

for SALE



OWNER USER OR REDEVELOPMENT OPPORTUNITY
±2.68 ACRES IN THE HEART OF CHINA TOWN

4200 & 4150 SPRING MOUNTAIN RD, LAS VEGAS, NV 89102

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NASEEF
COMMERCIAL SERVICES GROUP

EXECUTIVE

SUMMARY

4200 & 4150 SPRING MOUNTAIN RD
LAS VEGAS, NV 89102



Asking Price:
\$8,500,000.00



Property Type:
OFFICE WAREHOUSE



Zoning:
ZONED M1



Stories:
1 & 2 STORY



Year Built:
4200 SPRING MOUNTAIN RD - 1993
4150 SPRING MOUNTAIN RD - 1980

The portfolio consists of 2 office warehouse buildings.

4200 Spring Mountain Rd consists of approximately 10,591 square feet of office space and 9,744 square feet of warehouse and mezzanine space. APN 162-18-505-009

4150 Spring Mountain Rd consists of approximately 12,679 square feet of warehouse and 352 square feet of office space. APN 162-18-505-005

1.19 acre fenced and paved yard space with access on West Pioneer and Wynn Rd.
APN 162-18-505-010

The office warehouse buildings include six dock-high loading doors, two grade-level loading doors and between 20 and 23.5-foot clear heights.

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PROPERTY LOCATION

Located just west of the Las Vegas Strip in the West Las Vegas submarket 4150 and 4200 Spring Mountain Road, with additional frontage and access on Pioneer Avenue and Wynn Road. The subject is located within the Chinatown area of Clark County.

This corridor, which is mainly located along Spring Mountain between the I-15 on the east and Jones Boulevard to the west, was named a redevelopment area by Clark County in the summer of 2025. The county initiated a new plan for the area, Inspiring Spring Mountain Redevelopment Plan, which includes infrastructure, lighting, mobility and placemaking improvements along the corridor to support local businesses and celebrate the area's cultural identity.

PROPERTY OVERVIEW

4150 SPRING MOUNTAIN RD

“Building is equipped with standard single-phase electrical service suitable for typical warehouse and office operations.”



120 Amps



Wet Pipe Sprinkler System

4200 SPRING MOUNTAIN RD

“The property benefits from 3-phase power, delivering reliable, high-capacity electrical service for tenants with advance operational needs. Ideal for light manufacturing, assembly, distribution, and service-trade users.”



There is a 3,059 square foot storage mezzanine within the warehouse area.



The site features asphalt paved parking areas with 51 marked parking spaces.



3 Phase Power/ 800 Amps



Wet Pipe Fire safety

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PROPERTY HIGHLIGHTS



Strong surrounding demographics with 160,000+ residents within 3 miles with expected continued growth through 2029



Easy access to Valley View Blvd, Decatur Blvd, and I-15



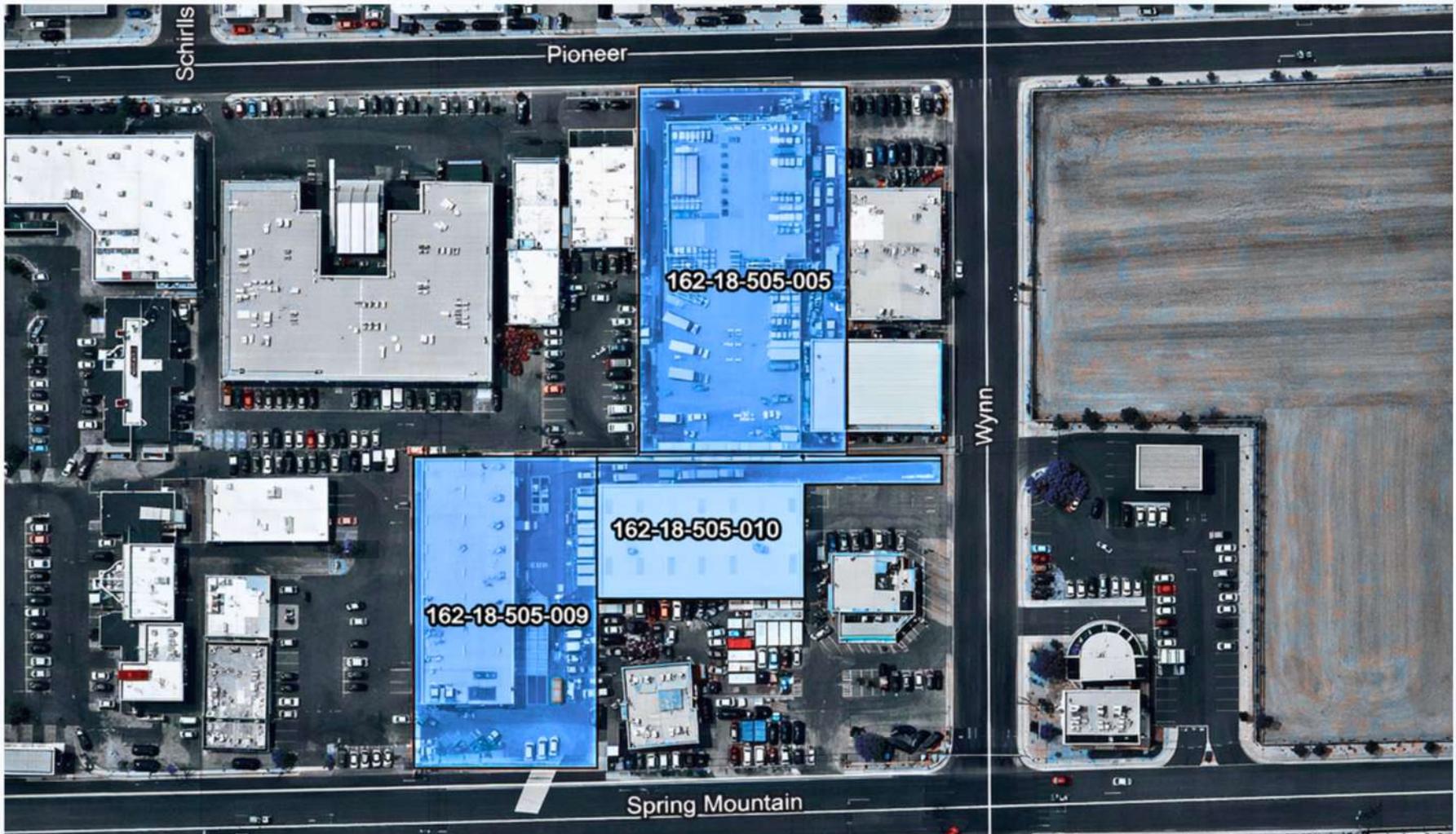
Minutes to the Strip, Convention Center, and major employment hubs



High daytime population and consistent traffic counts ideal for retail, showroom, or service uses

SITE MAP

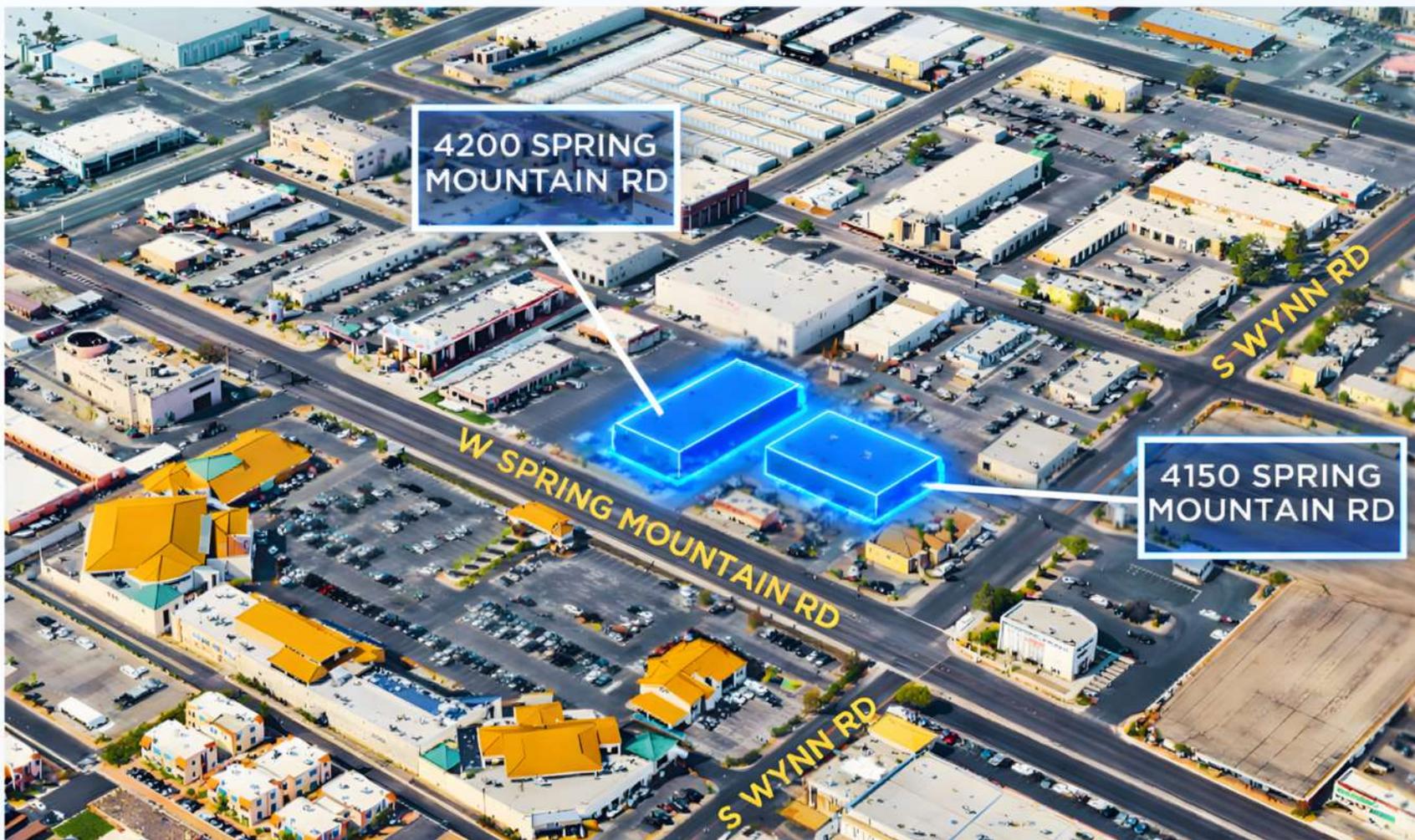
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AERIAL

MAP



EXTERIOR

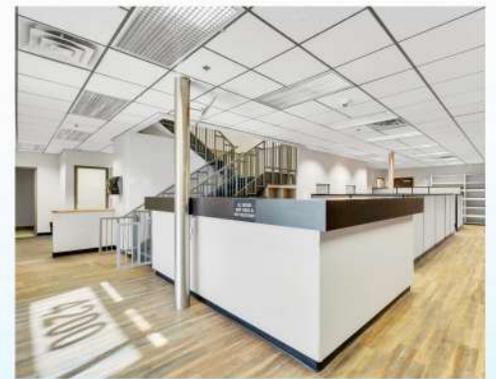
PHOTOS

4200 & 4150 SPRING MOUNTAIN RD
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INTERIOR PHOTOS



MARKET OVERVIEW

LAS VEGAS HIGHLIGHTS REPORT

Population & Economy

Las Vegas continues to grow steadily, with Clark County nearing 2.5 million residents and the metro area approaching 3 million. The region added more than 50,000 new residents in the past year alone, highlighting its enduring appeal as both a residential and business hub.

While traditional tourism is showing signs of slowing, household incomes have risen significantly, and new industries are helping the region diversify its economic base.

Unemployment remains higher than the national average, underscoring the need for workforce development to keep pace with growth.

Key Figures:

 **~3M**
residents
(in the metro area)

 **~2.4-2.5M**
residents
(in Clark County)

 **+53,000**
new residents
(in one year)

 **+6.47%**
YoY
(Local income)

 **5-6%**
Unemployment

MARKET OVERVIEW

Real Estate & Development

Key Projects & Trends:



\$2B MLB Athletics Ballpark
(completion 2028)



Hard Rock Hotel replacing Mirage
(2027)



\$12B Brightline West High-Speed Rail
(2028)



M Resort expansion
(2025-2026)



LVXP Arena & Resort
(NBA-ready)



Median home price:
~\$485,000



Retail vacancy: 5.3%
(record low)



Office vacancy: -10%

Las Vegas is entering one of its most ambitious development cycles ever. Multi-billion-dollar projects are transforming the city's landscape, including new stadiums, arenas, resorts, and transportation links. Residential housing is stabilizing, with home prices holding firm despite growing inventory.

Meanwhile, commercial real estate shows resilience: retail is thriving with record-low vacancies, and the office sector remains stable.

These developments reflect confidence in Las Vegas's long-term growth trajectory.

MARKET OVERVIEW

LAS VEGAS HIGHLIGHTS REPORT

Tourism, Conventions & Entertainment

Tourism is experiencing a mixed performance in 2025.

Leisure visitation is down, with hotel occupancy and room rates softening, but conventions remain a major strength. Las Vegas continues to attract world-class conferences and trade shows, reinforcing its position as the #1 convention city in the U.S.

At the same time, new attractions and immersive experiences are being added, while resorts invest heavily in renovations to keep pace with evolving visitor expectations.

Key Figures & Developments:

- Convention attendance up +10% (July 2025)
- 6.3M+ annual convention delegates (record levels)
- Major shows: CES, SEMA, NAB, MAGIC
- New attractions: Universal Horror Unleashed (AREA15), F1 Drive, Atomic Golf, DiscoShow

Resort investments:



MGM Grand
(\$300M renovation)



Bellagio expansion



M Resort new tower



MARKET OVERVIEW

Sports & Major Events

Las Vegas has become a global sports capital, hosting a growing roster of professional teams and world-class events.

With the Raiders, Golden Knights, and Aces anchoring its pro sports scene, the city is expanding further with the MLB Athletics stadium and positioning for an NBA expansion franchise.

Sports tourism is now a vital part of the local economy, drawing millions of visitors annually and generating billions in impact.

Key Highlights:

- Pro teams: Raiders (NFL), Golden Knights (NHL), Aces (WNBA), Aviators (MiLB), Silver Knights (AHL), Lights FC (USL), Desert Dogs (Lacrosse)
- MLB Athletics: \$2B stadium, opening 2028
- NBA expansion highly anticipated (LVXP arena in progress)
- Major events hosted: Formula 1 Grand Prix, NASCAR, UFC, March Madness, National Finals Rodeo
- Sports tourism impact: \$1.8B+ annually

MARKET OVERVIEW

LAS VEGAS HIGHLIGHTS REPORT

Infrastructure & Connectivity

Las Vegas is investing heavily in infrastructure to support its growth and enhance connectivity. Highway projects are improving regional traffic flow, while Harry Reid International Airport continues to expand toward capacity.

Future plans include a new supplemental airport to meet demand by 2037. On the ground, the Las Vegas Loop and Brightline West rail are reshaping mobility, making travel across the city and to California faster and more efficient.

Key Projects & Trends:

- \$382M I-15/Tropicana Interchange (completed 2025)
- Beltway widening underway
- Harry Reid International Airport: 58.4M passengers (2024)
- Supplemental airport planned for Ivanpah Valley (2037 target)
- Vegas Loop: 3M+ riders, 68 miles planned
- Brightline West: \$12B high-speed rail (Las Vegas ↔ SoCal)

MARKET OVERVIEW

Innovation, Technology & Education

Las Vegas is rapidly emerging as a center for technology and innovation.

UNLV has solidified its position as an R1 research university, driving initiatives in AI, health sciences, and sports research. Startups and accelerators are expanding, while major tech companies such as Google and AWS are investing in large-scale data centers.

The city's Smart Vegas Plan is also laying the groundwork for advanced urban infrastructure. Still, the region faces challenges in building a skilled workforce that can match the demands of these fast-growing industries.

Key Highlights:

- UNLV R1 research designation; hosting AI and tech summits
- Startup hubs: International Innovation Center, StartUpNV, CCID incubators
- Google \$400M data center + AWS expansions
- Switch data centers: 4.6M+ SF footprint
- Smart Vegas Plan: smart mobility, broadband, digital infrastructure
- Challenge: talent pipeline & education capacity

MARKET OVERVIEW

LAS VEGAS HIGHLIGHTS REPORT

Challenges & Outlook

Las Vegas faces a dual reality: rapid growth and diversification paired with structural challenges. Housing affordability, elevated unemployment, and resource management issues—particularly water—will need sustained attention.

Despite these hurdles, the city is well-positioned for the future. With its mix of sports, conventions, technology, and entertainment, Las Vegas is evolving from the “Entertainment Capital of the World” into a global hub for innovation, premium tourism, and high-value industries.

Key Challenges:

- Housing affordability pressures
- Unemployment higher than U.S. average
- Workforce skills gap
- Water and resource management

Outlook:

- Transition to a diversified economy anchored by sports, tech, and conventions
- Continued status as a top global tourism and event destination
- Strong potential to emerge as a world-class innovation hub by 2030s



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LET'S GET STARTED

CALL US TODAY TO DISCUSS YOUR COMMERCIAL REAL ESTATE NEEDS.

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