

Boulder Hwy Industrial - Your Success Begins Here



OFFERING MEMORANDUM

6750 Boulder Hwy
Las Vegas, NV 89122

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CONTENTS

- 01 **Executive Summary**
 - Investment Summary
- 02 **Location**
 - Location Summary
- 03 **Property Description**
 - Property Features
 - Aerial Map
 - Property Images

Exclusively Marketed by:



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www.regencyrealtyinvestments.com

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01

Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	6750 Boulder Hwy Las Vegas NV 89122
COUNTY	Clark
MARKET	Las Vegas
SUBMARKET	East Las Vegas
BUILDING SF	31,463 SF
LAND ACRES	2.48
LAND SF	108,029 SF
YEAR BUILT	1978
APN	161-35-301-002
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$7,900,000
PRICE PSF	\$251.09
OCCUPANCY	100%
NOI (CURRENT)	\$566,000
NOI (Pro Forma)	\$566,000
CAP RATE (CURRENT)	7.16%
CAP RATE (PRO FORMA)	7.16%
CASH ON CASH (CURRENT)	4.16%
CASH ON CASH (PRO FORMA)	4.16%

PROPOSED FINANCING

504 SBA loan	
LOAN TYPE	Amortized
DOWN PAYMENT	\$790,000
LOAN AMOUNT	\$7,110,000
INTEREST RATE	6.39%
ANNUAL DEBT SERVICE	\$533,125
LOAN TO VALUE	90%
AMORTIZATION PERIOD	30 Years
NOTES	

Income and Cap Rate for illustration only
 Financing example is for an owner-user
 Contact: Lexicon Bank, Richard Allen
 Email: rallen@lexiconbank.com
 Phone: 702.780.7700

DEMOGRAPHICS

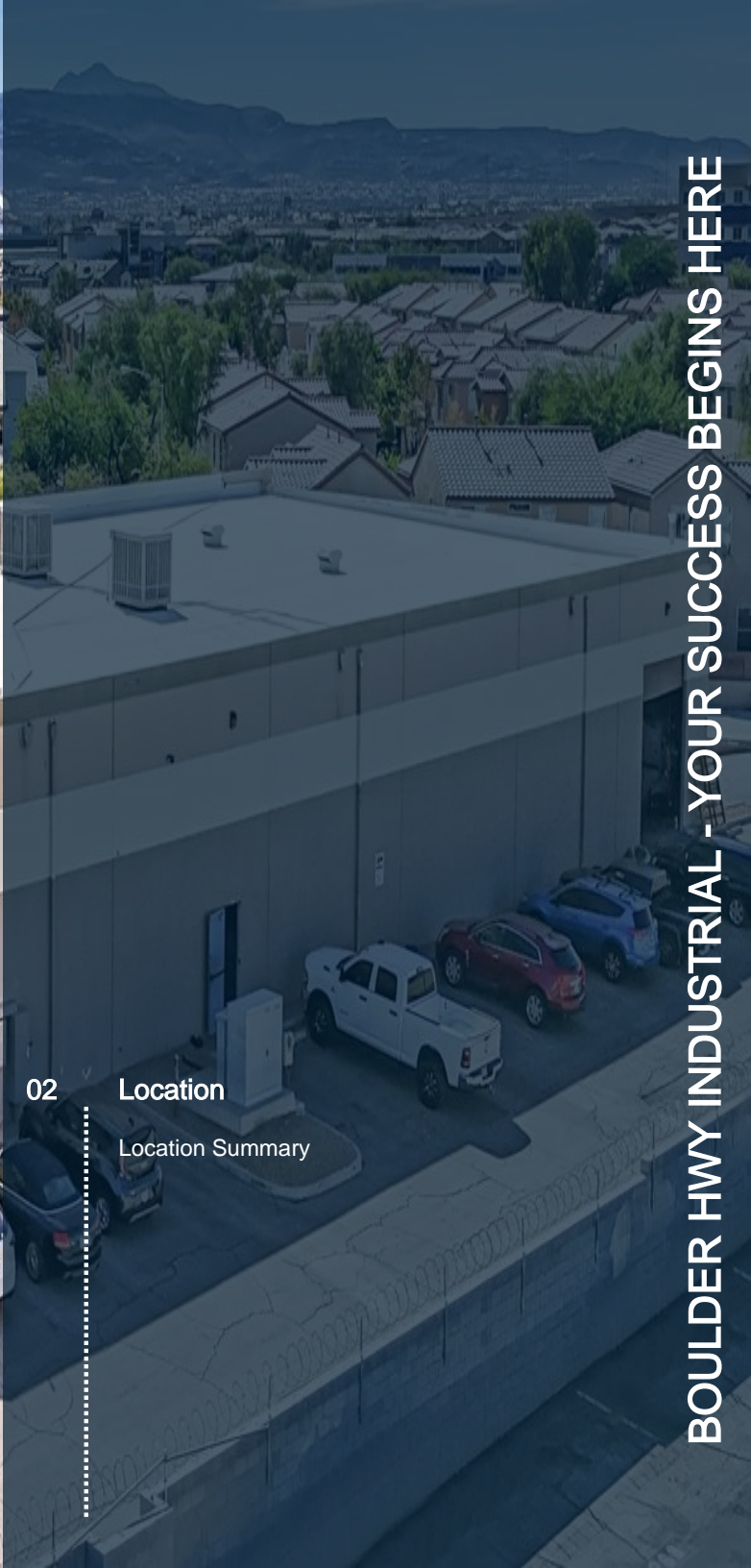
	1 MILE	3 MILE	5 MILE
2024 Population	21,507	112,095	315,753
2024 Median HH Income	\$72,397	\$67,715	\$73,378
2024 Average HH Income	\$92,093	\$89,126	\$99,213



Your success starts at 6750-60 Boulder Hwy

- Introducing 6750-60 Boulder Hwy, Las Vegas, two impressive industrial/flex buildings totaling +/-31,463 SF situated on a sizable 2.48 AC lot. Nestled in the South East Las Vegas industrial area, this property boasts a strategic location adjacent to Henderson, with easy access to the 93 and 95 freeways and about five miles from the Las Vegas International/ Harry Reid Airport. It features 6760 Boulder Hwy, a +/-15,876 SF flex industrial building, and 6750 Boulder Hwy, a +/-15,596 SF warehouse, three drive-in doors, and impressive +/- 20 FT ceilings, this versatile property is a true gem. With M-1 zoning, 3-phase electrical connectivity, and ample parking, it offers limitless possibilities for various business ventures. 6760 Boulder Hwy, currently vacant, was a thriving adult store, which generated \$100,000 or more per month. The rare and valuable license for the adult store is included in the purchase. 6750 Boulder Hwy is occupied by a month-to-month furniture manufacturing tenant. Whether you're an owner-user looking to establish your business in a thriving location or an investor seeking a consistent cash flow opportunity, 6750-60 Boulder Hwy is the perfect fit. Currently occupied by a retiring owner-user, this property presents an exciting chance to make your mark in the bustling Las Vegas market. Don't wait – seize the opportunity and take a tour of this remarkable property today. Contact us to schedule a tour or make an offer. Your future success starts at 6750-60 Boulder Hwy.





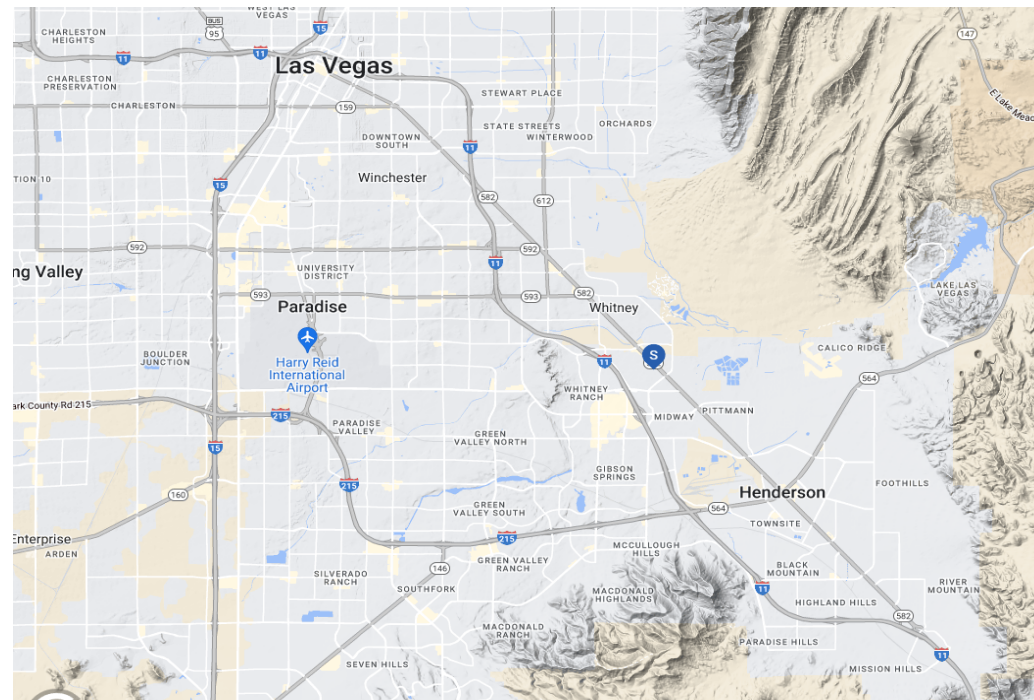
02

Location

Location Summary

6750-60 Boulder Hwy is a true gem

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03

Property Description

- Property Features
- Aerial Map
- Property Images

PROPERTY FEATURES

BUILDING SF	+/-31,463
LAND SF	108,029
LAND ACRES	2.48
YEAR BUILT	1978
# OF PARCELS	1
ZONING TYPE	M-1
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF BUILDINGS	2
CEILING HEIGHT	Approx 24 Feet
GRADE LEVEL DOORS	3

NEIGHBORING PROPERTIES

NORTH	Boulder Highway
SOUTH	Apartment Buildings
EAST	Apartment Buildings
WEST	Leslie's Pool Supplies

MECHANICAL

HVAC	HVAC
FIRE SPRINKLERS	Sprinklered
ELECTRICAL / POWER	Three Phase Electrical
LIGHTING	Flourescent

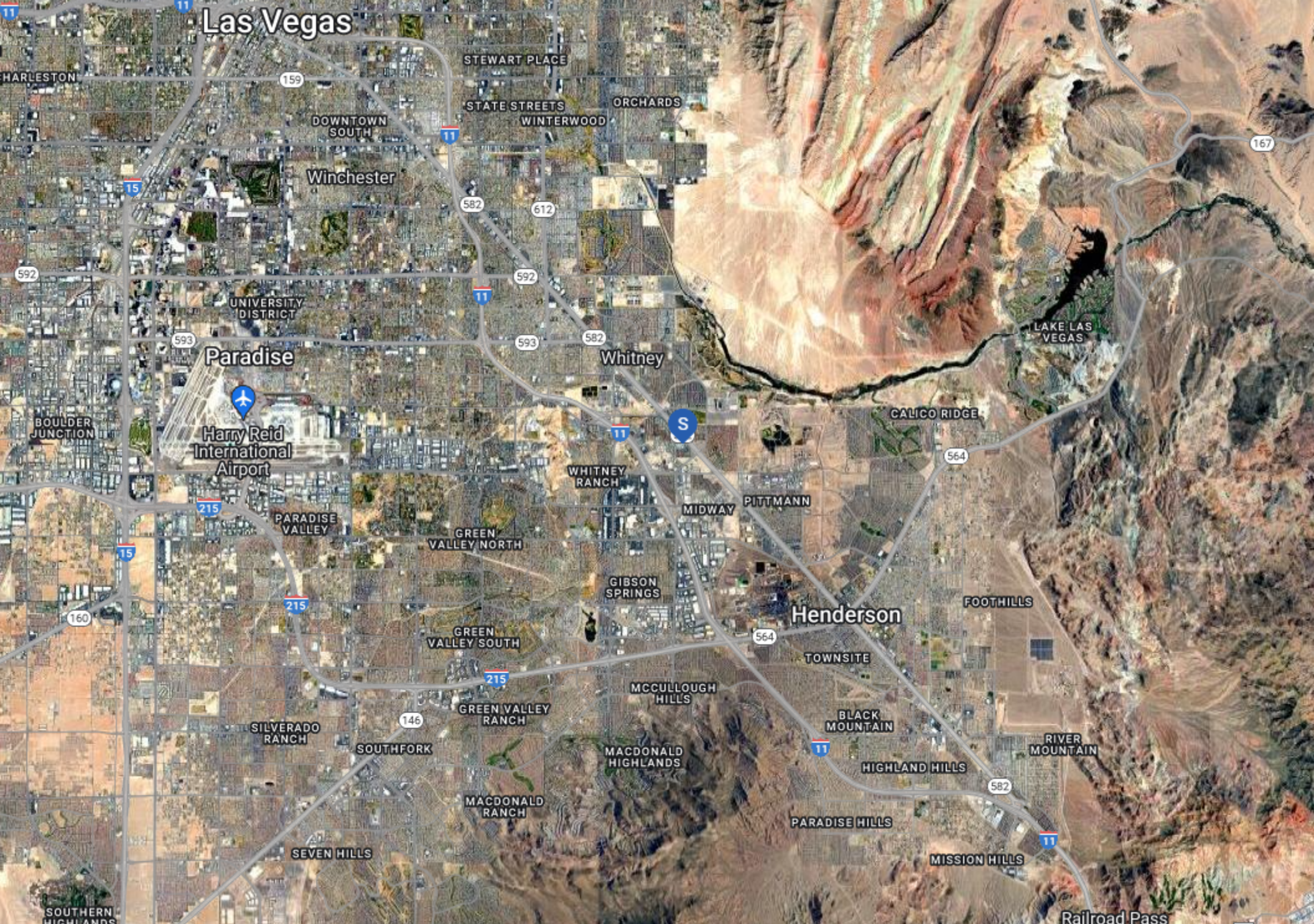
CONSTRUCTION

FOUNDATION	Concrete slab
FRAMING	Metal
EXTERIOR	Concrete tilt up
PARKING SURFACE	Paved parking lot
ROOF	Flat Roof
LANDSCAPING	Palm trees

TENANT INFORMATION

MAJOR TENANT/S	Furniture Manufacturing
LEASE TYPE	Month-to-month



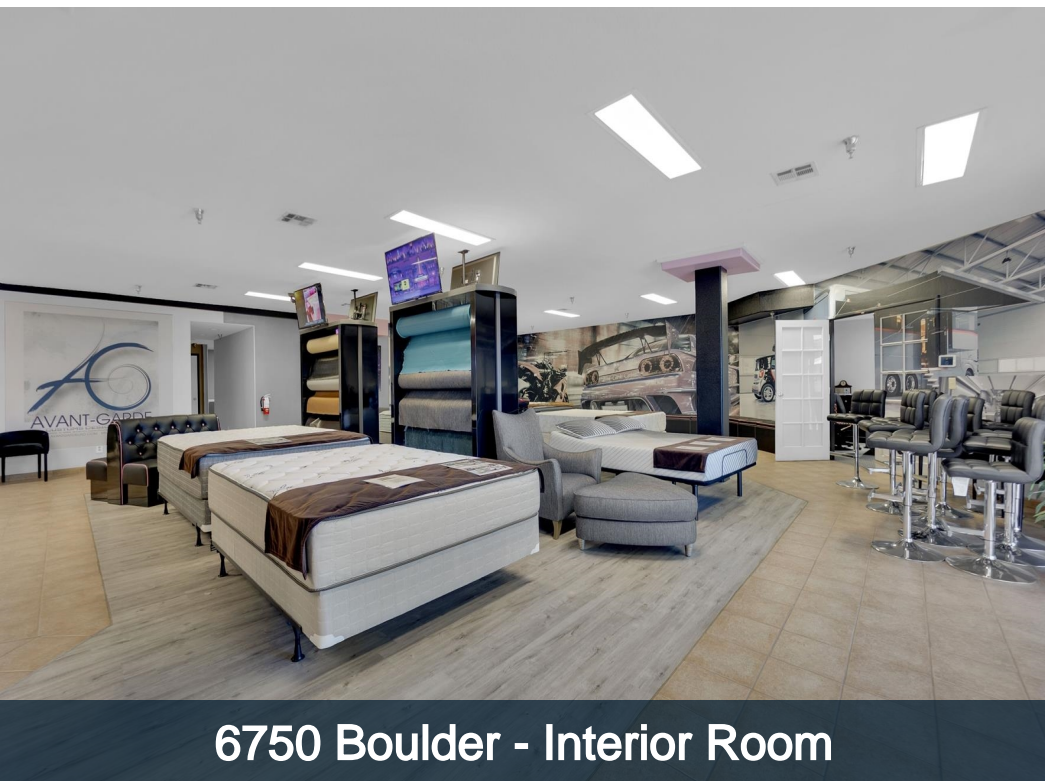




6750 Boulder - Warehouse



6750 Boulder - Warehouse



6750 Boulder - Interior Room



6750 Boulder - Interior Room



6750 Boulder - Side



6750 Boulder - Back



6760 Boulder - Side



6760 Boulder - Back

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