

PRICE REDUCED



FOR SALE

3365 Pepper Ln
Las Vegas, NV 89120

- Value Add/ Owner User Opportunity
- Located in the Airport Submarket
- Fully Sprinklered
- Quick access to major arterials and freeways
- Suited For Back-Office, Administrative, Or General Office Users

±18,060 SF | OFFICE

Property Specs

SALE PRICE	PRICE REDUCED \$2,899,000 or \$160.52 PSF
TOTAL AVAILABLE	±18,060 SF
FIRST FLOOR SF	±6,705 SF
SECOND FLOOR SF	±11,355 SF
LOT SIZE	±0.67 Ac
ZONING	Industrial Park (IP)
YEAR BUILT	1998
APN #	162-36-703-012
PROPERTY TYPE	Office Suburban

Property Elements

- Fully Sprinklered
- Historically Owner Occupied with Original Owner
- Construction Type: Masonry
- Planned Land Use: Business Employment (BE)
- Surface Parking on Parcel: 38 Spaces
- Covered Parking Garage: 15 Spaces
- Elevators
- Lease Structures based on Full-Service Gross (FSG)
- Taxes:
 - 2026 Property Tax Principal: \$19,230.00
 - 2026 Las Vegas Artesian Basin: \$2.90
 - TAX YEAR TOTAL: \$19,232.90
 - Tax Cap: 8%



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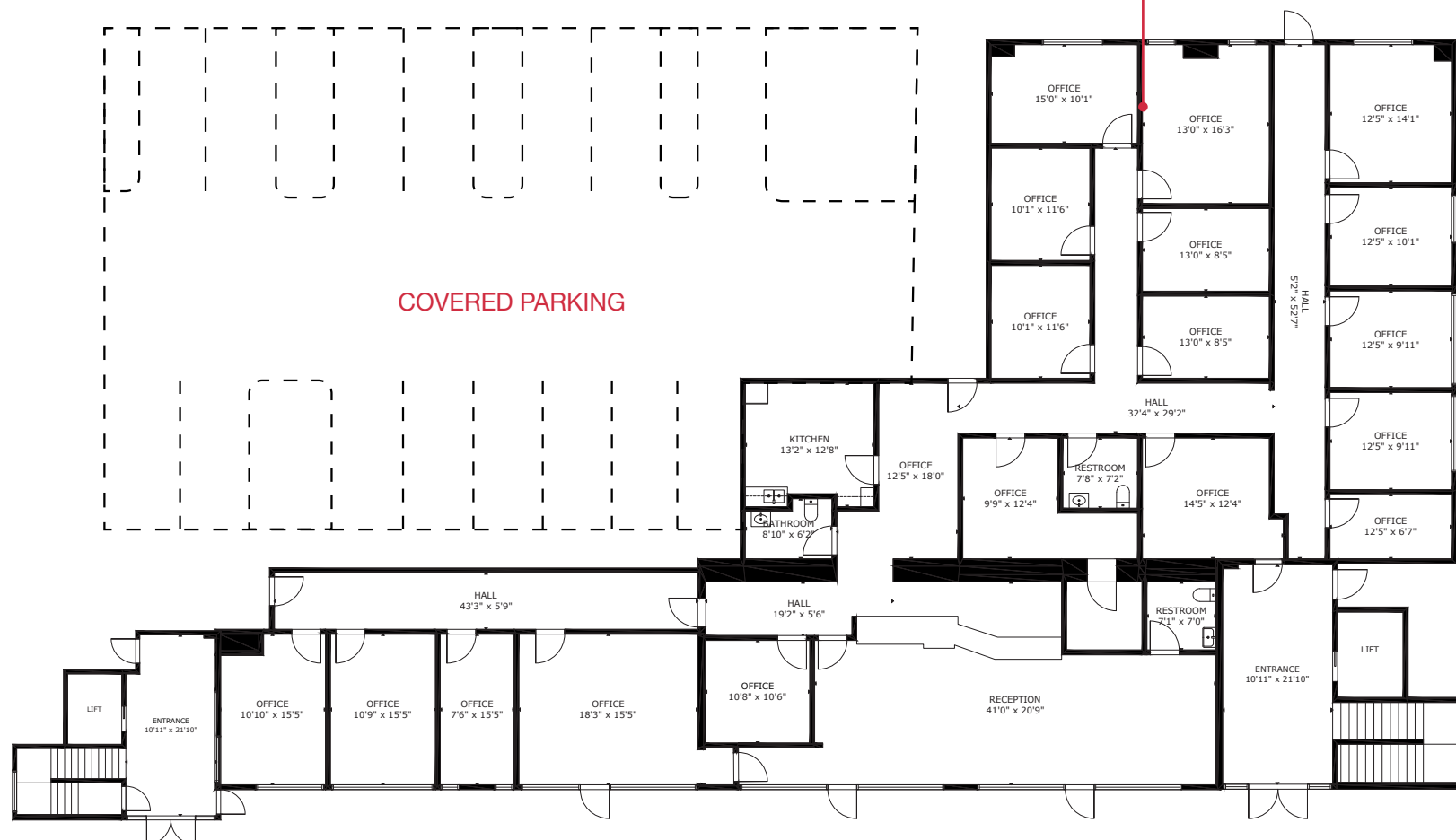


SUMMARY

FLOOR PLAN



CLICK HERE
FOR A 3D TOUR





PHOTOS



FLOOR PLAN



CLICK HERE
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FLOOR 2







PHOTOS



AREA MAP





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	5,711	142,764	416,937
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	2,473	57,992	173,254
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$103,021	\$98,899	\$95,523

Traffic Counts

STREET	AADT
South Pecos Road	20,900
East Patrick Lane	29,500

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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