

2675 W ARBY AVENUE

LAS VEGAS, NV 89119



INDUSTRIAL / OFFICE COMMERCIAL ASSET

MARK J. MUSSER

Director - Investment Sales

📞 702 232 3490

✉️ mark.musser@northcap.com

License #: NV BS.0143995.PC / BUSB. 0007111

PHILLIP SEATON

Senior Investment Advisor

📞 703 881 2089

✉️ phillip@northcap.com

License #: NV S.0179758

NORTHCAP 
COMMERCIAL

Symphony Park
575 W. Symphony Park Ave Ste 100
Las Vegas, NV 89106
www.northcapcommercial.com

HIGHLIGHTS

LISTING PRICE:

\$1,900,000

BUILDING SIZE:

+/-14,189 SF

OFFICE/APARTMENT SF:

+/-3,422 SF

YEAR BUILT:

2004

LOT SIZE:

+/- 1.08 AC

PARCEL ID:

177-05-801-046

ZONING:

I-P Industrial Park

PARKING:

18 SPACES

STORIES:

2

THE OPPORTUNITY • 2675 W ARBY AVENUE

2675 W ARBY AVENUE

Las Vegas, NV 89119

THE OPPORTUNITY

2675 W Arby Avenue presents a unique opportunity to acquire a highly specialized commercial facility strategically positioned in the rapidly expanding South Las Vegas submarket. The property benefits from immediate access to Interstate 15, the 215 Beltway, Harry Reid International Airport, Las Vegas Boulevard, and the Las Vegas Resort Corridor.

The asset is currently improved as a climate-controlled pet resort and kennel facility with office space, management quarters, boarding suites, grooming and training areas, and secured outdoor exercise yards. The property's flexible layout and prime location create a compelling opportunity for owner-users, investors, specialty operators, or redevelopment-oriented buyers.

Located within one of the strongest growth corridors in Southern Nevada, the property offers exceptional access to major employment hubs, industrial developments, logistics centers, hospitality destinations, and affluent residential communities.

INVESTMENT HIGHLIGHTS

Strategic Las Vegas Location

- Immediate access to I-15 and the 215 Beltway
- Minutes from Harry Reid International Airport
- Convenient proximity to Las Vegas Boulevard and the Resort Corridor
- Central location serving Las Vegas, Henderson, Summerlin, and Paradise

Specialty Commercial Facility

- Approximately 14,189 SF of total improvements
- ±3,422 SF office/apartment space
- ±5,566 SF metal industrial building
- ±6,475 SF metal industrial building
- Evaporative cooled industrial and operational buildings
- Office and operational areas already built out
- Secured and fenced outdoor areas
- Functional layout with flexible industrial potential

Flexible Use Potential

- Pet boarding and training facility
- Veterinary or animal services
- Specialty industrial or operational use
- Office conversion opportunity
- Redevelopment or repositioning potential

LOCATION OVERVIEW

SOUTH LAS VEGAS SUBMARKET

2675 W Arby Avenue is located within the highly desirable South Las Vegas corridor, one of the fastest-growing commercial and residential regions in Southern Nevada.

The property benefits from immediate freeway connectivity and proximity to:

- Interstate 15
- 215 Beltway
- Harry Reid International Airport
- Las Vegas Strip & Resort Corridor
- Henderson Executive Airport
- Major warehouse and logistics developments
- Established residential master-planned communities

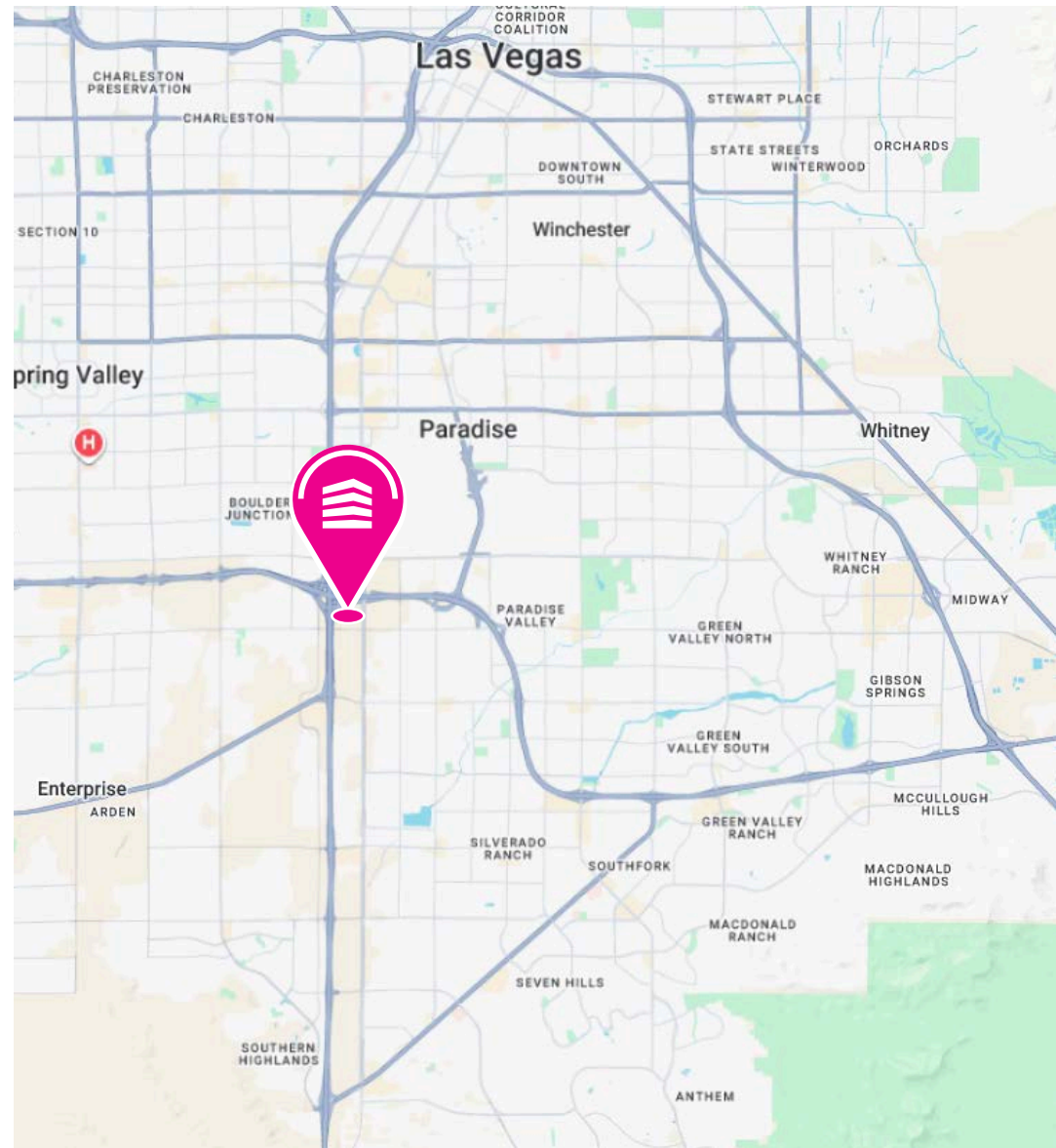
The surrounding area continues to experience substantial population growth, industrial expansion, hospitality investment, and infrastructure improvements, supporting long-term commercial demand and property value appreciation.

Strong Demographic Fundamentals

- Pet boarding and training facility
- Veterinary or animal services
- Specialty industrial or operational use
- Office conversion opportunity
- Redevelopment or repositioning potential

High Accessibility

- Excellent regional connectivity
- Convenient access for employees, clients, and vendors
- Strong visibility within an established commercial area






allegiant stadium


MANDALAY BAY

MANDALAY BAY
CONVENTION CENTER

BALI HAI GOLF CLUB


HARRY REID
INTERNATIONAL
LAS VEGAS


TOWN SQUARE
LAS VEGAS

Tahiti Village
A COMBINATION RESORT


LAS VEGAS SOUTH
PREMIUM OUTLETS
A SIMON CENTER

15

215

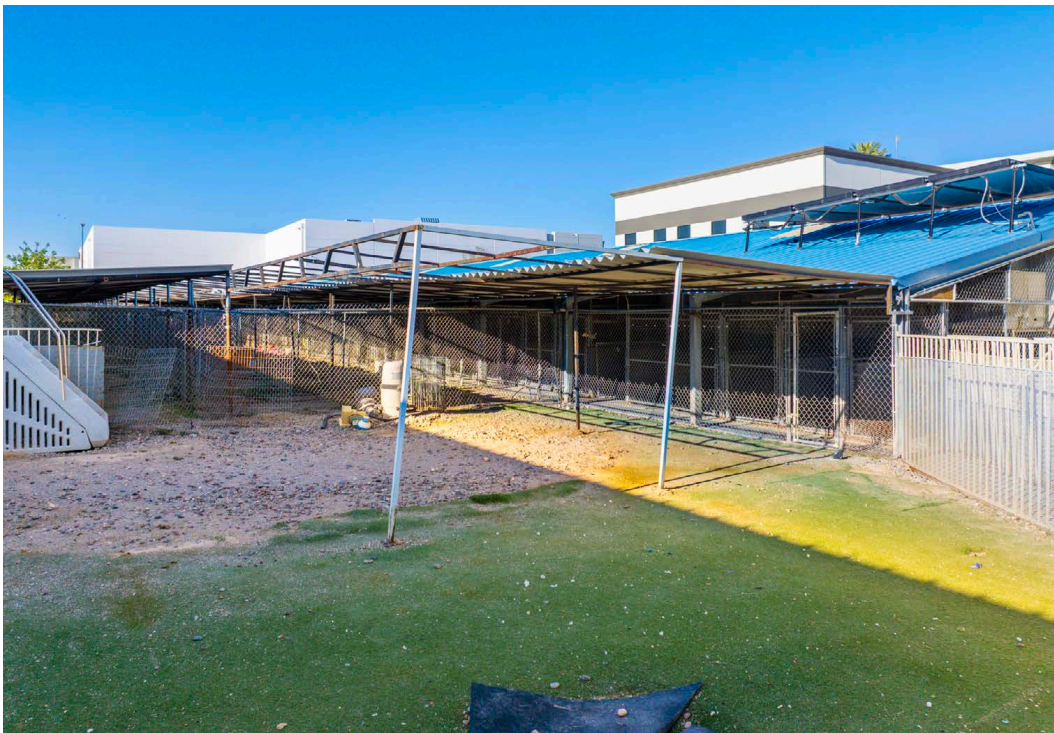


W. WARM SPRINGS RD.

S LAS VEGAS BLVD.



2675 W. ARBY AVE.





EXTERIORS • 2675 W ARBY AVENUE



1 MILE

KEY FACTS

2,663

Population

40.4

Median Age



2.6

Average Household Size

\$81,904

Median Household Income

EDUCATION

5%

No High School Diploma



31%

High School Graduate



26%

Some College



37%

Bachelor's/Grad/Prof Degree

BUSINESS



1,005

Total Businesses



14,338

Total Employees

EMPLOYMENT



62%

White Collar



17%

Blue Collar



21%

Services

9.8%

Unemployment Rate

INCOME



\$81,904

Median Household Income



\$48,365

Per Capita Income



\$170,241

Median Net Worth

3 MILES

KEY FACTS

71,896

Population

40.3

Median Age



2.5

Average Household Size

\$88,331

Median Household Income

EDUCATION

8%

No High School Diploma



29%

High School Graduate



30%

Some College



33%

Bachelor's/Grad/Prof Degree

BUSINESS



6,096

Total Businesses



98,577

Total Employees

EMPLOYMENT



61%

White Collar



18%

Blue Collar



22%

Services

6.1%

Unemployment Rate

INCOME



\$88,331

Median Household Income



\$47,375

Per Capita Income



\$187,150

Median Net Worth

5 MILES

KEY FACTS

367,102

Population

39.1

Median Age



2.4

Average Household Size

\$74,105

Median Household Income

EDUCATION

10%

No High School Diploma



28%

High School Graduate



31%

Some College



32%

Bachelor's/Grad/Prof Degree

BUSINESS



22,041

Total Businesses



329,562

Total Employees

EMPLOYMENT



58%

White Collar



18%

Blue Collar



24%

Services

6.2%

Unemployment Rate

INCOME



\$74,105

Median Household Income



\$42,226

Per Capita Income



\$112,837

Median Net Worth

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