

3675 Pecos McLeod

FOR SALE & LEASE

±12,356 SF OFFICE
SPACE AVAILABLE

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±12,356 SF Total

AREA DESCRIPTION

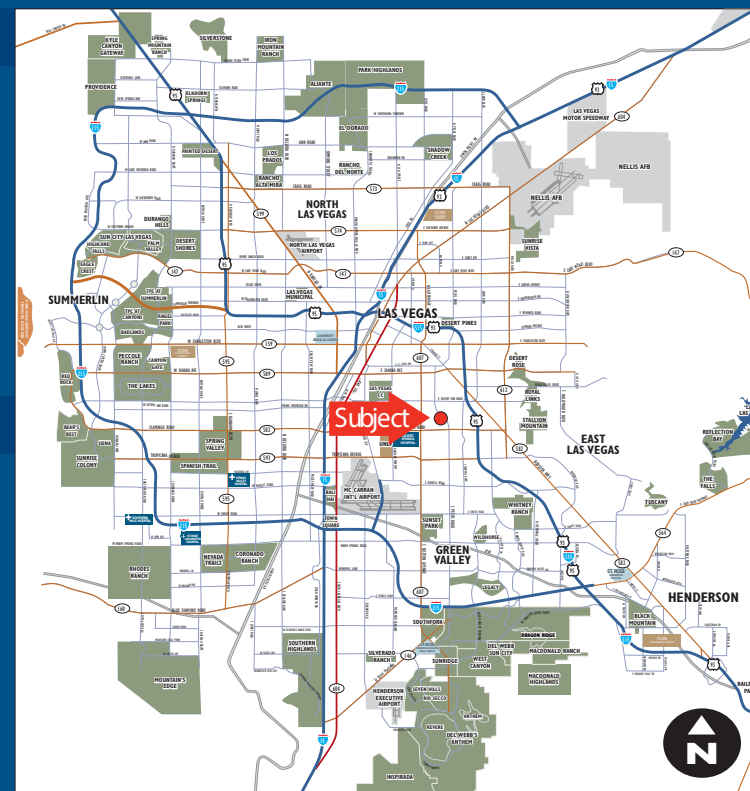
The property is located within close proximity to the US-95 approximately two (2) miles to the East via Flamingo Road or Tropicana Avenue, close proximity to UNLV campus less than three (3) miles to the West, McCarran International Airport less than four (4) miles to the West and the Las Vegas Strip five (5) miles to the West with access to the property is provided via one (1) entry point on Pecos-McLeod and one (1) entry point on Twain Avenue.

PROPERTY DESCRIPTION

3675 Pecos McLeod is a vacant owner/user opportunity consisting of one ±12,356 SF single story, Class C office building located in the East Las Vegas submarket on the hard, signalized corner of Pecos-McLeod and Twain Ave. The property was constructed in 1986 and consists of 2nd generation office improvements, formerly occupied by Creekside Hospice. The property does include rental income from the on-site cell tower of \$14,400 annually.

PROPERTY FEATURES

- Upgraded tenant improvements
- Signage available on the building and monument signs
- Easily demisable into two (2) units
- Highly density residential area with more than 177,000 residents within a 3 mile radius and 71,000 households
- \$14,400/year cell tower rental income
- **ASKING PRICE: \$1,500,000 (\$121/SF)**
- **LEASE RATE: \$1.10/SF NNN**



Financial Analysis

Year Ended December 31, 2014												
Balance Sheet	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
Income - Rental	17,389.25	17,389.25	17,389.25	17,389.25	17,632.09	17,632.09	17,632.09	17,632.09	17,632.09	17,632.09	34,064.18	1,200.00
Total	17,389.25	17,389.25	17,389.25	17,389.25	17,632.09	17,632.09	17,632.09	17,632.09	17,632.09	17,632.09	34,064.18	1,200.00
Expenses												
Maint - Godoy		500.00	500.00	663.15	634.04	597.49	780.00		1,000.00	620.00	500.00	1,215.00
Airsmiths			945.00		212.50			604.00	175.00			100.00
D S Peck				150.00		1,000.00						
office					174.39				110.30			
Insurance											2,398.00	
Jon Monks							1,000.00					
Terry Price								375.00				
Clark County								5,255.88	5,249.48			
Purchased Services										298.99		
Total Expenses	0.00	500.00	1,445.00	813.15	1,020.93	1,597.49	1,780.00	6,234.88	6,534.78	918.99	2,898.00	1,315.00
Net Income	17,389.25	16,889.25	15,944.25	16,576.10	16,611.16	16,034.60	15,852.09	11,397.21	11,097.31	16,713.10	31,166.18	-115.00

Year Ended December 31, 2014	
Balance Sheet	Balance
Income - Rental	\$210,613.72
Income - Other	\$0
Total	\$210,613.72
Expenses	
Maintenance - Godoy	\$7,009.68
Maintenance - Airsmiths	\$2,036.50
Legal	\$150.00
Office	\$284.69
Insurance	\$2,398.00
Director Fees	\$2,000.00
Accounting	\$375.00
Property Taxes	\$10,505.36
Purchased Services	\$298.99
Total Expenses	\$25,058.22
Net Income	\$185,555.50

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AERIAL

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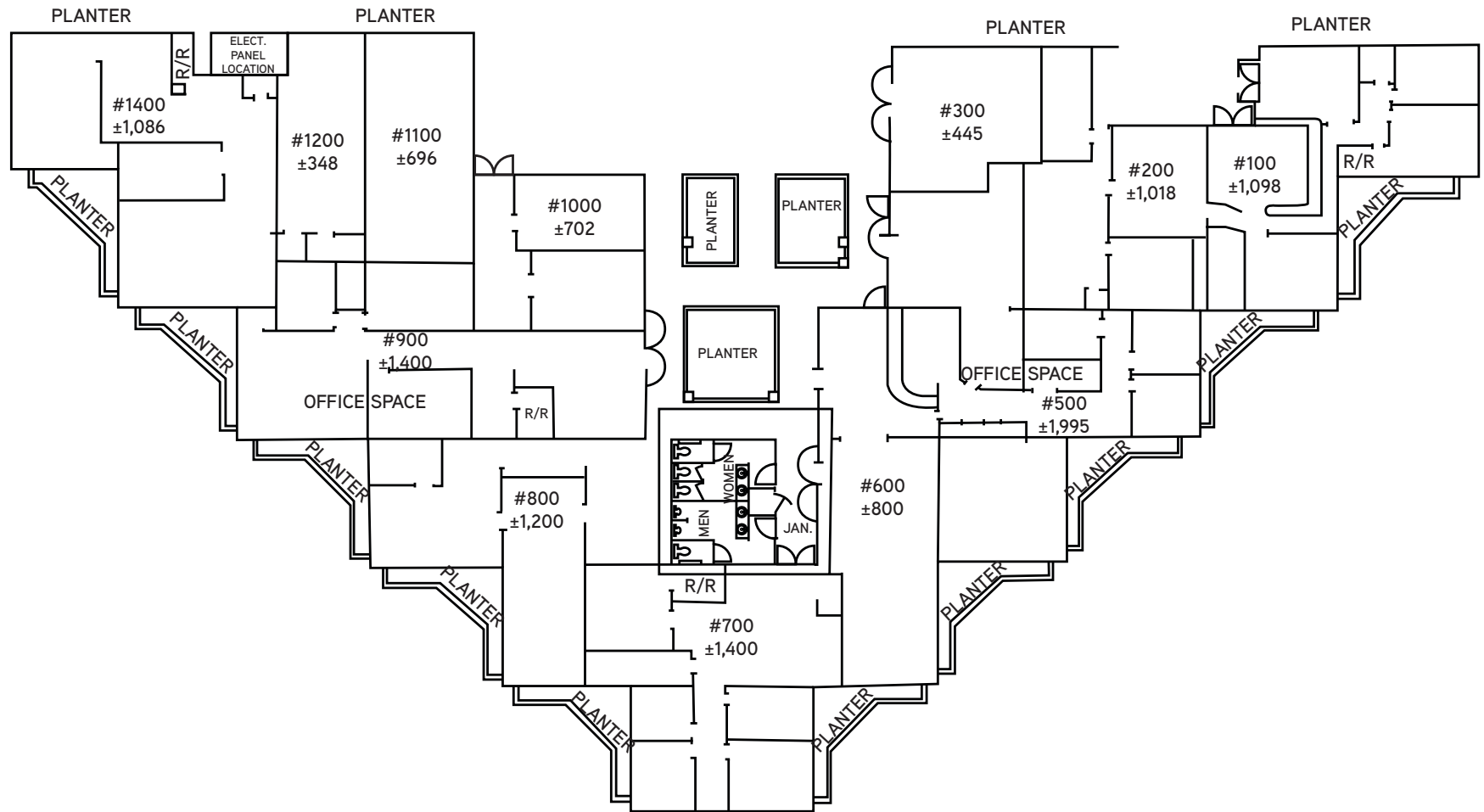


PROPERTY PHOTOS

STACY SHEER, CCIM, LEED GA
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FLOOR PLAN

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Demographics

POPULATION	1 Mile	3 Miles	5 Mile
2020 PROJECTION	16,180	203,070	462,901
2015 ESTIMATE	16,283	200,718	453,454
2010 CENSUS	16,722	201,956	450,763
2000 CENSUS	16,598	204,152	426,499
PROJECTED GROWTH 2015 - 2019	-0.6%	1.2%	2.1%
ESTIMATED GROWTH 2010 - 2014	-2.6%	-0.6%	0.6%
GROWTH 2000 - 2010	0.7%	-1.1%	5.7%

HOUSEHOLDS	1 Mile	3 Miles	5 Mile
2020 PROJECTION	7,363	82,828	173,162
2015 ESTIMATE	7,313	81,081	168,395
2010 CENSUS	7,355	80,202	165,005
2000 CENSUS	7,442	83,920	163,399
GROWTH 2010 - 2014	-0.57%	1.10%	2.05%

2015 EST. POPULATION BY RACE/ETHNICITY	16,283	200,718	453,454
WHITE ALONE	63.2%	53.56%	51.86%
BLACK ALONE	7.8%	10.49%	10.44%
AMER. INDIAN/ALASKAN ALONE	1.3%	0.98%	0.92%
ASIAN ALONE	7.6%	6.13%	6.63%
HAWAIIAN/PACIFIC ISLANDER ALONE	0.6%	0.70%	0.70%
SOME OTHER ALONE	14.7%	23.04%	24.34%
TWO OR MORE RACES	4.8%	5.10%	5.11%
NOT OF HISPANIC ORIGIN	66.95%	55.46%	52.37%
HISPANIC ORIGIN	33.05%	44.54%	47.63%

2015 EST. POPULATION BY SEX	16,283	200,718	453,454
MALE	48.93%	51.62%	51.86%
FEMALE	51.07%	48.38%	48.14%

2015 EST. HISPANIC RACE BASE	5,381	89,405	215,966
WHITE ALONE	45.27%	39.88%	41.04%
BLACK ALONE	2.12%	1.83%	1.54%
AMER. INDIAN/ALASKAN ALONE	1.86%	0.99%	0.88%
ASIAN ALONE	0.65%	0.37%	0.39%
HAWAIIAN/PACIFIC ISLANDER ALONE	0.13%	0.16%	0.17%
SOME OTHER ALONE	43.90%	51.32%	50.70%
TWO OR MORE RACES	6.10%	5.46%	5.28%

2015 EST. HOUSEHOLDS BY INCOME	7,313	81,081	168,395
\$15,000 OR LESS	15.48%	18.66%	18.25%
\$15,000 TO \$24,999	16.71%	18.32%	16.48%
\$25,000 TO \$34,999	12.48%	15.61%	14.82%
\$35,000 TO \$49,999	19.66%	16.66%	16.24%
\$50,000 TO \$74,999	15.45%	16.01%	17.32%
\$75,000 TO \$99,999	8.63%	7.45%	8.13%
\$100,000 TO \$149,999	4.46%	3.27%	3.74%
\$150,000 to \$249,999	2.02%	1.64%	1.89%
\$250,000 TO \$499,999	3.20%	1.55%	1.92%
\$500,000 OR MORE	0.75%	0.34%	0.47%
2015 EST. AVERAGE HH INCOME	\$52,893	\$44,520	\$47,740
2015 EST. MEDIAN HH INCOME	\$39,064	\$33,348	\$35,411
2015 EST. INCOME PER CAPITA	\$23,755	\$17,984	\$17,729

2015 EST. POPULATION BY HOUSEHOLD TYPE	7,313	81,081	168,395
FAMILY HOUSEHOLDS	51.91%	54.34%	58.65%
NON FAMILY HOUSEHOLDS	48.09%	45.66%	41.35%

2015 EST. FAMILIES BY POVERTY STATUS	3,796	44,057	98,765
ABOVE POVERTY LEVEL	88.41%	80.76%	80.73%
BELOW POVERTY LEVEL	7.98%	15.29%	15.76%

Demographics



2015 EST. POPULATION BY AGE	16,283	200,718	453,454
0 TO 4 YEARS	4.91%	6.43%	6.83%
5 TO 9 YEARS	5.00%	6.46%	6.90%
10 TO 14 YEARS	4.50%	5.90%	6.53%
15 TO 17 YEARS	2.68%	3.47%	3.96%
18 TO 20 YEARS	2.71%	3.78%	3.96%
21 TO 24 YEARS	4.48%	5.22%	5.58%
25 TO 34 YEARS	13.30%	14.62%	14.93%
35 TO 44 YEARS	11.94%	13.19%	13.68%
45 TO 54 YEARS	12.79%	13.27%	13.31%
55 TO 64 YEARS	14.75%	12.23%	11.47%
65 TO 74 YEARS	12.24%	8.96%	7.74%
75 TO 84 YEARS	7.47%	4.72%	3.79%
85+ YEARS	3.22%	1.73%	1.30%
MEDIAN AGE	45	38	36

2015 EST. HH BY NUMBER OF VEHICLES	7,313	81,081	168,395
NO VEHICLES	11.25%	19.64%	17.32%
1 VEHICLE	45.29%	45.24%	42.39%
2 VEHICLES	32.45%	25.82%	28.74%
3 VEHICLES	8.61%	6.94%	8.57%
4 VEHICLES	1.64%	1.66%	2.19%
5 OR MORE VEHICLES	0.72%	0.71%	0.79%

2015 EST. MARITAL STATUS PERSONS 15+	13,937	162,990	361,554
SINGLE MALE, NEVER MARRIED	18.66%	22.22%	22.23%
SINGLE FEMALE, NEVER MARRIED	14.07%	15.78%	16.19%
MARRIED	38.34%	38.64%	40.70%
DIVORCED	20.02%	16.21%	14.93%
WIDOWED	8.91%	7.15%	5.95%

2015 EST. OWNER OCC PROPERTY VALUES	4,052	33,086	72,373
UNDER \$20,000	2.91%	8.27%	5.84%
\$20,000 TO \$39,999	1.75%	5.32%	4.64%
\$40,000 TO \$59,999	3.70%	5.85%	5.97%
\$60,000 TO \$79,999	6.12%	9.50%	9.88%
\$80,000 TO \$99,999	7.90%	9.81%	9.72%
\$100,000 TO \$149,999	28.16%	21.90%	22.12%
\$150,000 TO \$199,999	19.23%	15.18%	14.76%
\$200,000 TO \$299,999	20.48%	15.40%	16.23%
\$300,000 TO \$399,999	5.92%	5.13%	5.72%
\$400,000 TO \$499,999	1.51%	1.46%	1.92%
\$500,000 TO \$749,999	1.63%	1.13%	1.72%
\$750,000 TO \$999,000	0.57%	0.44%	0.63%
\$1,000,000 OR MORE	0.12%	0.62%	0.86%
MEDIAN PROPERTY VALUE	\$149,042	\$125,691	\$131,531

2015 EST. WORKERS TRANS. TO WORK	7,138	85,754	191,826
DROVE ALONE	75.61%	68.03%	69.89%
CAR POOLED	9.58%	11.18%	12.37%
PUBLIC TRANSPORTATION	7.20%	10.52%	8.50%
WALKED	1.98%	4.53%	3.92%
BICYCLE	0.73%	1.42%	0.92%
OTHER MEANS	2.26%	2.04%	2.14%
WORKED AT HOME	2.63%	2.28%	2.27%

2015 EST. HOUSEHOLDS BY TYPE	3,796	44,057	98,765
SINGLE PERSON HOUSEHOLD	14.44%	19.03%	19.75%
MARRIED COUPLE FAMILIES	63.96%	60.18%	61.51%
OTHER FAMILY - MALE HEAD	7.53%	8.41%	7.39%
OTHER FAMILY - FEMALE HEAD	14.09%	12.38%	11.35%