

311 E. WARM SPRINGS RD.

LAS VEGAS, NV 89119

2 Story, Fully-Furnished Turnkey Building
Owner-User or Owner-User with
Income Opportunity



311 E. WARM SPRINGS ROAD
Las Vegas, NV 89119

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03

Executive Summary

- + Property Highlights
- + Property & Area Overview
- + Investment Highlights
- + Airport Submarket

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Sale Details



\$5,250,000
Sale Price



±25,000 SF
Space Available



Airport
Submarket

Property Highlights

- Two-story office building totaling ±25,000 SF
- The 1st floor is partially occupied by a short-term tenant
- 2nd floor fully furnished
- Private patio and functional office layout with large offices
- Ideal use for call center or professional office
- Minutes away from Town Square, Harry Reid International Airport and The Las Vegas Strip
- 77 total parking spaces with covered parking available
- Convenient access from both the I-15 and I-215 Freeways

Demographics

	1 mile	3 miles	5 miles
Population			
2024 Population	5,133	84,911	371,887
Average Household Income			
2024 Average Household Income	\$133,610	\$106,605	\$98,469



311 E. Warm Springs Road

+ Parcel Number	177-09-503-001
+ Zoning	Office and Professional (C-P)
+ Year Built	2007
+ Property Size	±25,000 SF
+ Lot Size	±1.0 AC
+ Parking	77 Spaces (Covered Parking Available)
+ Submarket	Airport
+ Traffic Counts	Warm Springs Rd. // ±34,000 VPD Las Vegas Blvd. // ±36,500 VPD

Property Overview

MDL Group is pleased to present **311 E. Warm Springs Road, Las Vegas, NV 89119**, a ±25,000 SF, two-story professional office building located in Las Vegas. The property offers income opportunity from the existing tenant (Flying "A") that occupies Suite 101 on the first floor. There are two (2) vacant units within the building. Suite 100 is a ±4,142 square foot vacant office suite located on the first floor and is partially furnished. Suite 200 is a ±14,000 square foot vacant office suite that comes fully furnished. This space was formerly occupied by a solar company.

Area Overview

The subject property is located within the heart of the airport submarket with frontage along the heavily trafficked Warm Springs Road. The property is minutes away from Harry Reid International Airport with access from Bermuda Rd. and less than a mile from numerous quick-service eateries along Las Vegas Blvd., such as Town Square and the South Premium Outlets.

Sale Highlights

\$5,250,000
Sale Price

±25,000 SF
Available Square Footage

±1.0 AC
Parcel Size in Acreage

Airport
Submarket



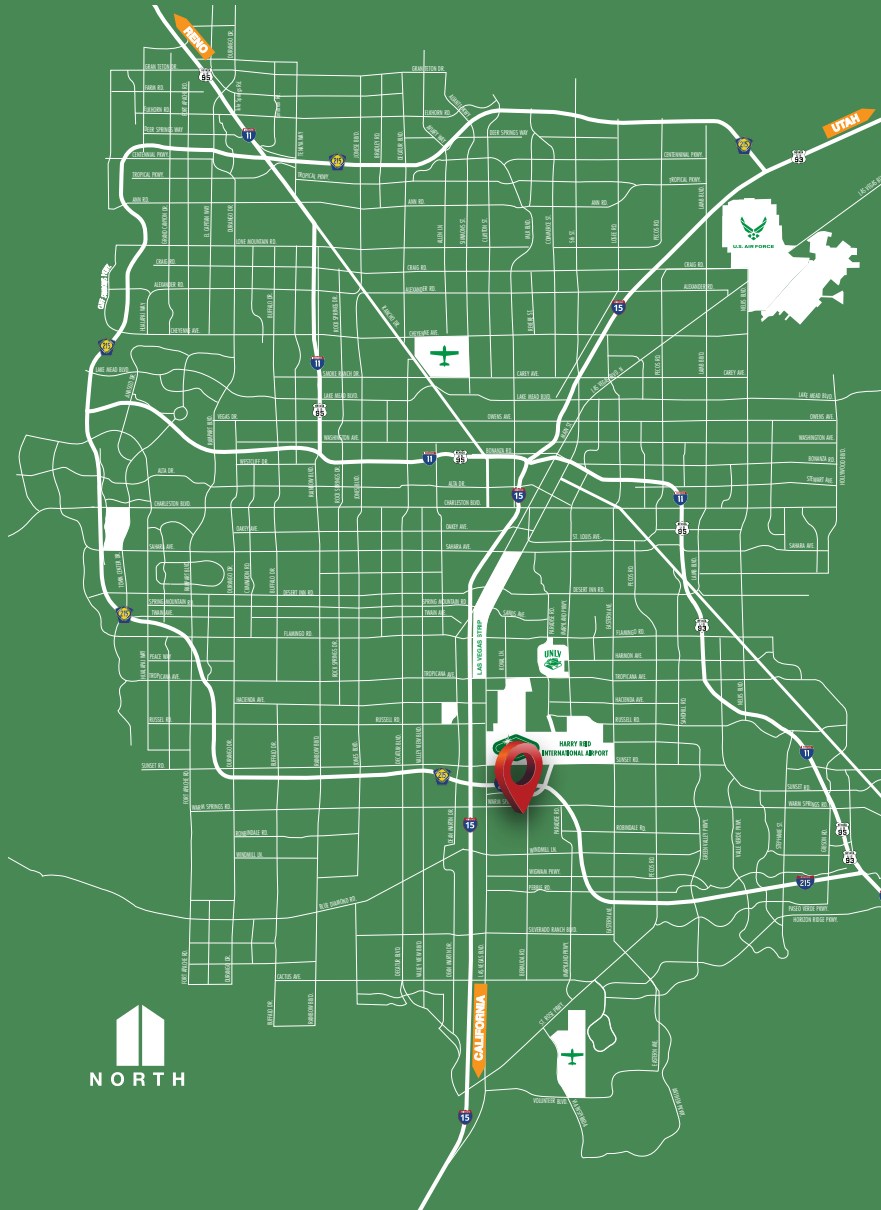
C-P zoning for office & professional use

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High Net Worth Demographics

The property is benefits from its proximity to the Las Vegas Strip and the many amenities and businesses that surround the area. The average income within a 5-mile radius of the property is \$98,469.



Two-Story Office Use

The ±25,000 SF building has 2 floors, with the first floor partially used by a short-term tenant and has ±4,142 of available space (suite 100) that is ready for immediate turnkey occupancy. Suite 100 consists of 7 office spaces (3 of which are for executive use), a break room, a reception area, open office area, vestibule, and 2 restrooms. The second floor's suite 200 has ±14,000 SF of immediate available space and consists of 9 office spaces (1 of which is a large executive office), a large break room, an open space for call center use complete with phone and network connectivity for each cubicle, 3 conference rooms, 4 storage rooms, 2 copy rooms, a server room, 2 restrooms, and reception area. Both suites have access to a private exterior deck and patio, respectively.



Thriving Submarket

The Las Vegas Airport submarket, strategically located in Southern Nevada, is a highly desirable industrial market due to its excellent accessibility and proximity to the Las Vegas Strip. The submarket's prime location near major transportation arteries, such as the I-15 and I-215 freeways, makes it an ideal choice for logistics operations. In addition, the airport's role as a major transportation hub has created a strong demand for industrial space, particularly for logistics, distribution, and aviation-related businesses. Serving the region between Harry Reid International Airport and the Henderson Executive Airport, the Las Vegas Airport submarket offers a thriving business environment with ample opportunities for growth and success.

Airport District

The epicenter of business connections

The Las Vegas Airport submarket is a highly sought-after industrial market due to its strategic location and strong demand from various industries. The submarket benefits from excellent accessibility to major transportation arteries, including the I-15 and I-215 freeways, making it an ideal choice for logistics operations. Its proximity to the Las Vegas Strip also offers a significant advantage, providing access to a vast array of dining, retail, and entertainment options for employees.

The presence of the Harry Reid International Airport (LAS) and the Henderson Executive Airport (HND) has spurred significant business growth in the submarket, attracting a diverse range of companies. The airport's role as a major transportation hub has created a strong demand for industrial space, particularly for logistics, distribution, and aviation-related businesses. The upcoming completion of the \$3 billion Brightline High-Speed Rail project, connecting Las Vegas to Southern California, is expected to further enhance the submarket's appeal and drive economic development.

In addition to its transportation advantages, the Las Vegas Airport submarket offers a thriving business environment with numerous developments and amenities. The planned construction of a 30,000-seat ballpark for a Major League Baseball team at the Tropicana Las Vegas site will further stimulate economic activity and attract visitors to the area. The submarket's proximity to the Las Vegas Convention Center also provides opportunities for businesses serving the convention and tourism industries. The Class A master-planned Marnell Office Park is another notable development within the submarket, offering modern, high-quality office space for businesses seeking a prime location.

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The **Las Vegas Airport submarket** offers prime industrial space with excellent infrastructure, strong demand, and a diverse range of business opportunities, making it an ideal choice for companies seeking growth and success.



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
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Fast Facts



589,347
Daytime Pop.



154,088
Households



72.9%
Employees Drive to Work



55.7%
White Collar Employees



1.13%
2020-2023 Growth Rate

5-Mile Radius

Population

	1 mile	3 miles	5 miles
2010 Population	4,845	81,241	315,855
2020 Population	5,133	84,403	354,541
2024 Population	5,133	84,911	371,887
2029 Population	5,140	87,185	387,458
2010-2020 Annual Rate	0.58%	0.38%	1.16%
2020-2024 Annual Rate	0.00%	0.14%	1.13%
2024-2029 Annual Rate	0.03%	0.53%	0.82%
2024 Median Age	47.6	41.0	38.9

Average Household Income

	1 mile	3 miles	5 miles
2024 Average Household Income	\$133,610	\$106,605	\$98,469
2029 Average Household Income	\$154,598	\$123,360	\$114,394
2024-2029 Annual Rate	2.96%	2.96%	3.04%

Housing

	1 mile	3 miles	5 miles
2010 Total Housing Units	3,055	38,896	161,384
2020 Total Housing Units	2,915	37,744	165,289
2024 Total Housing Units	3,802	46,682	111,894
2024 Owner Occupied Housing Units	1,484	19,478	71,357
2024 Renter Occupied Housing Units	503	15,036	82,731
2024 Vacant Housing Units	878	3,340	18,054
2029 Total Housing Units	2,908	39,254	180,576
2029 Owner Occupied Housing Units	1,523	20,775	76,744
2029 Renter Occupied Housing Units	491	15,066	85,429
2029 Vacant Housing Units	894	3,413	18,403

Source: ESRI

Households

	1 mile	3 miles	5 miles
2010 Households	1,819	32,012	129,509
2020 Households	1,991	33,942	146,080
2024 Total Households	1,987	34,514	154,088
2029 Total Households	2,014	35,841	162,173
2010-2020 Annual Rate	0.91%	0.59%	1.21%
2020-2024 Annual Rate	-0.05%	0.39%	1.26%
2024-2029 Annual Rate	0.27%	0.76%	1.03%



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- Retail Center
- Casino
- Golf & Recreation
- Airport
- Municipal & Government



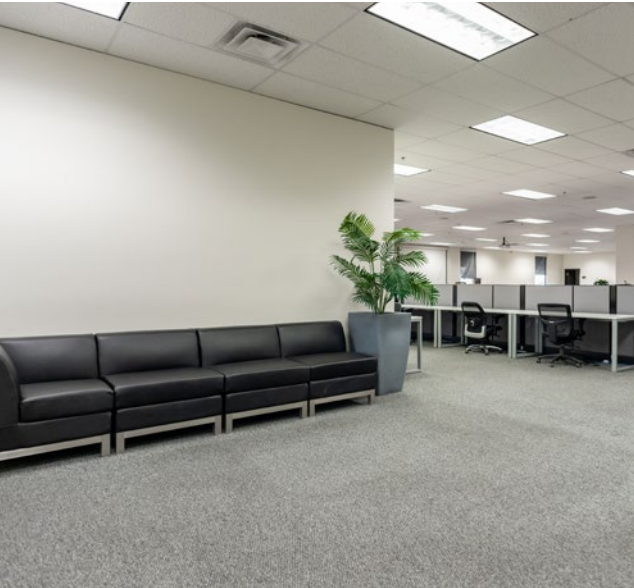


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WARM SPRINGS RD.

PLACID ST.



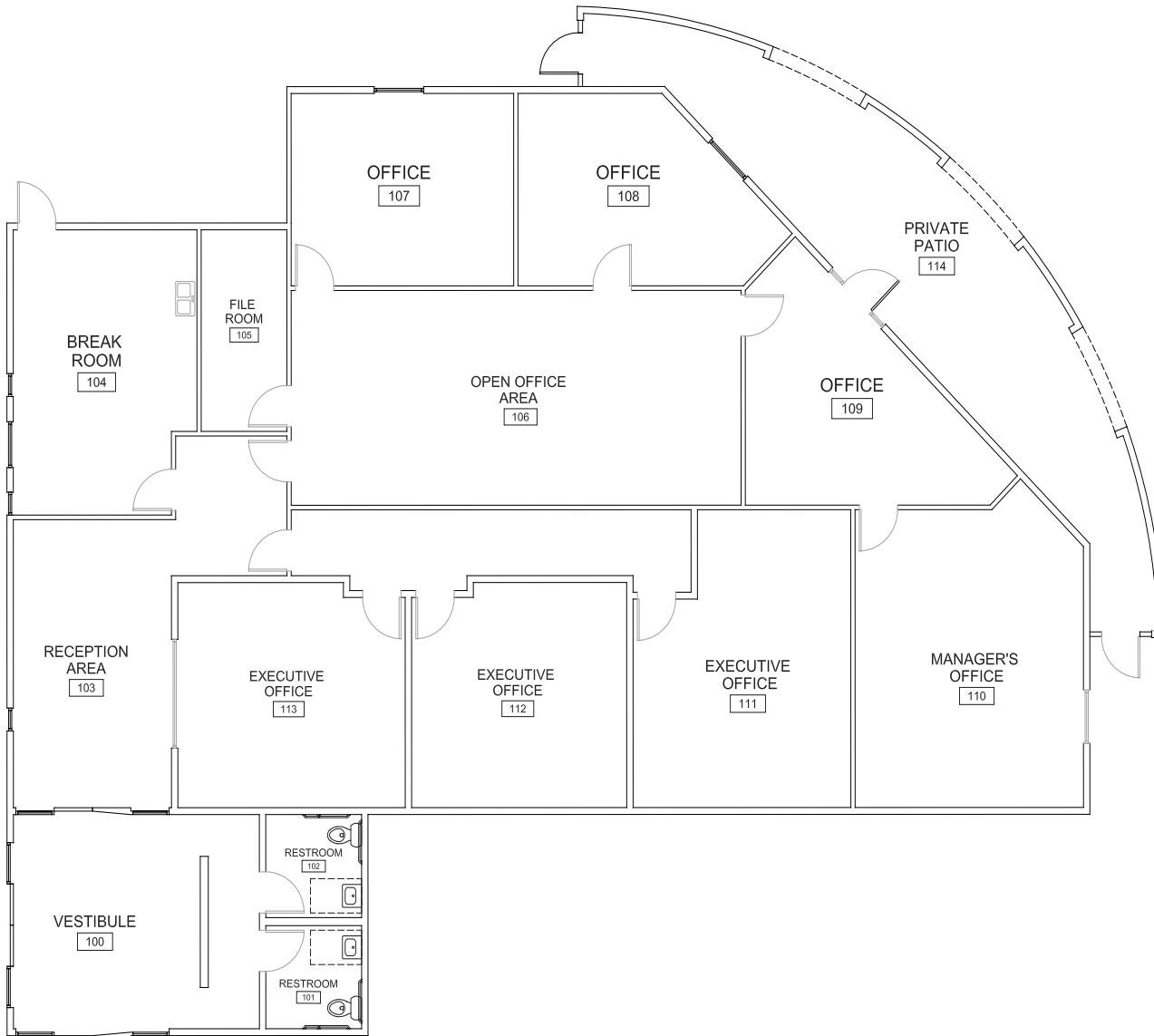




Suite 100 Details

- + **Total SF:** ±4,142
- + **Lease Rate:** \$2.00 PSF NNN
- + **Available:** Immediately

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.

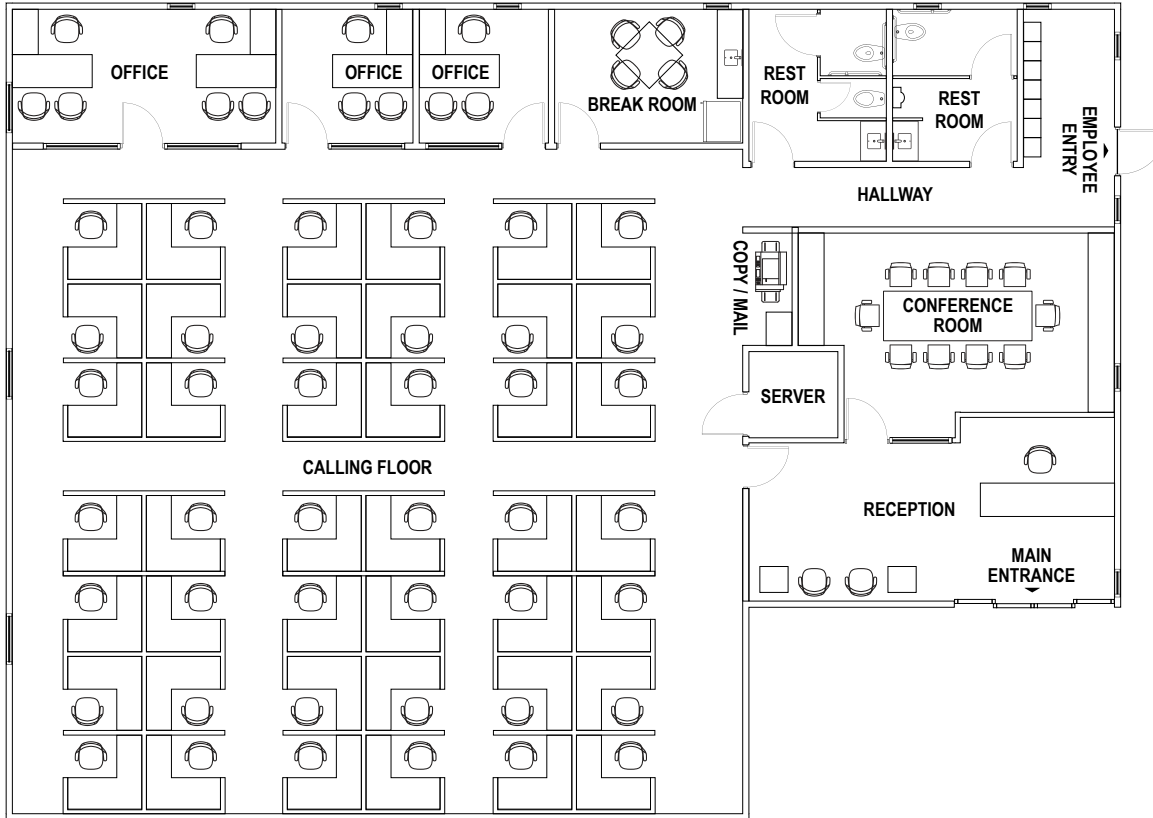


Suite 101 Details

TENANT OCCUPIED

+ Total SF: ±4,642

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Suite 200 Details

- + **Total SF:** ±14,000
- + **Lease Rate:** \$2.00 PSF NNN
- + **Available:** Immediately

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Financial Information

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SBA 504 Loan Scenario | ±25,000 SF Office Building

Purchase Price	\$5,250,000	311 E. Warm Springs Road, Las Vegas, NV 89119
Improvements	\$0	
Other	\$70,000	
Total Project Costs	\$5,320,000	Building Size 25,000 SF
		Price Per SF \$213 PSF

90% SA 504 Financing Example						
Financing Package	Amount	Rate	Term	Amort	Monthly Pymt	
Bank 1st Mortgage	50% \$2,660,000	6.50%	10 Yrs.	25 Yrs.	\$17,961	
SBA 504 2nd Mortgage	40% \$2,179,000	5.77%	25 Yrs.	25 Yrs.	\$13,728	
Down Payment	10% \$532,000					
Includes financed SBA fee of \$51,000		6.17%			\$1.27 PSF	\$31,688

Monthly Costs

Adjusted Monthly Costs

Out of Pocket Expenses

	PSF	Monthly		PSF	Monthly
Mortgage Payments	\$1.27	\$31,688	Total Monthly Payment	\$1.27	\$31,688
			Less Depreciation	(\$0.36)	(\$9,094)
Total Monthly Payment	\$1.27 PSF	\$31,688	Total Monthly Payment	\$1.27 PSF	\$31,688

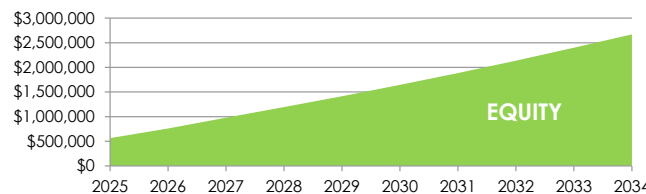
Cash Down Payment	10.0%	\$532,000
Estimated Bank Fees	1.5%	\$39,900
Estimated Appraisal & Environmental		\$5,800

Assumptions

The following assumptions were made in the preparation of this sample. Please let us know if there are specific values you'd like to see.

- Bank rate, terms and fees are estimated and vary depending on lender.
- Operating costs, title and insurance are estimates.
- SBA rate is as of Sept. '24. Actual rate is set at debenture sale.
- Depreciation is estimated at an 80% bracket over 39 years.
- SBA Fee is estimated at 2.15% plus a \$5,000 legal fee. Fees are financed.
- 90% LTV financing generally does not require additional collateral.

Invest in Your Future: Equity Over First 10 Years



For information, contact your 504 loan experts



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Market Overview

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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

Nevada Tax Advantages

NEVADA

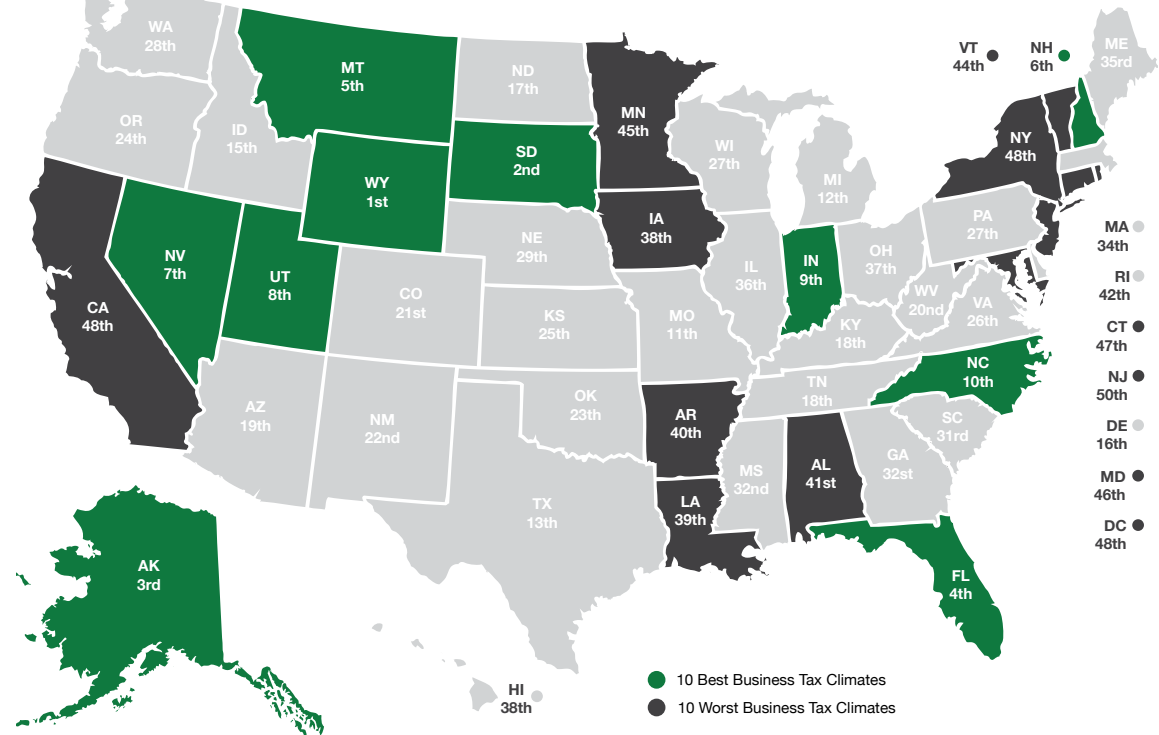
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

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

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.



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.

This package contains selected information pertaining to the Property. It does not purport to be a representation of the state of affairs of the current owner, nor should it be construed to contain all or part of the information which prospective investors would deem necessary to evaluate the Property for purchase. Any financial projections and information provided are for general reference purposes only, are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the current owner and MDL Group. All projections, assumptions and other information provided are made herein are subject to material variation. MDL Group has not independently investigated the accuracy of the information within the package, as such information was obtained by the owner and/or public records. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

Neither the owner, MDL Group, nor any of their respective directors, officers, agents, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained within this package or any supplemental information provided after the delivery of this package to you, and no legal commitment or obligation shall arise by reason of your receipt of this package or use of its contents. Please also refer to the disclaimer at the bottom of each page of this package, which disclaimer is incorporated herein by reference.

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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