

THE VALLEY VIEW SUITES II

4675 - 4699 S. Valley View Boulevard, Las Vegas, NV 89103

AVAILABLE
For Lease



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010
www.mdlgroup.com

Myles Johnson
Advisor
Lic#: BS.1002160
702.600.3307
mjohnson@mdlgroup.com

Jerdin Lindquist
Associate
Lic#: BS.0146806
702.755.1528
jlindquist@mdlgroup.com



THE VALLEY VIEW SUITES II

4675 - 4699 S. Valley View Boulevard

+ Parcel Number	162-19-702-016
+ Zoning	Light Industrial (I-L)
+ Year Built	1985 (Renovated 2020)
+ Property Size	±23,981 SF
+ Parking	64 surface stalls
+ Cross Streets	Valley View Blvd & Tompkins Ave
+ Submarket	Southwest
+ Traffic Counts	Valley View Blvd // ±15,000 VPD Tropicana Ave // ±57,500 VPD

Lease Details



\$1.25 PSF NNN

Lease Rate



\$0.30 PSF

CAM Charges



±3,500 SF

Available Space

Property Highlights

- Single-story ±23,981 SF industrial building with 8 grade-level doors & 2 docks
- Each suite includes a restroom, office space, and warehouse area
- Clear Ceiling Height: ±18'
- Prime Southwest location
- Convenient ±0.8 mile access to the I-15 Freeway
- Close to Las Vegas Boulevard and quick service to The Strip

Property Overview

MDL Group is pleased to present The Valley View Suites II ("The Property") at 4675 - 4699 S. Valley View Boulevard. Located in the industrial sector of Southwest Las Vegas, this property features excellent frontage and visibility along Valley View Boulevard, with several points of ingress and egress into the Property. The building features condominium warehouse spaces ideal for light manufacturing, flex, and general purpose warehousing. Each suite includes a restroom, office space, and warehouse area. Come grow your business at Valley View Suites II.

Area Description

The Property is located on the northeast corner where Valley View Boulevard (±15,000 VPD) and Tompkins Avenue meet, and just a couple of blocks north from highly-trafficked Tropicana Avenue (±57,500 VPD). The Property has nearby amenities within driving distance, including retail centers that have Home Depot, Harbor Freight, Raising Cane's, Bank of America, Tread Vegas Fitness, Jack in the Box, and In-N-Out Burger. It is approximately ± 1.3 miles away from Las Vegas Boulevard South, providing access to the plentiful retail shops and services along the Strip.



Service you deserve. People you trust.



5960 South Jones Boulevard
Las Vegas, Nevada 89118

T 702.388.1800 | F 702.388.1010
www.mdlgroup.com

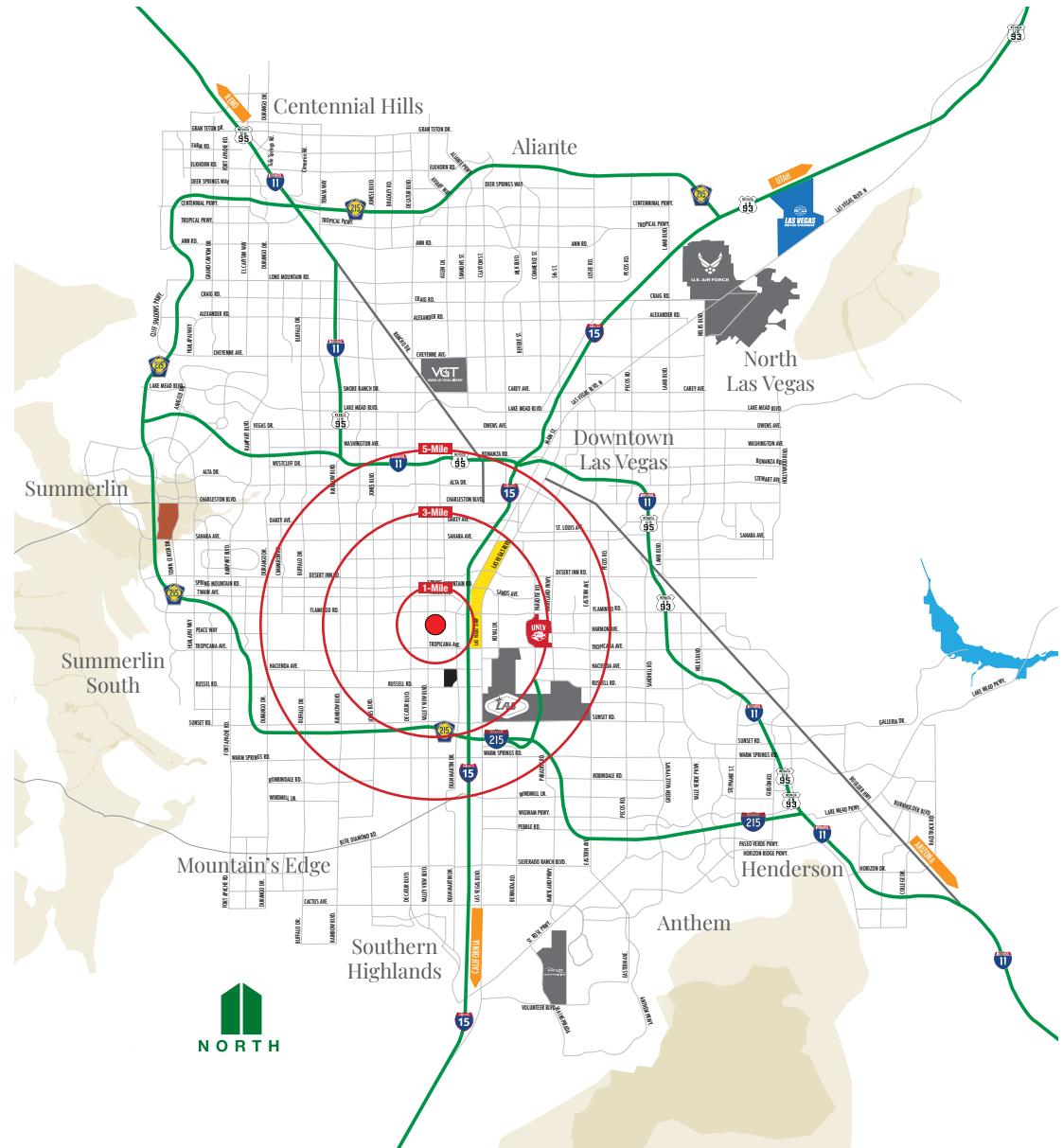
Population	1 mile	3 miles	5 miles
2010 Population	5,821	122,185	343,006
2020 Population	6,653	126,599	362,846
2025 Population	7,294	129,307	369,151

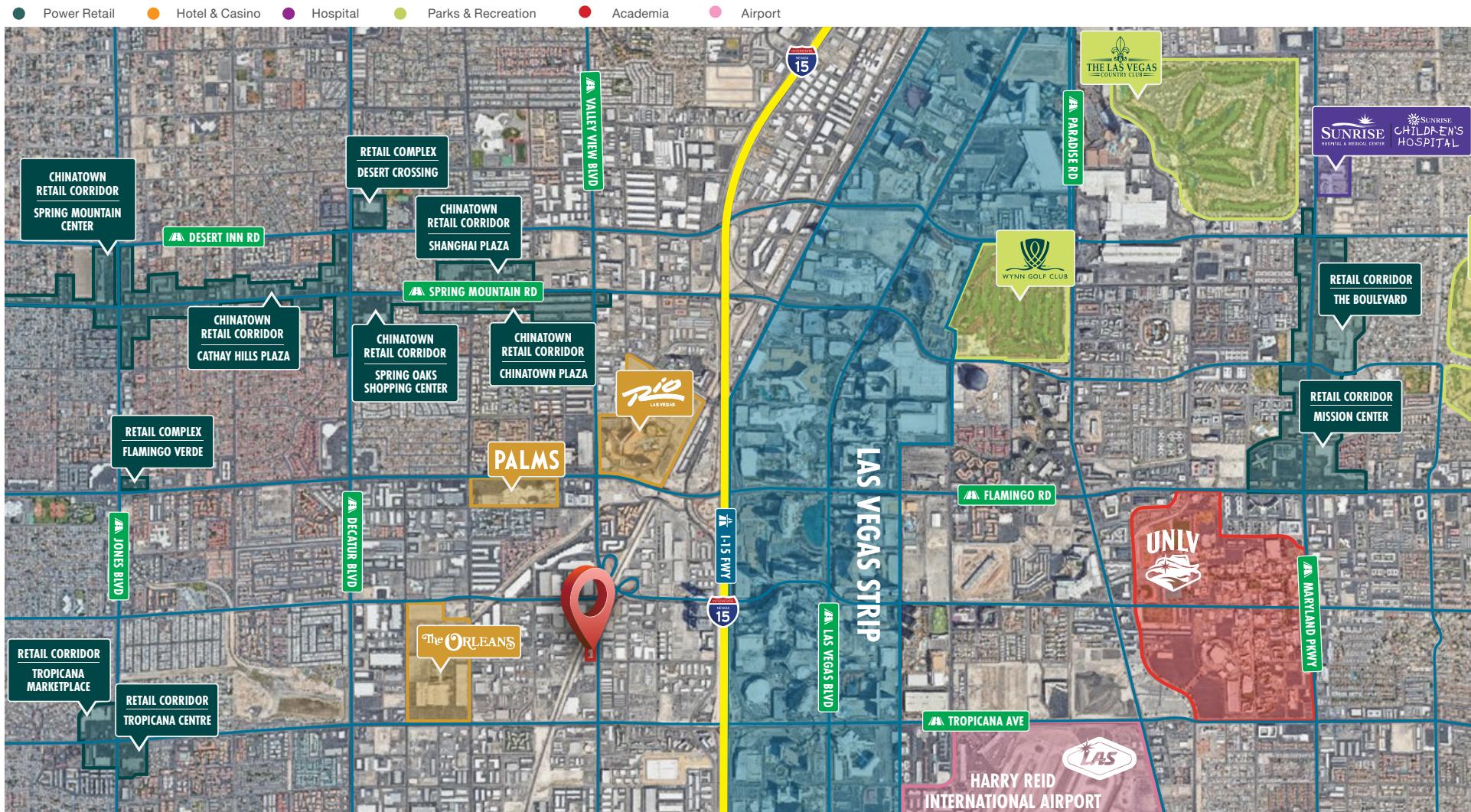
	1 mile	3 miles	5 miles
2030 Population	7,627	133,742	382,066
2010-2020 Annual Rate	1.34%	0.36%	0.56%
2020-2025 Annual Rate	2.19%	0.50%	0.41%
2025-2030 Annual Rate	0.90%	0.68%	0.69%
2025 Median Age	39.7	38.3	39.1

Households	1 mile	3 miles	5 miles
2025 Wealth Index	71	46	60
2010 Households	3,073	51,907	137,128
2020 Households	3,697	55,790	148,749
2025 Households	4,057	57,746	153,172
2030 Households	4,294	60,471	160,404
2010-2020 Annual Rate	1.87%	0.72%	0.82%
2020-2025 Annual Rate	2.21%	0.81%	0.69%
2025-2030 Annual Rate	1.14%	0.93%	0.93%

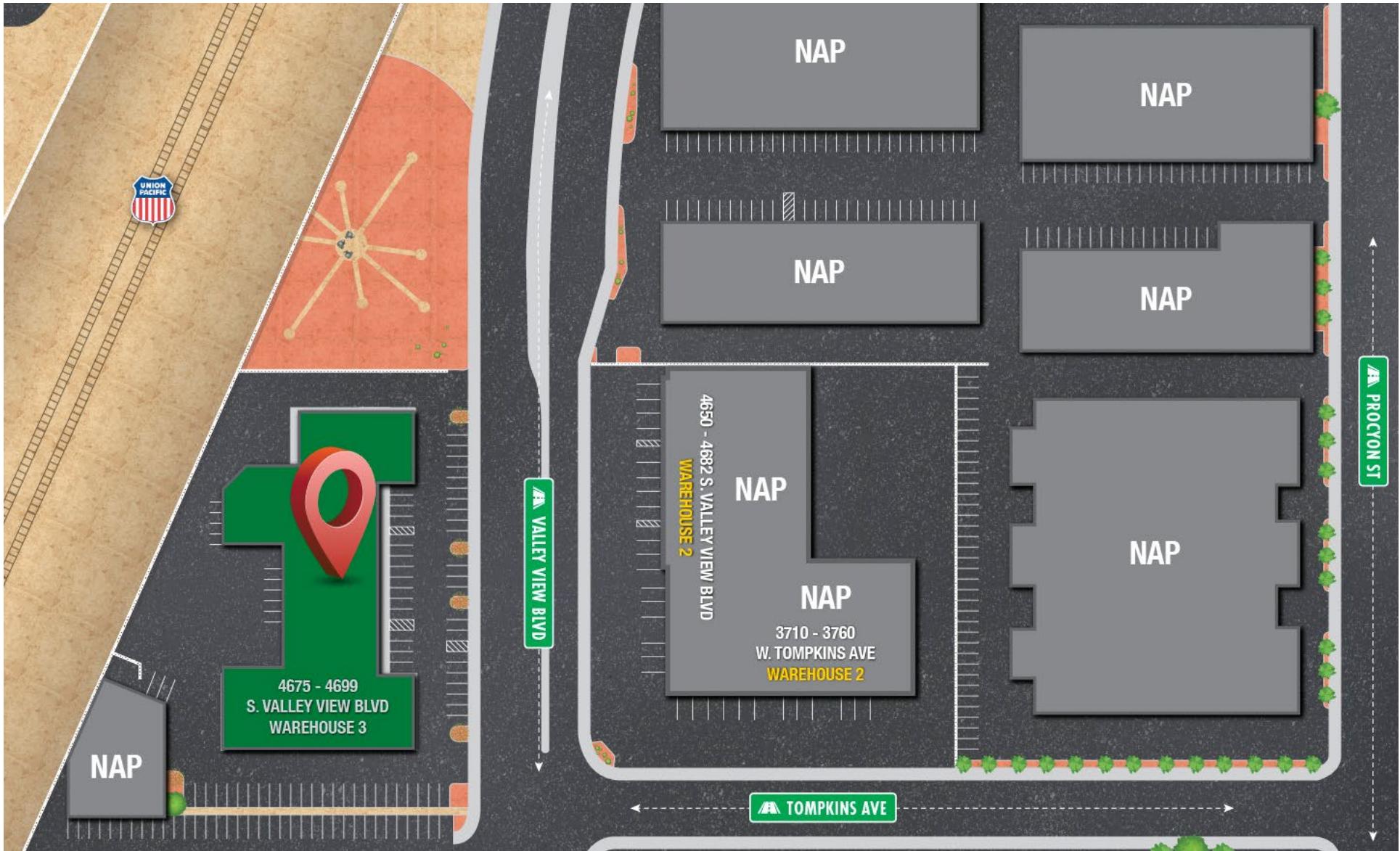
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$105,647	\$70,849	\$83,220
2030 Average Household Income	\$118,389	\$81,765	\$96,555
2025-2030 Annual Rate	2.30%	2.91%	3.02%

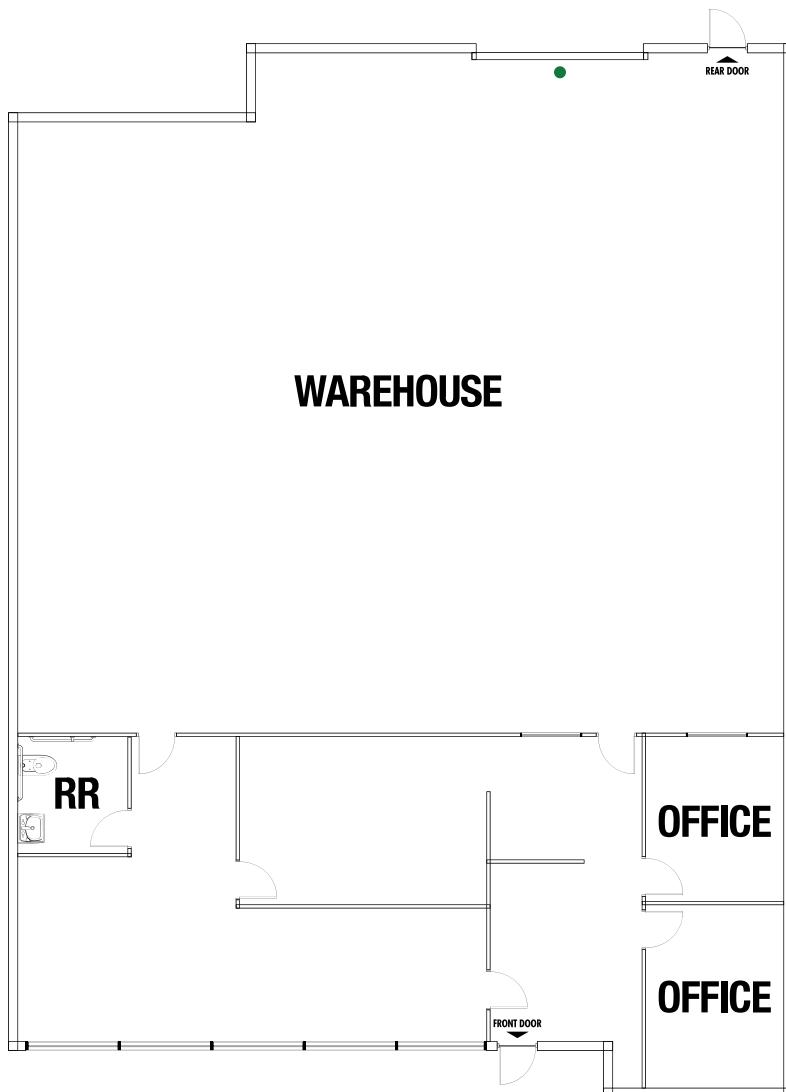
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	9,046	73,616	176,253
2020 Total Housing Units	7,096	68,927	171,138
2025 Total Housing Units	7,354	70,198	173,690
2025 Owner Occupied Housing Units	769	16,073	62,072
2025 Renter Occupied Housing Units	3,288	41,673	91,100
2025 Vacant Housing Units	3,297	12,452	20,518
2030 Total Housing Units	7,805	73,515	181,599
2030 Owner Occupied Housing Units	841	17,355	66,241
2030 Renter Occupied Housing Units	3,453	43,116	94,163
2030 Vacant Housing Units	3,511	13,044	21,195











Lease Highlights



\$1.25 PSF NNN \$0.30 PSF \$5,425.00

Lease Rate CAM Charges Monthly Rent

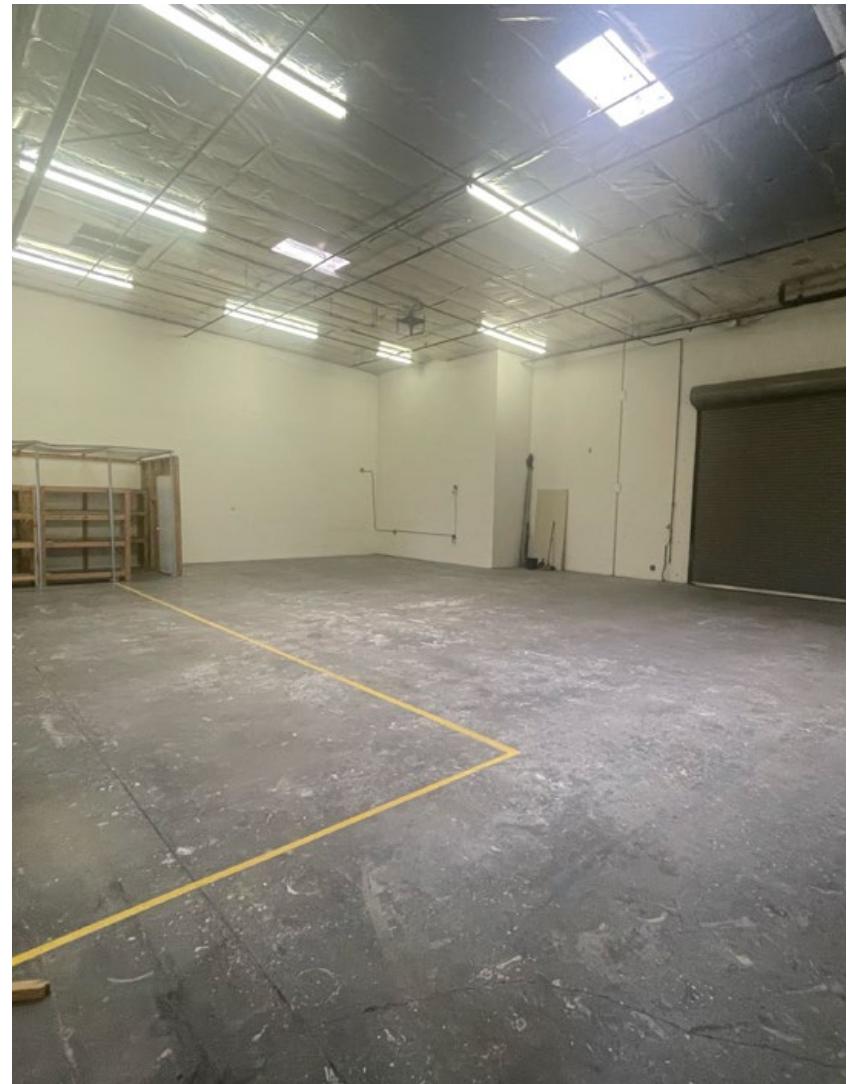
Suite Details

+ Suite Number:	4683
+ Total SF:	±3,500
▪ Office SF:	±1,000
▪ Warehouse SF:	±2,500
+ Grade Level Doors:	One (1) 12' x 14'
+ Clear Ceiling Height:	±18'
+ Power:	200 amps • Single-phase (to be verified by Tenant)
+ Available:	Immediately

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

Suite 4683 Photos







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)

人群 2,265,461

Population

↑ 298

Pop. Density
(Per Square Mile)

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

5960 South Jones Boulevard
Las Vegas, Nevada 89118

T 702.388.1800 | F 702.388.1010
www.mdlgroup.com

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



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.

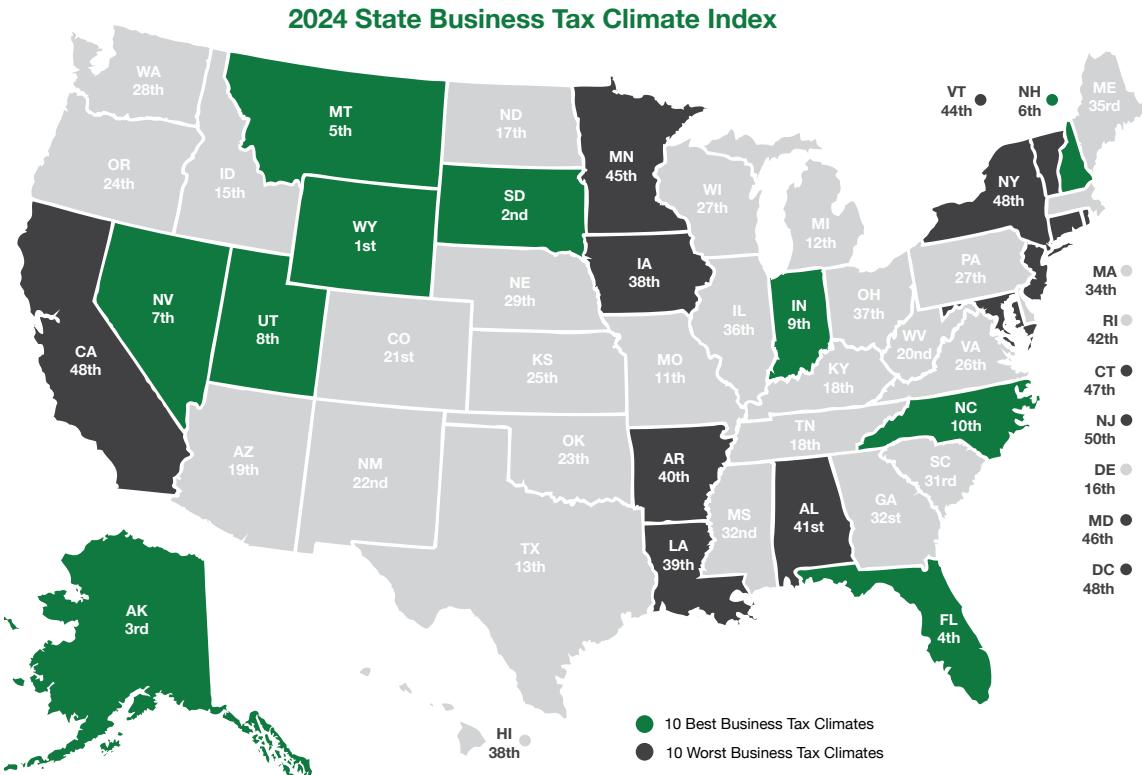
Here are the main tax advantages of this state:

- 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

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.

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) 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.

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)