

ALDEBARAN

Owner-User ■

Owner-user with Income ■

3375 ALDEBARAN AVENUE, LAS VEGAS NV, 89102



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03

Executive Summary

- + Property Highlights
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Sale Details



CALL FOR OFFERS

Sale Price



±11,380 SF

Space Available



West Central

Submarket

Property Highlights

- Exceptional proximity to the resort corridor and I-15
- \$150,843.72 annual NOI
- True Flex-Office-Warehouse
- ±50% leased investment with a national credit, NYSE-traded tenancy
- Opportunity for owner-user with income
- Irreplaceable location, access, and visibility

Demographics

	1 mile	3 miles	5 miles
Population			
2024 Population	14,557	151,633	419,217
Average Household Income			
2024 Average Household Income	\$50,437	\$72,942	\$74,055



A true Flex / Office / Warehouse building zoned for Industrial use (M-1)

3375 Aldebaran Avenue

+ Parcel Number	162-17-110-018
+ Zoning	Industrial (M-1)
+ Year Built	1987
+ Property Size	±11,380 SF
+ Lot Size	±0.45 AC
+ Parking	17 stalls
+ Submarket	West Central
+ Traffic Counts	Valley View Blvd. // ±28,300 VPD Desert Inn Rd. // ±36,000 VPD Spring Mountain Rd. // ±32,000 VPD

Property Overview

MDL Group is pleased to present **3375 Aldebaran Avenue, Las Vegas, NV 89102**, a true Flex / Office / Warehouse building on ±0.45 acres. This two-story office includes several private offices, conference room, kitchen, and 8 restrooms. The warehouse includes 3 grade level doors, evaporative cooling, and ±20' clear height. The building is partially leased and includes a national credit, NYSE-traded tenancy.

Area Overview

This property is ideally situated between the Desert Inn and Valley View exchanges, offering easy access to the Las Vegas Strip and the I-15. It is just a short drive from Harry Reid International Airport (4.3 miles) and the vibrant and vast Chinatown Retail Corridor, where plenty of shopping and dining options are available at retail centers including the Spring Oaks Shopping Center, Chinatown Plaza, and Shanghai Plaza.



Sale Highlights

CALL FOR OFFERS

Sale Price

±11,380 SF

Available Square Footage

±0.45 AC

Acreage

\$150,843.72

NOI

West Central

Submarket



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Rare Opportunity to Score a Double Play

3375 Aldebaran provides an opportunity to have any one of two acquisition opportunities:

1. An Owner-User opportunity with income, or
2. An Owner-User building in an irreplaceable location with exceptional visibility

The opportunity is multifaceted and allows for the prospective buyer to have an exceptional cash-flow opportunity in a partially leased building or occupy the majority of the building (thereby qualifying for SBA Lending instruments) or occupying a portion of the building and upon the completion of term of Outfront Media’s tenancy, occupying the entirety of the building. Customize your investment play!



Partially Leased Investment with National Credit, NYSE-Traded Tenancy

Current tenant: Outfront Media, Inc. (NYSE, OUT) is one of the largest outdoor media companies. It operates in markets including the United States and Canada. The Americas division is led by Chief Executive Officer Jeremy Male. Outfront Media operates both billboards and transit displays in addition to providing marketing and ad placement support.



Thriving Submarket

3375 Aldebaran Avenue is located within the West Central Las Vegas submarket -- a burgeoning development that offers a prime location for commercial development, boasting proximity to major transportation hubs, a growing residential base, and the exciting potential of upcoming developments like the new MLB baseball stadium. Its strategic position and dynamic atmosphere make it an ideal choice for businesses seeking to thrive in the Las Vegas market.

West Central Las Vegas, NV

A Hidden Gem with Soaring Value

The West Central Las Vegas submarket, a vibrant and dynamic area, offers a strategic location that combines proximity to the Strip with easy access to major transportation arteries. Situated just 7.6 miles away from Harry Reid International Airport, this submarket is ideal for logistics and distribution. The I-215 and I-15 freeways provide seamless connectivity to other parts of the city and beyond.

This submarket is experiencing significant growth, with new developments on the horizon. Evora, a mixed-use campus spanning 42 acres, is set to redefine the area with its upscale apartments, office spaces, eateries, and commercial space. This project is estimated to be completed by 2026. Additionally, the submarket is nestled near established masterplanned communities like Spanish Trails and Rhodes Ranch, offering residents a blend of urban convenience and suburban tranquility.

The West Central Las Vegas submarket is also poised to benefit from the upcoming Major League Baseball stadium on Tropicana Avenue and Las Vegas Boulevard South. This 30,000-seat venue is expected to be completed by 2028 and will undoubtedly draw crowds and boost economic activity in the area. Furthermore, the Boring Company is actively expanding the Las Vegas Loop, a high-speed underground transportation system. The recent contract to connect Allegiant Stadium and Caesars Palace is a testament to the Loop's potential to revolutionize transportation within the city.



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West Central Las Vegas offers a prime location for commercial development, boasting proximity to major transportation hubs, a growing residential base, and the exciting potential of upcoming developments like the new MLB baseball stadium. Its strategic position and dynamic atmosphere make it an ideal choice for businesses seeking to thrive in the Las Vegas market.

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Brightline West

The high-speed rail project connecting Las Vegas to Southern California

Brightline West will be America's first true high-speed passenger rail system. The modern, eco-friendly system will redefine train travel in America and connect two of our most iconic destinations: Las Vegas and Southern California. This 218-mile passenger rail service will operate from Las Vegas to Rancho Cucamonga, California, with 96% of its alignment within the median of the I-15 highway.

The project would connect Las Vegas to Los Angeles via a route running alongside the Interstate 15 highway, mostly within the "meridian strip" central reservation, and would include three stations in the high desert and San Bernardino County areas. Construction is expected to take about 4 years with service beginning in 2028.

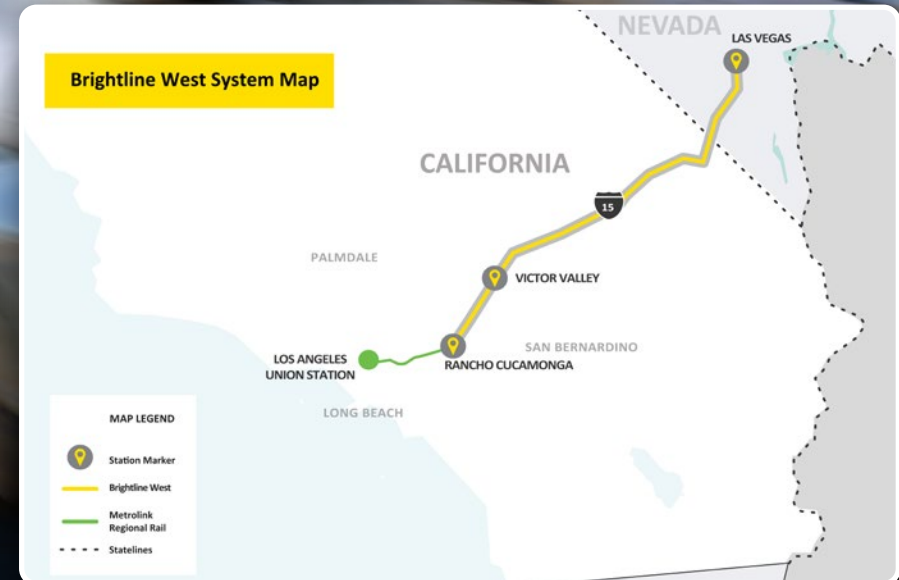
Brightline West expects to offer a journey time of approximately 2 hours 15 minutes, operating at a top speed of 200 mph. This is more than twice as fast as the equivalent journey by road.

As part of the \$10 billion investment, Brightline says the "fully electric, emission-free system will be one of the greenest forms of transportation in the U.S., removing 3 million cars and 400,000 tons of CO2 each year."

It has been estimated that building the line will create 40,000 construction jobs, the Las Vegas Review-Journal reports.



Sources: <https://brightlinewest.com>, <https://www.railpage.com.au>



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Between Las Vegas and Southern California, **Brightline West** expects to offer a journey time of approximately 2 hours 15 minutes, operating at a top speed of 200 mph.





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Maps & Photos

- + Demographic Profile
- + Area Map
- + Site Plan
- + Property Photos
- + Floor Plan

Fast Facts



721,607
Daytime Pop.



171,555
Households



68.1%
Employees Drive to Work



43.2%
White Collar Employees



0.24%
2024-2029 Growth Rate

5-Mile Radius

Population

	1 mile	3 miles	5 miles
2010 Population	13,675	144,704	402,367
2020 Population	14,431	149,652	415,023
2024 Population	14,557	151,633	419,217
2029 Population	14,925	156,960	432,230
2010-2020 Annual Rate	0.54%	0.34%	0.31%
2020-2024 Annual Rate	0.20%	0.31%	0.24%
2024-2029 Annual Rate	0.50%	0.69%	0.61%
2024 Median Age	37.1	38.8	38.8

Households

	1 mile	3 miles	5 miles
2010 Households	5,653	61,538	155,887
2020 Households	6,273	66,383	167,184
2024 Total Households	6,622	68,470	171,555
2029 Total Households	6,856	71,747	179,092
2010-2020 Annual Rate	1.05%	0.76%	0.70%
2020-2024 Annual Rate	1.28%	0.73%	0.61%
2024-2029 Annual Rate	0.70%	0.94%	0.86%

Average Household Income

	1 mile	3 miles	5 miles
2024 Average Household Income	\$50,437	\$72,942	\$74,055
2029 Average Household Income	\$58,139	\$84,269	\$86,261
2024-2029 Annual Rate	2.88%	2.93%	3.10%

Housing

	1 mile	3 miles	5 miles
2010 Total Housing Units	8,140	86,495	197,944
2020 Total Housing Units	8,031	81,115	190,927
2024 Total Housing Units	8,348	82,246	193,112
2024 Owner Occupied Housing Units	1,082	19,399	64,919
2024 Renter Occupied Housing Units	5,540	49,071	106,636
2024 Vacant Housing Units	1,726	13,776	21,557
2029 Total Housing Units	8,668	86,141	201,402
2029 Owner Occupied Housing Units	1,181	20,819	69,371
2029 Renter Occupied Housing Units	5,676	50,928	109,721
2029 Vacant Housing Units	1,812	14,394	22,310

Source: ESRI



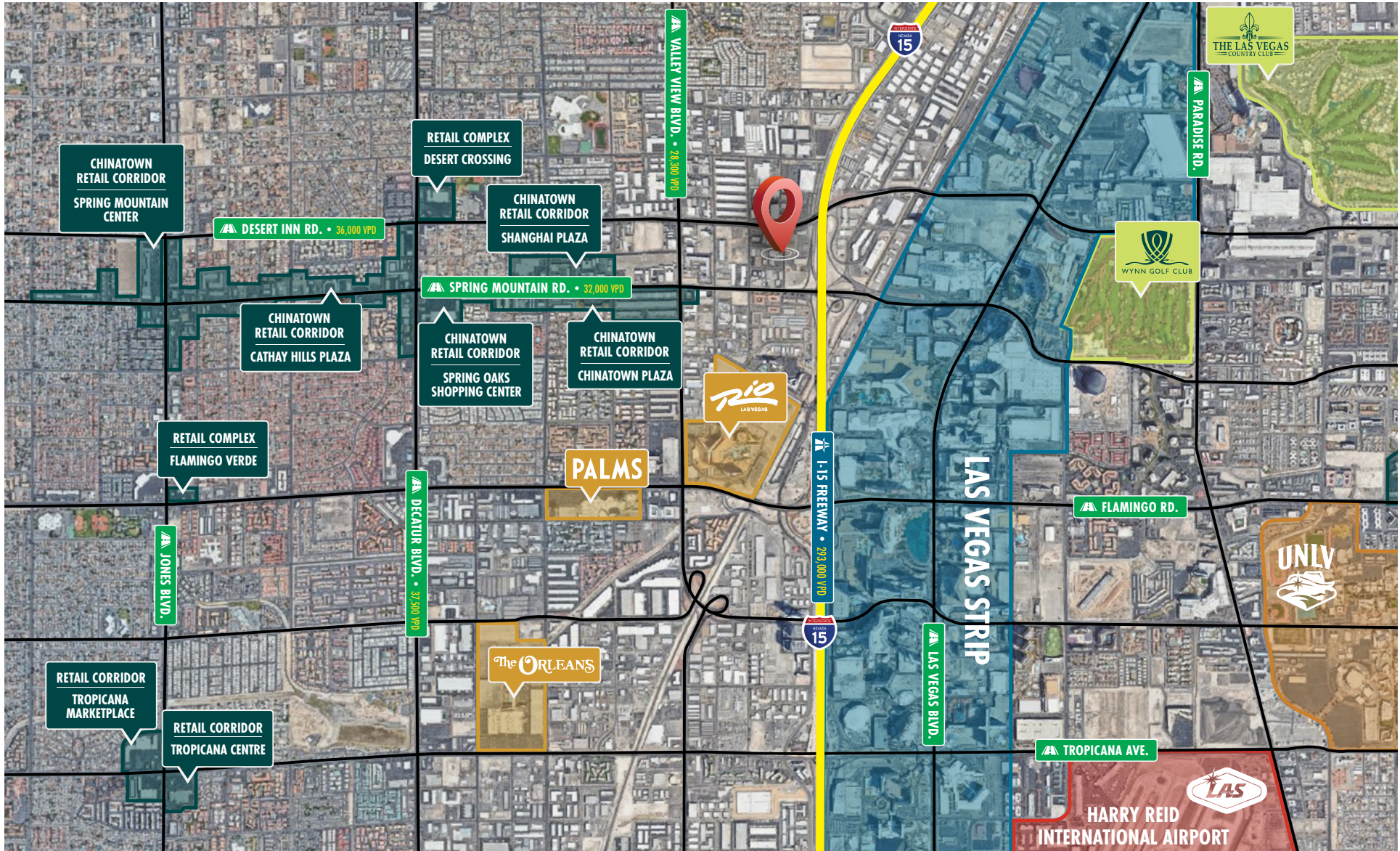
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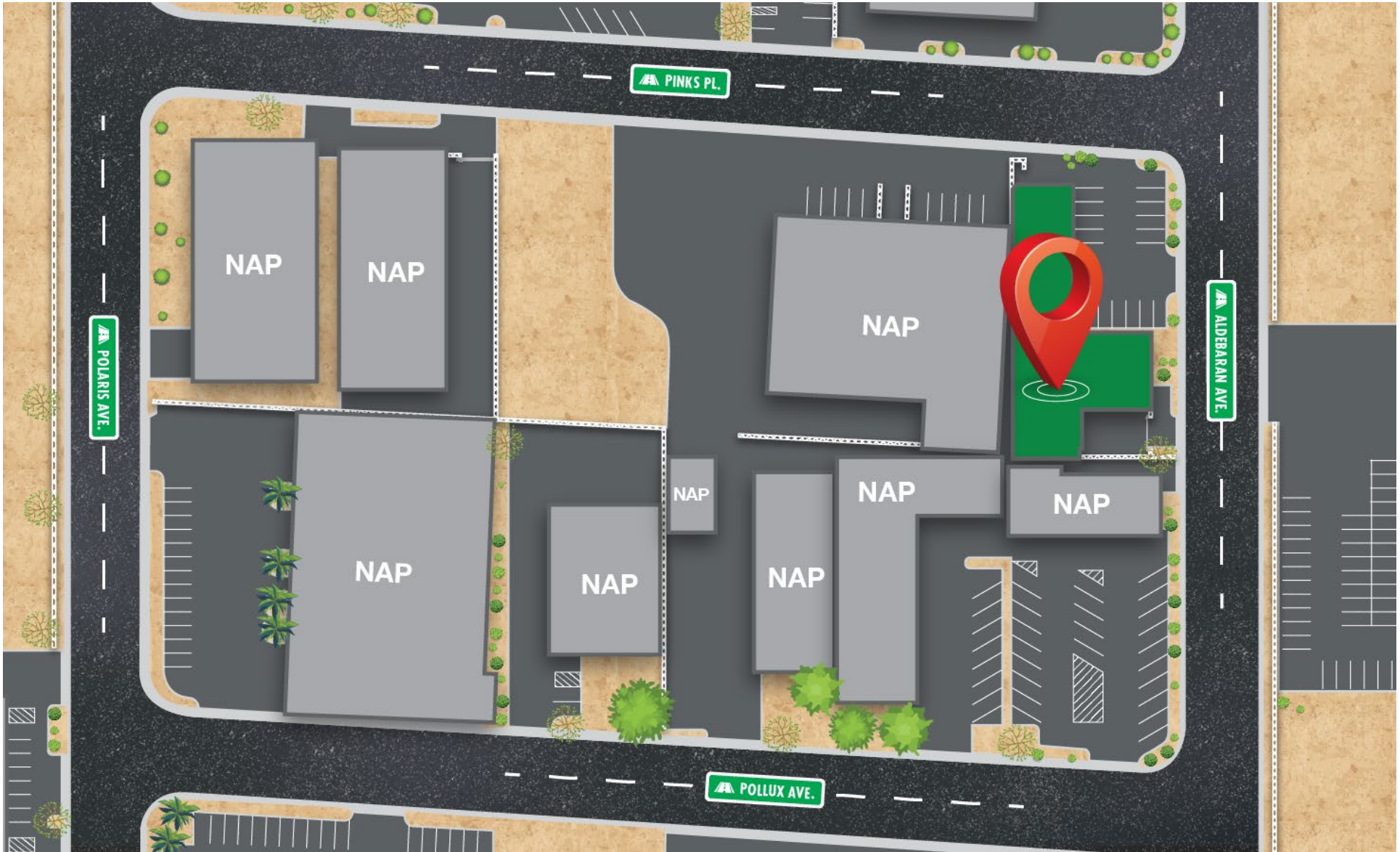


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- Retail Center
- Casino
- Golf & Recreation
- Airport
- Academia





Maps & Photos: Property Photos

3375 ALDEBARAN AVENUE
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LAS VEGAS STRIP



I-15 FREEWAY • 165,500 VPD

SPRING MOUNTAIN RD.

ALDEBARAN AVE.

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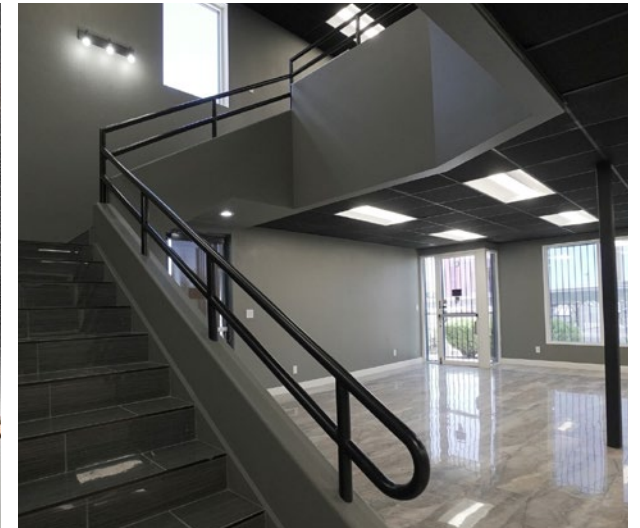
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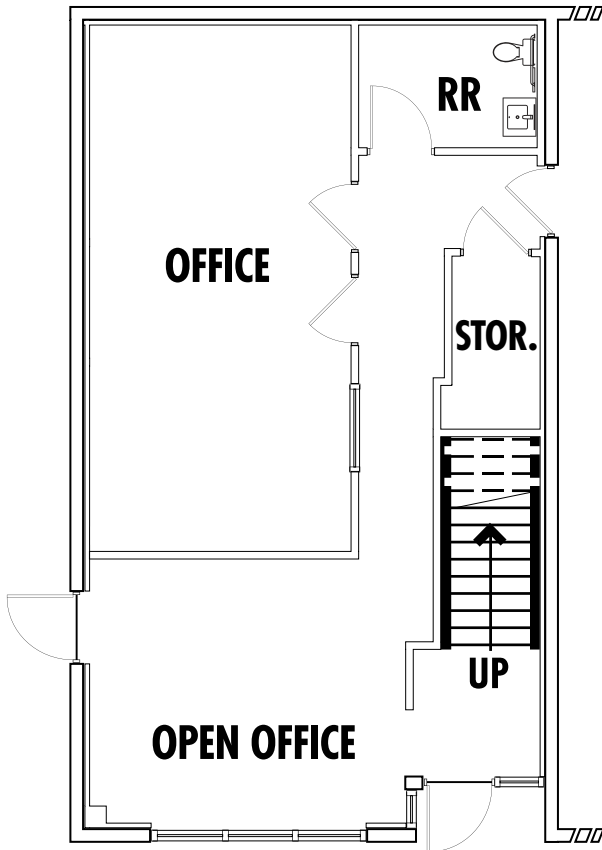


North Side Interior Photos

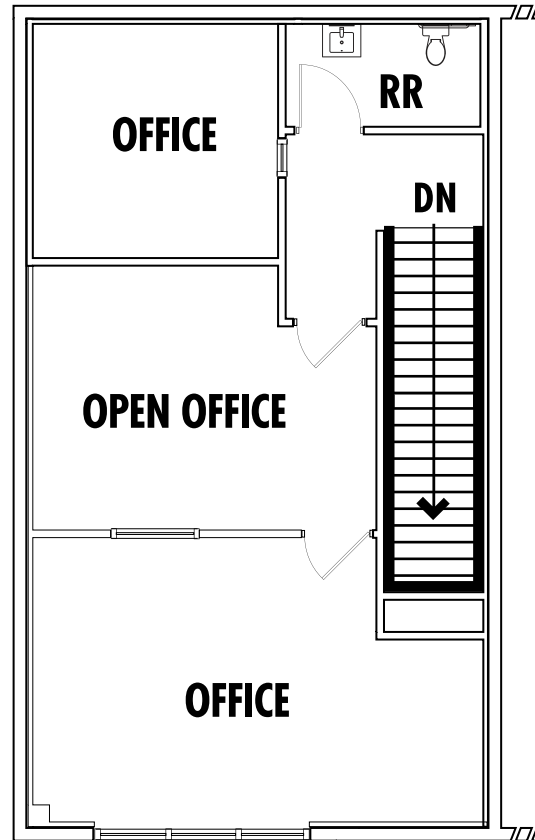


South Side Interior Photos





First Floor

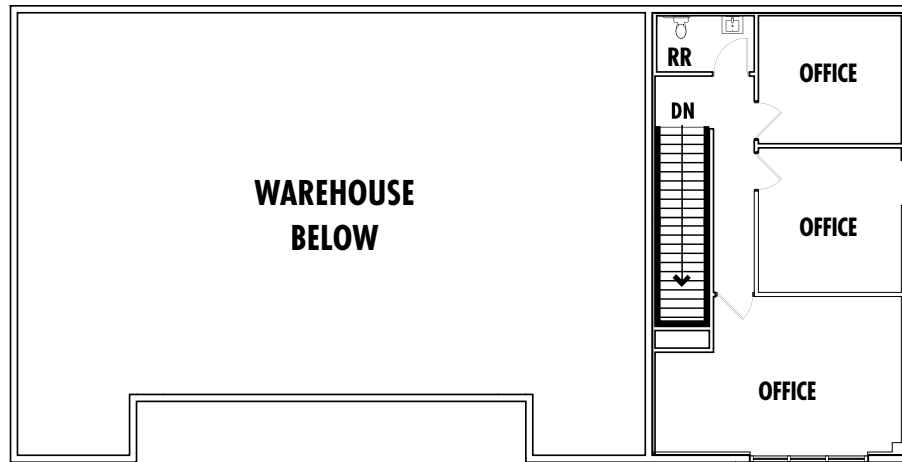


Second Floor

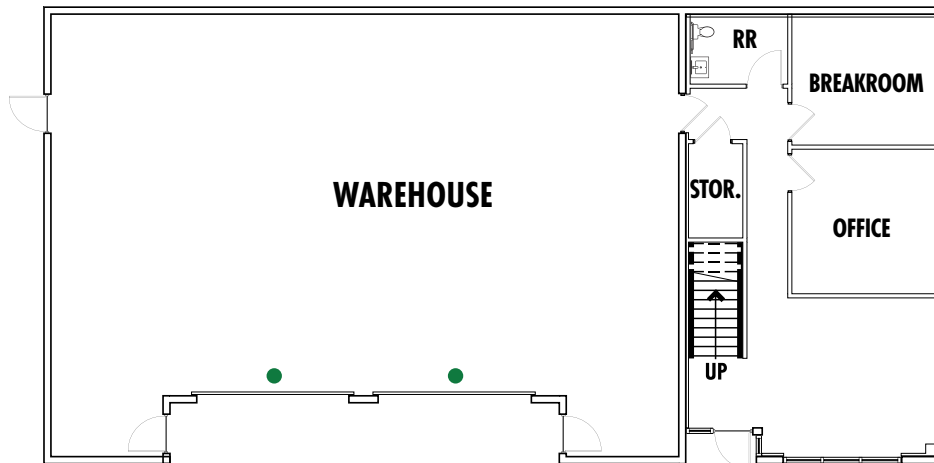
Suite A Details

- + **Total SF:** ±1,333
- **Floor 1 SF:** ±699
- **Floor 2 SF:** ±634
- + **Status:** Vacant

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.



Second Floor



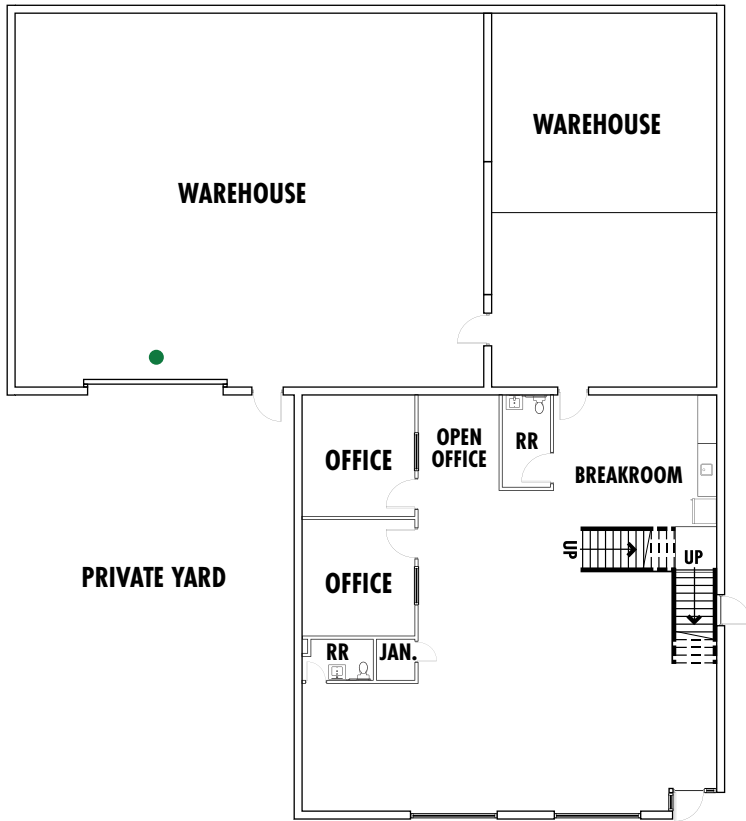
First Floor

Suite B Details

- + **Total SF:** ±2,967
- **Floor 1 SF:** ±711
- **Floor 2 SF:** ±646
- **Warehouse SF:** ±1,610
- + **Status:** Vacant

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- **Grade Level Door**



First Floor



Second Floor

Suite C Details

- + Total SF: ±7,038
- + Status: Occupied

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- Grade Level Door



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Market Overview

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

Nevada Tax Advantages

NEVADA

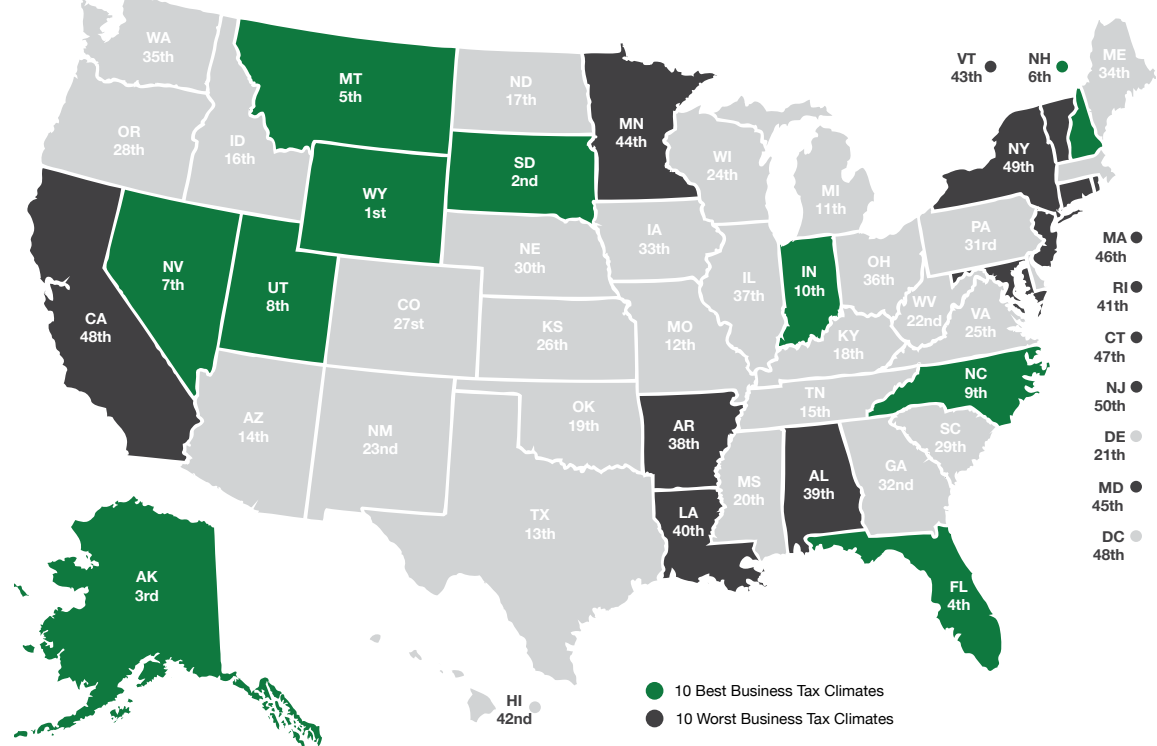
Nevada has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

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

2024 State Business Tax Climate Index



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.

Source: Nevada Governor’s Office of Economic Development; www.TaxFoundation.org



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.



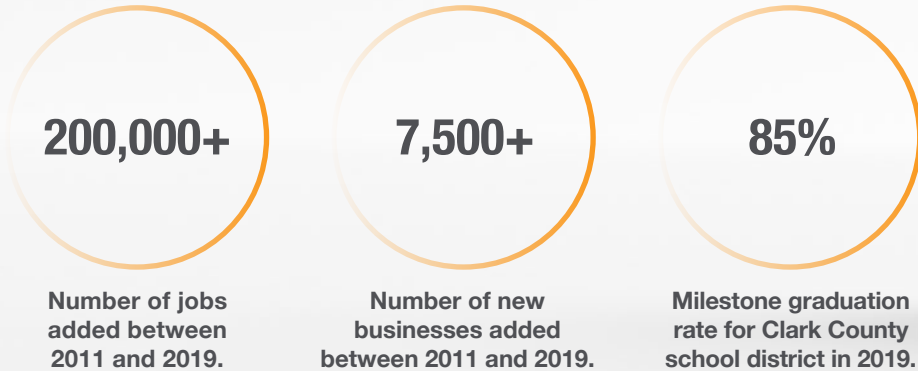
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Southern Nevada Growth



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 metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has four major league professional teams: the Vegas Golden Knights of the NHL (began play in 2017 as the region's first major pro team), the Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: www.wikipedia.com



Disclaimer

This package is provided to you by MDL Group and is intended solely for your limited use and benefit in determining whether you desire to express further interest in purchasing the property described in the attached documentation (the "Property"). The providing of "this package" to you and your use thereof is conditioned upon your agreement to the terms set forth below.

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You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the property manager.

Owner's obligation therein has been satisfied or waived. By receipt of "this package", you agree that the package and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose the package or any of its contents to any other entity without the prior written authorization of owner. You also agree that you will not use the package or any of its contents in any manner detrimental to the interest of the owner or MDL Group.

This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to MDL Group.

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