

# 4155 W Bell

4155 W. Bell, Las Vegas NV 89118

4155



OFFERING MEMORANDUM

# 4155 W Bell

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Demographics

*Exclusively Marketed by:*

#### **Matthew Beach**

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Agent

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Lic: S.0170177

# 4155 W BELL

01 **Executive Summary**

Investment Summary

01

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## OFFERING SUMMARY

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ADDRESS	4155 W. Bell Las Vegas NV 89118
COUNTY	Clark
MARKET	Las Vegas
SUBMARKET	Paradise
NET RENTABLE AREA (SF)	3,987 SF
LAND ACRES	.19
YEAR BUILT	2005
YEAR RENOVATED	2022
APN	16230514004
OWNERSHIP TYPE	Fee Simple

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## FINANCIAL SUMMARY

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PRICE	\$1,600,000
PRICE PSF	\$401.30

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	6,563	110,304	368,477
2025 Median HH Income	\$63,287	\$51,333	\$59,327
2025 Average HH Income	\$105,156	\$72,562	\$86,173

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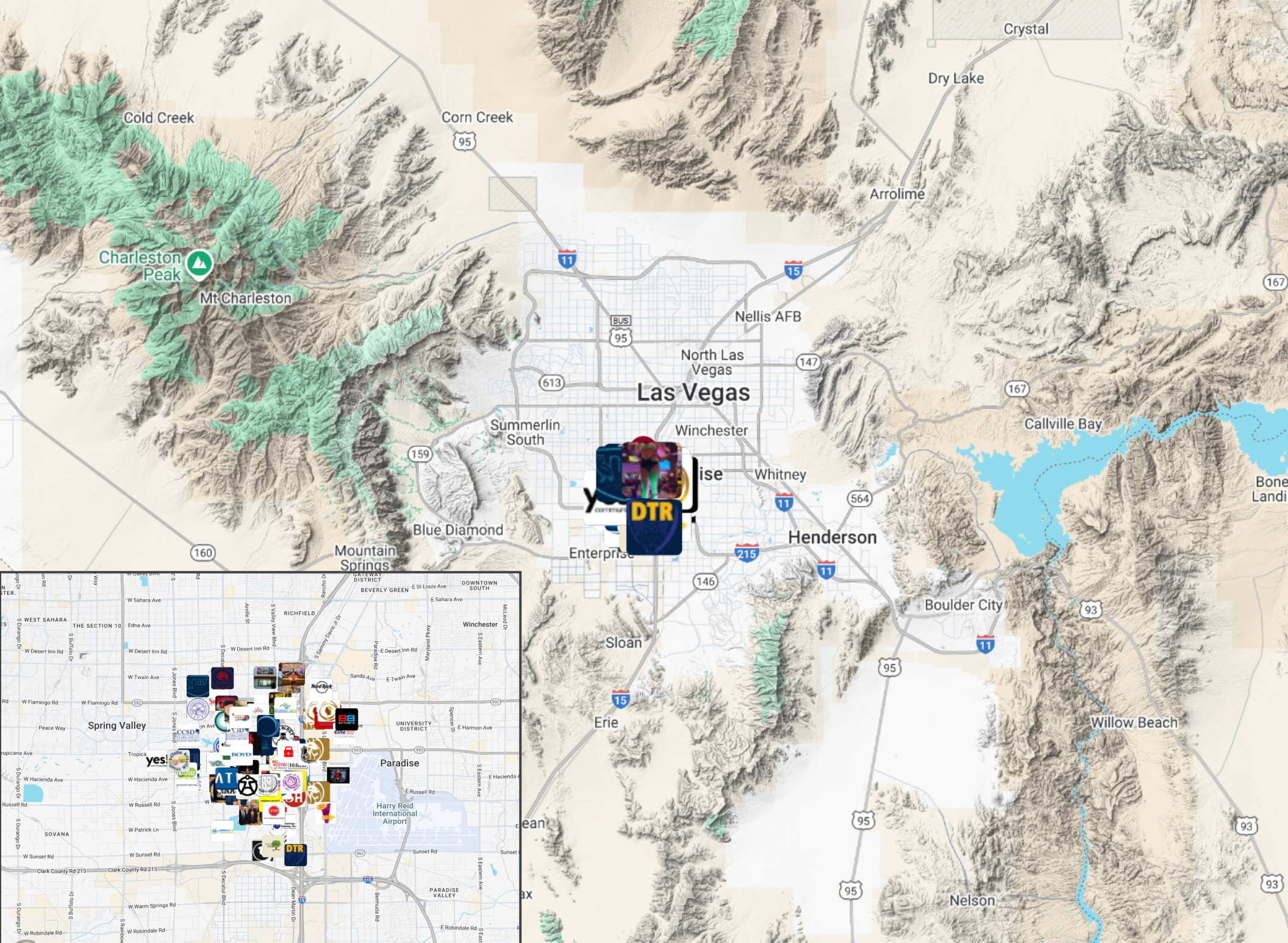
# 4155 W BELL

## 02 Location

Location Summary

02







# 4155 W BELL

03

## Property Description

Property Features

Aerial Map

Floor Plan

Parcel Map

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## PROPERTY FEATURES

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NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	3,987
LAND ACRES	.19
YEAR BUILT	2005
YEAR RENOVATED	2022
# OF PARCELS	1
ZONING TYPE	IL
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	7
CEILING HEIGHT	21
DOCK HIGH DOORS	0
GRADE LEVEL DOORS	1
CROSS DOCK	0
FENCED YARD	NO
OFFICE SF	300 +/-
OFFICE TO WAREHOUSE RATIO	1:12

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## NEIGHBORING PROPERTIES

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NORTH	Industrial
SOUTH	Industrial
EAST	Railroad Tracks
WEST	Industrial

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## MECHANICAL

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HVAC	Yes
FIRE SPRINKLERS	No
ELECTRICAL / POWER	3 Phase 277/480
GAS	Yes

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## CONSTRUCTION

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FOUNDATION	Concrete
EXTERIOR	Concrete Tilt Up
PARKING SURFACE	Asphalt
ROOF	Flat
LANDSCAPING	Minimal

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## TENANT INFORMATION

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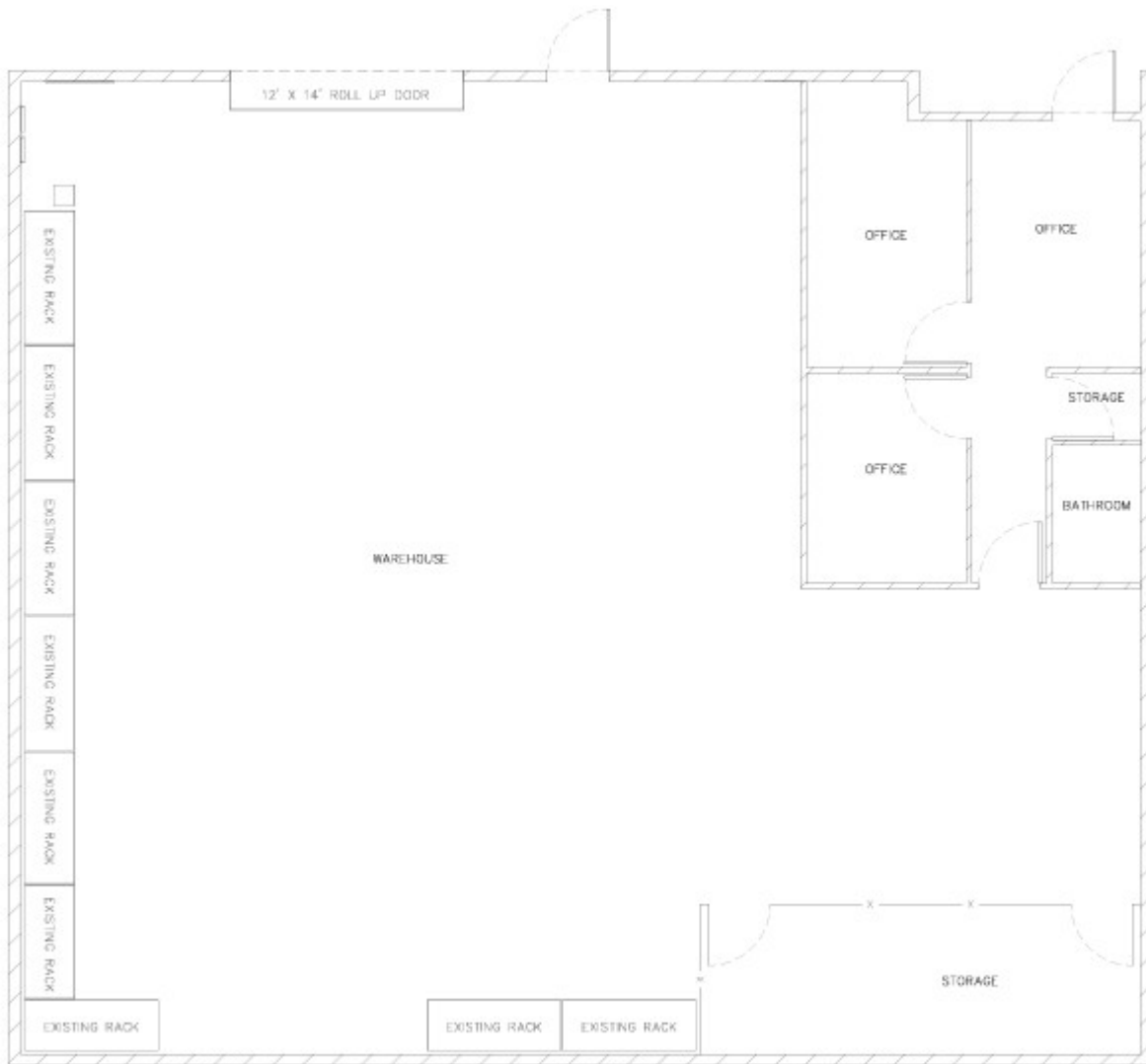
MAJOR TENANT/S	All Trades
LEASE TYPE	NNN

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Property Information

Parcel: [16230514004](#) Print

Owner Name(s): R M R COMMERCIAL HOLDINGS LLC

Site Address: 4155 W BELL DR

Jurisdiction: CC Paradise - 89118

Sale Date: 12/2021

Sale Price: \$912,500

Estimated Lot Size: 0.19

Construction Year: 2005

Recorded Doc Number: [20211228 00001907](#)

Aerial Flight Date: 2025-01-29

Zoning and Planned Land Use

Legal Description

Ownership

Flood Zone

Elected Officials

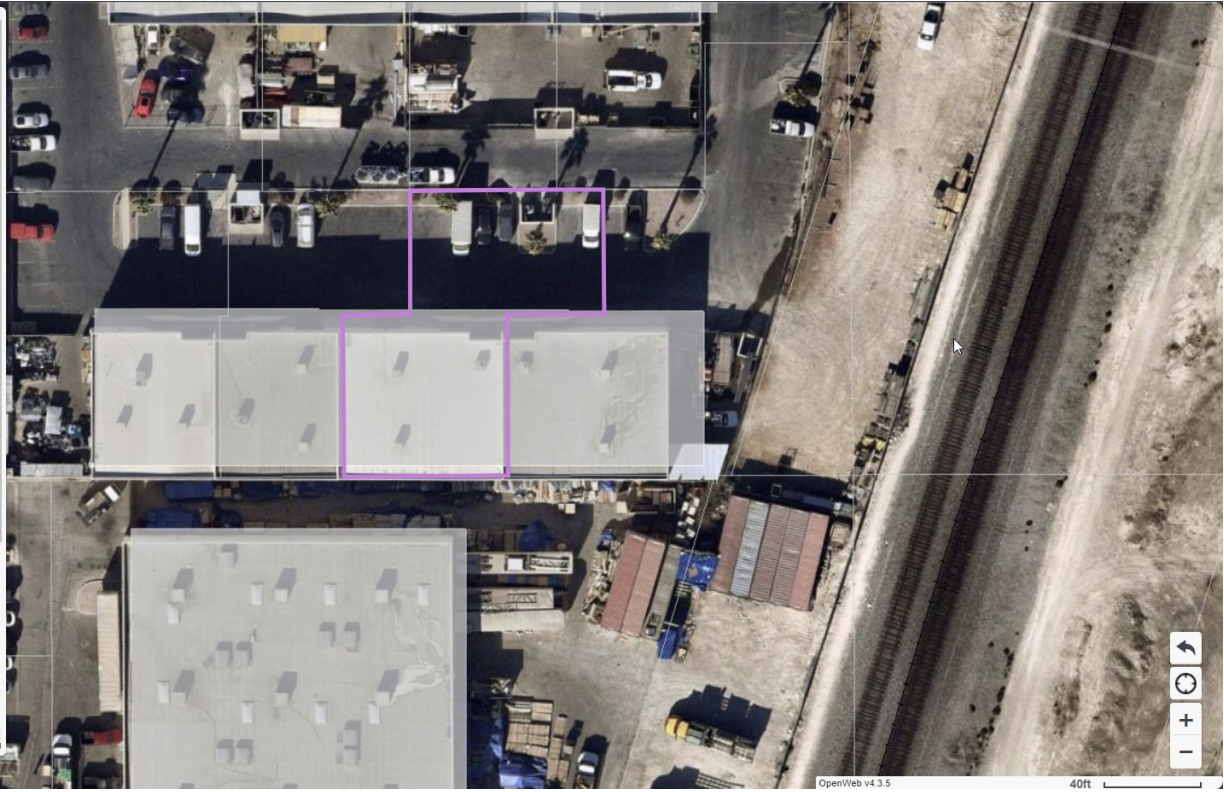
Links

Current Tool: Select Property

Coords in State Plane ft. ▼

X: 771071 Y: 26737639

Flight Date: Most Current Flight



# 4155 W BELL

Demographics

Demographics

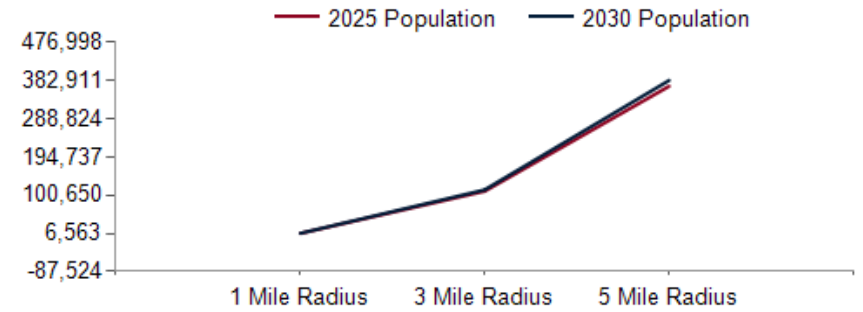
04



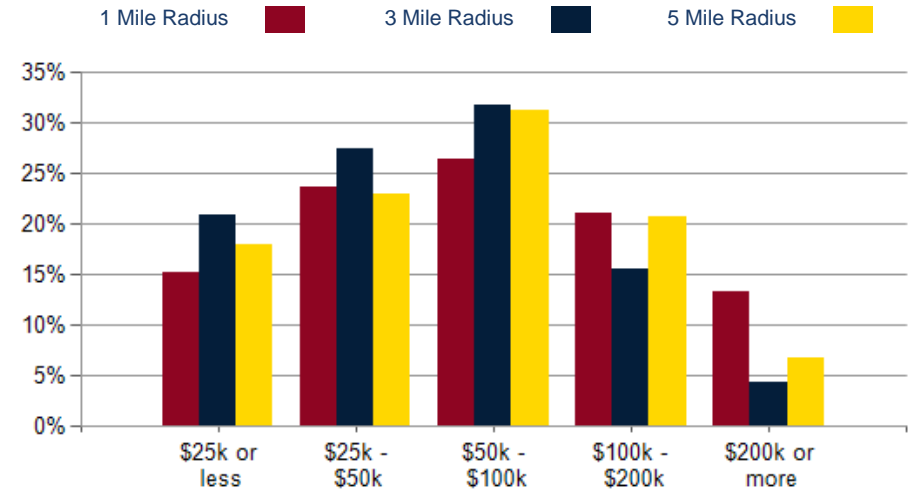
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,887	109,465	290,001
2010 Population	5,537	104,828	330,079
2025 Population	6,563	110,304	368,477
2030 Population	6,797	113,910	382,911
2025-2030: Population: Growth Rate	3.50%	3.25%	3.85%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	294	5,553	15,249
\$15,000-\$24,999	188	4,596	12,232
\$25,000-\$34,999	341	5,812	14,349
\$35,000-\$49,999	406	7,547	20,763
\$50,000-\$74,999	556	9,809	28,851
\$75,000-\$99,999	277	5,611	18,839
\$100,000-\$149,999	503	5,598	22,115
\$150,000-\$199,999	164	1,950	9,532
\$200,000 or greater	421	2,129	10,347
Median HH Income	\$63,287	\$51,333	\$59,327
Average HH Income	\$105,156	\$72,562	\$86,173

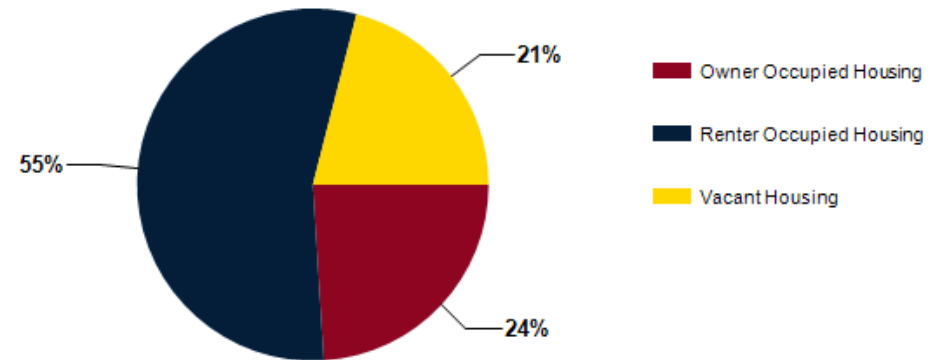
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,650	51,801	133,912
2010 Total Households	2,737	44,049	133,428
2025 Total Households	3,149	48,615	152,287
2030 Total Households	3,298	50,794	160,097
2025 Average Household Size	2.02	2.25	2.40
2025-2030: Households: Growth Rate	4.65%	4.40%	5.05%



2025 Household Income



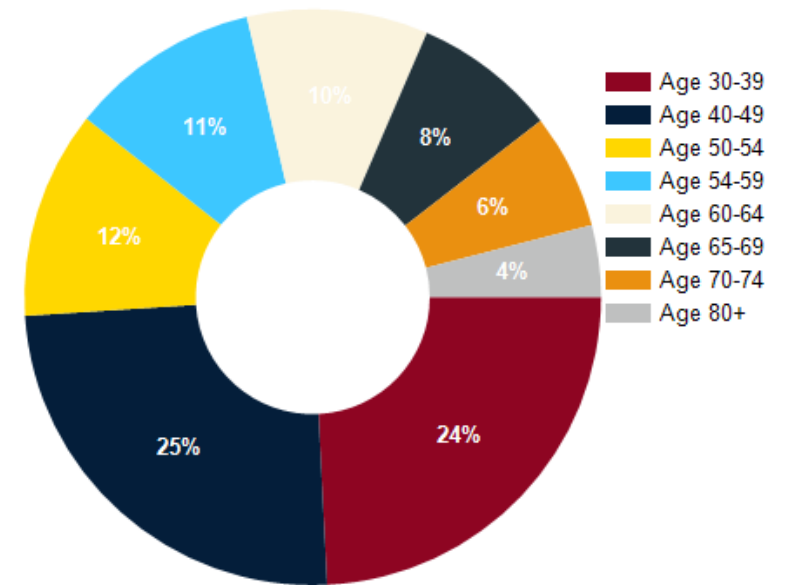
2025 Own vs. Rent - 1 Mile Radius



Source: esri



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	501	9,264	30,707
2025 Population Age 35-39	519	8,716	28,756
2025 Population Age 40-44	550	8,102	27,041
2025 Population Age 45-49	493	7,097	23,714
2025 Population Age 50-54	492	7,283	24,339
2025 Population Age 55-59	450	6,966	22,893
2025 Population Age 60-64	428	6,878	22,673
2025 Population Age 65-69	338	5,701	19,145
2025 Population Age 70-74	272	4,447	15,351
2025 Population Age 75-79	170	3,287	11,562
2025 Population Age 80-84	101	1,843	6,483
2025 Population Age 85+	71	1,429	5,148
2025 Population Age 18+	5,467	89,433	299,025
2025 Median Age	41	39	39
2030 Median Age	42	40	40



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,464	\$55,316	\$60,785
Average Household Income 25-34	\$101,530	\$73,586	\$82,448
Median Household Income 35-44	\$80,970	\$56,991	\$69,647
Average Household Income 35-44	\$125,110	\$80,640	\$96,934
Median Household Income 45-54	\$72,468	\$57,509	\$72,667
Average Household Income 45-54	\$118,003	\$82,035	\$100,738
Median Household Income 55-64	\$67,369	\$52,547	\$62,805
Average Household Income 55-64	\$115,025	\$76,288	\$92,484
Median Household Income 65-74	\$47,665	\$42,343	\$50,133
Average Household Income 65-74	\$91,668	\$63,656	\$76,619
Average Household Income 75+	\$66,570	\$52,945	\$61,009

