

4701 CAMERON STREET

Suite M • Las Vegas, NV 89103

AVAILABLE
For Sublease

±2,000 SF SUITE AVAILABLE!

**SMALLER STORAGE SF WITHIN WAREHOUSE ALSO AVAILABLE.
FORK LIFT SERVICE DISCOUNTED AT \$50/HR.**



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6425 S. Jones Boulevard | Las Vegas, NV 89118

+ Parcel Number	162-19-301-020
+ Zoning	Industrial Light (IL)
+ Construction Year	1996
+ Submarket	Southwest
+ Pricing	\$1.50 PSF NNN / \$0.27 CAM / \$0.04 Utilities
+ Traffic Counts	Decatur Blvd. // ±47,000 VPD Tropicana Ave. // ±57,500 VPD

Property Overview

This exceptional sublease office / warehouse space available now through **December 30, 2028**, offers ±2,000 square feet of flexible Class A space in a prime Southwest location, with option to extend the lease or negotiate a new one at the end of the term. The property features 2 loading docks, a roll-up door, 2 private offices, break room, and a bathroom.

Area Overview

Located at Cameron St. and Tropicana Ave., in the highly desirable Southwest with direct access to the Las Vegas Strip, The Orleans Hotel & Casino, and the I-15 Freeway.

Property Highlights

- Lease Term: sublease available now through **December 30, 2028**. The sublessee as future tenant may secure a direct lease with the landlord, providing the potential for long-term occupancy and growth.
- Space:
 - 2 loading docks with 3 accompanying parking spaces for semi-trucks
 - 1 roll-up door
 - A ±9,800 SF warehouse space, with ±2,000 SF of office space available.
- Amenities:
 - Break room
 - Lobby
 - 1 Bathroom
 - 3 Private offices/(1 available)
- Key Features:
 - Class A property in a prime Southwest location
 - ESFR fire system
 - HVAC for offices; evaporative cooling for warehouse
 - Parking: 20 unrestricted spaces, and 5 dedicated spaces.

Demographics

Population	1 mile	3 miles	5 miles
2025 Population	23,676	123,953	385,748
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$70,079	\$82,108	\$91,553



Pricing:

- \$1.50 PSF NNN / \$0.27 CAM / \$0.04 Utilities

Flexibility for Future Growth:

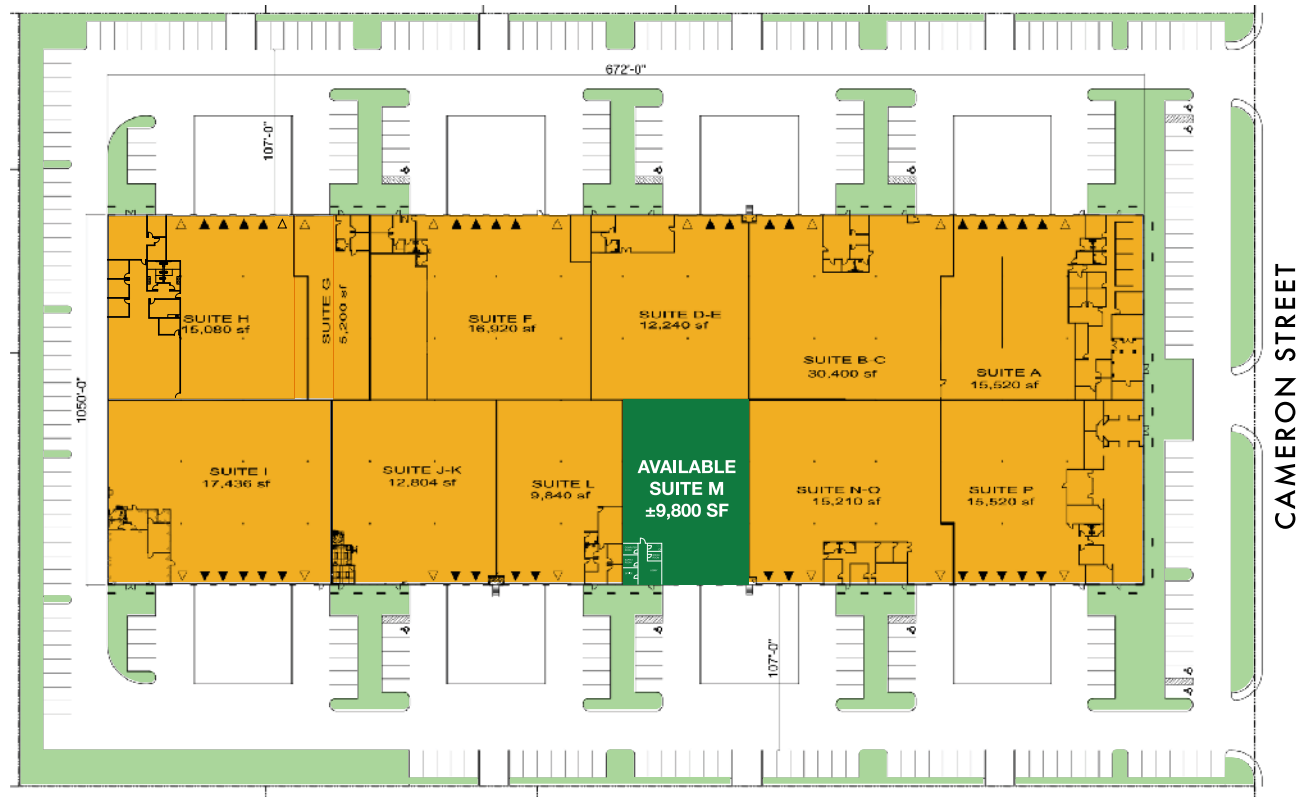
- This space offers the perfect environment for a wide range of uses, especially in transportation and storage. Take advantage of the incredible savings and flexibility of occupying the entire ±9,800 SF or bring storage at ±2,000 SF

● Retail Center ● Airport ● Golf & Recreation ● Academia ● Hotel & Casino



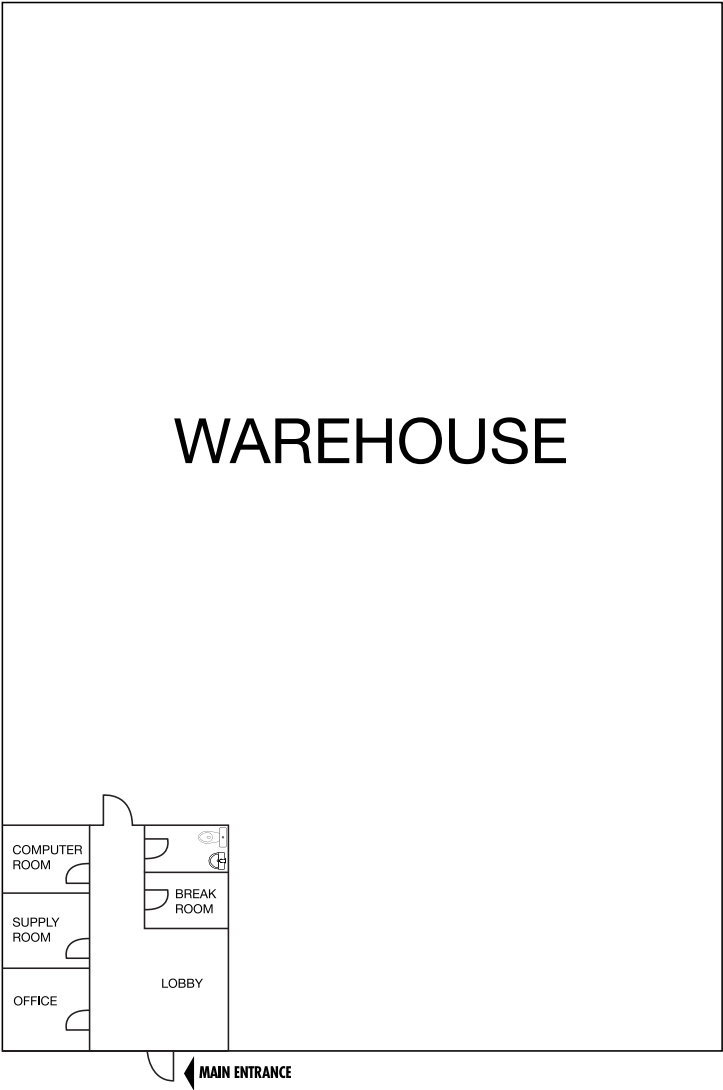


Site Plan



Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

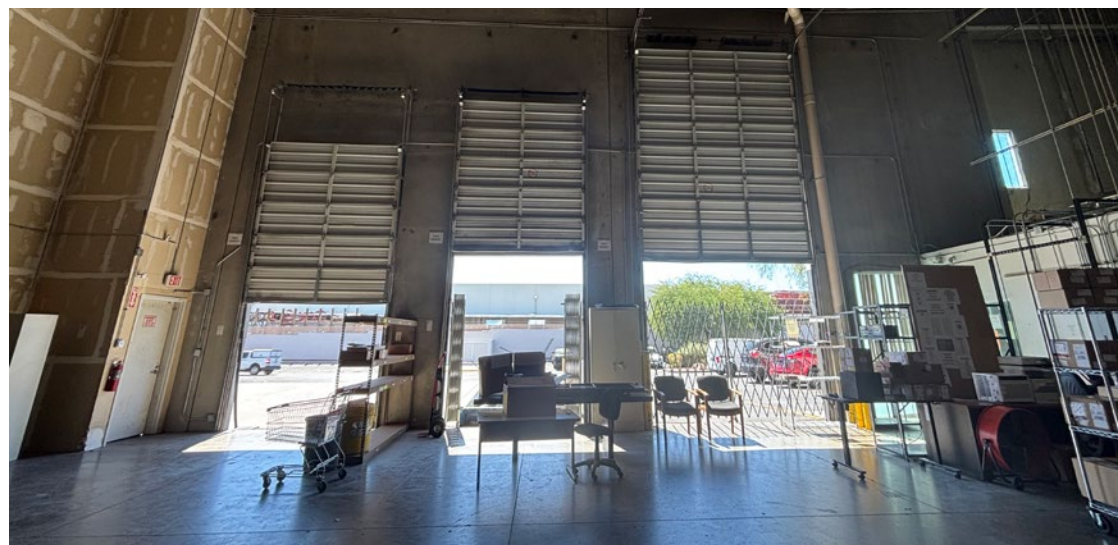
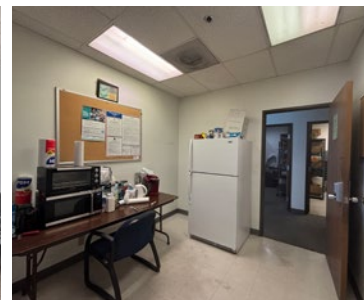
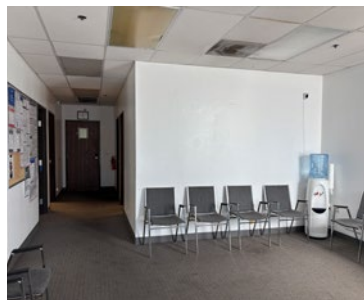
Floor Plan



Suite Details

+ Total SF:	±9,800
+ Lease Rate:	\$1.50 PSF NNN
+ CAM Charges:	\$0.27 PSF
+ Utilities:	\$0.04 PSF
+ Dock-High Door:	1
+ Grade Level Door:	1
+ Clear Heights:	27'
+ Power:	200a • 277/480v • 3-phase

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Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

±7,892

Land Area
(Square Miles)

2,265,461

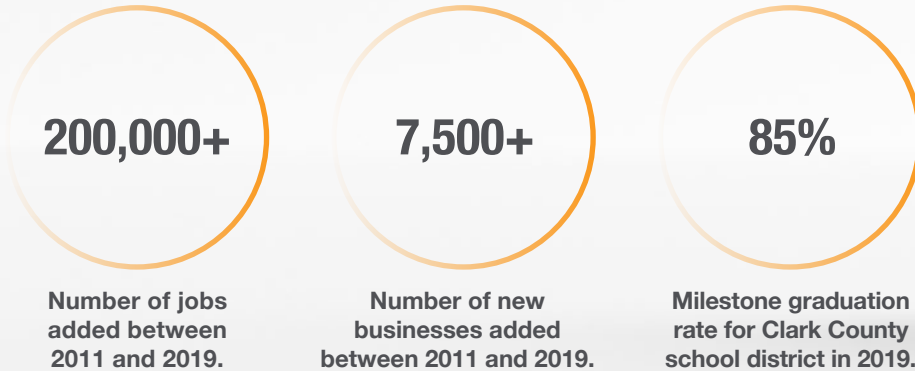
Population

298

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Southern Nevada Growth



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



HENDERSON
SILVER KNIGHTS™



Nevada Tax Advantages

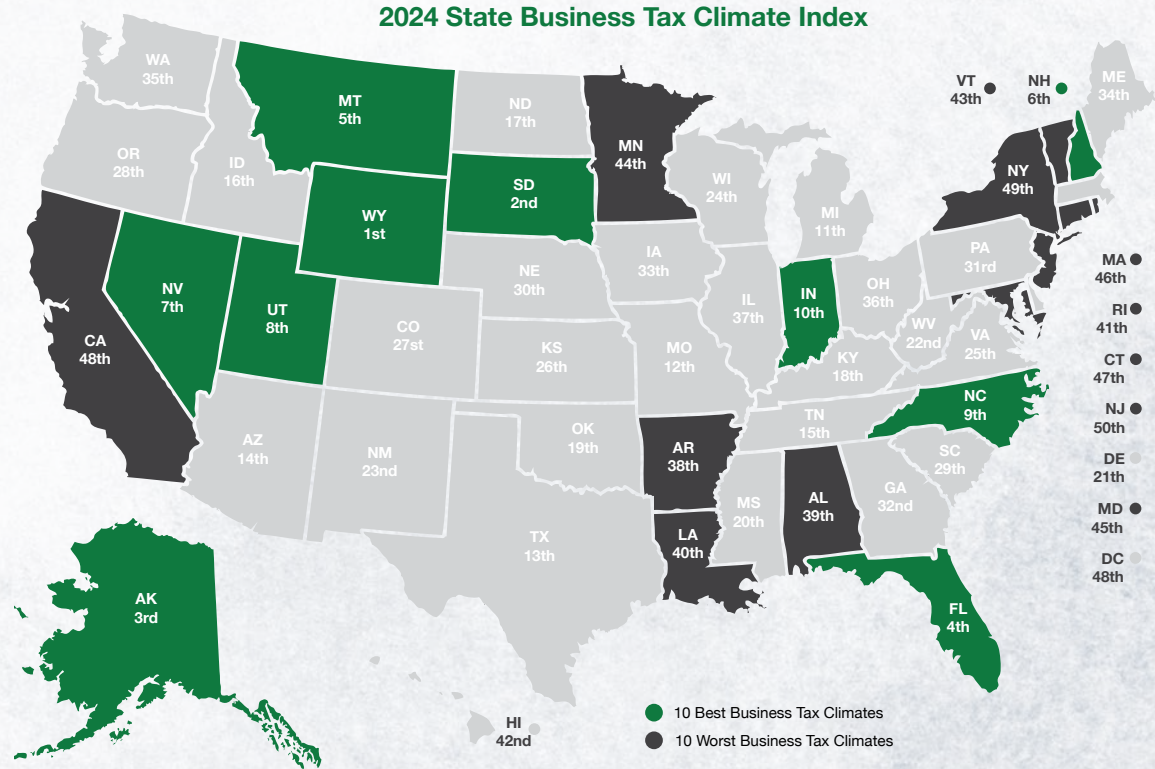
NEVADA

Nevada has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking
California ranks 48th, Arizona 14th,
Idaho 16th, Oregon 28th and Utah
8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.

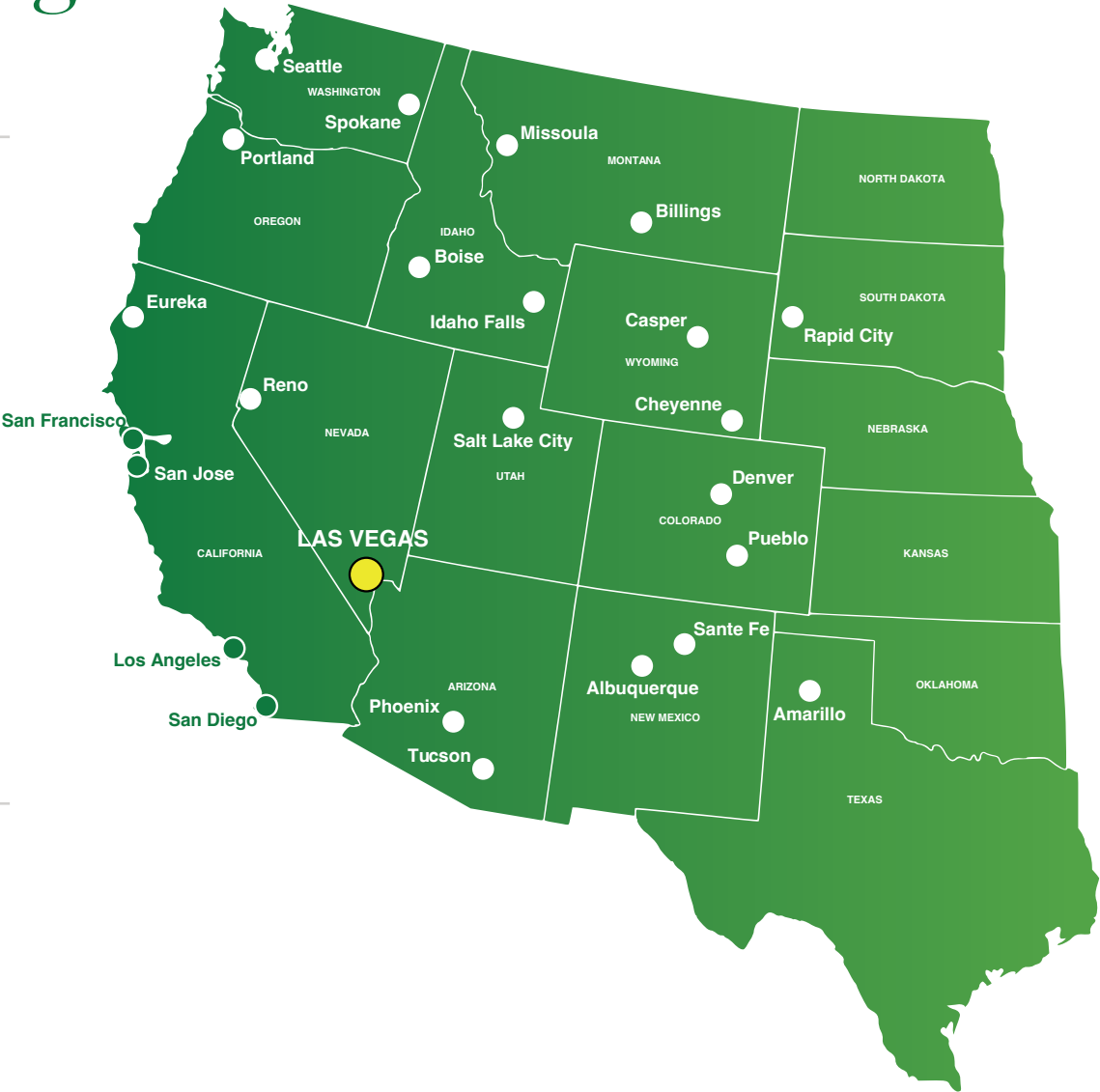


Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



Shipping and Mailing Services

		
Freight Service Center 3 Mi	Freight Center 3 Mi	Customer Service Center 5 Mi
Distribution Center 10 Mi	Ship Center 8 Mi	Cargo Center 3 Mi
UPS Air Cargo 18 Mi	Air Cargo 20 Mi	--