

# 3120 E DESERT INN ROAD

LAS VEGAS, NV 89121 | FOR SALE OR LEASE

**PRICE  
REDUCED!**



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES OF LAS VEGAS LLC | NV LICENSE #B.0146492.LLC

## **DAVID BAUMAN, SIOR, CCIM**

Principal

○ (702) 490-0699

○ (702) 460-7013

dbauman@lee-associates.com

License: S.0182687

## **NICOLE CLOVIS**

Principal

○ (702) 490-0699

○ (702) 250-7755

nclovis@lee-associates.com

License: S.0193945

# 3120 E DESERT INN ROAD

LAS VEGAS, NV 89121



**\$2,450,000**

Sale Price



**\$1.00 PSF NNN**

Lease Rate



**\$0.40 PSF**

CAM

## PROPERTY HIGHLIGHTS

- ±19,998 SF building situated on ±0.92-acres
- Excellent direct frontage & visibility along Desert Inn Road with ±37,500 CPD
- Built in 1986 and renovated in 2012
- Large pylon signage available along Desert Inn Road
- Offers an exceptional power capacity with 1,700 amps on-site—ideal for high-demand users such as tech, medical, or mission-critical operations.
- Zoned General Commercial (CG), Clark County, allowing an incredibly wide array of uses from general office, government facilities, as well as many other commercial uses.



## DEMOGRAPHICS

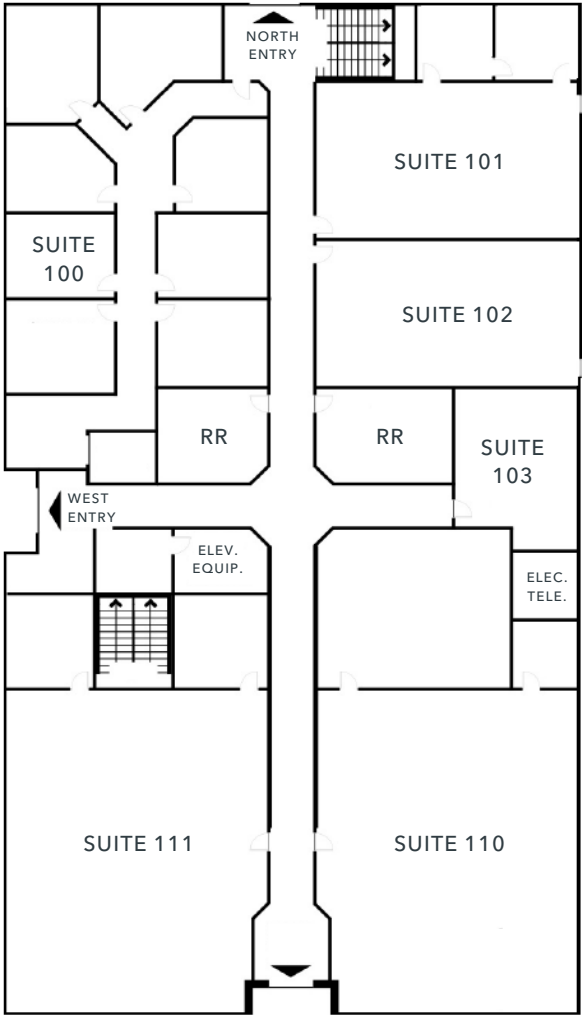
	1-MILE	3-MILE	5-MILE
<b>2024 POPULATION</b>	22,122	225,131	489,959
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$78,776	\$66,207	\$69,442
<b>2024 TOTAL HOUSEHOLDS</b>	8,665	90,814	183,733



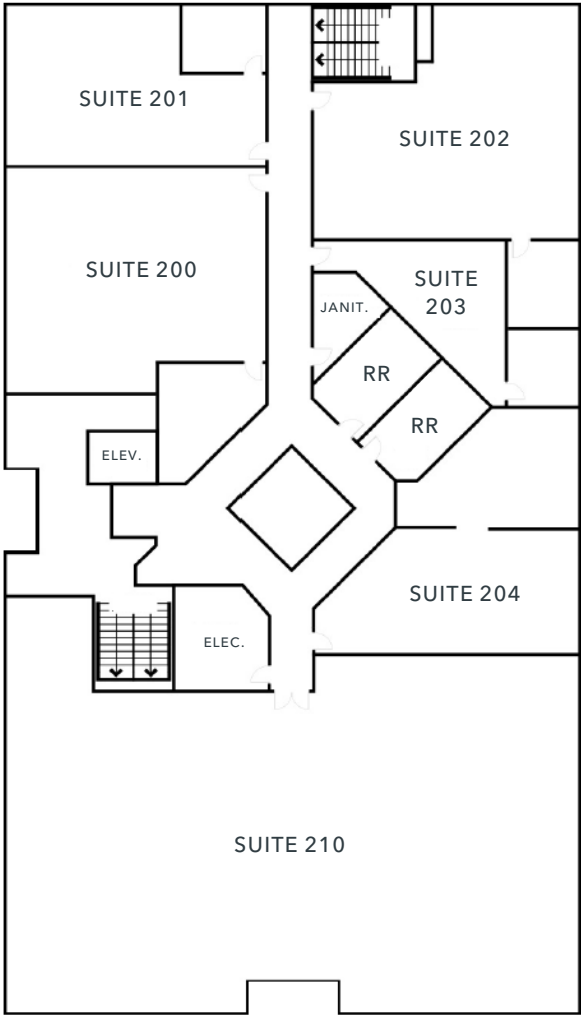
# 3120 E DESERT INN ROAD

LAS VEGAS, NV 89121

## FIRST FLOOR



## SECOND FLOOR



SUITE	SF
SUITE 100	±3,085
SUITE 101	±1,180
SUITE 102	±855
SUITE 103	±465
SUITE 110	±2,714
SUITE 111	±2,608
<b>TOTAL:</b>	<b>±10,907</b>

SUITE	SF
SUITE 200	±1,410
SUITE 201	±905
SUITE 202	±1,199
SUITE 203	±445
SUITE 204	±991
SUITE 210	±4,141
<b>TOTAL:</b>	<b>±9,091</b>

# 3120 E DESERT INN ROAD

LAS VEGAS, NV 89121



LAS VEGAS STRIP

E DESERT INN ROAD | 38,500 CPD

3120  
E DESERT INN ROAD

# Own vs. Lease Comparison



3120 East Desert Inn Road, Las Vegas, NV 89121

Property Square Footage 19,988 sf

Own	
Building Shell Price (\$122.57 psf)	\$2,450,000
Interior Improvements (\$xx psf-estimate)	\$0
<b>Total Project Cost</b>	<b>\$2,450,000</b>

Lease	
Monthly Lease Rate	\$19,988
Lease Rate per Sq. Ft.*	\$1.00 PSF
*Increases to \$2.94 PSF in Year 10	

## Start-Up Costs

Cash Down Payment	10%	\$245,000
Estimated Bank Fees	1.50%	\$18,375
Estimated Appraisal & Environmental		\$4,800
<b>Total Cash Required</b>		<b>\$268,175</b>

## Start-Up Costs

Prepaid Lease	2 Months Rent	\$39,976
Security Deposit	1 Months Rent	\$19,988
<b>Total Cash Required</b>		<b>\$59,964</b>

## Monthly Costs

Mortgage Payment (monthly)	\$0.71	\$14,287
Association Fees	\$0.00	\$0
<b>Total Monthly Payment</b>	<b>\$0.71 PSF</b>	<b>\$14,287</b>

## Monthly Costs

Lease Payment	\$1.00	\$19,988
Cam Fees	\$0.40	\$7,995
<b>Total Monthly Payment</b>	<b>\$1.40 PSF</b>	<b>\$27,983</b>

## Total Adjusted Monthly Costs

Total Monthly Payment	\$0.71	\$14,287
Less Depreciation	(\$0.21)	-\$4,188

**\$10,098.57**      **\$0.51 PSF**

## Total Adjusted Monthly Costs

Total Monthly Payment	\$1.40	\$27,983
Less Depreciation	\$0.00	\$0

**\$27,983.20**      **\$1.40 PSF**

## Forecasted Ownership Benefits

Monthly Mortgage Payment in 10 years	\$14,287
Cash Savings After 10 Years	\$4,562,864
Equity After 10 Years	\$1,237,158

Assumptions: Depreciation est. at 80% allocation of purchase price. Future mortgage rate assumes fixed-rate 1st mortgage. Cash savings est. based on fixed mortgage payments vs. appreciated lease payments less additional start up costs to purchase. Equity assumes 2% annual building appreciation.

## Forecasted Cost of Continuing to Lease

Monthly Lease Payment in 10 years	\$58,680
Cash Savings After 10 Years	\$0
Equity in 10 Years	\$0

Assumptions: Assumes lease rate increase of 3% each year.

## 90% Financing Example

Financing Package	%	Loan Size	Term	Rate	Monthly Pymt
Bank 1st Mortgage	50%	\$1,225,000	25 Years	6.00%	\$ 7,892.69
SBA 504 2nd Mortgage	40%	\$1,011,000	25 Years	5.81%	\$ 6,393.91
<b>Total Financing</b>		<b>\$2,236,000</b>		<b>5.90%</b>	<b>\$ 14,286.60</b>

Bank interest rate and terms are estimated. Actual rate negotiated with Lender  
SBA loan includes SBA fees of \$31,000 (2.65% plus \$5,000 in closing Costs)

For more information contact us.

Your SBA 504 Expert

**Chris Hunter**

**SVP, Business Development**

702.469.6077

chris@tmcfinancing.com



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

**DAVID BAUMAN, SIOR, CCIM**

Principal

O (702) 490-0699

C (702) 460-7013

[dbauman@lee-associates.com](mailto:dbauman@lee-associates.com)

License: S.0182687

**NICOLE CLOVIS**

Principal

O (702) 490-0699

C (702) 250-7755

[nclovis@lee-associates.com](mailto:nclovis@lee-associates.com)

License: S.0193945

LEE & ASSOCIATES OF LAS VEGAS LLC | LICENSE # B.0146492.LLC | 8311 W SUNSET ROAD, SUITE 120, LAS VEGAS, NV 89113

All information furnished regarding property for sale, lease or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein