



LAS VEGAS STRIP

McCarran  
INTERNATIONAL AIRPORT

REDEVELOPMENT  
OPPORTUNITY

15

I-15 FREEWAY // 280,000 CPD

W. FLAMINGO RD. // 78,000 CPD

LUXURY APARTMENTS  
287 UNITS

rio  
LAS VEGAS

**SUBJECT**  
**+/-1.2 AC**

WYNDHAM  
HOTEL GROUP

SPRING MOUNTAIN RD. // 61,000 CPD

POLARIS AVE.

W. TWAIN AVE.

S. VALLEY VIEW BLVD. // 26,000 CPD

LOTUS APARTMENTS  
295 UNITS



LOGIC

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**3635  
POLARIS AVE.**

### PROPERTY SUMMARY

LOGIC Commercial Real Estate is pleased to present the rare opportunity to acquire +/-1.2 acres located within the Las Vegas Resort Corridor at 3635 Polaris Ave. The site consists of two buildings, a +/-9,450 SF warehouse with a fenced yard and a +/-1,818 SF restaurant, both with flexible lease terms allowing for redevelopment or long term tenancy. The property is centrally located on Polaris Ave. between Spring Mountain Rd. and Twain Ave., submerged within a highly desirable corridor neighboring The Las Vegas Strip & Chinatown.

Twain Avenue connects to the heavily trafficked Dean Martin Dr. providing direct access to the Las Vegas Strip. Additionally, the property has convenient access to the I-15 Freeway via Spring Mountain Rd. providing easy access from all sides of town. The property is located in the path of growth surrounded by new developments including the +/-34,000 SF Golden Spring Plaza, +/-80,000 SF Shangai Plaza, the newly built 295-unit Lotus Apartments, and a 287-unit luxury apartment complex that just broke ground.



## SALE DETAILS

Asking Price:

**\$3,995,000**

Size:

**+/- 9,450 SF (Warehouse)**  
**+/- 1,818 SF (Restaurant)**

Acreage:

**+/- 1.20 AC**

Zoning:

**M-1 (Light Manufacturing)**  
**CT (Commercial Tourist)**



## PROPERTY HIGHLIGHTS

- **Redevelopment Opportunity:** The property features +/-1.2 acres in the Las Vegas resort corridor prime for redevelopment. Flexible lease terms allow for redevelopment or longer-term tenancy if buyer desires.
- **Resort Corridor Location:** Highly desirable, central location west of the Las Vegas Strip and just north of the Rio All-Suite Hotel & Casino. The property is also right around the corner from Spring Mountain Rd. which is Las Vegas' emerging Chinatown corridor.
- **Path of Growth:** The property is surrounded by new developments including the +/-34,000 SF Golden Spring Plaza, +/-80,000 SF Shangai Plaza, the newly built 295-unit Lotus Apartments, and a 287-unit luxury apartment complex that just broke ground.
- **Excellent Access:** Immediate access to the I-15 Freeway via Spring Mountain Rd. & convenient access to the Las Vegas Strip via Dean Martin Dr.
- **Fully Built-out Restaurant (+/-1,818 SF):** Fronting Polaris Avenue is Polaris Street Café, a well-known local restaurant that's a hidden gem with 4.5 stars on Yelp. The tenant is amenable to a longer-term lease.
- **Warehouse w/ Yard (+/-9,450 SF):** The warehouse features 6 bays with a large, fenced yard and is currently occupied by Steel Partners on a short-term lease providing flexibility to a buyer.

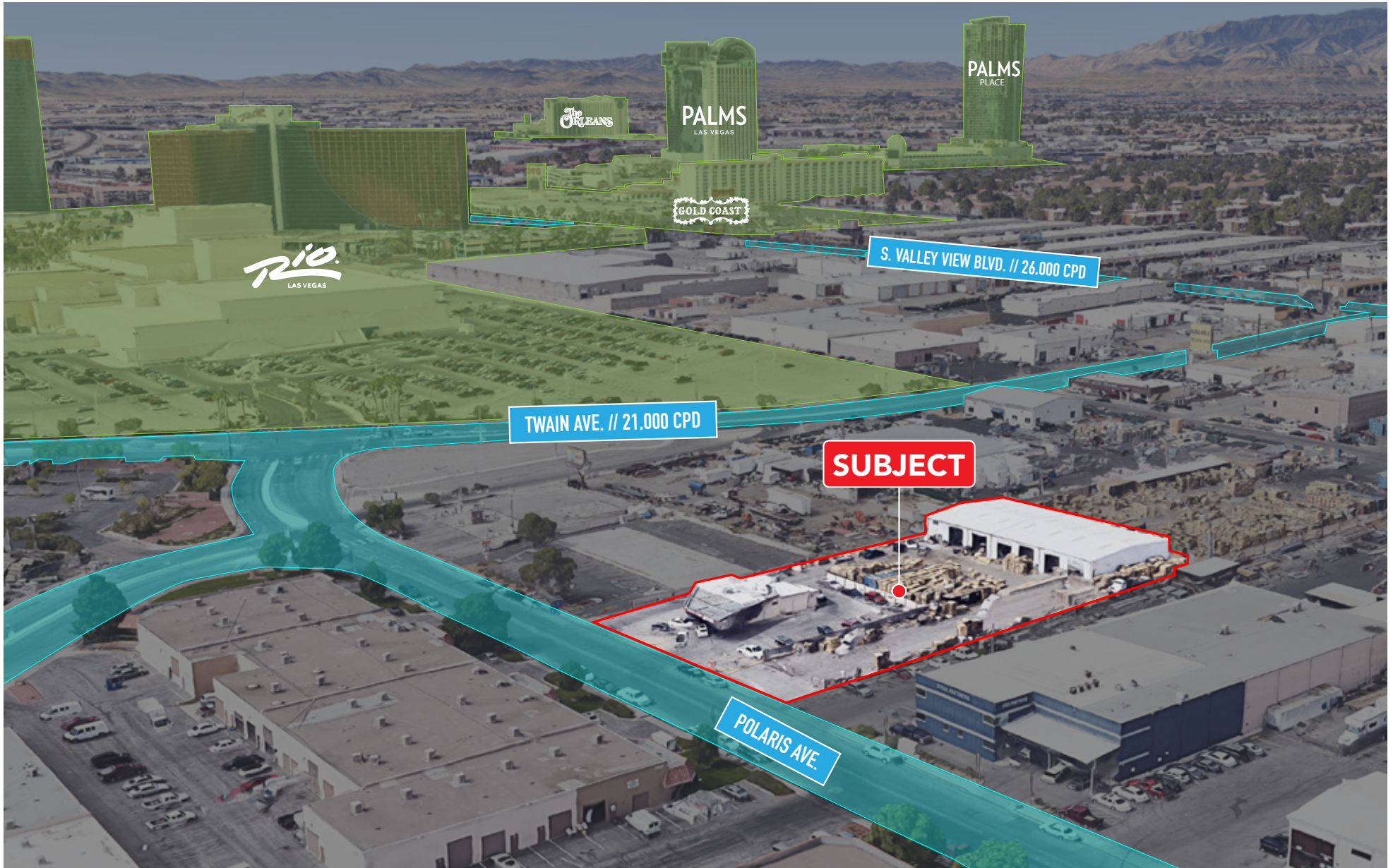
## DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
<b>2018 Population</b>	13,991	151,832	408,818
HOUSEHOLDS	1-mile	3-mile	5-mile
<b>2018 Households</b>	14,046	96,627	207,068
INCOME	1-mile	3-mile	5-mile
<b>2018 Average HH Income</b>	\$44,054	\$52,411	\$55,190

Updated: 04.08.19

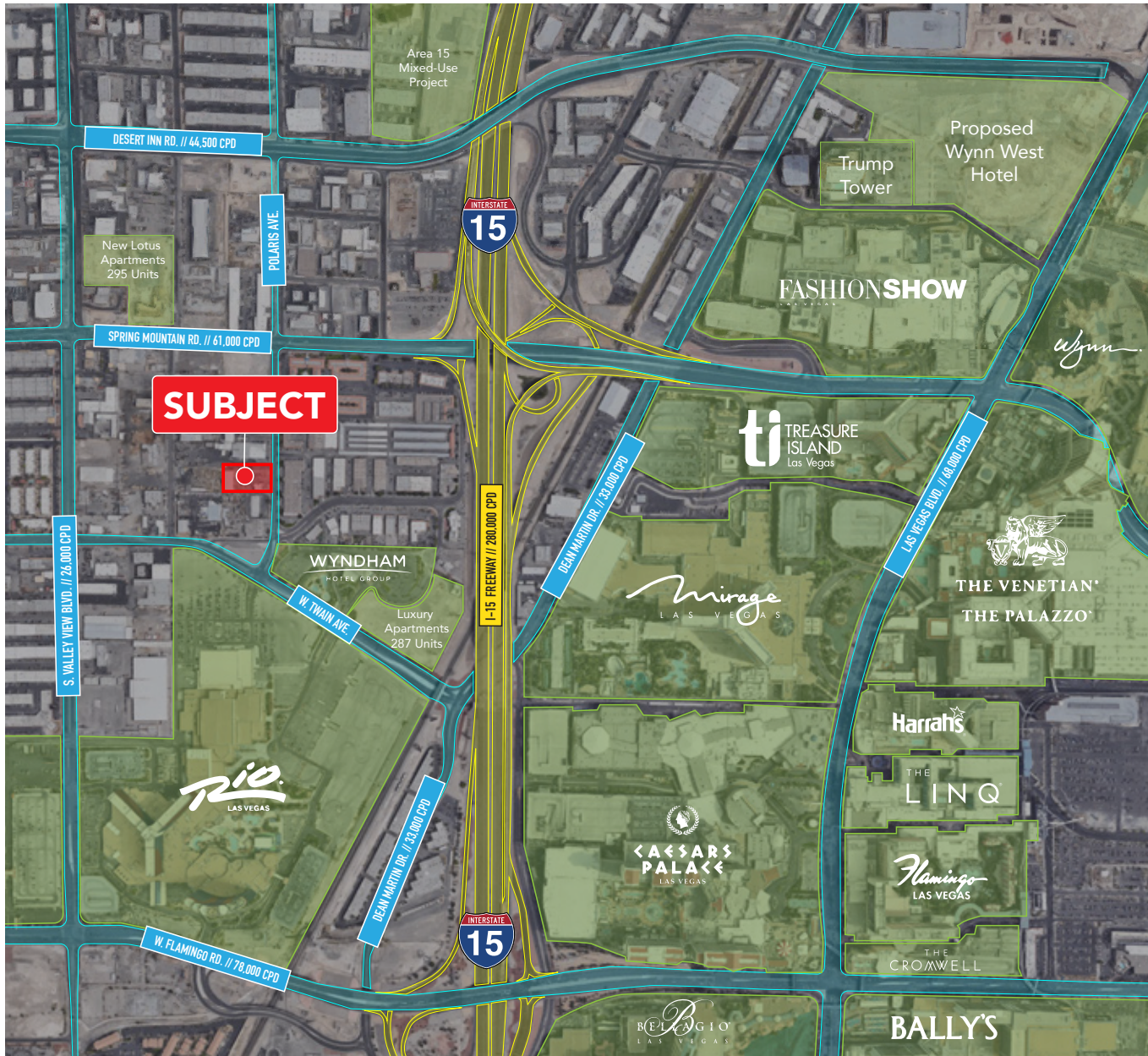
3635 Polaris Ave.  
Las Vegas, NV 89103

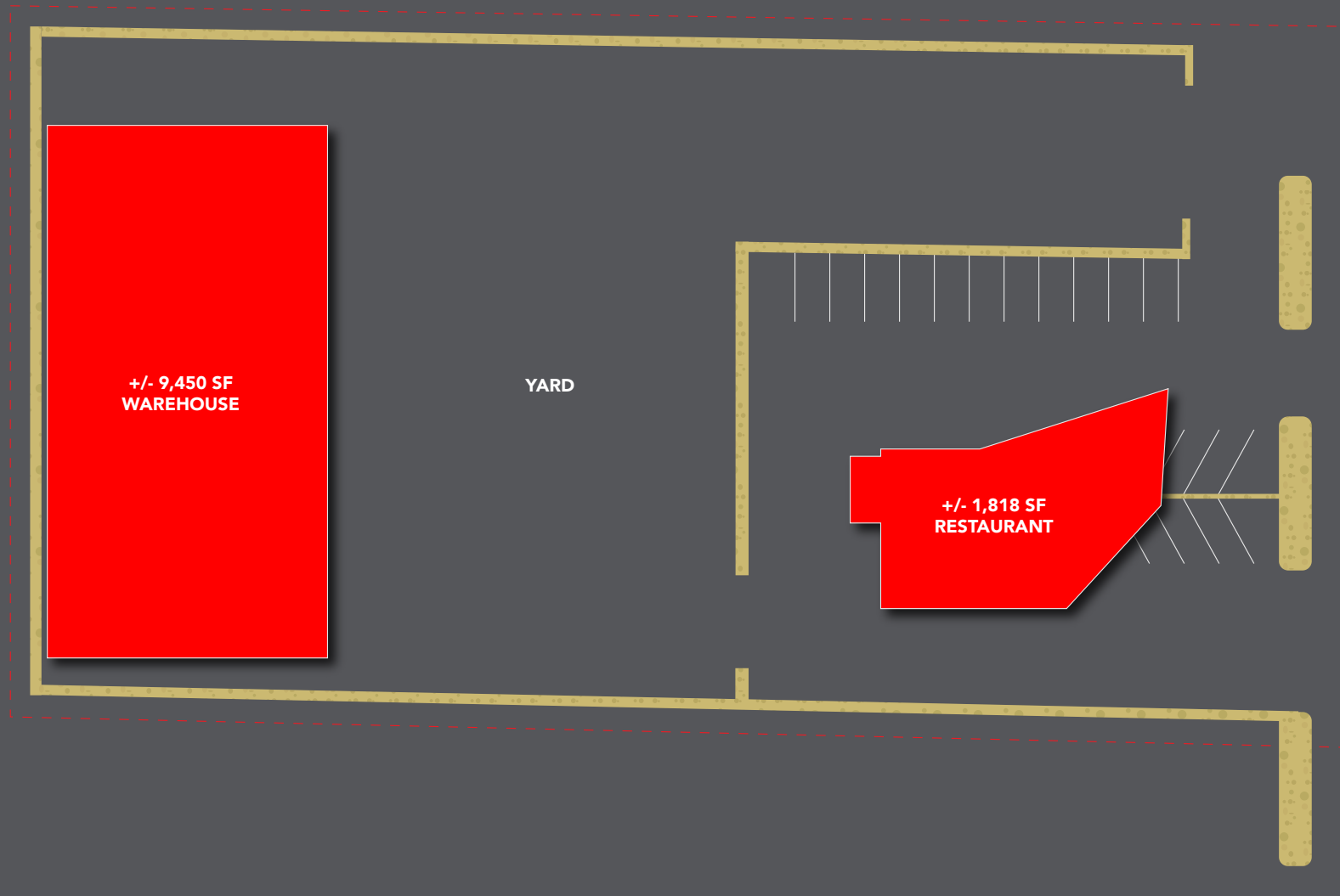
AERIAL MAP



3635 Polaris Ave.  
Las Vegas, NV 89103

AERIAL MAP





# LOGIC

We provide a host of services to our clients that include Property Management and Capital Markets.



## PROPERTY MANAGEMENT

LOGIC Property Management team members are tenured professionals with a comprehensive knowledge and understanding of commercial real estate management. We methodically approach each assignment with customized management strategies that meet the client's needs, maintain the property's physical plant, and effectively service tenants.

We know our priority is to cooperate with our tenants by working intelligently to reduce expenses and to serve our owner-clients by identifying creative ways to drive income. We provide for accountability in every step we take, from management to accounting. Logic Property Management will pinpoint a client's goals and objectives, meet challenges, and achieve expected results from your investment.

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## CAPITAL MARKETS

LOGIC Capital Markets is a preferred funding source for investors, developers and operators of commercial real estate. Our loan brokerage service & origination platform provide our clients access to the market's wide range of competitive products for all property types.

Through our relationships which include banks, conduits, life companies, mortgage funds, and hard money lenders, we are able to offer debt and equity financing for the purpose of acquisition, development, refinance, buyouts, and more.

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