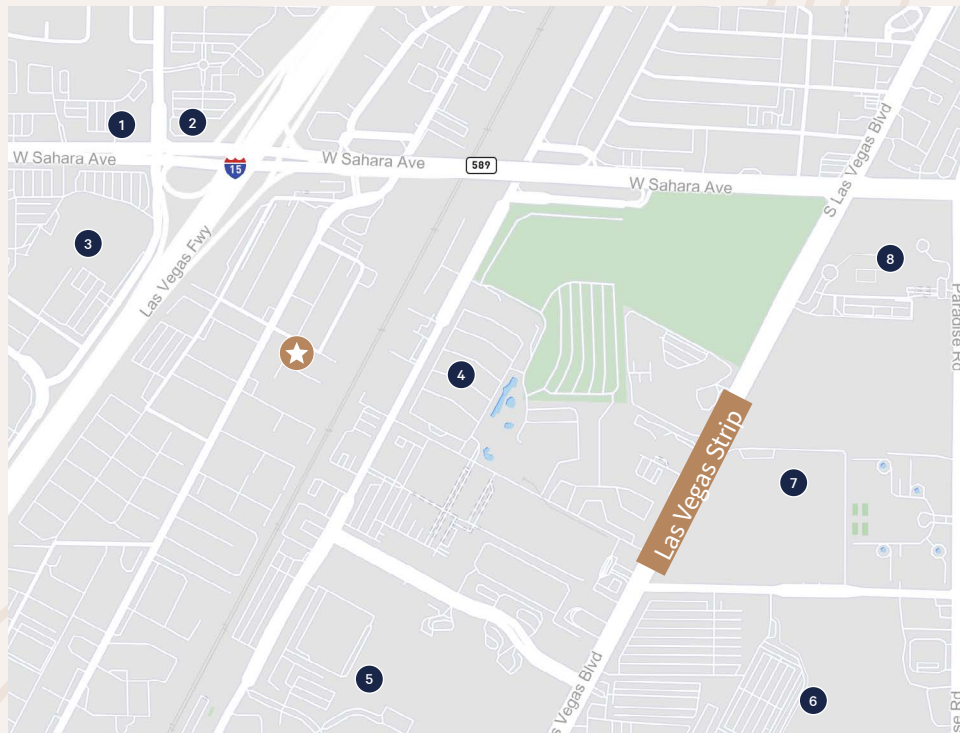
Price Per Square Foot



8,364 SF

Building Square Footage

Investment Highlights



1. US Bank Branch
2. Sahara Rancho Corporation Center
3. Palace Station Hotel and Casino
4. Circus Circus Casino
5. Resort World Las Vegas
6. Las Vegas Convention Center
7. Three Turnberry Place
8. Sahara Casino and Hotel

Situated just two blocks from the incredible Las Vegas Strip, including Resort World, Circus Circus Hotel & Casino.

Sustainability Factor

This exceptional ±8,364 SF freestanding Flex Building presents a unique opportunity for ownership, boasting upscale finishes and numerous building upgrades that prioritize sustainability. The property encompasses a well-designed office layout and two interconnected warehouses, equipped with a comprehensive security system featuring 14 security cameras. Additionally, the building showcases prominent signage, a solar energy rooftop installation, radiant barrier ceilings, tinted windows throughout, energy-efficient LED lighting, a Level 2 EV charging station, digital programmable thermostats, occupancy sensors, solaredge monitoring, and various other sustainability features.

Strategic Location

Located in the Central Downtown Submarket of Las Vegas, the Property holds an M (industrial) zoning designation. Its prime location positions it just two blocks away from the renowned Las Vegas Strip, which includes notable establishments like Resorts World, Circus Circus Hotel & Casino, and the Hilton Grand. Additionally, it offers convenient access to the vibrant Fremont Street experience, as well as a wide range of restaurants, banks, shopping malls, and attractions in the vicinity.

Convenient Freeway Access

The property enjoys immediate access to I-15 via W. Sahara Ave. This location offers convenient access to residential communities including Centennial Hills, Summerlin and Henderson.

Neighborhood Mix

The Property is situated in an area with a notable concentration of diverse industrial users, including the renowned Count's Kustoms owned by Danny "The Count" Koker. Count's Kustoms is a renowned hot rod and chopper customization/restoration shop, enjoying a well-known reputation in the custom automotive industry. This presence naturally attracts a significant amount of traffic and a variety of clientele to the immediate industrial plaza. In addition, other users in the immediate industrial plaza include Classy Windows, Sahara Air Conditioning & Heating, Inc., David Greenbaum Co. – Rug Store, Pro Restoration – Water Damage Services, and etc.



Property Details



Building Size

Total Building Size: 8,346 SF | Office: 3,500 SF | Warehouse: 4,864 SF



Signage

Available



Year Renovated

2017



Grade Level

Two (2) 16' x 16' roll up doors



Lighting

LED Lighting



Security

14 Security Cameras



Solar Energy

Rooftop Installation



Power

Level 2 EV Charging Station



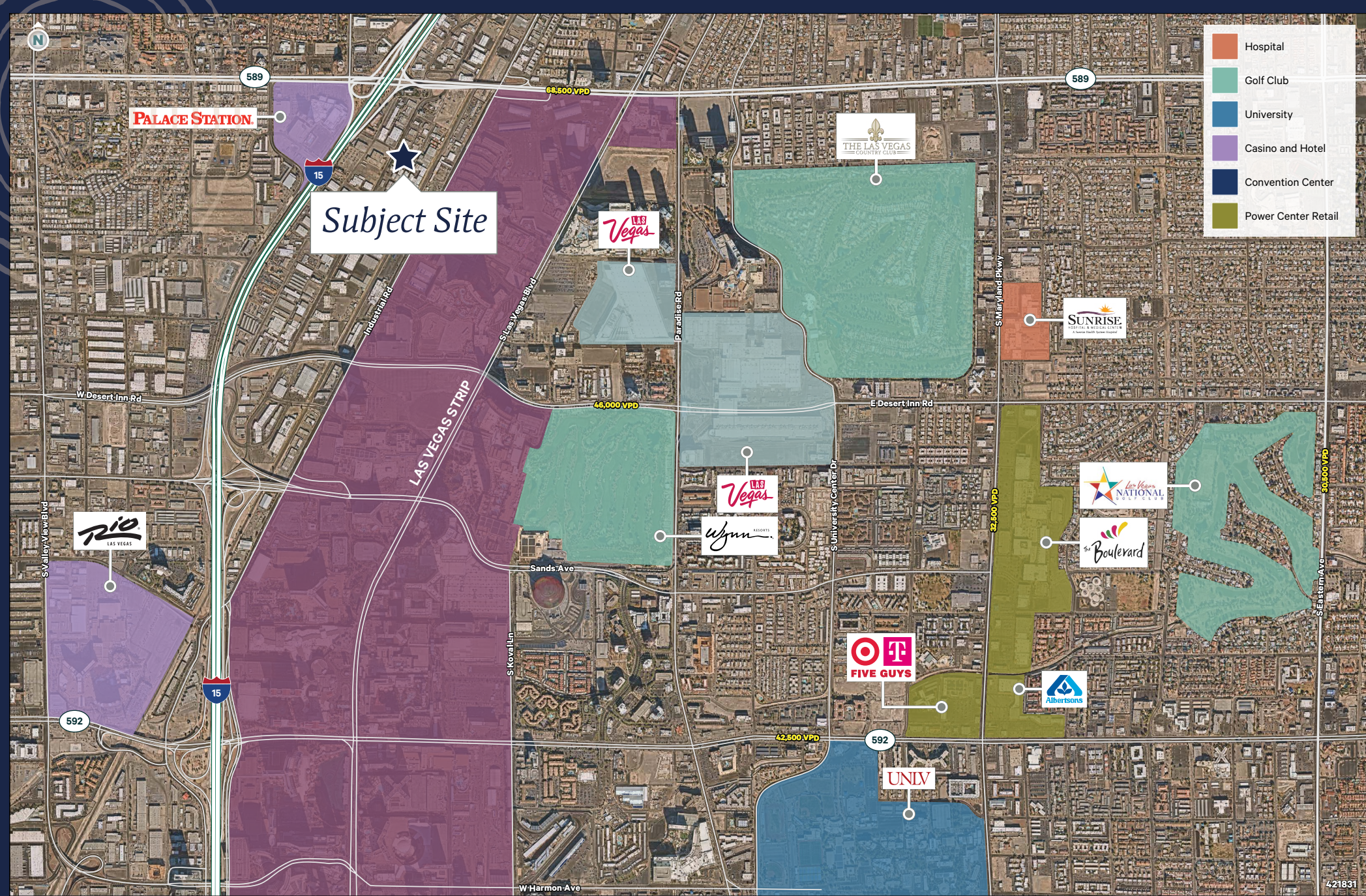
Construction

Radiant Barrier Ceilings, Tinted Windows Throughout



HVAC

100% in building



Amenity Map



SAHARA AVE.

I-15 FREEWAY ≈289,000 VPD

I-15 FREEWAY ≈289,000 VPD

SAHARA AVE. ≈61,500 VPD

SUBJECT

HIGHLAND DR.

WESTERN AVE.

2708 S. Highland Drive



SUBJECT

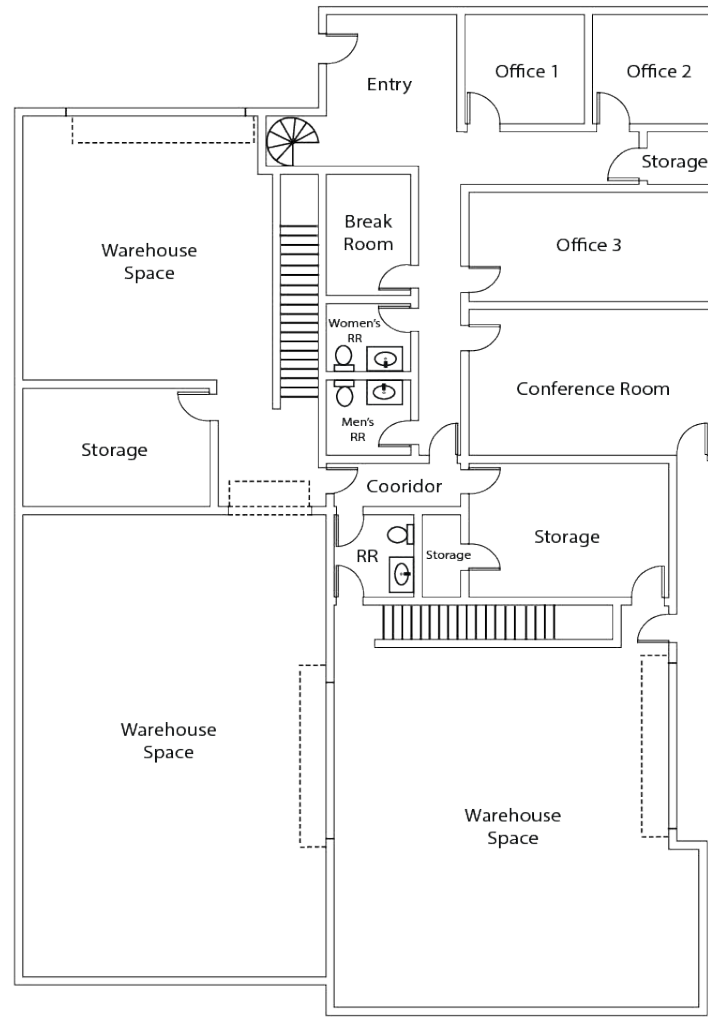
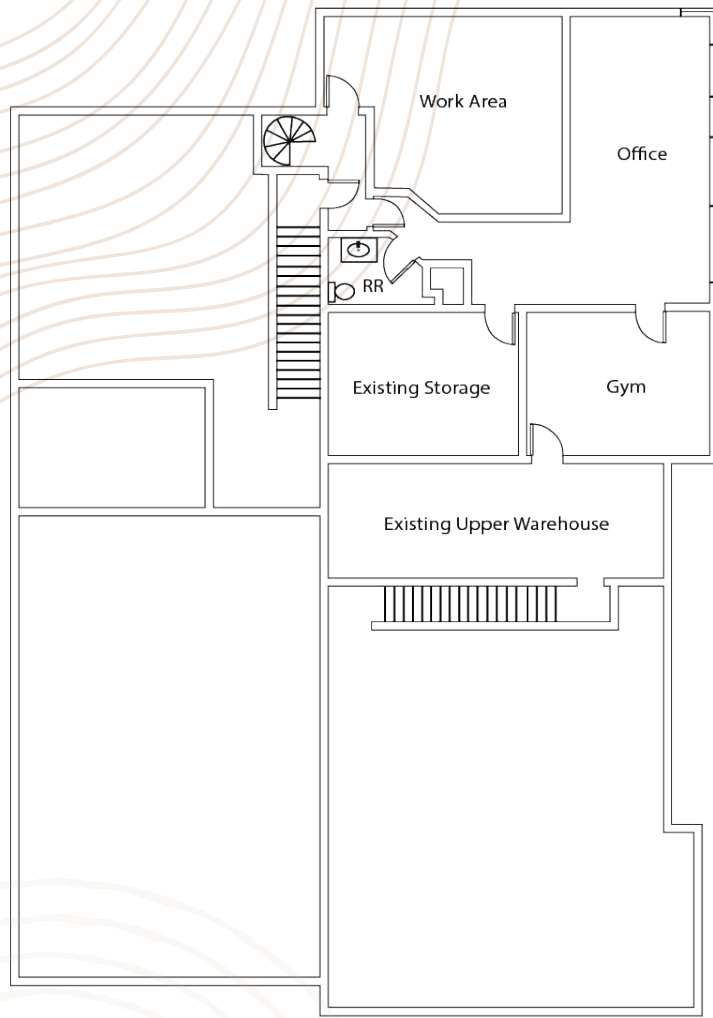
PRESIDIO AVE.

HIGHLAND DR.

2708 S. Highland Drive



Site Plan



Floor Plan

Building Details

- + Total Office SF: ±3,500 SF
- + Total Warehouse SF: ±4,864 SF

2708 S. Highland Drive



Area Demographics

487,877
Daytime Population

27,515
Businesses in the Area

\$40,935
Median Household Income

.51%
2023 -2028 Population Growth Rate

	1 MILES	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	10,739	162,636	455,937
2028 Population - Five Year Projection	11,045	167,792	467,642
2020-2023 Annual Population Growth Rate	-.01%	.44%	.12%
2023-2028 Annual Population Growth Rate	.56%	.63%	.51%
HOUSEHOLD INCOME			
Average Household Income	\$85,356	\$63,199	\$63,973
Median Household Income	\$44,358	\$37,663	\$40,935
2028 Average Household Income	\$99,333	\$99,333	\$74,306
2028 Median Household Income	\$53,056	\$42,586	\$47,114
HOUSEHOLDS			
2023 Households - Current Year Estimate	5,468	73,145	18,1760
2028 Households - Five Year Projection	5,712	76,184	188,411
2020-2023 Compound Annual HH Growth Rate	.92%	.94%	.62%
2023-2028 Annual Household Growth Rate	.88%	.82%	.72%
HOUSING UNITS			
2023 Housing Units	7,687	87,510	203,296
2023 Vacant Housing Units	2,219	14,365	21,536
2023 Occupied Housing Units	5,468	73,145	181,760
2023 Occupied Housing Units	1,811	18,466	64,592
2023 Renter Occupied Housing Units	3,657	54,679	117,168

Education

Bachelor's Degree or Higher



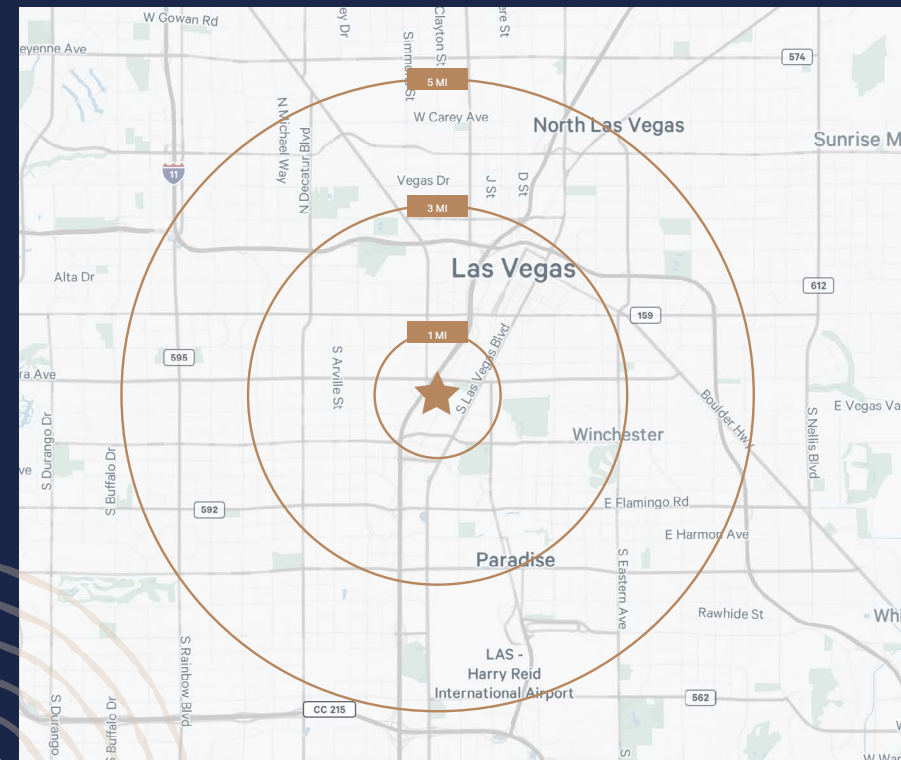
33%



21.4%



18.4%



Market Snapshot

Las Vegas, NV is a vibrant and bustling city known for a tourism, entertainment, strong economy and highly-skilled workforce. Las Vegas attracts millions of tourists each year and is home to iconic landmarks such as the Las Vegas Strip, where visitors can enjoy luxurious resorts, extravagant shows, and endless dining and shopping options. Las Vegas also offers a variety of other recreation options, including hiking in nearby Red Rock Canyon, exploring the Hoover Dam, catching a major league game and taking scenic helicopter tours of the Grand Canyon. Las Vegas is a thriving community with both urban and rural locales.

LAS VEGAS MSA POPULATION

2,359,915

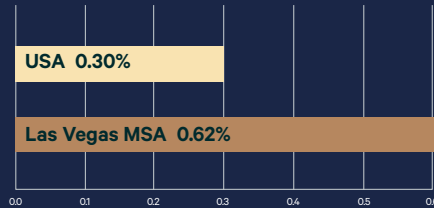
MEDIAN AGE

Nevada 37.4 years

U.S. 39.1 years

Source: ESRI (2023)

% ANNUAL POPULATION GROWTH (2023 - 2028)



SMART & DIVERSE WORKFORCE

Las Vegas has a diverse, educated and highly-skilled workforce and has experienced an influx in in-migration, as individuals seek a market that offers low cost of living and direct access to recreation, entertainment and culture.

WORKFORCE



Source: U.S. Bureau of Labor Statistics

EDUCATION ATTAINMENT

Associates Degree	9.6%
Bachelor's Degree +	28.4%

Source: ESRI (2023)

CONSISTENT LEVELS OF IN-MIGRATION

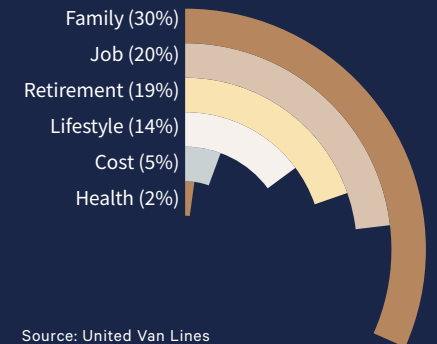


2023: 16.35% Increase

5-year forecast: 20.19% Increase

Source: Oxford Economics

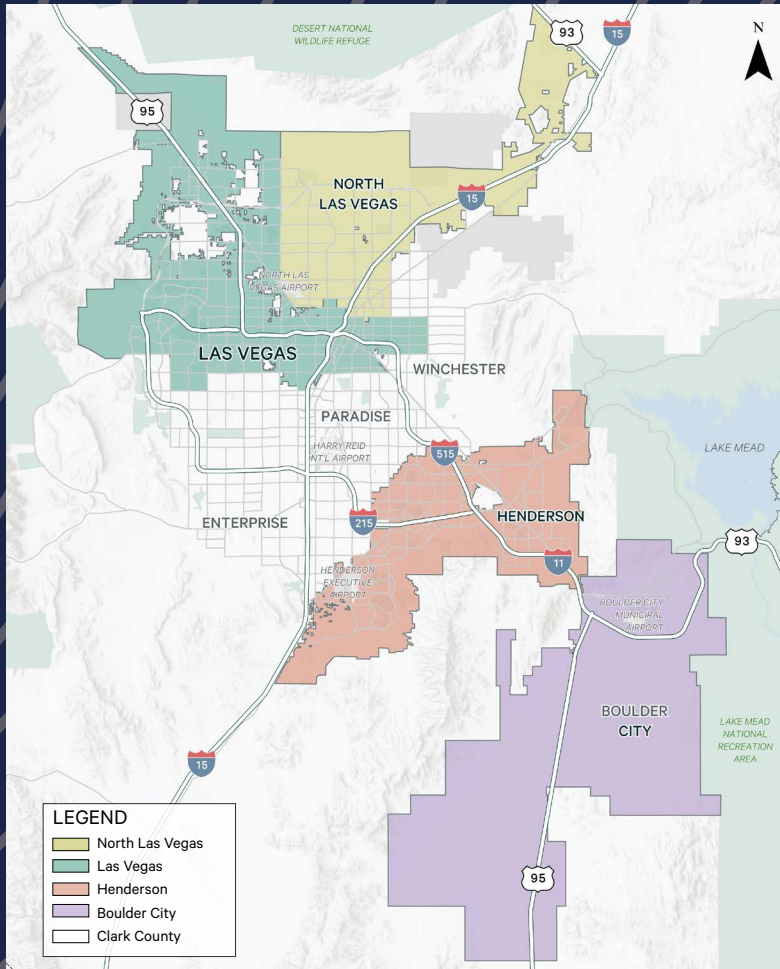
CLARK COUNTY POPULATION 2023 PRIMARY REASONS FOR MOVING TO NEVADA



Source: United Van Lines 2023 National Movers Survey



Las Vegas By the Numbers



OVERALL LAS VEGAS STATISTICAL AREA



Las Vegas MSA (Clark County)

Population:	2,359,915
Average Home Value:	\$443,826
2023 Households:	887,830
2023-28 Household Growth Rate:	0.85%
Average Household Income:	\$95,984

We're #1!

- **Las Vegas - top travel destination for Americans** (Family Destinations Guide, 2023)
- **Las Vegas - top destination for relocating homeowners** (Redfin, 2023)
- **Nevada - job growth** (U.S. Bureau of Labor Statistics, 2023)
- **UNLV most diverse university for undergraduates** (U.S. News & World Report, 2021)

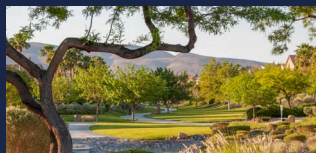
Notable Accolades

- #2 Nevada's population growth U.S. ranking (U.S. Census Bureau, 2020)
- #7 State Business Climate Index (Tax Foundation, 2023)
- #8 Best state to start a business (Wallethub, 2023)
- #8 Quality of infrastructure - Nevada (U.S. News & World Report, 2023)



Las Vegas

Population:	649,600
Average Home Value:	\$395,599
2022 Households:	245,377
2022-27 HH Growth Rate:	0.53%
Average Household Income:	\$95,568



Henderson

Population:	331,701
Average Home Value:	\$425,265
2022 Households:	133,081
2022-27 HH Growth Rate:	0.72%
Average Household Income:	\$120,902



North Las Vegas

Population:	276,199
Average Home Value:	\$333,561
2022 Households:	87,265
2022-27 HH Growth Rate:	0.77%
Average Household Income:	\$88,028



Boulder City

Population:	14,946
Average Home Value:	\$395,513
2022 Households:	6,564
2022-27 HH Growth Rate:	0.10%
Average Household Income:	\$105,598

Entertainment, Delivered.

Las Vegas is a top global destination for entertainment, gaming, shopping and dining. We're home to 10 Michelin Star restaurants and a host of world-renowned museums.

RESTAURANTS + THEATERS

10

Michelin Star
Restaurants

The Smith Center for Performing Arts

UNLV Performing Arts Center

Zappos Theater Planet Hollywood

Park Theater at Park MGM Las Vegas

Pearl Theater

MAJOR SHOPPING DESTINATIONS

- Fashion Show Mall
- Crystals (City Center)
- Downtown Summerlin
- Forum Shops (Caesars Palace)
- Grand Canal Shops at the Venetian
- Galleria at Sunset
- Town Square
- Miracle Mile Shops at Planet Hollywood Resort

\$36.9 BILLION IN VISITOR SPENDING

LVCVA 2019

86 MUSEUMS IN LAS VEGAS

SELECT TOP MUSEUMS

- The Neon Museum
- Las Vegas Natural History Museum
- Discovery Children's Museum
- The Mob Museum
- Nevada State Museum
- Shelby American, Inc.
- Hollywood Car Museum

POPULAR NON-GAMING ATTRACTIONS

- Springs Preserve
- Las Vegas Philharmonic
- Henderson Symphony Orchestra
- Bellagio Gallery of Fine Art
- Las Vegas Arts District

PROFESSIONAL SPORTING EVENTS



NHL (Golden Knights)



AHL (Henderson Silver Knights)



NFL (Las Vegas Raiders)



NLL (Las Vegas Desert Dogs)



WNBA (Las Vegas Aces)



MILB (Las Vegas Aviators
Oakland A's affiliate)



USLC (Las Vegas Lights)

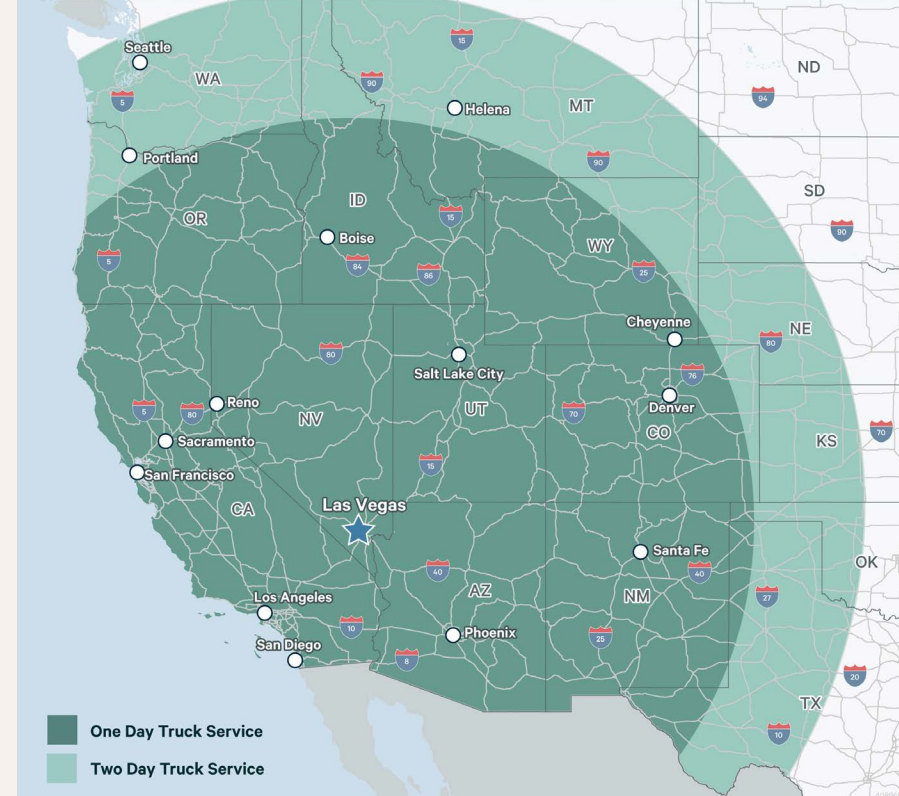
Transportation Infrastructure

Las Vegas has an robust transportation infrastructure that is comprised of three major highways: Interstate 15, U.S. 93/95, and the 215 Beltway. The highway system allows for easy shipping and receiving within a one or two day time frame to all major Western metros.

TRUCK SERVICE TO AND FROM LAS VEGAS

Travel to	Distance (mi)	Time (est.)
Los Angeles, CA	271	5:04
Phoenix, AZ	420	5:43
San Diego, CA	395	5:54
Salt Lake City, UT	340	6:23
Reno, NV	449	7:07
San Francisco, CA	638	9:23
Sacramento, CA	584	9:31

Travel to	Distance (mi)	Time (est.)
Boise, ID	662	10:12
Santa Fe, NM	571	10:37
Denver, CO	748	10:48
Cheyenne, WY	852	11:55
Helena, MT	900	12:50
Portland, OR	1,184	18:15
Seattle, WA	1,258	19:13



Source: ESRI

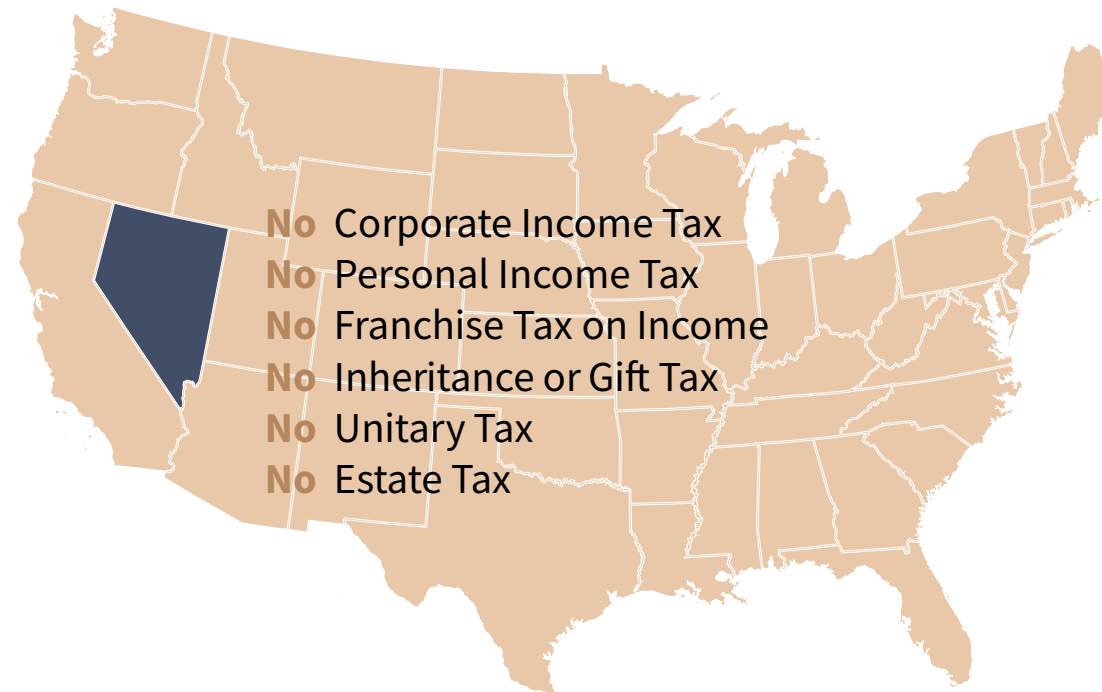
ONE OF THE NATION'S MOST TAX-FRIENDLY STATES

Las Vegas has low cost start-up, regulatory, licensing, annual fees, taxes and tax structure, privacy of business owners and competitive utility rates for commercial operations. Combine all of these benefits with quality of life, abundant recreation and entertainment options, strong workforce and affordable housing and Las Vegas is an easy choice.

The Tax Foundation
2022 State Business
Tax Climate Index ranks
Nevada #7 best state in
the U.S.

Source:
The Tax Foundation

7th



2708 S. Highland Drive
Las Vegas, NV 89109

CONTACTS

Ryan Martin, SIOR
Senior Vice President
+702 369 4881
ryan.martin@cbre.com
Lic. BS 0048284

Tonya Gottesman
Vice President
+702 369 4882
tonya.gottesman@cbre.com
Lic. S.0189043

Antonette Rolda
Client Services Specialist
+1 702 369 4877
antonette.rola@cbre.com
Lic. S.0199545

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Some content was originally generated by GenAI and modified by the author.