

# 3010 E. ALEXANDER ROAD

North Las Vegas, NV 89030

AVAILABLE  
For Sublease

±66,560 SF



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## Property Highlights

- ±66,560 SF
- Two (2) office pods totalling ±3,168 SF
- Submarket: North Las Vegas
- Grade Level Doors: Two (2) 12'x14'
- Dock High Doors: Twenty-one (21) 9'x10'
- Pit Levelers: Five (5)
- Clear Height: ±24'
- Power: 800 amps | 277/480 volts | 3-phase  
*(to be verified by Sublessee)*
- Zoned for Industrial (M-2)
- Parking: 1.15:1,000 SF
- ESFR Fire sprinkler system
- 50' x 52' column spacing
- Cross-dock loading
- Sublease term through March 31, 2026

## Sublease



**\$0.62 PSF NNN**

Sublease Rate



**\$0.16 PSF**

Est. CAM Charges



**±66,560 SF**

Square Footage

## Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2024 Population	9,031	167,958	414,041
<b>Average Household Income</b>			
2024 Average Household Income	\$73,056	\$78,438	\$76,572



## Property Overview

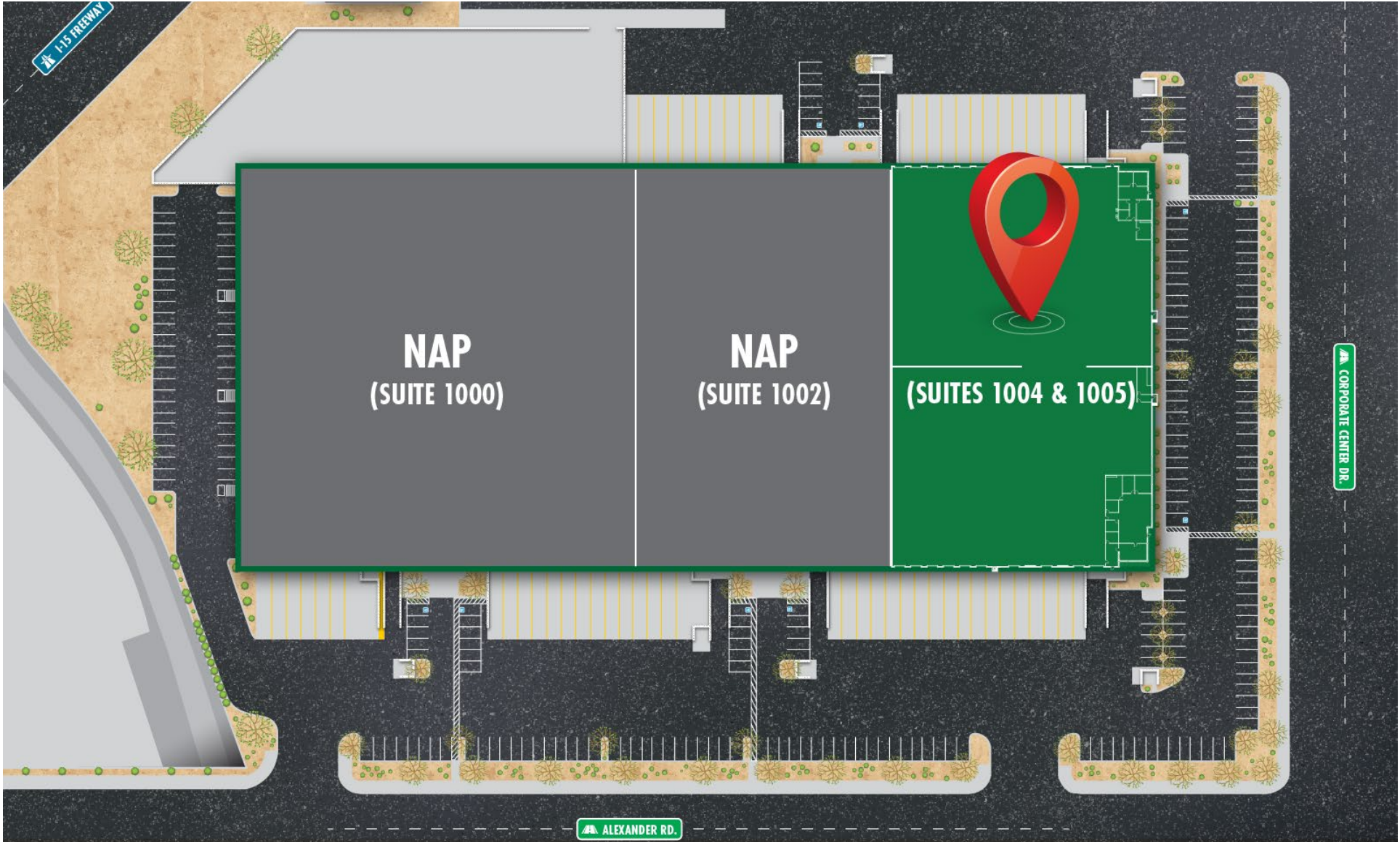
**3010 E. Alexander Road** ("The Property") offers a ±235,520 SF warehouse/distribution building on a ±12.51-acre lot within the North Las Vegas submarket. Zoned for industrial, the building features ±24' clear height and is equipped with ESFR sprinklers and 277/480v, 3-phase power. The property offers ample parking (1.15:1,000 SF) and is well-suited for a variety of industrial uses.

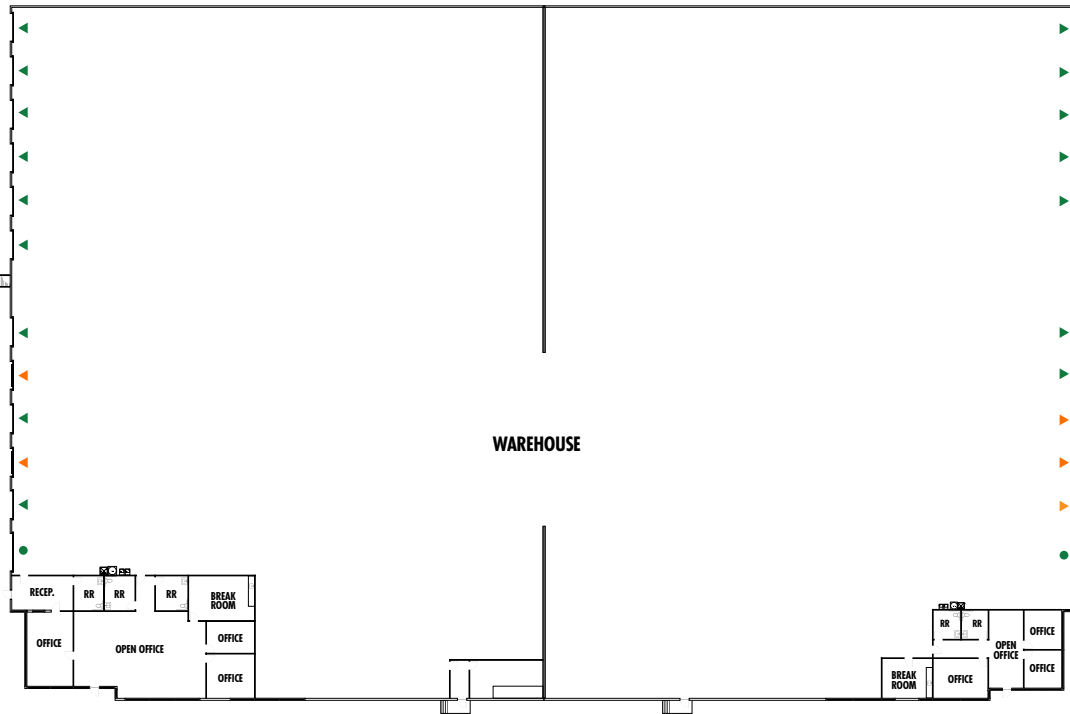
## Area Overview

The property is strategically located in the heart of North Las Vegas, a burgeoning e-commerce and logistics hub. The property benefits from excellent transportation connectivity, being ±12.6 miles from Harry Reid International Airport and with convenient access to the I-15 freeway. Surrounded by retail and equidistant to Nellis Air Force Base and Downtown Las Vegas, this central location offers easy access to amenities and major transportation routes.

## 3010 E. Alexander Road

<b>+ Parcel Number</b>	139-01-810-003
<b>+ Zoning</b>	Industrial (M-2)
<b>+ Year Built</b>	2000
<b>+ Property Size</b>	±235,520 SF
<b>+ Lot Size</b>	±12.51 AC
<b>+ Parking Spaces</b>	272 (1.15:1,000 SF)
<b>+ Submarket</b>	North Las Vegas
<b>+ Traffic Counts</b>	Alexander Rd. // ±5,350 VPD Pecos Rd. // ±13,300 VPD



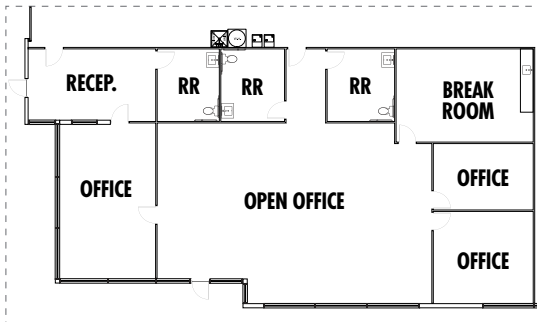


## Suites 1004 & 1005 Details

- + **Total SF:** ±66,560
- **Office SF:** ±3,168 (combined)
- **Warehouse SF:** ±63,392
- + **Loading:**
  - Twenty-one (21) dock-high doors
  - 5 total pit levelers
  - Two (2) grade level doors
- + **Power:** 800 amps • 277/480 volt • 3-phase  
*(to be verified by Sublessee)*
- + **Clear Height:** 24'
- + **Lease Rate:** \$0.62 PSF NNN
- + **CAM Charges:** \$0.16 PSF
- + **Monthly Rent:** \$51,916.80
- + **Availability:** Immediately
- + **Sublease Term:** Through March 31, 2026

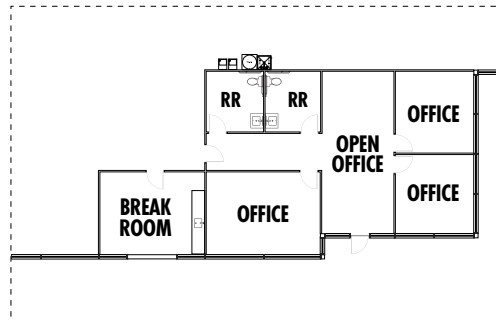
### Suite 1004

Detailed View of Office Suite



### Suite 1005

Detailed View of Office Suite



#### Door Legend:

- Grade Level Door
- ▲ Dock-High Door
- ▲ Dock-High Door with Pit Leveler

*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.*

Population	1 mile	3 miles	5 miles
2010 Population	9,082	139,171	349,810
2020 Population	9,369	163,739	396,985
<b>2024 Population</b>	<b>9,031</b>	<b>167,958</b>	<b>414,041</b>
2029 Population	9,157	175,367	431,622
2010-2020 Annual Rate	0.31%	1.64%	1.27%
2020-2024 Annual Rate	-0.86%	0.60%	0.99%
2024-2029 Annual Rate	0.28%	0.87%	0.84%
2024 Median Age	30.4	31.5	32.8

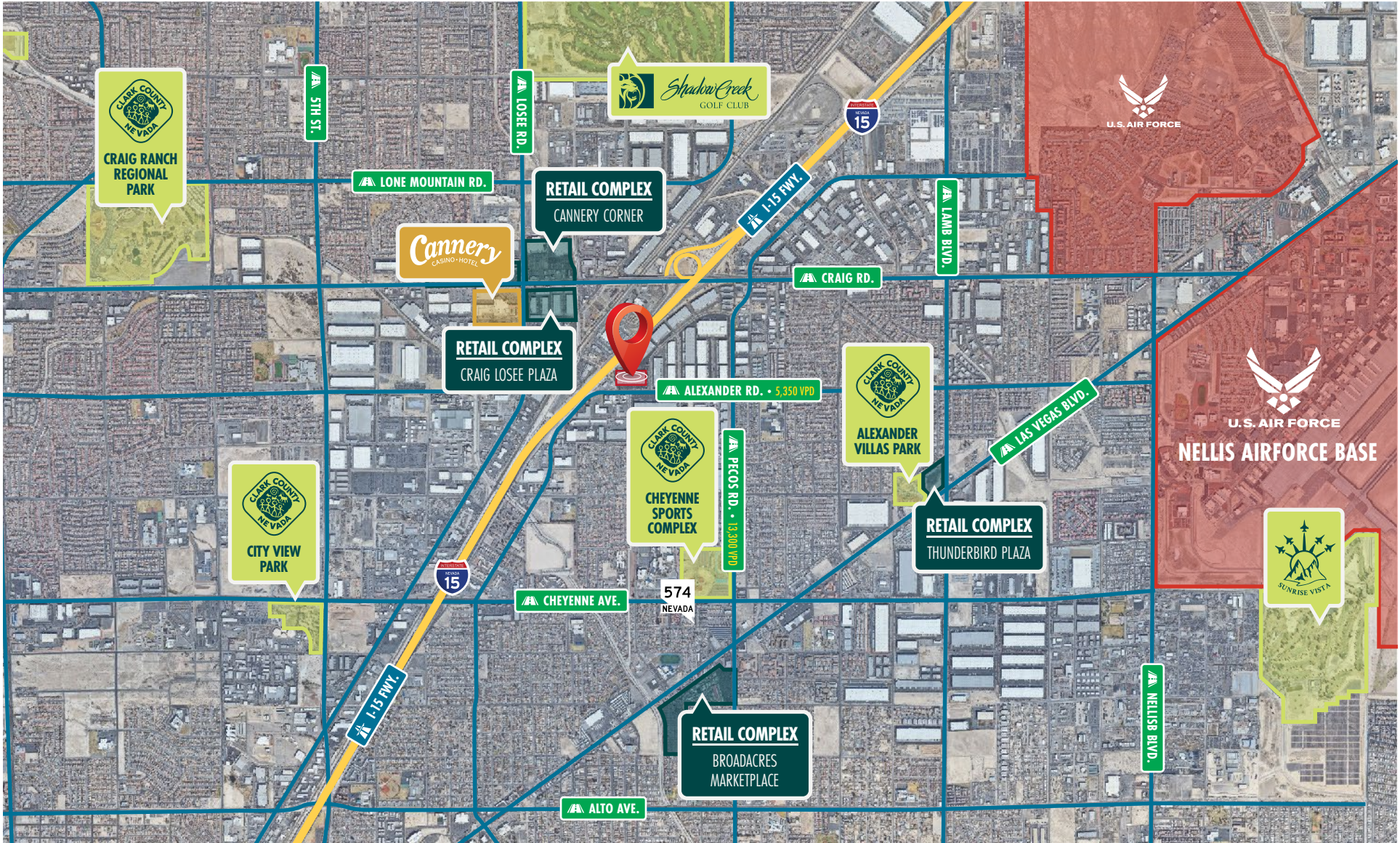
Households	1 mile	3 miles	5 miles
2024 Wealth Index	47	52	51
2010 Households	2,360	39,970	104,368
2020 Households	2,494	48,803	124,466
<b>2024 Total Households</b>	<b>2,510</b>	<b>50,854</b>	<b>132,197</b>
2029 Total Households	2,572	53,742	139,571
2010-2020 Annual Rate	0.55%	2.02%	1.78%
2020-2024 Annual Rate	0.15%	0.97%	1.43%
2024-2029 Annual Rate	0.49%	1.11%	1.09%

Average Household Income	1 mile	3 miles	5 miles
<b>2024 Average Household Income</b>	<b>\$73,056</b>	<b>\$78,438</b>	<b>\$76,572</b>
2029 Average Household Income	\$85,599	\$92,276	\$90,067
2024-2029 Annual Rate	3.22%	3.30%	3.30%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	2,642	47,256	121,442
2020 Total Housing Units	2,585	51,949	131,830
<b>2024 Total Housing Units</b>	<b>2,573</b>	<b>53,404</b>	<b>138,606</b>
2024 Owner Occupied Housing Units	1,413	25,430	69,389
2024 Renter Occupied Housing Units	1,097	25,424	62,808
2024 Vacant Housing Units	63	2,550	6,409
2029 Total Housing Units	2,638	56,292	145,937
2029 Owner Occupied Housing Units	1,492	27,535	74,730
2029 Renter Occupied Housing Units	1,080	26,207	64,841
2029 Vacant Housing Units	66	2,550	6,366



- Retail Center
- Casino
- Golf & Recreation
- Military



# 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](http://clarkcountynv.gov), [data.census.gov](http://data.census.gov), [lvgea.org](http://lvgea.org), [wikipedia.com](http://wikipedia.com)



# City of North Las Vegas




## Synopsis


The City of North Las Vegas is proud of its longstanding tradition of maintaining a business-friendly environment. North Las Vegas's "fast and faster" approach to doing business has made the City one of the best in the country for development opportunities. The City is a hub for new job creation and economic diversification that attracts global brands, innovative industries, and manufacturing, e-commerce, and distribution centers.

North Las Vegas also enjoys close proximity to major transportation corridors, railways and two airports (North Las Vegas Airport and Harry Reid International). This gives North Las Vegas businesses easy access to large and growing markets across the Western United States, including California, Arizona and Utah. The City has become the epicenter of e-commerce and logistics for Southwestern United States due to its proximity to interstate, rail and Southern California ports and high demand from manufacturing, food production and cold storage users.

## Quick Facts

 **±102**  
Size (Sq. Mi.)

 **280,543**  
Population as of 2024

 **2,565**  
Pop. Density (Per Sq. Mi.)

# Nevada Tax Advantages

## NEVADA

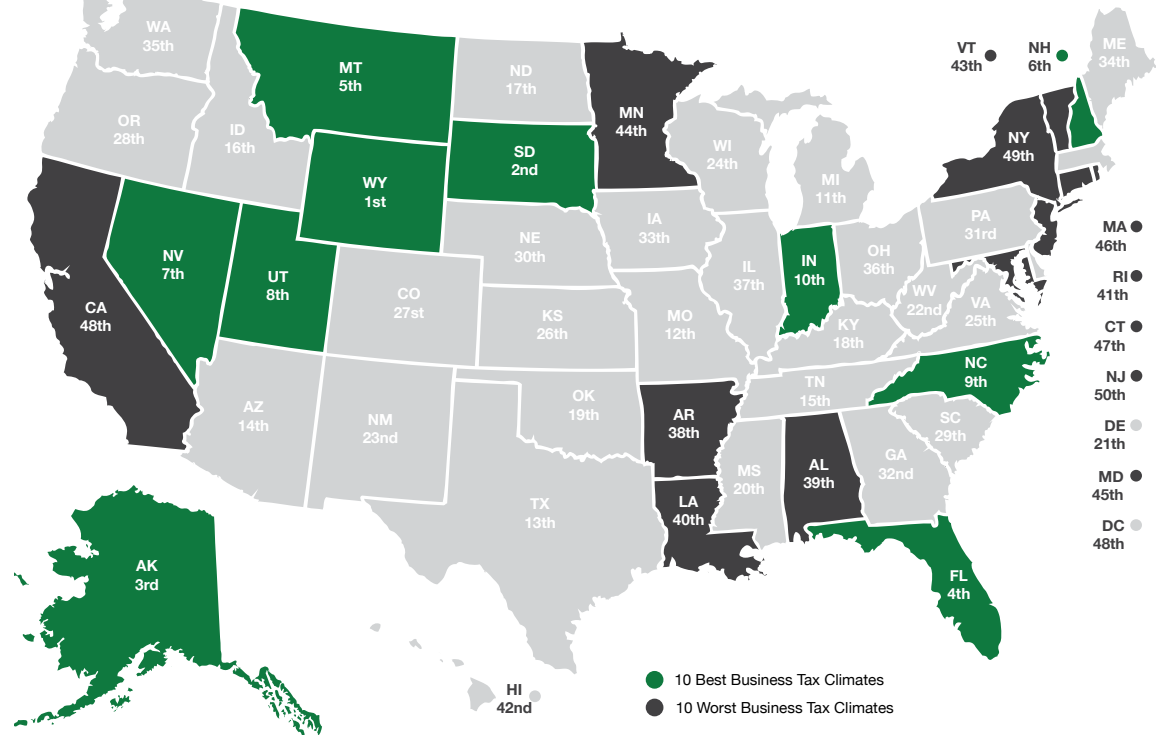
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

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](http://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.



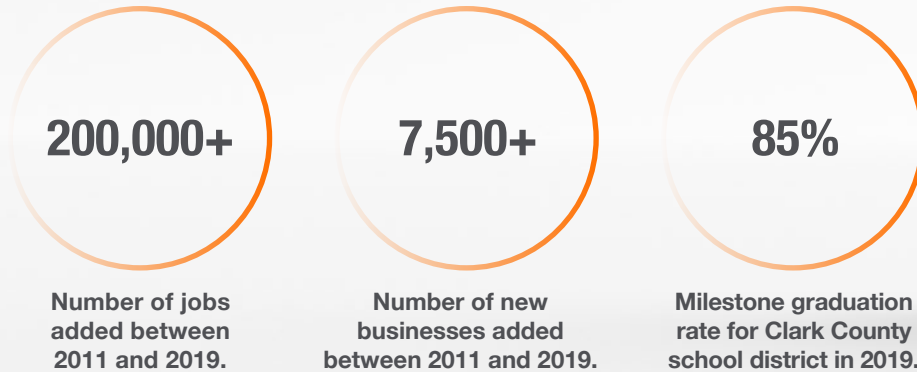
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# Southern Nevada Growth



## 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)** has more than doubled 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)*

Market Overview

# 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



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Freight Center  
3 Mi

Customer Service Center  
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8 Mi

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Air Cargo  
20 Mi

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