

# Bonanza Beverage

6333 Ensworth St, Las Vegas NV 89119



FOR LEASE

**J.A. KENNEDY**  
REAL ESTATE COMPANY

# Bonanza Beverage

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*Exclusively Marketed by:*

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**J.A. KENNEDY**

REAL ESTATE COMPANY



01 Building Summary  
Building Summary

# BONANZA BEVERAGE

# HIGHLIGHTS

- LOCATION, LOCATION, LOCATION!!!
- Ideally positioned in the highly sought-after Airport submarket, this property is just minutes from Harry Reid International Airport and the Las Vegas resort corridor.
- Offers excellent connectivity with convenient access to major transportation routes serving the entire Las Vegas Valley.
- 134,834 SF warehouse and office space, including 9,000 SF of dedicated cold storage.
- Well-suited for manufacturing, processing, warehousing, or distribution operations
- The site includes a secure 2.8-acre yard, providing ample space for storage, fleet parking, or outdoor operations
- Nevada offers no state corporate income tax and no personal income tax, attracting industrial and logistics operators.



Space	Size	Notes
Full Building	134,834 SF	
Warehouse	125,913 SF	
Office	8,921 SF	
Cold Storage	9,000 SF	Located within Warehouse square footage
Secure Yard/Outdoor Storage	121,968 SF	



## 02 Property Description

- Property Features
- Location Summary
- Aerial View Map
- Drive Times
- Drive Times (Heat Map)
- Floor Plan
- Additional Map

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## PROPERTY FEATURES

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BUILDING SF	134,834
LAND ACRES	+ - 9.3
ZONING TYPE	Industrial Light (IL)
NUMBER OF BUILDINGS	1
CEILING HEIGHT	19-24
DOCK HIGH DOORS	9
GRADE LEVEL DOORS	1
BOTTLE TRUCK DOCKS	5
SKYLIGHTS	Yes
FENCED YARD	121,968
OFFICE SF	8,921

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## NEIGHBORING PROPERTIES

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NORTH	GES
SOUTH	Shelby American
EAST	Industrial
WEST	I-15

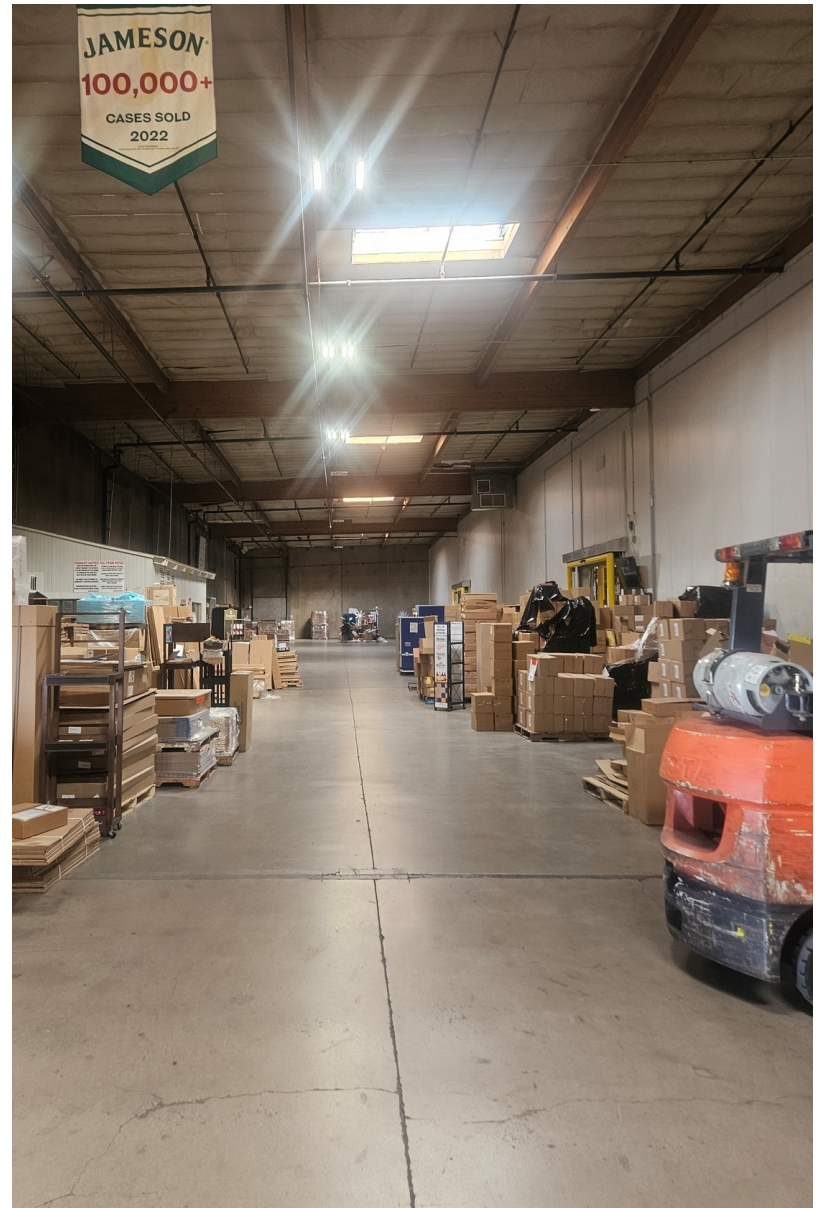
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## MECHANICAL

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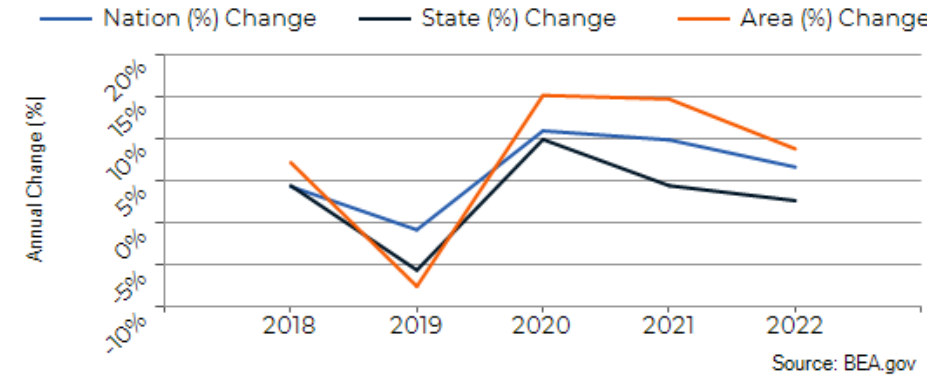
HVAC	275 tons
FIRE SPRINKLERS	Wet and Dry

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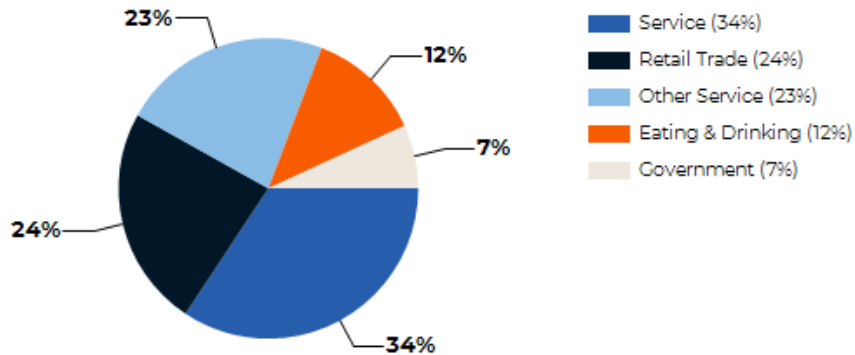


- The property is located in the Airport submarket of Las Vegas, which is known for its mix of residential and commercial developments.
- The area is in close proximity to the 215 Beltway, providing convenient access to other parts of the city and making it easily accessible for employees and clients.
- The Airport submarket is known for its growing business community, with a variety of industries represented, making it a dynamic and diverse location for your commercial operations.

### Clark County GDP Trend

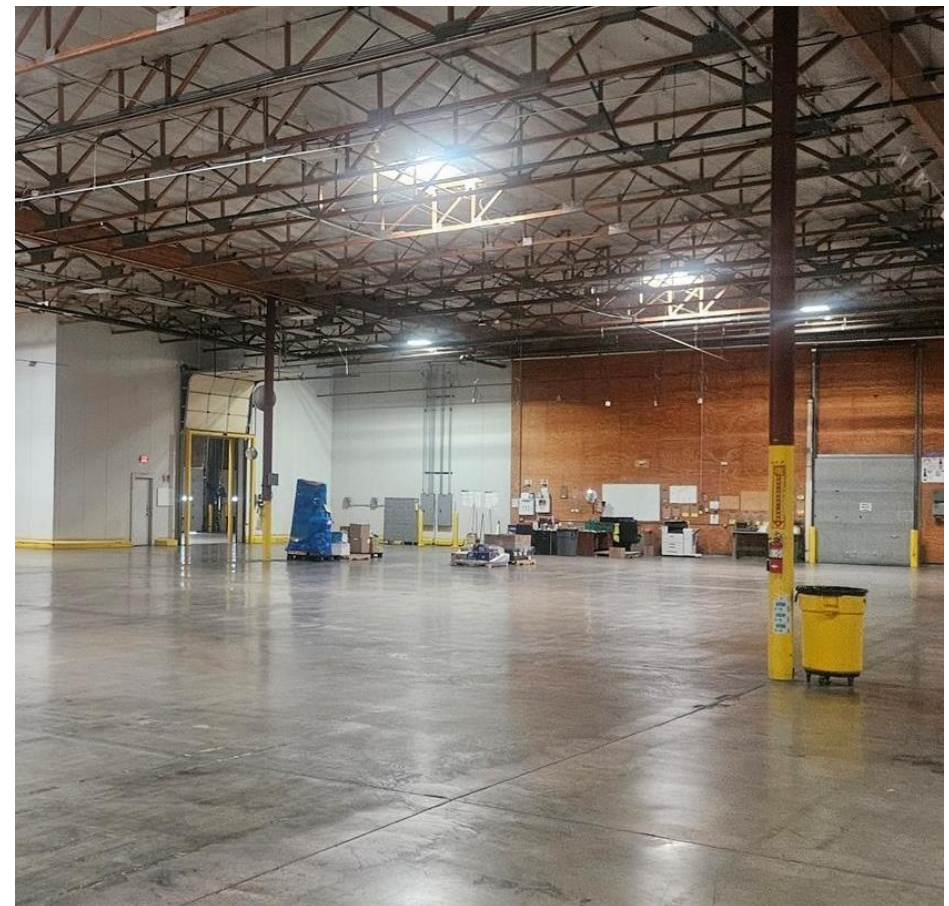


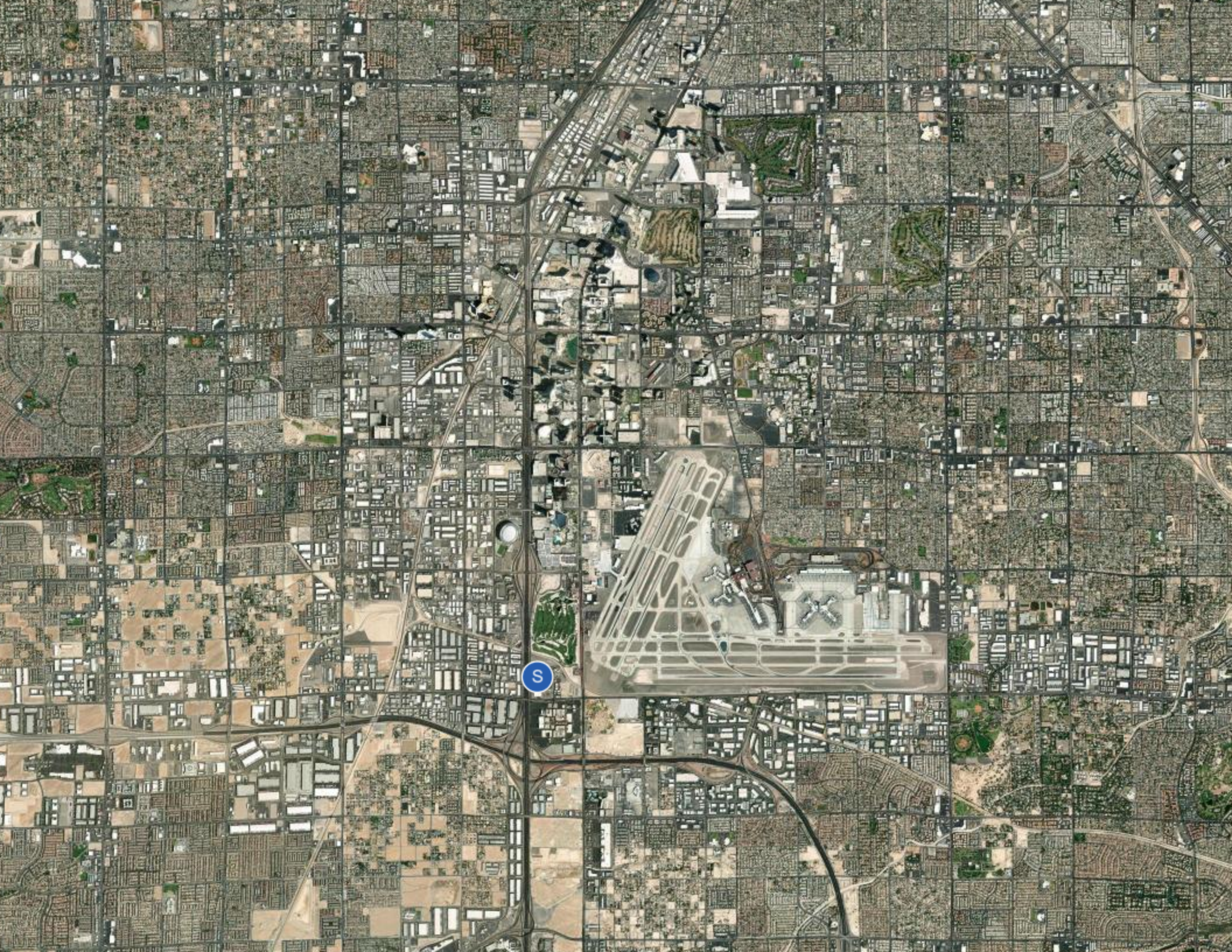
### Major Industries by Employee Count



### Largest Employers

MGM Resorts International	62,000
Caesars Entertainment	50,000
Las Vegas Sands Corp.	50,000
Clark County School District	40,000
Wynn Resorts	25,000
Station Casinos	10,000
Boyd Gaming Corp.	10,000
University of Nevada, Las Vegas (UNLV)	4,000





1

**Los Angeles**

262.75 miles | 246.3 minutes

2

**Phoenix**

298.72 miles | 292.9 minutes

3

**Reno**

456.67 miles | 433.6 minutes

4

**Salt Lake City**

428.73 miles | 349.7 minutes

5

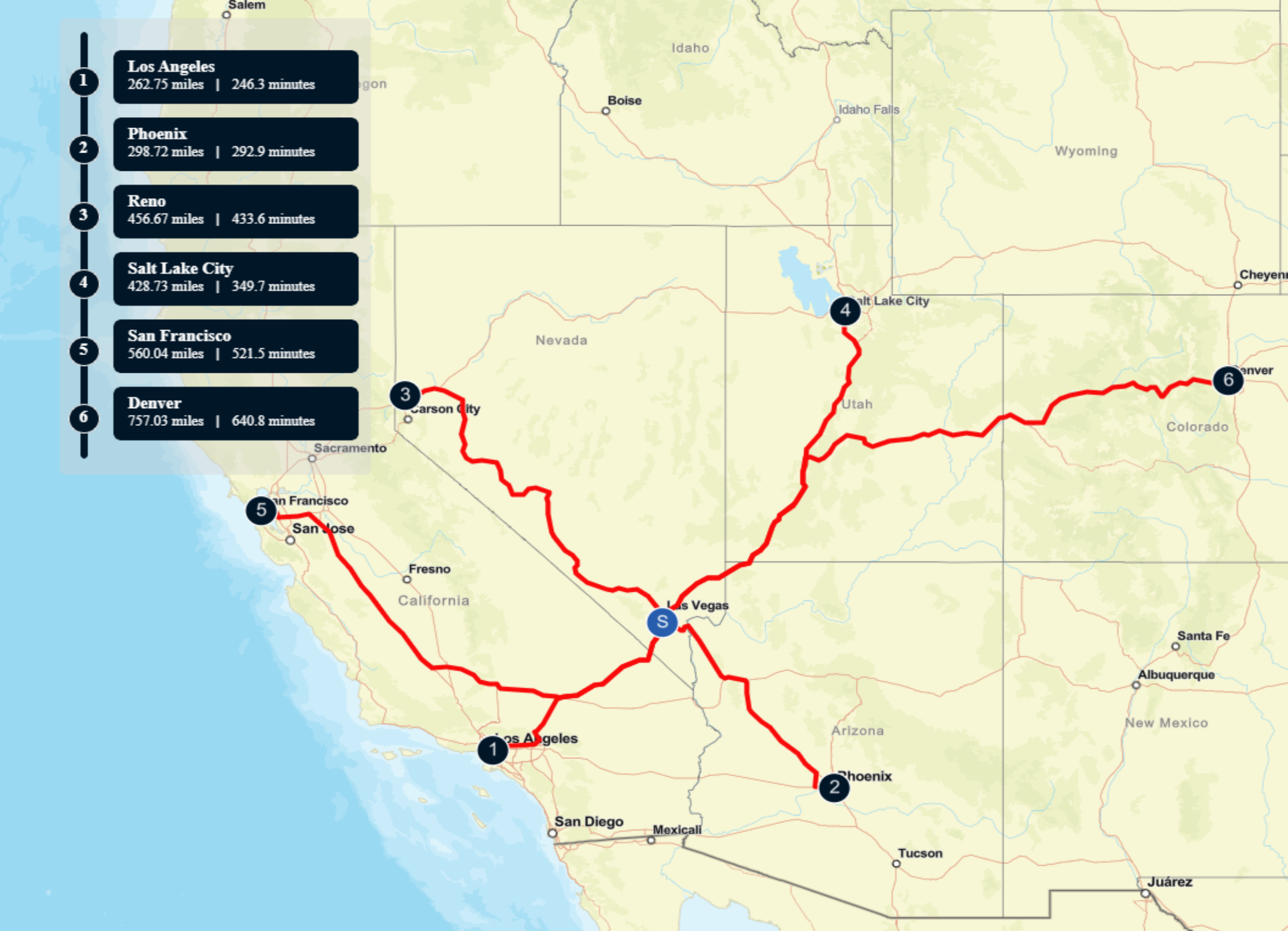
**San Francisco**

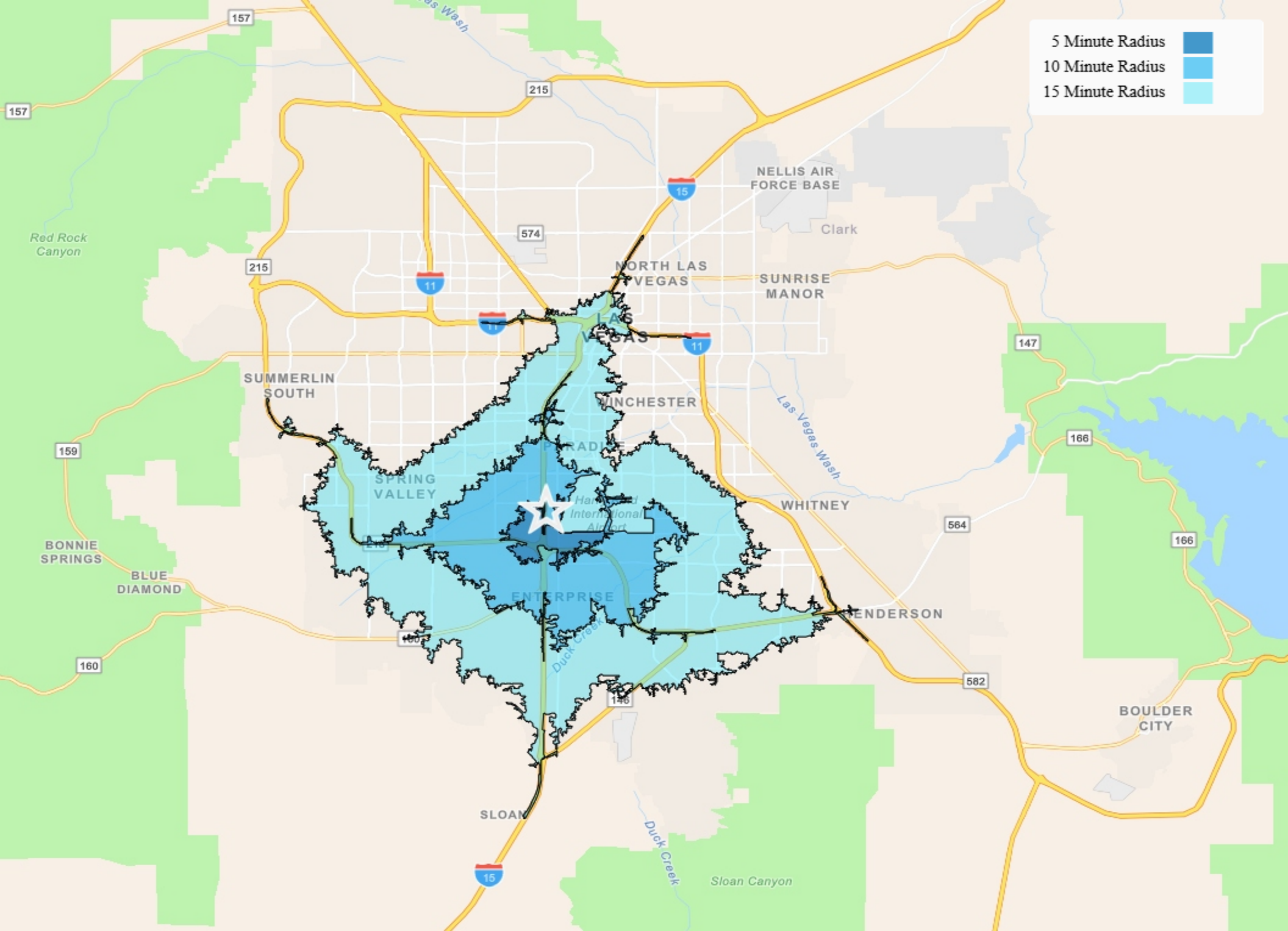
560.04 miles | 521.5 minutes

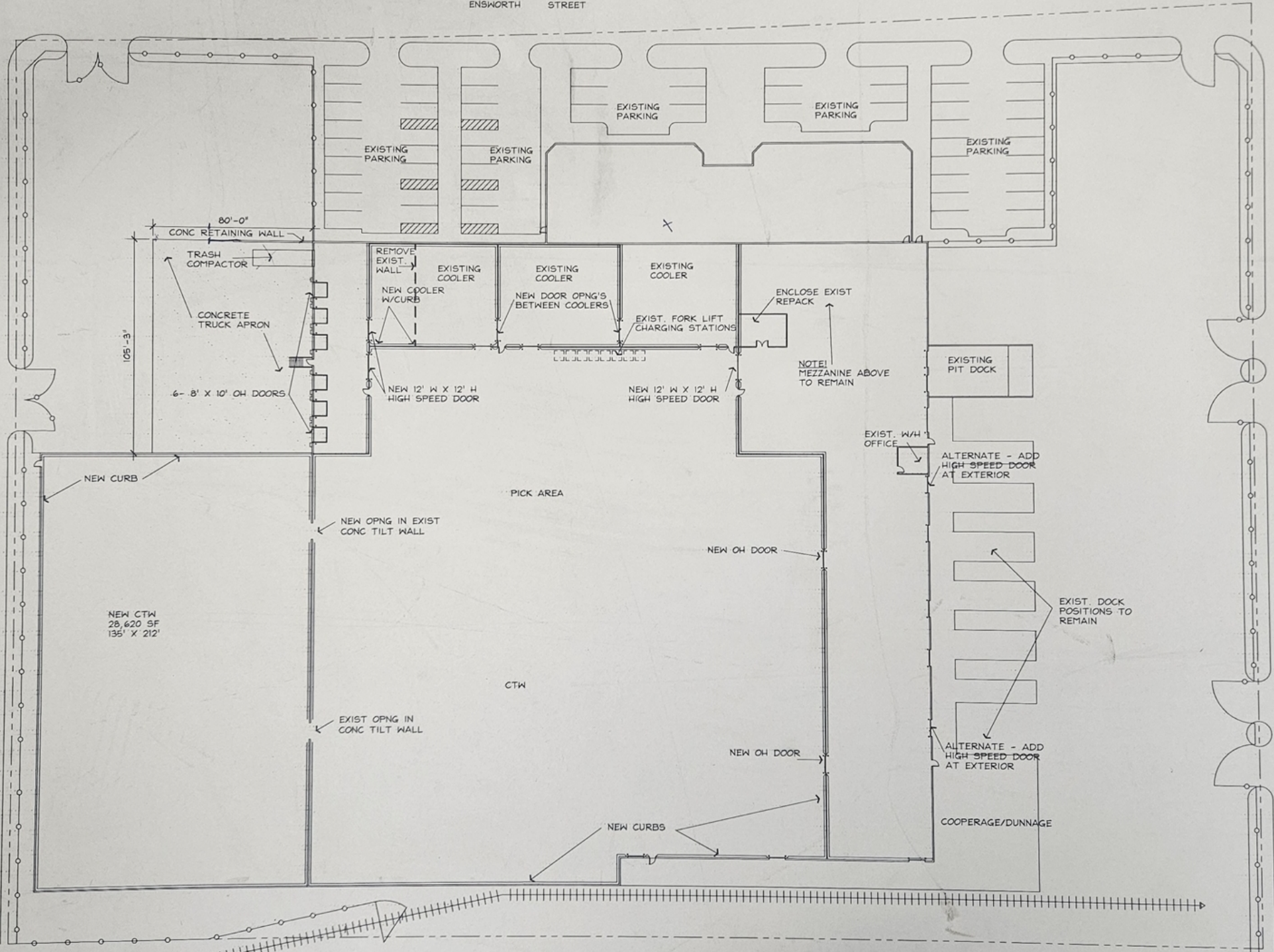
6

**Denver**

757.03 miles | 640.8 minutes







NEW CTW  
28,620 SF  
135' X 212'

CTW

PICK AREA

COOPERAGE/DUNNAGE

80'-0"  
CONC RETAINING WALL

CONCRETE TRUCK APRON

6- 8' X 10' OH DOORS

NEW CURB

NEW OPNG IN EXIST  
CONC TILT WALL

EXIST OPNG IN  
CONC TILT WALL

REMOVE  
EXIST.  
WALL

NEW COOLER  
W/CURB

EXISTING COOLER

EXISTING COOLER

EXISTING COOLER

NEW DOOR OPNG'S  
BETWEEN COOLERS

EXIST. FORK LIFT  
CHARGING STATIONS

ENCLOSE EXIST  
REPACK

NOTE! MEZZANINE ABOVE  
TO REMAIN

EXISTING PIT DOCK

ALTERNATE - ADD  
HIGH SPEED DOOR  
AT EXTERIOR

EXIST. W/H  
OFFICE

EXIST. DOCK  
POSITIONS TO  
REMAIN

ALTERNATE - ADD  
HIGH SPEED DOOR  
AT EXTERIOR

NEW OH DOOR

NEW OH DOOR

NEW CURBS



Saddle Tree Dr

Dean Martin Dr

Ramp

Ramp

S I 15

N I 15

Ensworth St

W Post Rd

W Teco Ave

Windy Rd

S Las

Howard W C

W Teco Ave

Ramp E Sunset D Mtn

Ramp W Sunset Enswth

Russell S I 15

N I 15

Quare Pkwy



03

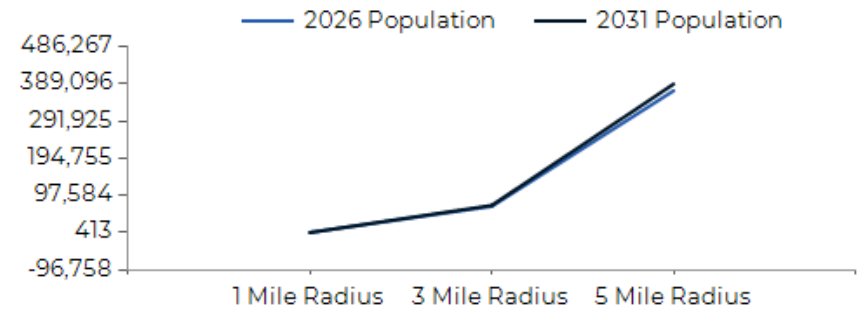
## Demographics

General Demographics

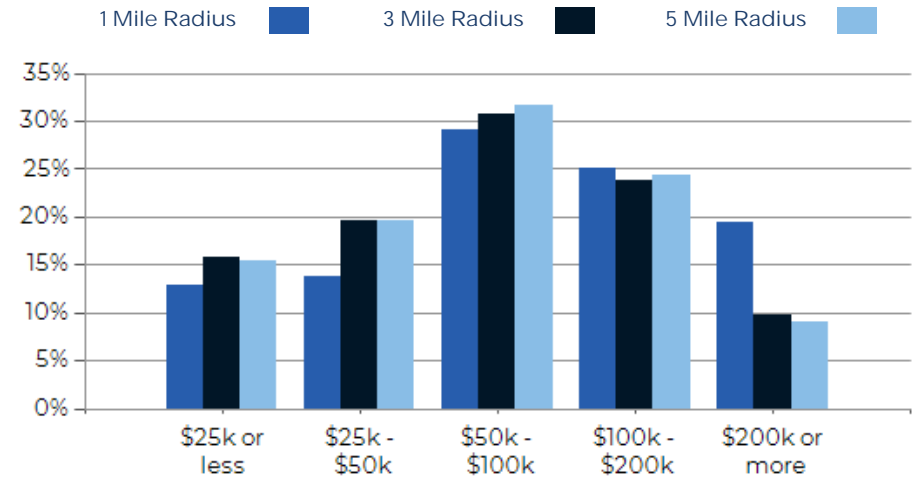
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	114	51,773	262,184
2010 Population	245	60,174	321,083
2026 Population	413	68,975	371,628
2031 Population	470	71,570	389,096
2026 African American	46	12,216	52,729
2026 American Indian	3	700	3,864
2026 Asian	110	11,367	65,624
2026 Hispanic	69	18,336	109,622
2026 Other Race	28	9,087	55,677
2026 White	172	25,174	135,629
2026 Multiracial	49	9,644	53,402
2026-2031: Population: Growth Rate	13.10%	3.70%	4.60%

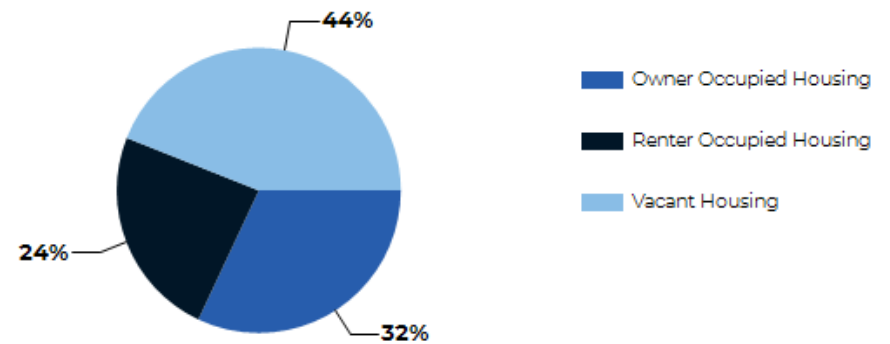
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	11	2,657	12,914
\$15,000-\$24,999	5	2,021	10,972
\$25,000-\$34,999	8	2,380	12,837
\$35,000-\$49,999	9	3,404	17,450
\$50,000-\$74,999	20	5,347	28,872
\$75,000-\$99,999	16	3,753	20,097
\$100,000-\$149,999	21	4,717	25,354
\$150,000-\$199,999	10	2,338	12,448
\$200,000 or greater	24	2,904	14,052
Median HH Income	\$88,989	\$69,298	\$69,524
Average HH Income	\$133,254	\$101,064	\$97,255



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius

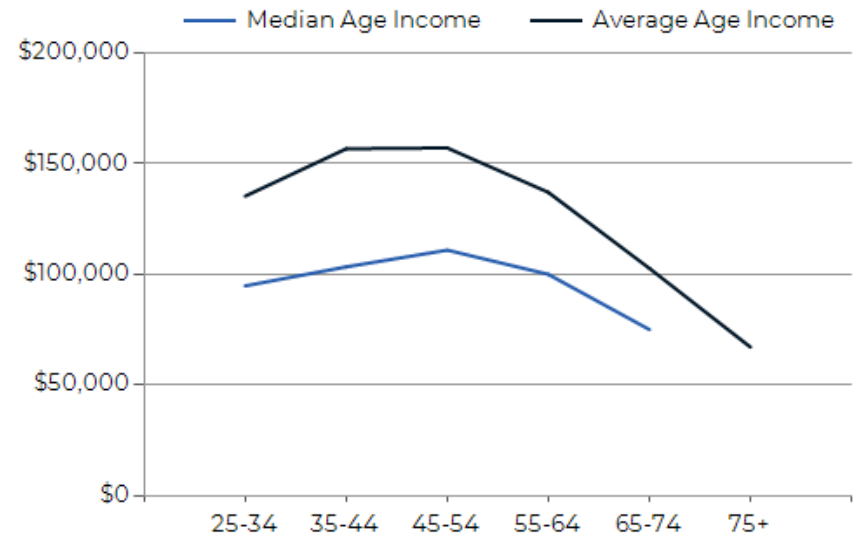
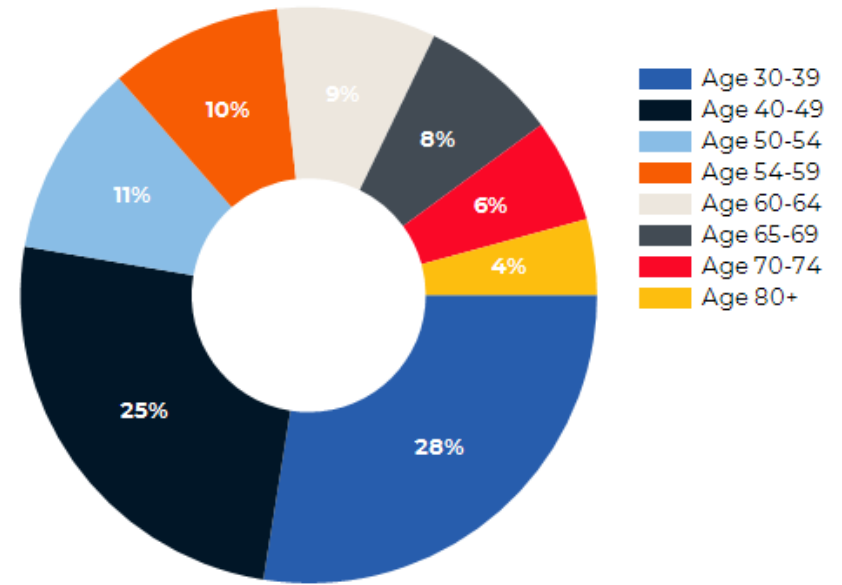


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	35	5,675	30,010
2026 Population Age 35-39	36	5,827	29,841
2026 Population Age 40-44	35	5,677	28,031
2026 Population Age 45-49	30	4,740	24,720
2026 Population Age 50-54	28	4,795	24,397
2026 Population Age 55-59	25	4,355	22,460
2026 Population Age 60-64	23	4,120	21,925
2026 Population Age 65-69	20	3,575	19,485
2026 Population Age 70-74	15	2,874	16,077
2026 Population Age 75-79	11	2,084	12,460
2026 Population Age 80-84	6	1,226	7,194
2026 Population Age 85+	4	799	5,030
2026 Population Age 18+	341	56,149	300,897
2026 Median Age	39	40	39
2031 Median Age	40	41	41

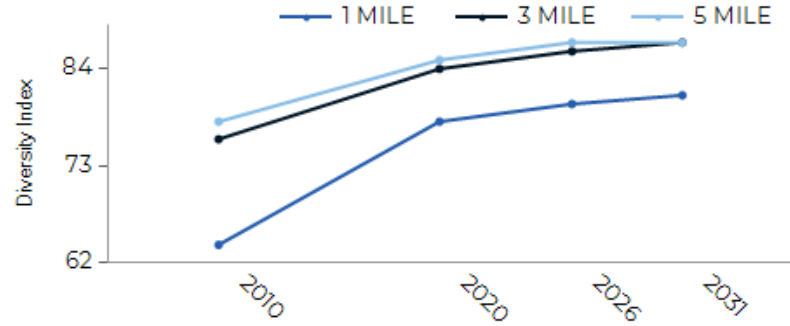
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$94,791	\$73,354	\$72,075
Average Household Income 25-34	\$135,362	\$97,261	\$93,976
Median Household Income 35-44	\$103,394	\$80,041	\$81,778
Average Household Income 35-44	\$156,821	\$114,223	\$111,972
Median Household Income 45-54	\$110,960	\$82,546	\$85,590
Average Household Income 45-54	\$157,188	\$117,153	\$115,667
Median Household Income 55-64	\$100,000	\$71,921	\$75,782
Average Household Income 55-64	\$137,095	\$108,560	\$106,081
Median Household Income 65-74	\$75,000	\$54,869	\$55,147
Average Household Income 65-74	\$102,730	\$88,568	\$83,266
Average Household Income 75+	\$67,078	\$66,946	\$62,226

Population By Age

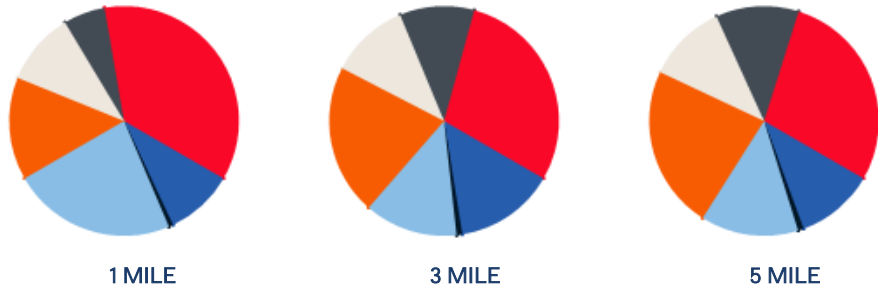


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	81	87	87
Diversity Index (current year)	80	86	87
Diversity Index (2020)	78	85	85
Diversity Index (2010)	64	76	78

### POPULATION DIVERSITY



### POPULATION BY RACE

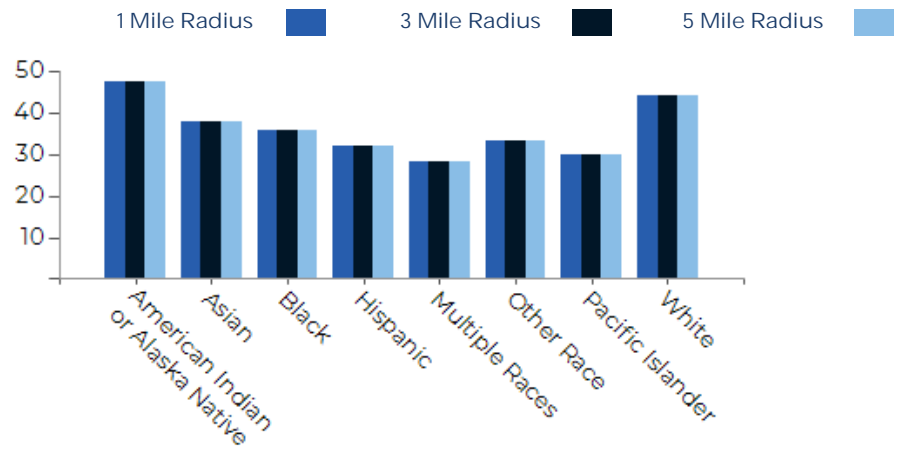


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	10%	14%	11%
American Indian	1%	1%	1%
Asian	23%	13%	14%
Hispanic	14%	21%	23%
Multiracial	10%	11%	11%
Other Race	6%	11%	12%
White	36%	29%	28%

### 2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	48	42	39
Median Asian Age	38	43	43
Median Black Age	36	36	35
Median Hispanic Age	32	33	32
Median Multiple Races Age	28	31	32
Median Other Race Age	33	34	33
Median Pacific Islander Age	30	34	33
Median White Age	44	47	47

### 2026 MEDIAN AGE BY RACE



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