

OFFERING MEMORANDUM

4530 S Decatur Blvd, LAS VEGAS, NV 89103



FOR SALE

Presented by

DEREK BELANUS

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NORTHCAP 
COMMERCIAL

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LAS VEGAS MARKET



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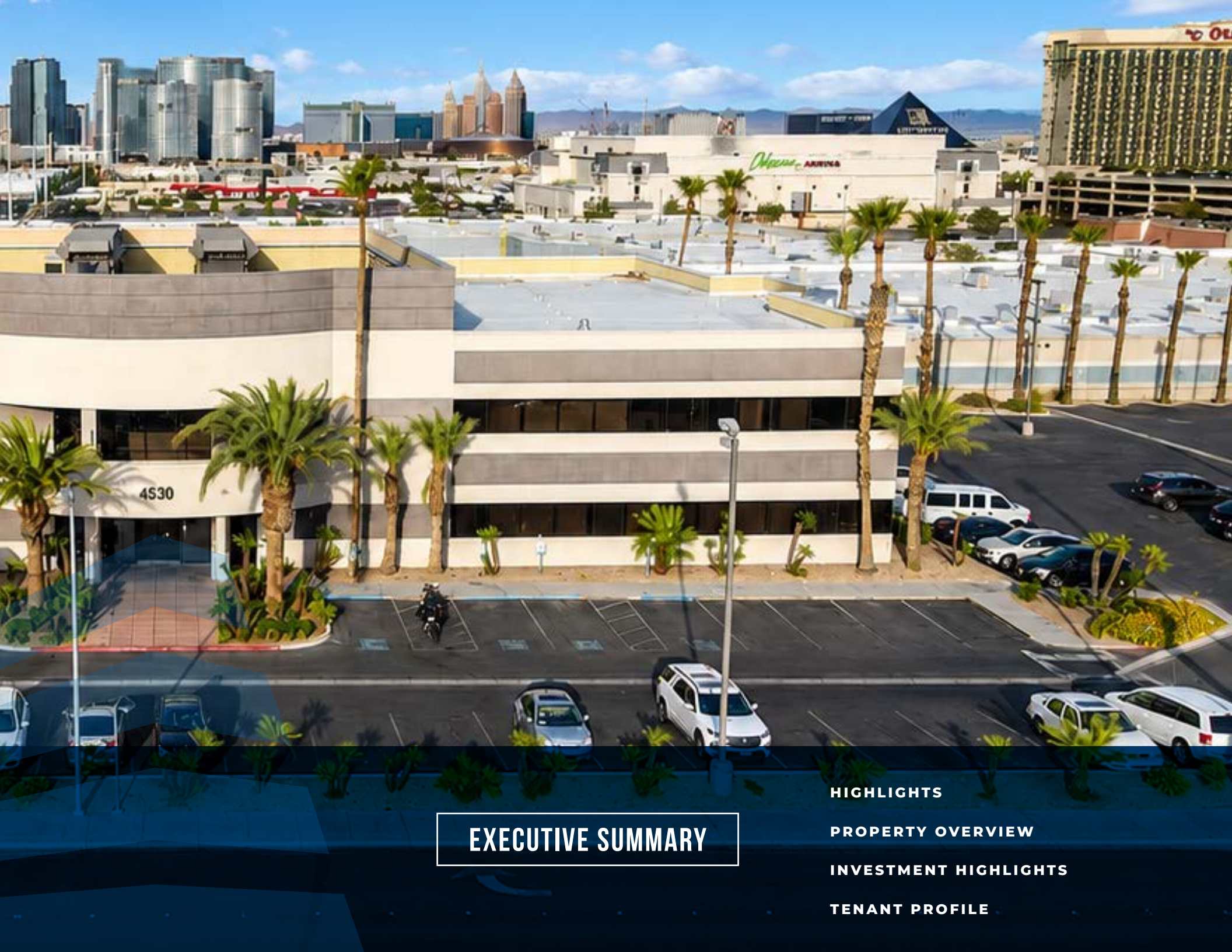
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EXECUTIVE SUMMARY

HIGHLIGHTS

PROPERTY OVERVIEW

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HIGHLIGHTS

GROSS RENTABLE AREA:

±52,128 SF

ZONING:

CG (Commercial General)

ACREAGE:

±2.54

YEAR BUILT / RENOVATED:

1997/2016

4530 S DECATUR BLVD

Las Vegas, NV 89103

Skyview Business Park presents an exceptional opportunity to acquire a premier Class A suburban office asset strategically located in the heart of the Las Vegas Valley. This approximately 50,000-square-foot, two-story office building occupies a highly visible site along South Decatur Boulevard, providing outstanding accessibility to Interstate 15, the Las Vegas Strip, Harry Reid International Airport, and the region's major employment, hospitality, and convention centers. The property has undergone significant capital improvements, including a new roof, upgraded HVAC systems, modernized common areas, enhanced security systems, and high-end interior finishes, creating a first-class environment for professional office tenants.

Designed to accommodate a diverse tenant mix, the building features flexible floor plates, an impressive atrium lobby with abundant natural light, elevator service, executive covered parking, and a parking ratio of approximately 6 spaces per 1,000 square feet—well above many competing office properties in the Las Vegas market. Monument and building signage provide excellent branding opportunities for tenants, while professional on-site management and meticulously maintained common areas contribute to long-term tenant satisfaction and asset preservation.

Positioned within the highly desirable Southwest Las Vegas office submarket, Skyview Business Park benefits from strong surrounding demographics, proximity to numerous retail amenities, restaurants, hotels, and major transportation corridors. Its central location provides convenient access to virtually every area of the Las Vegas Valley, making it an attractive destination for regional businesses and professional service firms.





FOR INVESTORS

Skyview Business Park offers the opportunity to acquire a well-maintained institutional-quality office asset with significant value-add potential through continued lease-up, strategic repositioning, or rental rate growth. The property's modern improvements, efficient design, superior parking, and premier location create a compelling investment opportunity for buyers seeking stable long-term cash flow combined with future appreciation potential in one of the Southwest's fastest-growing metropolitan markets.

FOR OWNER/USERS

The building offers the unique ability to establish a prominent corporate headquarters while generating supplemental income from existing tenants. The flexible suite configurations provide the opportunity to occupy a significant portion of the building immediately or over time as leases expire, allowing an owner to reduce occupancy costs while building long-term equity in a premier commercial asset. Whether acquired as a stabilized investment, a value-add opportunity, or a flagship corporate headquarters, Skyview Business Park offers exceptional versatility in one of Las Vegas' most established and accessible office corridors.

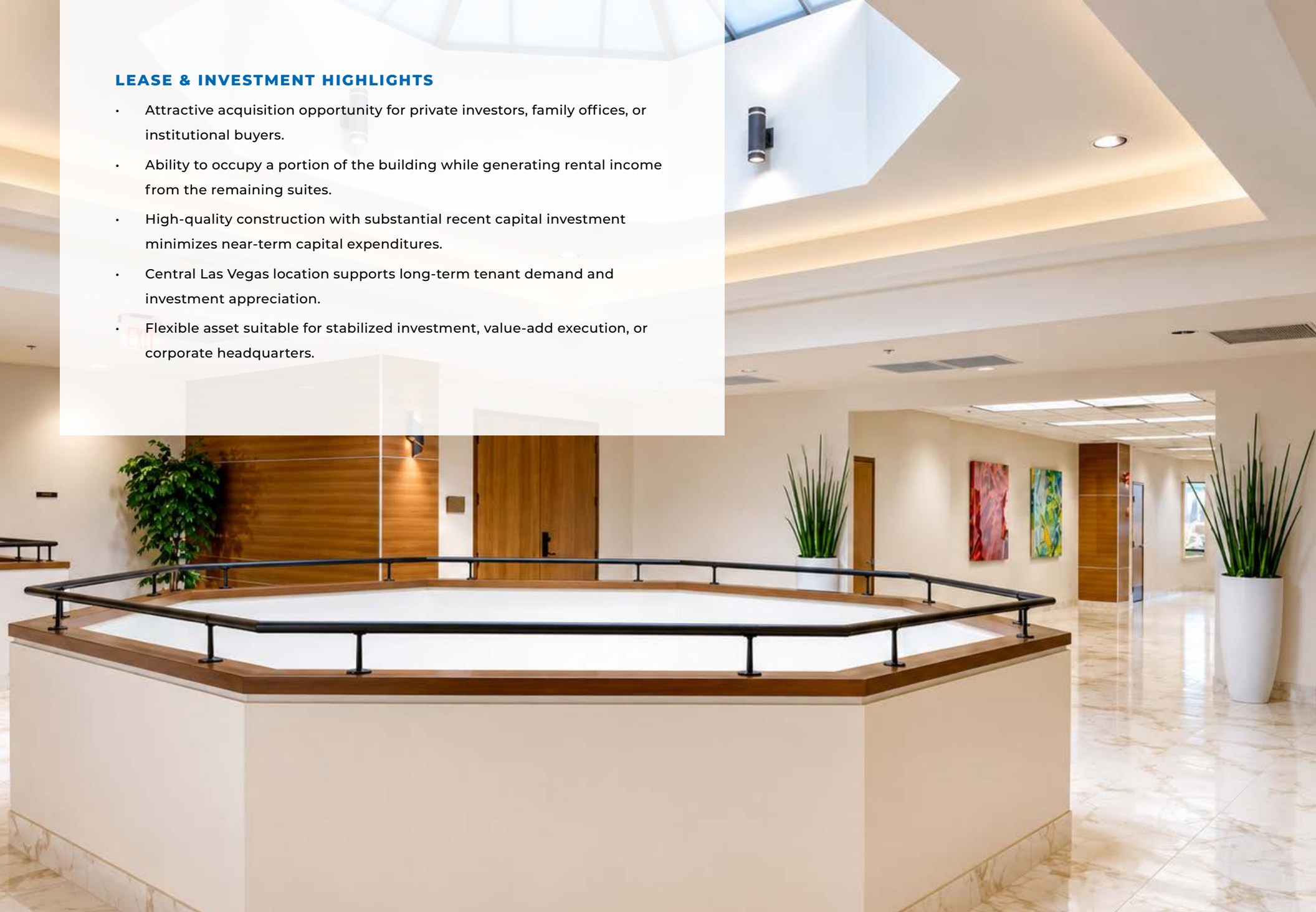
PROPERTY HIGHLIGHTS

- **±52,128 SF** Class A professional office building situated on **±2.54 acres**.
- Opportunity for both **investors seeking stable cash flow and owner/users looking to establish a corporate headquarters**.
- Premier Southwest Las Vegas location with immediate access to **I-15**, the **Las Vegas Strip**, Harry Reid International Airport, and major resort and convention destinations.
- Prominent frontage and exceptional visibility along South Decatur Boulevard.
- Flexible multi-tenant floor plan offering the ability to accommodate a variety of ownership and occupancy strategies.
- Significant capital improvements completed, including a new roof, new HVAC systems, upgraded common areas, and modern building systems.
- Elegant, high-image interiors featuring Italian marble flooring, premium wood veneer finishes, skylit atrium lobbies, and executive-quality common areas.
- Outstanding parking ratio of approximately 6:1,000 SF, including covered executive parking.
- Monument and building signage opportunities providing excellent corporate branding.
- Elevator-served two-story building with professional on-site management and after-hours security systems.
- Located within one of Las Vegas' most established office corridors, surrounded by restaurants, retail amenities, hotels, and business services.
- Zoned for commercial office use, allowing for a broad range of professional and corporate tenants.
- Potential value-add opportunity through lease-up, rental rate growth, strategic repositioning, or owner occupancy.



LEASE & INVESTMENT HIGHLIGHTS

- Attractive acquisition opportunity for private investors, family offices, or institutional buyers.
- Ability to occupy a portion of the building while generating rental income from the remaining suites.
- High-quality construction with substantial recent capital investment minimizes near-term capital expenditures.
- Central Las Vegas location supports long-term tenant demand and investment appreciation.
- Flexible asset suitable for stabilized investment, value-add execution, or corporate headquarters.



TENANT PROFILE



CANCELLED BREAKS

Cancelled Breaks is a Las Vegas-based sports card and collectibles company specializing in live-streamed “card breaks,” where customers purchase teams or spots and watch trading-card products opened in real time. The company broadcasts daily through platforms including TikTok, Whatnot, and Fanatics Live, while also selling sports card products online.

What began as a small operation has expanded into multiple studios supported by a growing team. Cancelled Breaks emphasizes an energetic, interactive customer experience and has built an online community around sports card collecting, live entertainment, and e-commerce. The company describes itself as one of the fastest-growing businesses in the live sports card breaking industry.

Nature's Jewelry

NATURE'S JEWELRY

Nature's Jewelry is an established direct-to-consumer retailer specializing in affordable fashion jewelry and accessories. Its product selection includes earrings, necklaces, rings, bracelets, watches, and gift items featuring genuine gemstones, sterling silver, pearls, crystals, and other decorative materials.

The company reaches customers nationwide through its e-commerce website, direct-mail catalogs, and promotional marketing. Nature's Jewelry offers more than 1,000 styles across every day, seasonal, and specialty collections, positioning the brand as an accessible source for value-oriented jewelry and gifts.

TENANT PROFILE



STATE OF NEVADA

The State of Nevada is a governmental tenant providing public programs and administrative services through its various departments, divisions, boards, and agencies. State operations include health and human services, public safety, taxation, licensing, workforce development, transportation, and other essential services for Nevada residents and businesses.

As a public-sector occupant supported by state government operations, the State of Nevada represents an established and institutionally backed tenant. Its offices provide long-term operational stability, consistent demand for administrative space, and regular employee and public activity.

RENT ROLL

TENANT	SUITE	RSF	TERM	COMMENCEMENT	EXPIRATION	MONTHLY RENT	TYPE
Nature Crafts	100	2,933	36 Mos.	7/1/2024	6/30/2027	\$4,522.1	NNN
Nature Crafts Addendum	101 (port)	202	MTM	6/25/2026	MTM	\$556.16	NNN
Cancelled Breaks	102	11,800	3 Yrs	6/15/2025	6/14/2028	\$19,612	NNN
Cancelled Breaks	202	12,149	26.5 Mos.	4/1/2026	6/14/2028	\$13,971.35	NNN
State of Nevada	202A &B	8,753	5 Yrs	12/1/2023	11/30/2028	\$16,817.38	Modified Gross
Hi-CON	200	4,238	MTM	05/2016	MTM	\$6,000	NNN



PROPERTY VISUALS

EXTERIORS

INTERIORS

MAPS & AERIALS

FLOOR PLANS



EXTERIORS



EXTERIORS



INTERIORS





HARRY REID
AIRPORT



allegiant stadium



The ORLEANS
HOTEL & CASINO - LAS VEGAS

TROPICANA AVE.

CHARLIE FRIS PARK

W. HARMON AVE.

S. DECATUR BLVD.

FLOOR PLAN

FIRST FLOOR

Combined as
SUITE 102
 11,800 RSF



FLOOR PLAN

SECOND FLOOR





DEMOGRAPHIC REPORT

1 MILE RADIUS

Demographic and Income Profile

4530 S Decatur Blvd, Las Vegas, Nevada, 89103



Ring: 1 mile radius

Summary	Census 2020	2026	2031
Total Population	25,260	25,193	25,787
Total Households	11,762	11,993	12,368
Family Households	5,693	5,591	5,759
Average Household Size	2.14	2.09	2.08
Owner Occupied Housing Units	2,825	3,050	3,264
Renter Occupied Housing Units	8,937	8,943	9,104
Median Age	37.6	39.3	40.8

Trends 2026 - 2031	Area	State	National
Population	0.50%	0.90%	0.50%
Households	0.60%	1.10%	0.70%
Family Population	0.60%	1.10%	0.60%
Owner Occupied Housing Units	1.40%	1.20%	0.00%
Median Household Income	2.60%	3.50%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,599	6.3%	1,468	5.8%	1,472	5.7%
5-9	1,428	5.7%	1,396	5.5%	1,260	4.9%
10-14	1,151	4.6%	1,269	5.0%	1,225	4.8%
15-19	980	3.9%	1,298	5.2%	1,383	5.4%
20-24	1,568	6.2%	1,574	6.3%	2,121	8.2%
25-29	2,389	9.5%	1,730	6.9%	1,741	6.8%
30-34	2,427	9.6%	2,023	8.0%	1,550	6.0%
35-39	2,095	8.3%	2,152	8.5%	1,806	7.0%
40-44	1,767	7.0%	1,979	7.9%	2,095	8.1%
45-49	1,589	6.3%	1,670	6.6%	1,877	7.3%
50-54	1,556	6.2%	1,544	6.1%	1,654	6.4%
55-59	1,611	6.4%	1,412	5.6%	1,455	5.6%
60-64	1,422	5.6%	1,461	5.8%	1,342	5.2%
65-69	1,237	4.9%	1,299	5.2%	1,395	5.4%
70-74	964	3.8%	1,128	4.5%	1,168	4.5%
75-79	690	2.7%	815	3.2%	1,016	3.9%
80-84	464	1.8%	543	2.2%	683	2.6%
Age 85+	324	1.3%	432	1.7%	542	2.1%

[Source:](#) Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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Demographic and Income Profile | 4530 S Decatur Blvd, Las Vegas, Nevada, 89103 | Ring: 1 mile radius

Households by Income	2026		2031	
	Number	Percent	Number	Percent
<\$10,000	748	6.2%	706	5.7%
\$10,000-14,999	240	2.0%	170	1.4%
\$15,000-19,999	546	4.5%	470	3.8%
\$20,000-24,999	623	5.2%	485	3.9%
\$25,000-29,999	574	4.8%	503	4.1%
\$30,000-34,999	821	6.8%	762	6.2%
\$35,000-39,999	738	6.2%	697	5.6%
\$40,000-44,999	706	5.9%	711	5.8%
\$45,000-49,999	597	5.0%	564	4.6%
\$50,000-59,999	1,033	8.6%	1,002	8.1%
\$60,000-74,999	1,556	13.0%	1,656	13.4%
\$75,000-99,999	1,512	12.6%	1,701	13.8%
\$100,000-124,999	1,114	9.3%	1,352	10.9%
\$125,000-149,999	432	3.6%	559	4.5%
\$150,000-199,999	391	3.3%	548	4.4%
\$200,000-249,999	121	1.0%	165	1.3%
\$250,000-299,999	61	0.5%	93	0.8%
\$300,000-399,999	45	0.4%	65	0.5%
\$400,000-499,999	64	0.5%	86	0.7%
\$500,000+	70	0.6%	73	0.6%
Median Household Income	\$53,484	-	\$60,807	-
Average Household Income	\$69,100	-	\$77,367	-
Per Capita Income	\$32,557	-	\$36,710	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,090	32.0%	7,220	28.7%	7,080	27.5%
Black Alone	5,578	22.1%	5,750	22.8%	5,699	22.1%
American Indian	251	1.0%	252	1.0%	260	1.0%
Asian Alone	3,495	13.8%	3,646	14.5%	3,862	15.0%
Pacific Islander	252	1.0%	250	1.0%	262	1.0%
Some Other Race	4,537	18.0%	4,916	19.5%	5,292	20.5%
Two or More Races	3,057	12.1%	3,158	12.5%	3,331	12.9%
Hispanic (Any Race)	7,711	30.5%	8,220	32.6%	8,781	34.1%

[Source:](#) Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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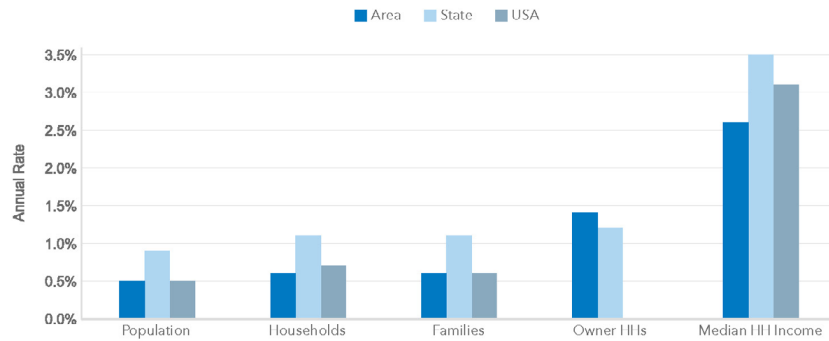
1 MILE RADIUS

Demographic and Income Profile | 4530 S Decatur Blvd, Las Vegas, Nevada, 89103 | Ring: 1 mile radius

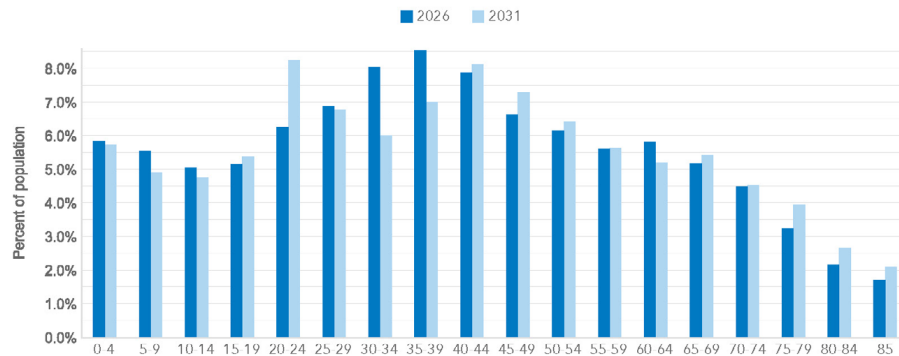
Key Indicators for 2026



Trends: 2026 - 2031 Annual Rate



Population by Age



Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

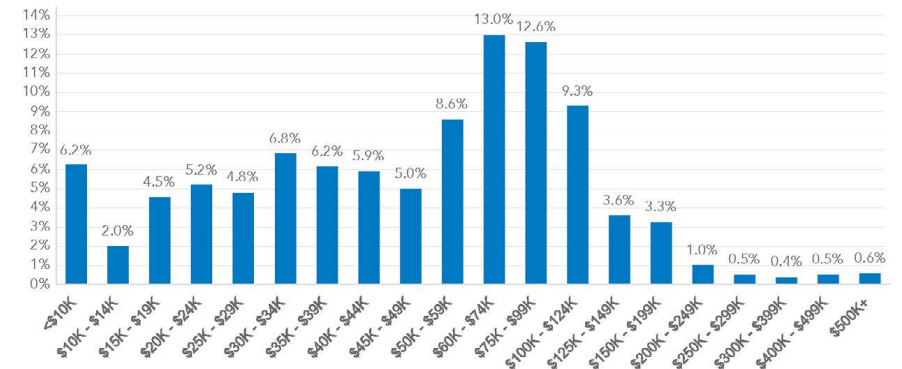
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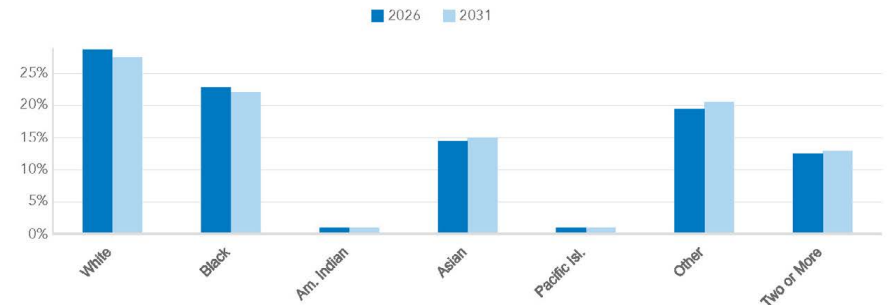
Key Indicators for 2026



Households by Income for 2026



Population by Race



Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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3 MILE RADIUS

Demographic and Income Profile

4530 S Decatur Blvd, Las Vegas, Nevada, 89103



Ring: 3 mile radius

Summary	Census 2020	2026	2031
Total Population	126,554	128,767	132,825
Total Households	52,890	55,305	57,560
Family Households	28,748	29,031	30,162
Average Household Size	2.38	2.32	2.30
Owner Occupied Housing Units	18,259	19,843	21,029
Renter Occupied Housing Units	34,631	35,462	36,531
Median Age	38.5	39.8	41.1

Trends 2026 - 2031	Area	State	National
Population	0.60%	0.90%	0.50%
Households	0.80%	1.10%	0.70%
Family Population	0.80%	1.10%	0.60%
Owner Occupied Housing Units	1.20%	1.20%	0.00%
Median Household Income	2.50%	3.50%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	7,156	5.7%	6,919	5.4%	6,981	5.3%
5-9	6,882	5.4%	6,890	5.3%	6,532	4.9%
10-14	7,013	5.5%	6,414	5.0%	6,628	5.0%
15-19	6,540	5.2%	7,199	5.6%	6,710	5.0%
20-24	8,033	6.3%	8,445	6.6%	9,633	7.3%
25-29	10,370	8.2%	8,836	6.9%	9,459	7.1%
30-34	10,556	8.3%	10,033	7.8%	8,598	6.5%
35-39	9,689	7.7%	9,997	7.8%	9,643	7.3%
40-44	8,455	6.7%	9,409	7.3%	9,895	7.5%
45-49	8,223	6.5%	8,242	6.4%	9,275	7.0%
50-54	8,526	6.7%	8,090	6.3%	8,280	6.2%
55-59	8,543	6.8%	8,004	6.2%	7,681	5.8%
60-64	7,711	6.1%	8,040	6.2%	7,769	5.8%
65-69	6,595	5.2%	6,983	5.4%	7,539	5.7%
70-74	5,231	4.1%	6,038	4.7%	6,486	4.9%
75-79	3,425	2.7%	4,566	3.5%	5,385	4.0%
80-84	1,984	1.6%	2,736	2.1%	3,686	2.8%
Age 85+	1,621	1.3%	1,927	1.5%	2,644	2.0%

[Source:](#) Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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Demographic and Income Profile | 4530 S Decatur Blvd, Las Vegas, Nevada, 89103 | Ring: 3 mile radius

Households by Income	2026		2031	
	Number	Percent	Number	Percent
<\$10,000	3,636	6.6%	3,375	5.9%
\$10,000-14,999	1,603	2.9%	1,229	2.1%
\$15,000-19,999	2,214	4.0%	1,983	3.5%
\$20,000-24,999	2,422	4.4%	1,944	3.4%
\$25,000-29,999	2,265	4.1%	1,971	3.4%
\$30,000-34,999	2,834	5.1%	2,630	4.6%
\$35,000-39,999	2,479	4.5%	2,311	4.0%
\$40,000-44,999	2,639	4.8%	2,529	4.4%
\$45,000-49,999	2,470	4.5%	2,277	4.0%
\$50,000-59,999	4,234	7.7%	3,961	6.9%
\$60,000-74,999	6,368	11.5%	6,557	11.4%
\$75,000-99,999	7,105	12.8%	7,687	13.3%
\$100,000-124,999	5,086	9.2%	5,848	10.2%
\$125,000-149,999	2,573	4.7%	3,195	5.5%
\$150,000-199,999	3,490	6.3%	4,770	8.3%
\$200,000-249,999	1,478	2.7%	2,014	3.5%
\$250,000-299,999	705	1.3%	1,098	1.9%
\$300,000-399,999	609	1.1%	886	1.5%
\$400,000-499,999	480	0.9%	648	1.1%
\$500,000+	615	1.1%	648	1.1%
Median Household Income	\$61,638	-	\$69,727	-
Average Household Income	\$88,038	-	\$100,099	-
Per Capita Income	\$37,888	-	\$43,464	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	45,067	35.6%	41,261	32.0%	40,670	30.6%
Black Alone	18,978	15.0%	19,981	15.5%	20,022	15.1%
American Indian	1,476	1.2%	1,504	1.2%	1,562	1.2%
Asian Alone	18,663	14.8%	20,377	15.8%	21,844	16.4%
Pacific Islander	1,252	1.0%	1,227	0.9%	1,296	1.0%
Some Other Race	24,418	19.3%	26,673	20.7%	28,615	21.5%
Two or More Races	16,700	13.2%	17,743	13.8%	18,817	14.2%
Hispanic (Any Race)	42,725	33.8%	46,122	35.8%	49,215	37.1%

[Source:](#) Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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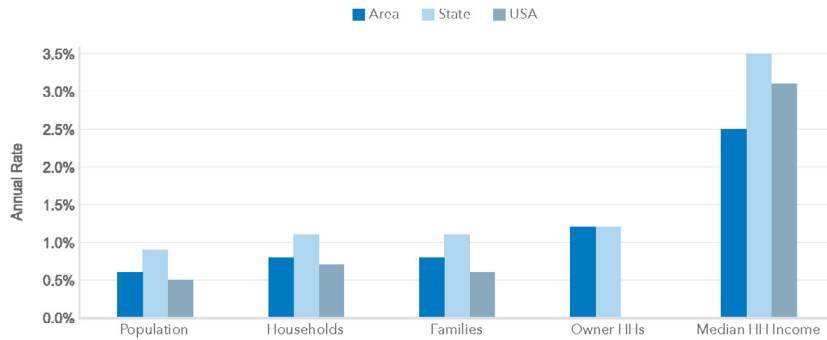
3 MILE RADIUS

Demographic and Income Profile | 4530 S Decatur Blvd, Las Vegas, Nevada, 89103 | Ring: 3 mile radius

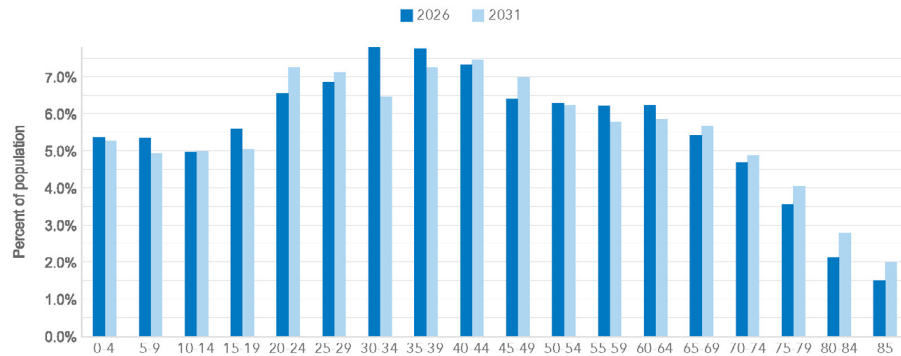
Key Indicators for 2026



Trends: 2026 - 2031 Annual Rate



Population by Age



Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

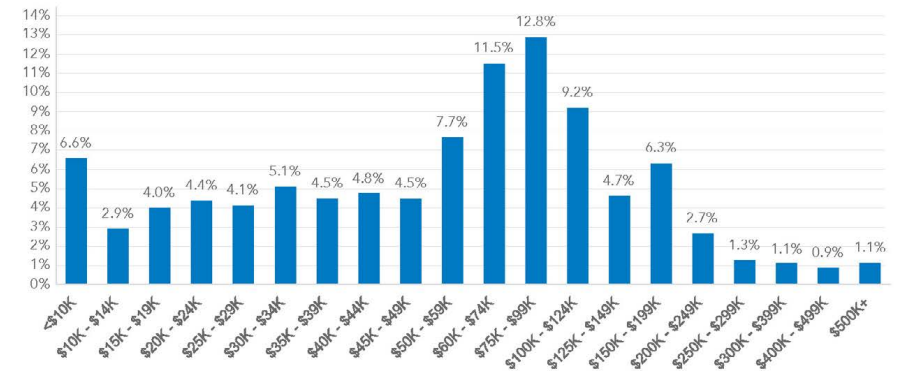
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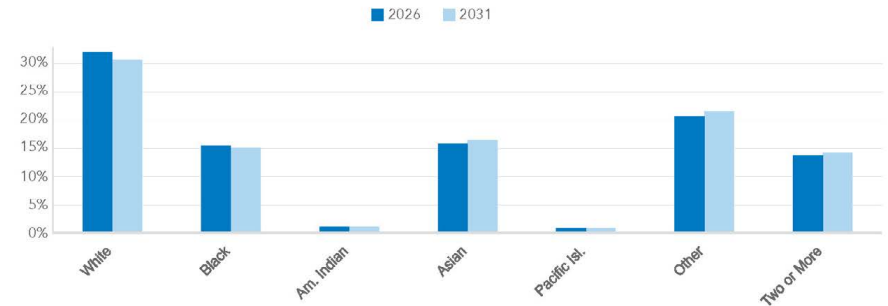
Key Indicators for 2026



Households by Income for 2026



Population by Race



Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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5 MILE RADIUS

Demographic and Income Profile

4530 S Decatur Blvd, Las Vegas, Nevada, 89103



Ring: 5 mile radius

Summary	Census 2020	2026	2031
Total Population	379,596	396,388	417,796
Total Households	154,786	165,321	176,387
Family Households	85,748	88,675	94,234
Average Household Size	2.43	2.38	2.35
Owner Occupied Housing Units	58,110	63,540	67,667
Renter Occupied Housing Units	96,676	101,781	108,720
Median Age	38.0	39.2	40.5

Trends 2026 - 2031	Area	State	National
Population	1.10%	0.90%	0.50%
Households	1.30%	1.10%	0.70%
Family Population	1.20%	1.10%	0.60%
Owner Occupied Housing Units	1.30%	1.20%	0.00%
Median Household Income	2.90%	3.50%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	20,843	5.5%	20,780	5.2%	21,530	5.2%
5-9	21,100	5.6%	20,944	5.3%	20,560	4.9%
10-14	21,572	5.7%	20,615	5.2%	20,945	5.0%
15-19	20,796	5.5%	22,277	5.6%	21,843	5.2%
20-24	25,496	6.7%	26,504	6.7%	29,333	7.0%
25-29	30,889	8.1%	28,612	7.2%	30,373	7.3%
30-34	31,523	8.3%	31,769	8.0%	29,325	7.0%
35-39	28,896	7.6%	31,449	7.9%	31,833	7.6%
40-44	25,747	6.8%	28,991	7.3%	31,944	7.7%
45-49	25,102	6.6%	25,858	6.5%	29,359	7.0%
50-54	25,217	6.6%	25,189	6.3%	26,337	6.3%
55-59	24,941	6.6%	24,036	6.1%	24,047	5.8%
60-64	22,682	6.0%	23,639	6.0%	23,658	5.7%
65-69	18,919	5.0%	20,804	5.3%	22,263	5.3%
70-74	15,214	4.0%	17,594	4.4%	19,709	4.7%
75-79	9,889	2.6%	13,442	3.4%	15,789	3.8%
80-84	5,849	1.5%	7,968	2.0%	10,929	2.6%
Age 85+	4,921	1.3%	5,915	1.5%	8,020	1.9%

[Source:](#) Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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Demographic and Income Profile | 4530 S Decatur Blvd, Las Vegas, Nevada, 89103 | Ring: 5 mile radius

Households by Income	2026		2031	
	Number	Percent	Number	Percent
<\$10,000	10,439	6.3%	9,967	5.7%
\$10,000-14,999	5,132	3.1%	4,040	2.3%
\$15,000-19,999	5,936	3.6%	5,389	3.1%
\$20,000-24,999	6,220	3.8%	5,033	2.9%
\$25,000-29,999	5,728	3.5%	5,072	2.9%
\$30,000-34,999	7,380	4.5%	6,940	3.9%
\$35,000-39,999	6,705	4.1%	6,275	3.6%
\$40,000-44,999	7,111	4.7%	7,465	4.2%
\$45,000-49,999	6,506	3.9%	6,027	3.4%
\$50,000-59,999	11,539	7.0%	10,844	6.2%
\$60,000-74,999	17,916	10.8%	18,457	10.5%
\$75,000-99,999	20,933	12.7%	22,383	12.7%
\$100,000-124,999	16,225	9.8%	18,480	10.5%
\$125,000-149,999	9,354	5.7%	11,638	6.6%
\$150,000-199,999	13,182	8.0%	18,160	10.3%
\$200,000-249,999	5,806	3.5%	8,085	4.6%
\$250,000-299,999	2,382	1.4%	3,864	2.2%
\$300,000-399,999	2,027	1.2%	3,113	1.8%
\$400,000-499,999	1,585	1.0%	2,246	1.3%
\$500,000+	2,611	1.6%	2,909	1.6%
Median Household Income	\$67,013	-	\$77,323	-
Average Household Income	\$96,197	-	\$109,777	-
Per Capita Income	\$40,206	-	\$46,433	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	142,314	37.5%	133,574	33.7%	134,590	32.2%
Black Alone	55,448	14.6%	59,975	15.1%	61,448	14.7%
American Indian	4,143	1.1%	4,341	1.1%	4,574	1.1%
Asian Alone	59,182	15.6%	66,983	16.9%	73,738	17.6%
Pacific Islander	3,667	1.0%	3,850	1.0%	4,174	1.0%
Some Other Race	62,466	16.5%	70,250	17.7%	76,896	18.4%
Two or More Races	52,376	13.8%	57,416	14.5%	62,376	14.9%
Hispanic (Any Race)	118,588	31.2%	131,951	33.3%	143,755	34.4%

[Source:](#) Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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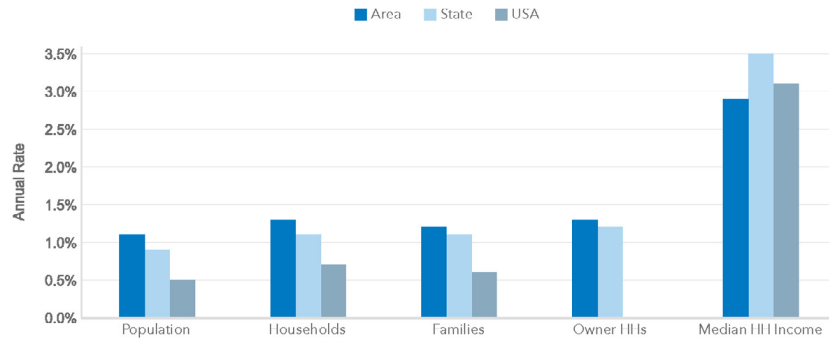
5 MILE RADIUS

Demographic and Income Profile | 4530 S Decatur Blvd, Las Vegas, Nevada, 89103 | Ring: 5 mile radius

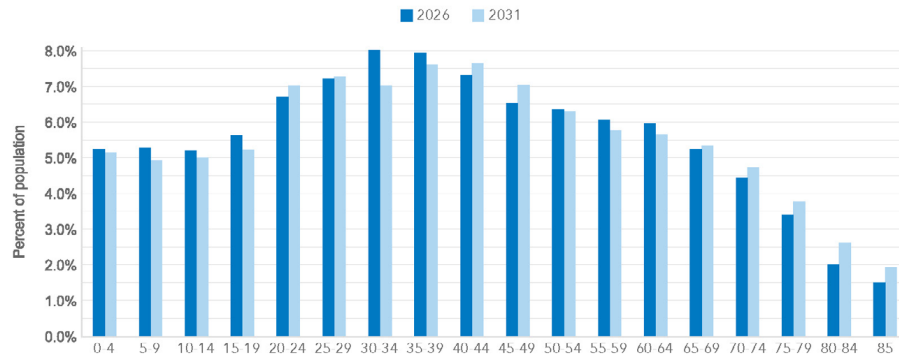
Key Indicators for 2026



Trends: 2026 - 2031 Annual Rate



Population by Age



Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

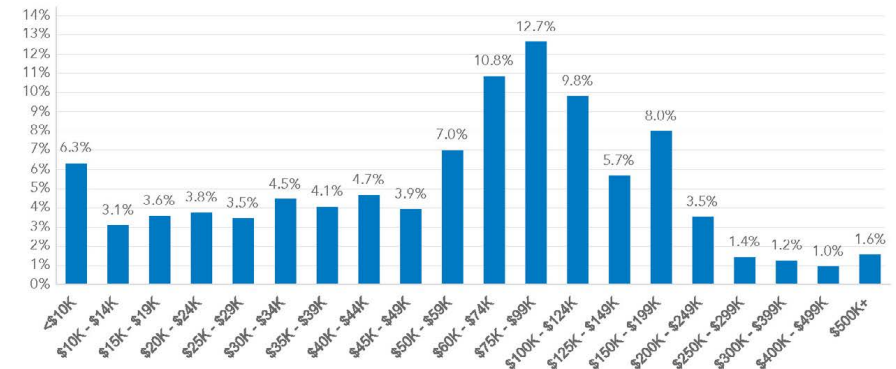
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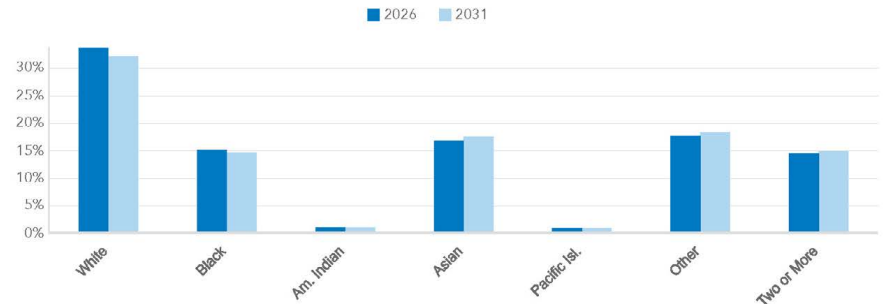
Key Indicators for 2026



Households by Income for 2026



Population by Race



Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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LAS VEGAS MARKET



A'S BASEBALL STADIUM

Excerpt from [apnews.com/article/
May 2026](https://apnews.com/article/May-2026) | by Mark Anderson

"A's \$2B Las Vegas Strip stadium on schedule to open before 2028 season, officials say

The lower bowl of the Athletics' \$2 billion domed stadium on the Las Vegas Strip is taking shape, and officials said the project remains on schedule to open before the 2028 season.

Club and contractor officials presented their update on the 33,000-person capacity ballpark on Thursday at the Las Vegas Stadium Authority meeting.

"The lower-suite level is progressing substantially," said Tyler Van Eeckhaut, project director for contractors Mortenson-McCarthy. "We're starting to see a lot of rooms taking shape and a lot of that environment has really started to become a component of the stadium."

Buttress work has been completed to mark a significant milestone, and the upper deck began going up in April. A parking garage on the southeast side will be phased in with 1,500 lots initially available and 2,500 by the time construction is completed.

The A's might have to, however, build a temporary plaza on the northwest side. Bally's Corp. hasn't yet raised financing for an elevated plaza on the property as part of a \$1.19 billion mixed-use project that includes restaurants, shopping and entertainment in addition to a hotel-casino and 2,500-seat theater. The stadium is part of the overall development plan..."

HARD ROCK HOTEL

Excerpt from fox5vegas.com
Jan 2026 | By Nicole Reynolds

"Hard Rock Las Vegas tower construction brings more than 600 new workers on site

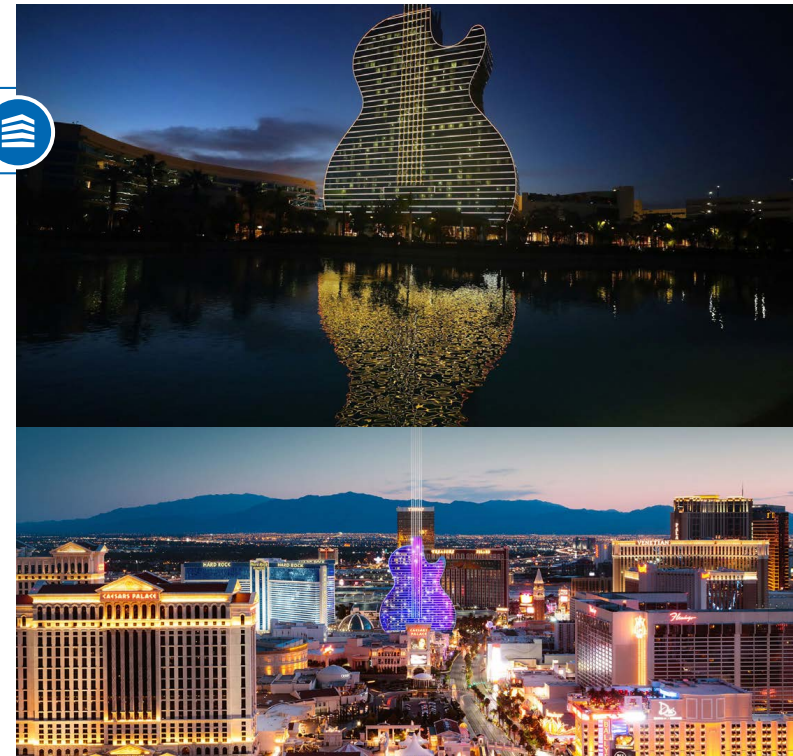
Construction of the new Hard Rock property on the Las Vegas Strip has reached a milestone with 650 workers on site to build its tower.

The project features a 680-foot-tall tower with approximately 675 rooms, according to John Cannito, president and CEO of Penta Building Group, the general contractor for the development. A 400,000 square foot podium with a rooftop pool deck will sit in front of the tower.

"At our peak we're expecting to be about 1,500 to 1,800 workers," Cannito said. "So, there's a lot going on here."

Penta Building Group will host a safety kickoff event Friday focused on establishing safety goals for 2026. The event is open to all construction industry professionals.

"Safety is the most important thing we're focused on out here," Cannito said. The company's safety philosophy centers on ensuring "everybody that visits a Penta job site goes home in the same condition as when they got there."





HIGH-RISE PROPOSED FOR FREMONT EAST

Excerpt from kslsports.com

Jan 2026 | by Emerson Drewes

"Fremont is getting elevated, with a new high-rise approved for the East Entertainment District.

Plans approved by the Las Vegas City Council on Wednesday are for a 17-story, 196-foot-tall mixed-use tower on the southwest corner of Fremont and Eighth streets. Named Triple 7 Fremont, the new high-rise will include 338 multifamily units and 9,230 square feet of commercial space, from applicants WDG Limited.

"We feel the need to build as much housing as possible, since we are in a housing crisis," said applicants WDG Limited during the meeting. The crisis is "only going to be further strained by the devastation (from wildfires) happening right now in California."

Of the 338 units, 72 are studios, 194 are one bedroom, 70 are two bedrooms and two are three bedrooms. The applicants said they "made the units smaller" so they would be "more affordable," but there are no projected rent costs yet.

The first four floors will consist of parking spaces, and floors five to 17 will consist of the housing units, according to approved plans. Planned amenities include a lobby, leasing office, fitness and yoga room, pet park, bike storage and a rooftop pool.

The applicants were approved for rezoning the area from a T5-MS, or T5 Main Street, which only allows for a maximum building height of seven stories, to a T6-UC, or T6 Urban Core, which allows for a maximum height of 20 stories. T6-UC is assigned to the entirety of the Fremont East Entertainment District, except for the block of the proposed site, according to the applicants."

VEGAS LOOP, THE BORING CO.



Excerpt from teslarati.com

Jan 2026

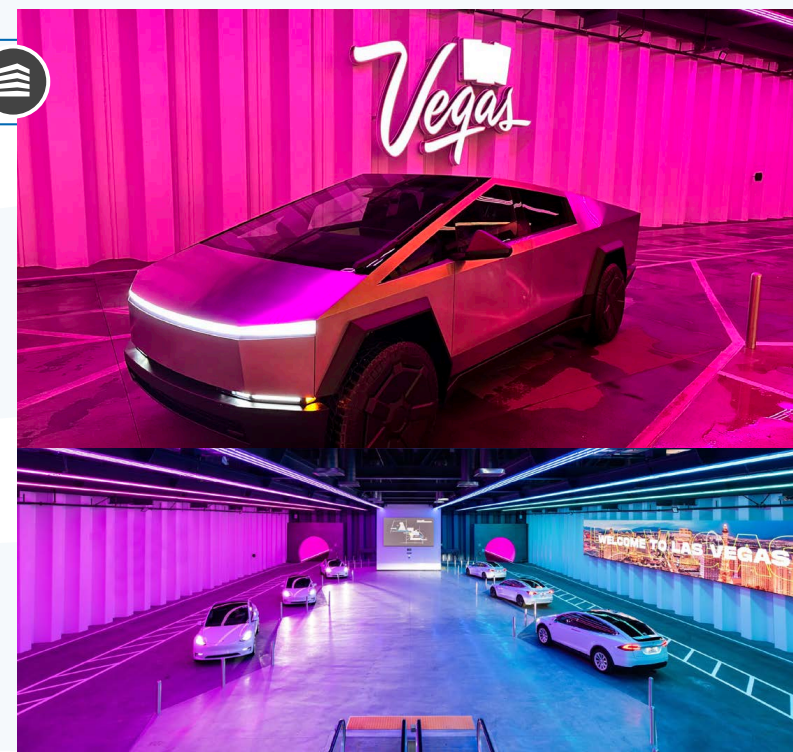
The city has issued its first permit to The Boring Company to begin construction to expand the Vegas Loop into Downtown Las Vegas, according to city officials.

A city release detailed that the underground transportation tunnel expansion project would welcome the first Vegas Loop station in the city.

Two connector underground tunnels will provide direct access from the Las Vegas Convention Center to The Strat Hotel, Casino & Tower just north of the property, according to the permit.

"The city is excited to bring an innovative transportation option to downtown Las Vegas and create another way for visitors to experience all that the city has to offer," Mayor Shelley Berkley said in a statement. "Convention-goers will soon be able to hop in a car to quickly and conveniently travel to downtown for dinner, cocktails, a visit to a museum or to catch a show at The Smith Center for the Performing Arts."

The permit approval marks a significant milestone for the project, which The Boring Company has signaled is only the beginning of its ambitions for the area. The company has indicated plans to expand the underground network over time to connect multiple stops throughout downtown, the Las Vegas Strip, and Harry Reid International Airport.





LAS VEGAS IMMERSIVE DISTRICT

Excerpt from [fox5vegas.com](https://www.fox5vegas.com)

Jan 2026 By The Vox Agency

"AREA15 Announces New Immersive Art Quest Across World's Largest Permanent Festival Art Collection

AREA15, the pulse-pounding hub of experiential art and entertainment situated parallel to the Las Vegas Strip, announces the installation of dozens of new artworks and a groundbreaking art activation: the AREA15 Immersive Art Quest, a self-guided journey through the district's monumental art collection. This addition underscores AREA15's distinction as the largest permanent installation of monumental festival art in the world, now featuring more than 48 sculptures and 30 murals across its 40-acre campus.

AREA15's Immersive Art Quest invites guests to explore the district's extensive art collection at their own pace via a web-based app, guided by zany robot ARIA-15 and friendly "feelings guy" Tom. Visitors can choose the Full Immersion option, featuring a museum-like narrated tour of AREA15's art, stories and creative vision; the Express Experience, offering quick highlights perfect for a faster-paced tour; and an All-Ages Adventure, a family-friendly journey through AREA15's art wonders.

Comprising festival art cars, towering sculptures, vibrant murals, AREA15 originals and more, the tour offers more than two hours of content divided into three digestible sections: Art Island & Zone 1, the Main Bunker interior and Zone 2. Each work is paired with a podcast-style audio vignette—ranging from artist statements to curator interviews—providing human stories and behind-the-scenes insights into the pieces on display...."

BRIGHTLINE WEST RAILWAY PROJECT



Excerpt from [fox5vegas.com](https://www.fox5vegas.com)

Jan 2026 | By Kim Passoth

"The Brightline West high-speed rail project connecting Las Vegas to Southern California is now scheduled for completion by late 2029, the company told FOX5 late Tuesday.

The 218-mile line will run in the median of Interstate 15. Work is underway at the site of the future Las Vegas train station off I-15 near the 215, though Brightline says there is not yet a definite date for tracks being laid.

Project timeline and development

Brightline acquired XpressWest in 2018, a local company that had been working on a rail project for years and had made progress with permits.

In 2020, California approved the high-speed rail project between Las Vegas and Victorville. Caltrans entered a lease agreement allowing Brightline to build in the I-15 median...."



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