



FOR SALE | 100% LEASED INVESTMENT

1761 S. MOJAVE ROAD

LAS VEGAS, NV 89104



**CUSHMAN &
WAKEFIELD**

1761 S. MOJAVE ROAD

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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.**

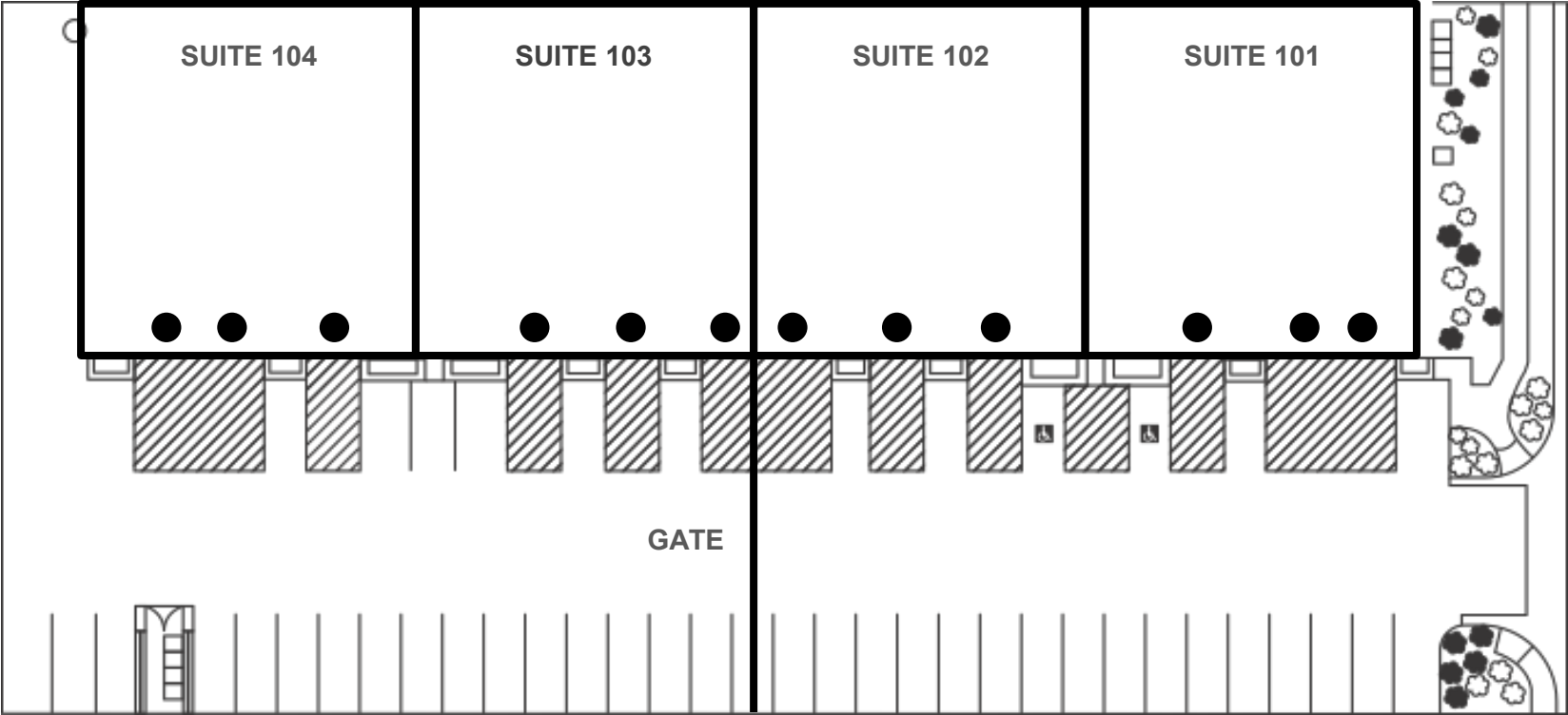
Type:	Industrial
Building Size:	±21,804 SF
Land Size:	±1.14 Acres
APN:	162-01-601-020
Tenancy Type:	Multi-tenant
Occupancy %:	100%
Units:	4
Zoning:	IL
Year Built:	2018
Heating:	HVAC (Office)
Cooling:	Evaporative coolers (Warehouse)
Power:	3-Phase Power (Power to be confirmed by buyer)
Grade Doors:	12
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



One Day Truck Service
64,230,239 People (19.5% of US Pop)

Two Day Truck Service
76,711,263 People (23.3% of US Pop)



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