

FOR SALE

BAYMARC BUILDING

702.795.7900

5812 S PECOS RD | LAS VEGAS, NV 89120



CAMBRIDGE GROUP LTD

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1820 E. WARM SPRINGS RD #120
LAS VEGAS, NV 89119

FOR SALE 5812 S. PECOS, 89120

BAYMARC BUILDING

SINGLE STORY - FREE STANDING - 2 OFFICE SUITES
FOR SALE BY ORIGINAL OWNER.

SPACE DETAILS:

SPACE SIZES · 2750SF & 3000SF

CONTAINS 2 FULLY IMPROVED OFFICE SPACES, 3,000 AND 2760 SQUARE FEET, RESPECTIVELY. HAS AT ALL TIMES BEEN OWNER OCCUPIED. OFFICES ARE CLASS B AND NEED ONLY MINOR REPAIRS. LOT IS LANDSCAPED AND HAS COMPLETE SURROUNDING NIGHT ILLUMINATION. PROPERTY IS PRESENTLY ZONED C-P, BUT COULD POSSIBLY BE ADAPTED TO RETAIL WITH EXCELLENT FRONTAGE AND PUBLIC/TRAFFIC EXPOSURE. MINUTES FROM AIRPORT, UNLV, AND THE LAS VEGAS STRIP.

USES:

GREAT PROPERTY FOR AN OWNER USER, WITH THE UPSIDE OF RENTING OUT ½ OR MORE TO SUBSIDIZE THE EXPENSES AND MORTGAGE - BASICALLY PAYING FOR THE BUILDING, LEAVING AN OWNER WITH A FUTURE BUILDING TO SELL WHILE OCCUPYING RENT FREE.

LOCATION:

PROPERTY IS LOCATED ON THE MAJOR ARTERIAL OF PECOS RD WITH DAILY TRAFFIC COUNTS EXCEEDING 22,500. 108 FEET OF FRONTAGE ON THE PECOS SIDE. INGRESS AND EGRESS ON BOTH SIDES OF THE PROPERTY, ADDITIONAL PARKING ON QUAIL.

LOCATION	5812 S. PECOS RD, 89120
CROSS STREETS	PECOS & E. RUSSELL RD.
SALE PRICE	\$729,000
PROPERTY TYPE	OFFICE AND/OR MEDICAL
BUILDING CLASS	B
LOT SIZE	.44 AC
YEAR BUILD	1994
PARKING RATIO...	3.13/1000 SF
ZONING DESCRIPTION	C-P
APN/PARCEL ID	161-31-101-008

BAYMARC BUILDING

DEMOGRAPHICS

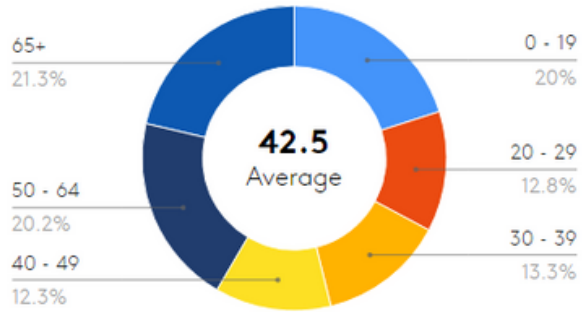
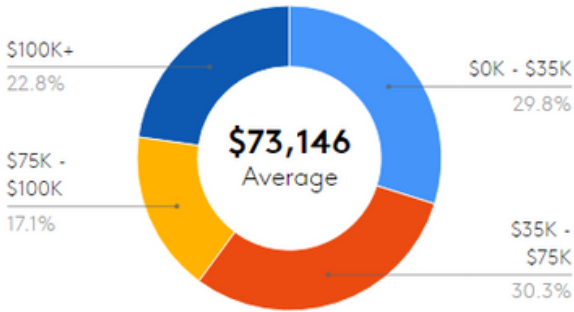
5812 S. PECOS BLVD | LAS VEGAS, NV 89120

DEMOGRAPHICS

HOUSEHOLD INCOME

AGE DISTRIBUTION

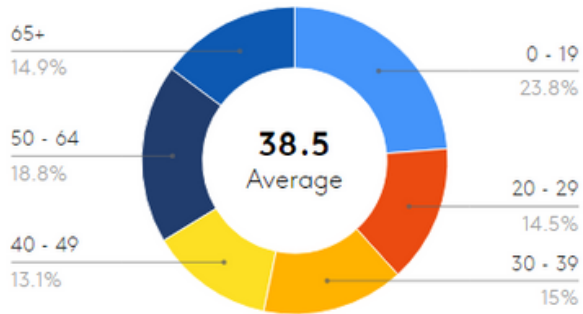
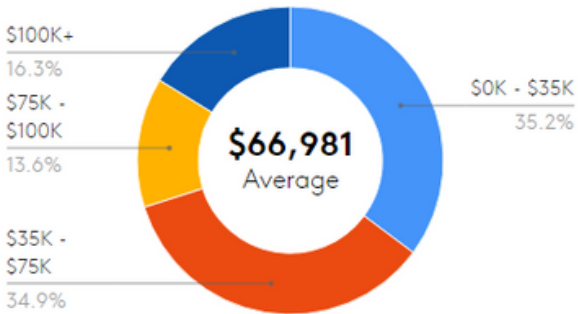
1 MILE



HOUSEHOLD INCOME

AGE DISTRIBUTION

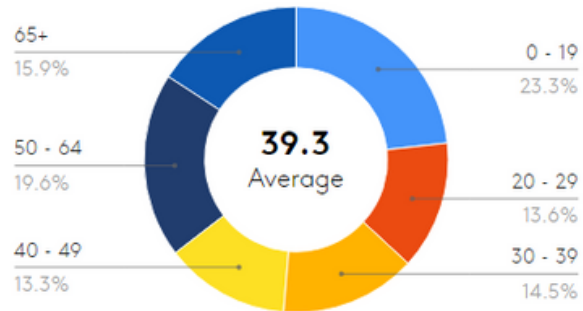
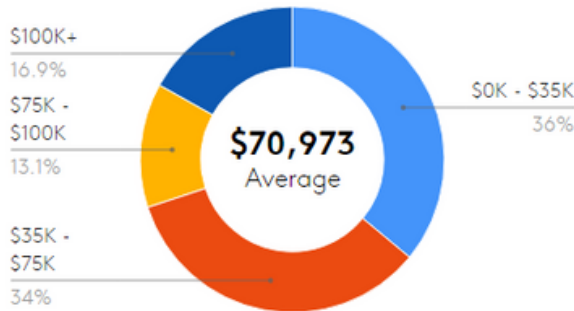
3 MILES



HOUSEHOLD INCOME

AGE DISTRIBUTION

5 MILES



BAYMARC BUILDING

DEMOGRAPHICS

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	1 MILE	3 MILE	5 MILE
Total Population	11,010	163,599	431,312
2010 Population	11,055	145,305	377,163
2024 Population	11,783	178,279	471,065
Employees	13,276	79,446	310,246
Total Businesses	1,465	7,641	20,430
Average Household Income	\$73,146	\$66,981	\$70,973
Median Household Income	\$60,884	\$51,213	\$51,363
Total Consumer Spending	\$112.88M	\$1.5B	\$4B
Median Age	43.3	37.7	39.1
Households	4,589	63,582	172,276
Percent College Degree or Above	14%	13%	14%
Average Housing Unit Value	\$296,612	\$261,593	\$266,000

BAYMARC BUILDING

UNIT A · 3000SF



INTERIOR PHOTOS UNIT A

BAYMARC BUILDING

UNIT B · OCCUPIED (MULTI TENANT)

INTERIOR PHOTOS UNIT B



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CALL OR EMAIL TO VIEW THIS PROPERTY!

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