



1761 S. MOJAVE ROAD

FOR SALE | 100% LEASED INVESTMENT

1761 S. MOJAVE ROAD

LAS VEGAS, NV 89104



CUSHMAN &
WAKEFIELD

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Property Features

Rare industrial NNN investment opportunity. 1761 S. Mojave Rd. is a ±21,800 SF multi-tenant building situated on ±1.14 acres. Built in 2018, the four-tenant property is 100% leased and zoned IL.

Strategically located within the Central submarket just south of Charleston Blvd./Fremont St., this property provides close proximity to the Las Vegas Strip, Downtown Las Vegas, and convenient access to the U.S. 95 and I-15 freeway systems. The surrounding area comprises approximately 7.6 million SF of industrial inventory with a low vacancy rate of just 3.3%, highlighting strong market fundamentals. Located in an Opportunity Zone.

***** PLEASE DO NOT DISTURB TENANTS.**

Type:	Industrial
Building Size:	±21,804 SF
Land Size:	±1.14 Acres
APN:	162-01-601-020
Tenancy Type:	Multi-tenant
Occupancy %:	100%
Units:	4
Zoning:	IL
Year Built:	2018
Heating:	HVAC (Office)
Cooling:	Evaporative coolers (Warehouse)
Power:	3-Phase Power (Power to be confirmed by buyer)
Grade Doors:	12
Clear Height:	18'
Construction Type:	Masonry
Opportunity Zone:	Yes
Pricing:	\$5,000,000
NOI:	Contact Broker

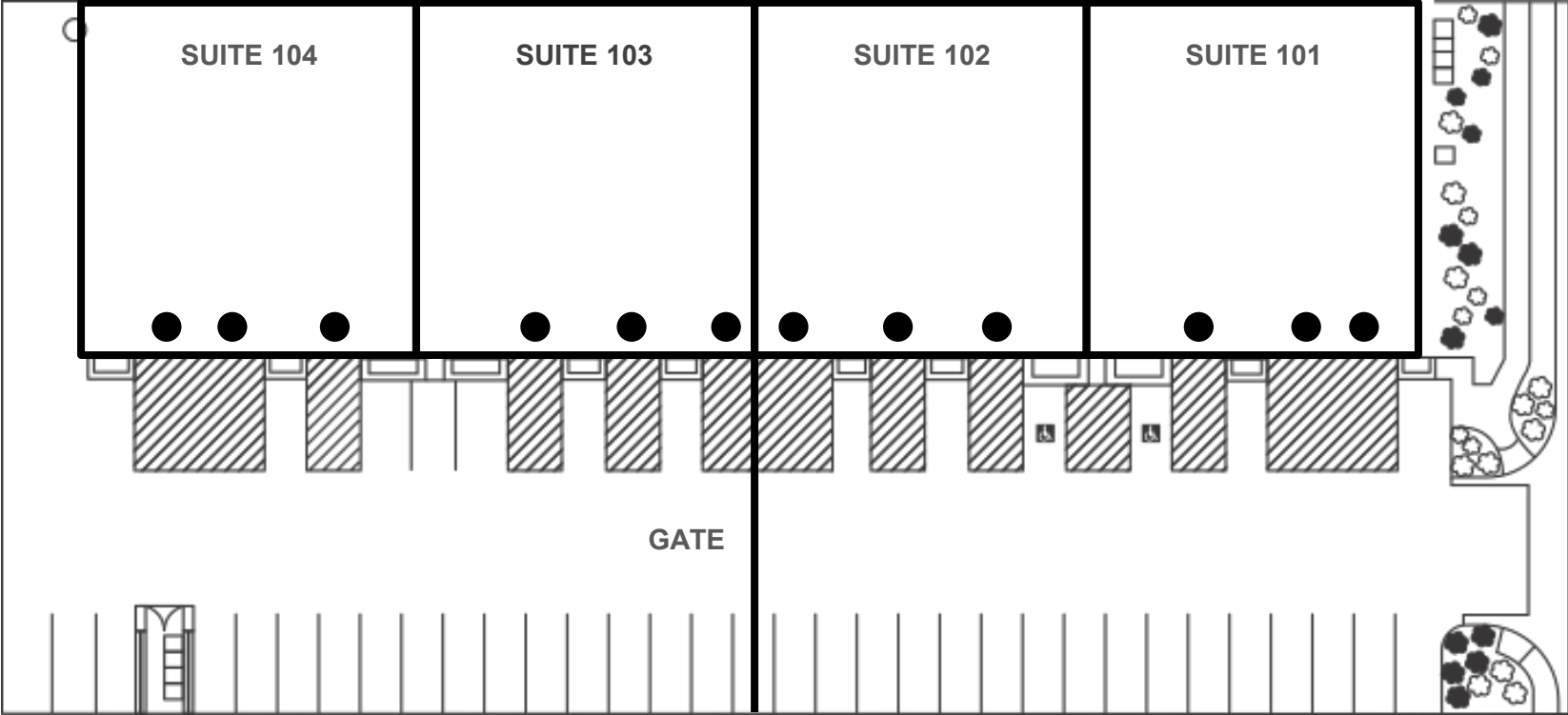


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SITE PLAN

● GRADE LEVEL DOOR



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PHOTOS



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WHY LAS VEGAS?



2,953,000

POPULATION

40,829,000

VISITOR VOLUME

lvgear.org/data-portal/economic-summary

\$95,842

AVERAGE HOUSEHOLD INCOME

1,213,657

LABOR FORCE

(projected to grow 110,261 over next 5 years)

5.9%

UNEMPLOYMENT

Lightcast/Moody's

TAX-FREE HAVEN

- NO CORPORATE INCOME TAX
- NO CORPORATE SHARES TAX
- NO FRANCHISE TAX
- NO PERSONAL INCOME TAX
- NO FRANCHISE TAX ON INCOME
- NO INHERITANCE OR GIFT TAX
- NO UNITARY TAX
- NO ESTATE TAX



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FOR MORE INFORMATION, CONTACT:

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