

FOR SALE · OFFERING MEMORANDUM

Office

3790 S Las Vegas Blvd, Las Vegas, NV 89109

Office / Traditional

ASKING PRICE

$4,000,000

CAP RATE	NOI
3%	$12,008
BUILDING SIZE	LOT SIZE
6,000 SF	3 AC

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Akhil Venugopal
Real Estate Developer

LISTED ON Hutfin



Office

CONTENTS

01 Executive Summary 3

02 Property Description 4

03 Property Details 5

04 Location 6



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Armitage



01

Executive Summary

OFFERING SUMMARY

ADDRESS	3790 S Las Vegas Blvd, Las Vegas, NV 89109
PROPERTY TYPE	Office / Traditional
BUILDING SIZE	6,000 SF
NET RENTABLE	26,660 SF
LOT SIZE	3 AC
YEAR BUILT	2015
PROPERTY CLASS	A
ZONING	MX-T

FINANCIAL SUMMARY

ASKING PRICE	$4,000,000
PRICE / SF	$666.67/SF
CAP RATE	3%
NOI	$12,008
OCCUPANCY	80%
TENANCY	Single Tenant
CURRENTLY LEASED	No

HIGHLIGHTS

- ✓ Class A office, built 2015
- ✓ Single-tenant, stabilized investment
- ✓ $4,000,000 asking price at a 3.00% cap
- ✓ 3-acre site zoned MX-T
- ✓ 8 stories with 5 m ceilings
- ✓ Paved parking at a 6:1 ratio

02

Property Description

Class A single-tenant office building at 3790 S Las Vegas Blvd, Las Vegas, Nevada, offered at $4,000,000 at a 3.00% cap ($12,008 NOI). The asset is a stabilized investment sale, structured as a traditional sale.

The property is a single 8-story building of 6,000 SF, built in 2015, on a 3-acre site (about 130,680 SF) zoned MX-T. Ceiling height is 5 meters. Parking is paved, with a 6:1 ratio. Occupancy is listed at 80%. Ownership is held under Upstox, and the parcel number is 22905-3424-00020000A.

The address puts the building on South Las Vegas Boulevard in the 89109 zip code.

03

Property Details

CEILING HEIGHT / SLAB TO SLAB	5 M
PARKING INFO	Paved parking with 6:1 parking ratio
APN	22905-3424-00020000A
INVESTMENT DETAIL	Located at the heart of the city

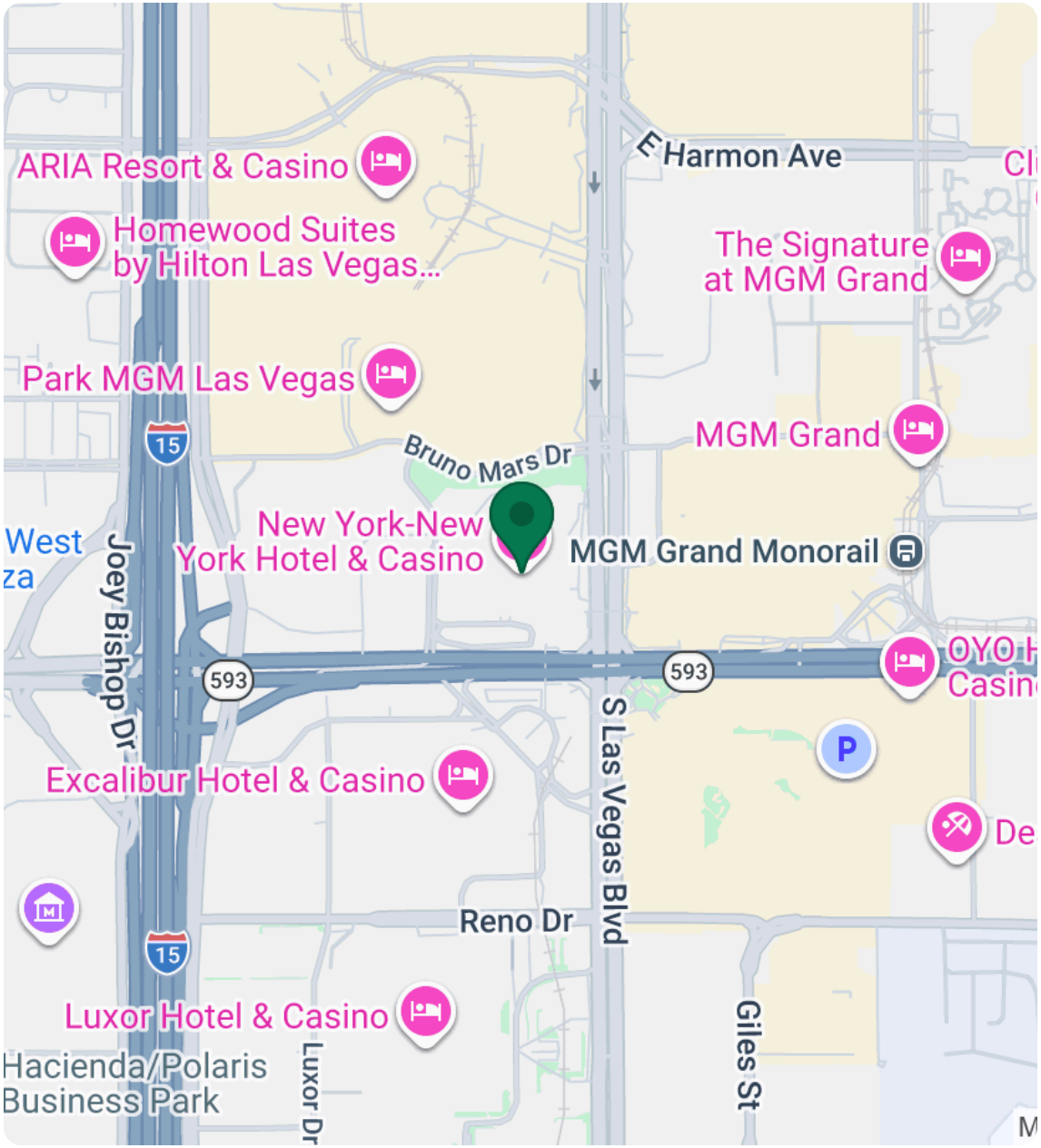
SALE TYPE	Traditional Sale
REQUESTED CLOSING PERIOD	60 days
DUE DILIGENCE PERIOD	60 days
BROKER CO-OP	Yes
TYPICAL FLOOR SIZE	10,400 SF

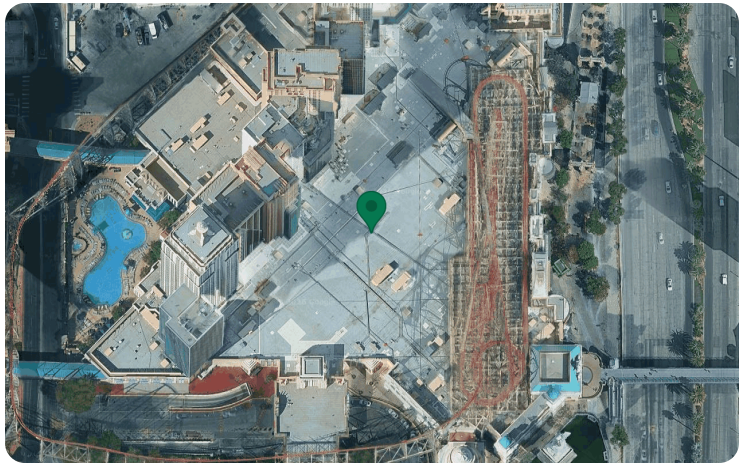
BUILDING FAR	0.34
NO OF BUILDINGS	1
NO OF STORIES	8
OWNERSHIP	Upstox

04

Location

3790 S Las Vegas Blvd, Las Vegas, NV 89109





TRANSIT/SUBWAY

Aria Express - Park MGM Station	11 min walk · 0.5 mi

BUSES

WB Tropicana after Las Vegas	1 min walk · 0.1 mi
EB Tropicana before Las Vegas	8 min walk · 0.4 mi
NB Las Vegas at MGM/Showcase Mall	6 min walk · 0.3 mi

AIRPORT

Harry Reid International Airport	14 min drive · 3.6 mi

Transit data provided by Google. Times and distances are estimates.

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