

PEBBLE LAND

8935 El Camino Road, Las Vegas, NV 89139

AVAILABLE
For Lease



📍 5960 S. Jones Blvd, Las Vegas, NV 89118
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🌐 www.mdlgroup.com

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VIEW VIDEOS

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Property Highlights

- Secured industrial outdoor storage (IOS) property with office improvements in the Southwest Las Vegas
- Flexible site configuration ideal for equipment storage, fleet parking, logistics, and service-oriented businesses
- Limited IOS inventory in the immediate area enhances the Property's long-term value and desirability
- Property includes ±4,374 SF of office space within the yard

Property Overview

MDL Group is pleased to present 8935 El Camino Road, a rare industrial outdoor storage (IOS) leasing opportunity in the highly desirable Southwest Las Vegas submarket. The property features a secured yard, functional office space, and a flexible layout ideal for contractors, logistics companies, fleet operators, equipment storage, and industrial service businesses. With limited IOS inventory available throughout the Las Vegas Valley, this property offers a unique opportunity to secure both office and yard space in an established industrial location. Conveniently located with quick access to Interstate 15, Harry Reid International Airport, the Las Vegas Strip, and major employment centers, the property provides excellent regional connectivity for businesses serving the entire Las Vegas Valley.


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Listing Snapshot



\$20,000/mo + CAM Fees
Lease Rate



\$1,500
Monthly CAM Charges



±4,374 SF
Available Office Space



Southwest
Submarket

Key Demographics (within a 3-mile radius)



±142,078
Population Size



\$ 149,265
Ave. Household Income

APN 176-23-501-018

Zoning Industrial Light (IL)

Year Built 1974 (house was built)

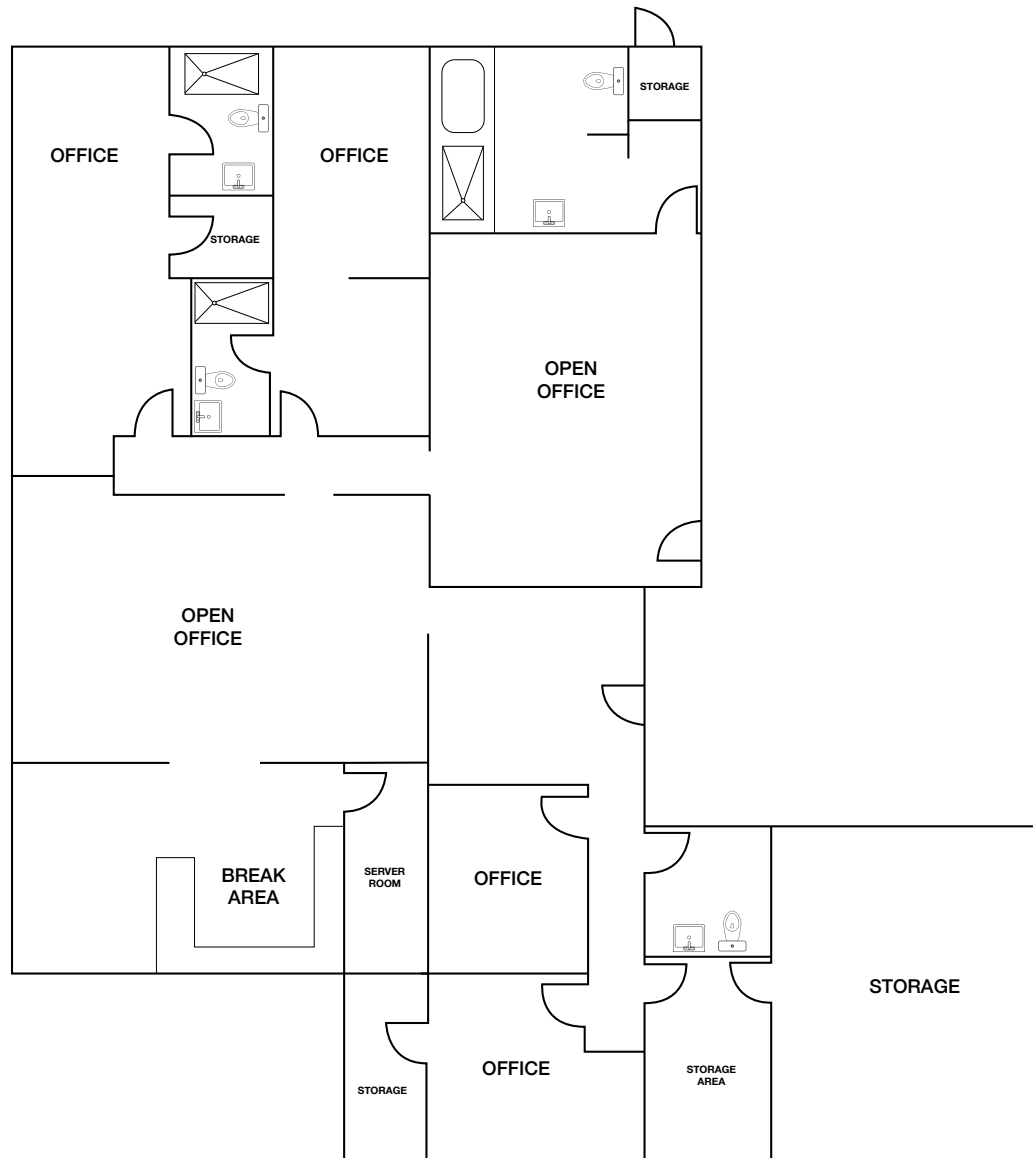
Cross Streets El Camino Rd. & W. Pebble Rd.

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Listing Snapshot



\$20,000

Monthly Lease Rate



\$1,500

Monthly CAM Charges



±4,374 SF (±1.92 AC)

Available



**Immediately
Availability**



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Listing Snapshot



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Available



Immediately

Availability



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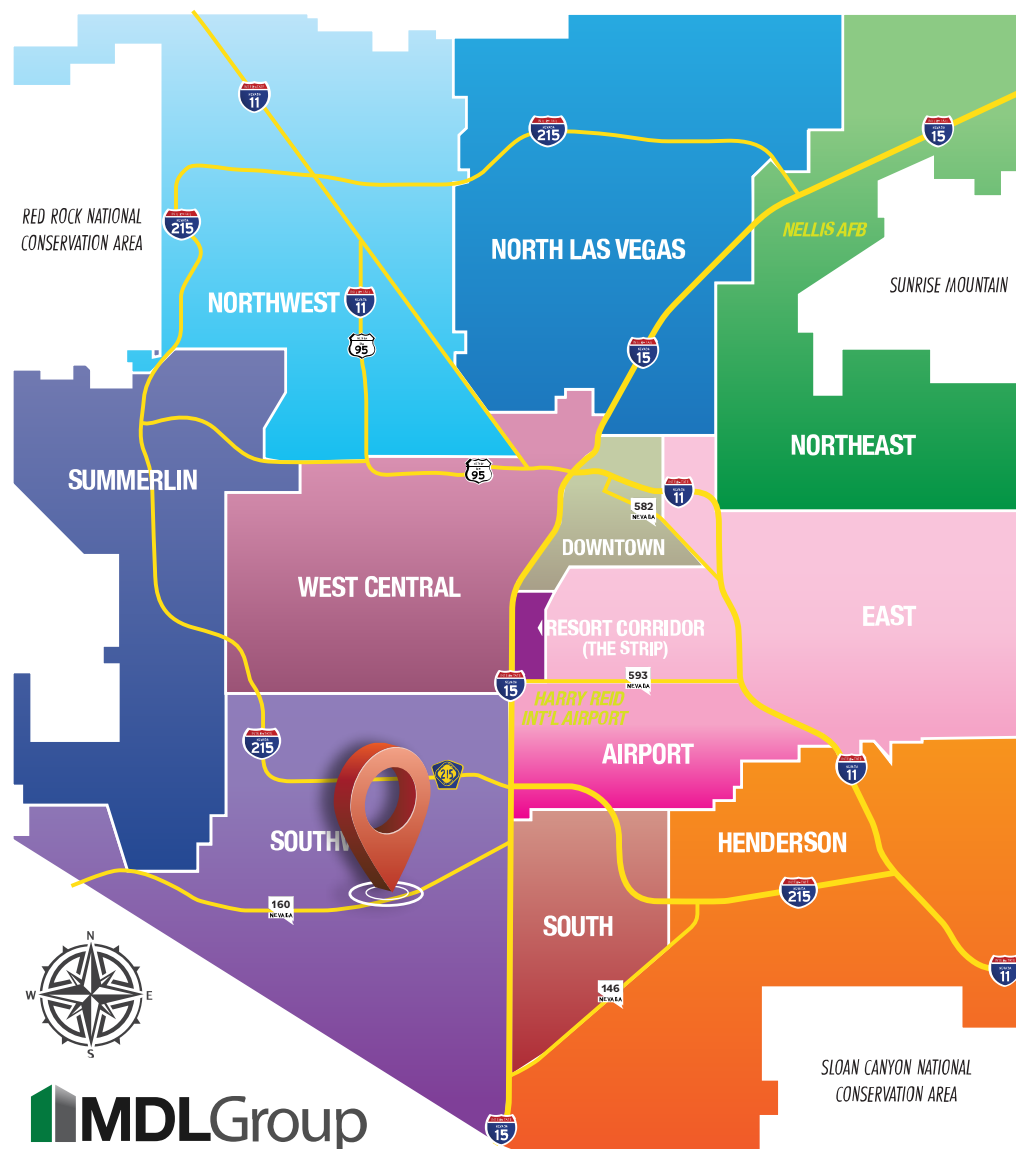
Property Photos



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Distance to Landmarks

- I-215 FWY: ± 2.9 miles
- I-15 FWY: ± 2.9 miles
- Harry Reid International Airport: ± 9.2 miles
- The Strip: ± 5.1 miles

Nearby Amenities

- South Point Hotel, Casino & Spa
- Silverton Casino Lodge
- Costco Wholesale
- Albertsons
- Starbucks
- The Home Depot



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Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across ±435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population
(County Data per Census)

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Market Overview

Southwest

Quick Facts

 **216,636**

Est. Population
(as of 2025)

 **4,450**

Pop. Density
(per square mile)

Synopsis

The Southwest Las Vegas submarket is one of the valley's most dynamic and high-performing commercial hubs, characterized by rapid, high-quality development and excellent infrastructure. Anchoring prestigious residential areas like Rhodes Ranch and Mountain's Edge, the submarket is strategically positioned with seamless ease of access via the I-215 Beltway, offering fast connectivity to the Strip and Harry Reid International Airport. This commercial corridor is defined by massive corporate and mixed-use assets, including Switch's world-class data center campus, the headquarters and Performance Institute for the UFC, the vibrant UnCommons mixed-use campus, and the new Durango Resort & Casino. This convergence of high-value businesses and desirable living drives consistent, robust retail and office absorption, solidifying the Southwest's status as a premier location for investment and expansion.



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Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

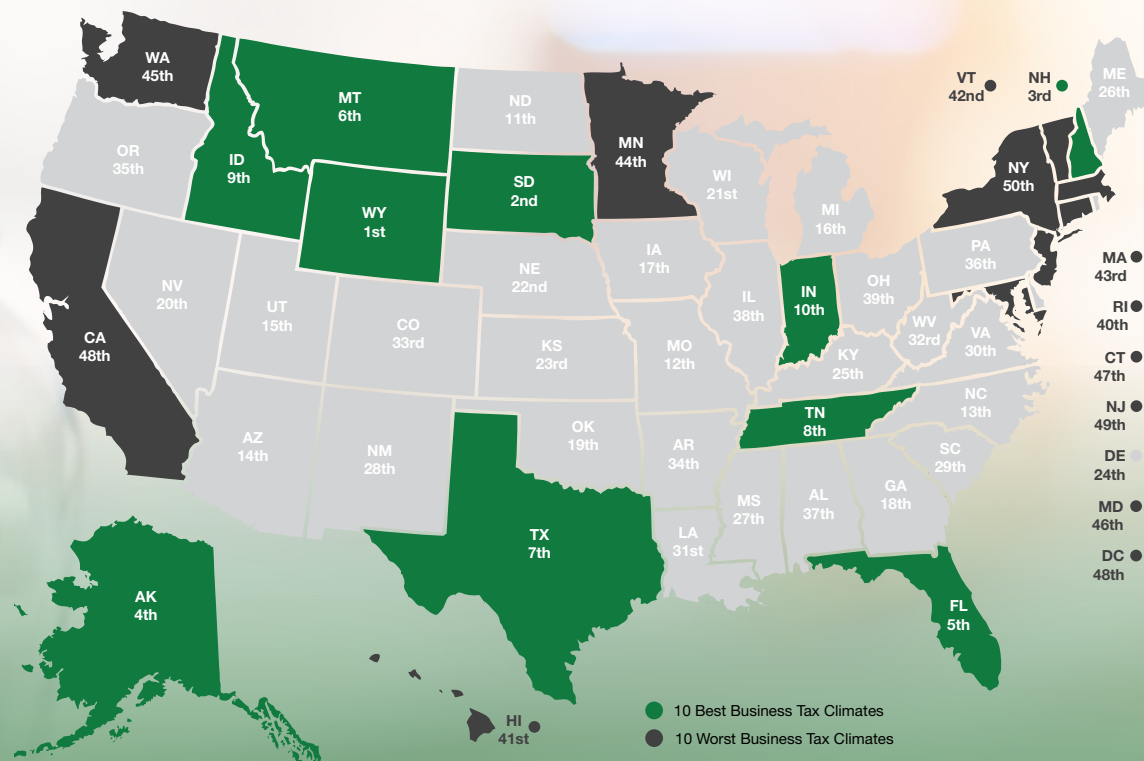
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org

2025 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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Southern Nevada Growth

200,000+

Number of jobs
added between
2011 and 2019.

7,500+

Number of new
businesses added
between 2011 and 2019.

85%

Milestone graduation
rate for Clark County
school district in 2019.

Innovation Ecosystem

- In 2016, **Las Vegas** established an **Innovation District** to spur smart-city technology infrastructure and launched the **International Innovation Center @ Vegas (IIC@V)** incubator to support development of high priority emerging technologies.
- The **Las Vegas-based Nevada Institute for Autonomous Systems** was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.
- In July 2019, **Google** broke ground on a \$600 million data center, and in October 2019 **Switch** announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to ±4.6M SF of data center space.
- The **Las Vegas Convention and Visitors Authority (LVCVA)** partnered with the **Boring Company** to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings. Notably:

- The **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.
- **Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.
- **College of Southern Nevada (CSN)** was named as a **Leader College of Distinction** by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes & reducing student achievement gaps.



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