CRAIG COMMERCE CENTER

4120 E. CRAIG ROAD
NORTH LAS VEGAS, NV 89030

100% LEASED INVESTMENT

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CBRE

The Offering

Craig Commerce Center offers investors a rare opportunity to acquire a 100% Leased Light Distribution asset in one of North Las Vegas' most established industrial corridors. Situated near E. Craig Road and Vandenberg Drive, the property features stable income from two tenants, complemented by recurring billboard revenue.

Built in 1999, the property is fully serviced with natural gas, 3-phase power, water, and sewer, and features a 1-foot clear height, seven (7) 10' x 12' grade-level loading doors, and a parking ratio of 1.79 spaces per 1,000 SF. The building also offers significant flexibility, with the potential to be demised into as many as six (6) separate bays, creating an attractive opportunity for a future flex or multi-tenant conversion.

Investment Highlights

Size:
±31,600 SF

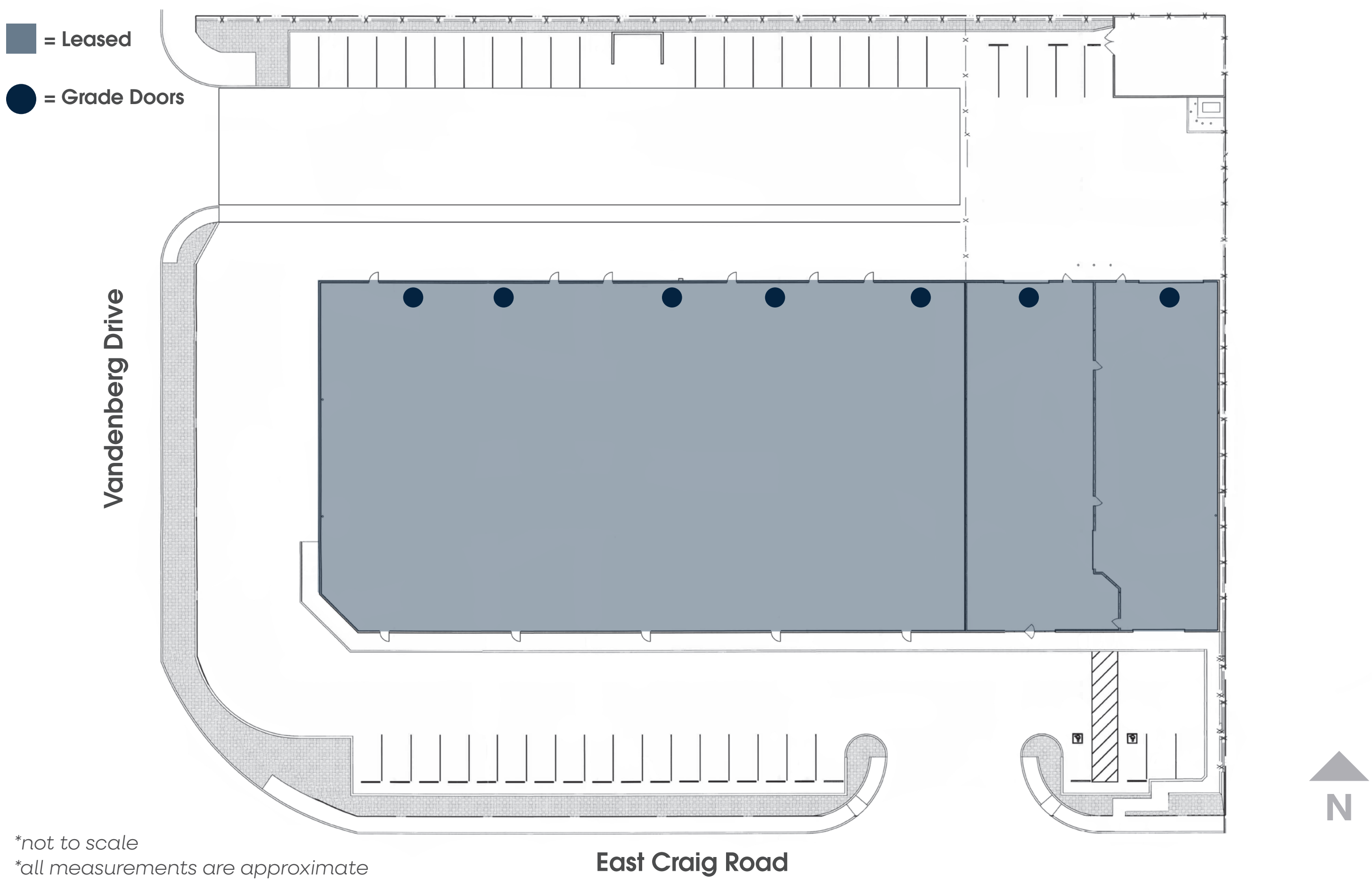
Occupancy:
100%

Sale Price:
$5,750,000

NOI:
$329,053

Number of Tenants: 2

CAP Rate:
5.7%



**not to scale*
**all measurements are approximate*

Property
DESCRIPTION

Property Overview	
Address	4120 E. Craig Road, North Las Vegas, NV 89030
Market/Submarket	Las Vegas/ North Las Vegas
Square Footage	31,600 SF
Lot Size	1.91 acres
Year Built	1999
Occupancy	100%
Operating Expenses	$0.18/SF

Craig Commerce Center is located in a densely developed industrial area of North Las Vegas, Nevada. Easily accessible from Craig Road, a major east-west commercial corridor that leads to the Interstate 15 offering high visibility to a combined 100,000 vehicles per day.

The North Las Vegas economy is similar to that of the entire Las Vegas MSA. Tourism, gaming, e-commerce and manufacturing represent a large portion of the economy. The area is continuing to see rapid Industrial growth with 605,989 sq. ft. currently under construction as well as rapid construction of new houses in the wake of creation of new service jobs. The federal government is also a major presence in Las Vegas. Nellis Air Force Base, located in the area, is one of the largest single employers in Southern Nevada.

Tenant
OVERVIEW

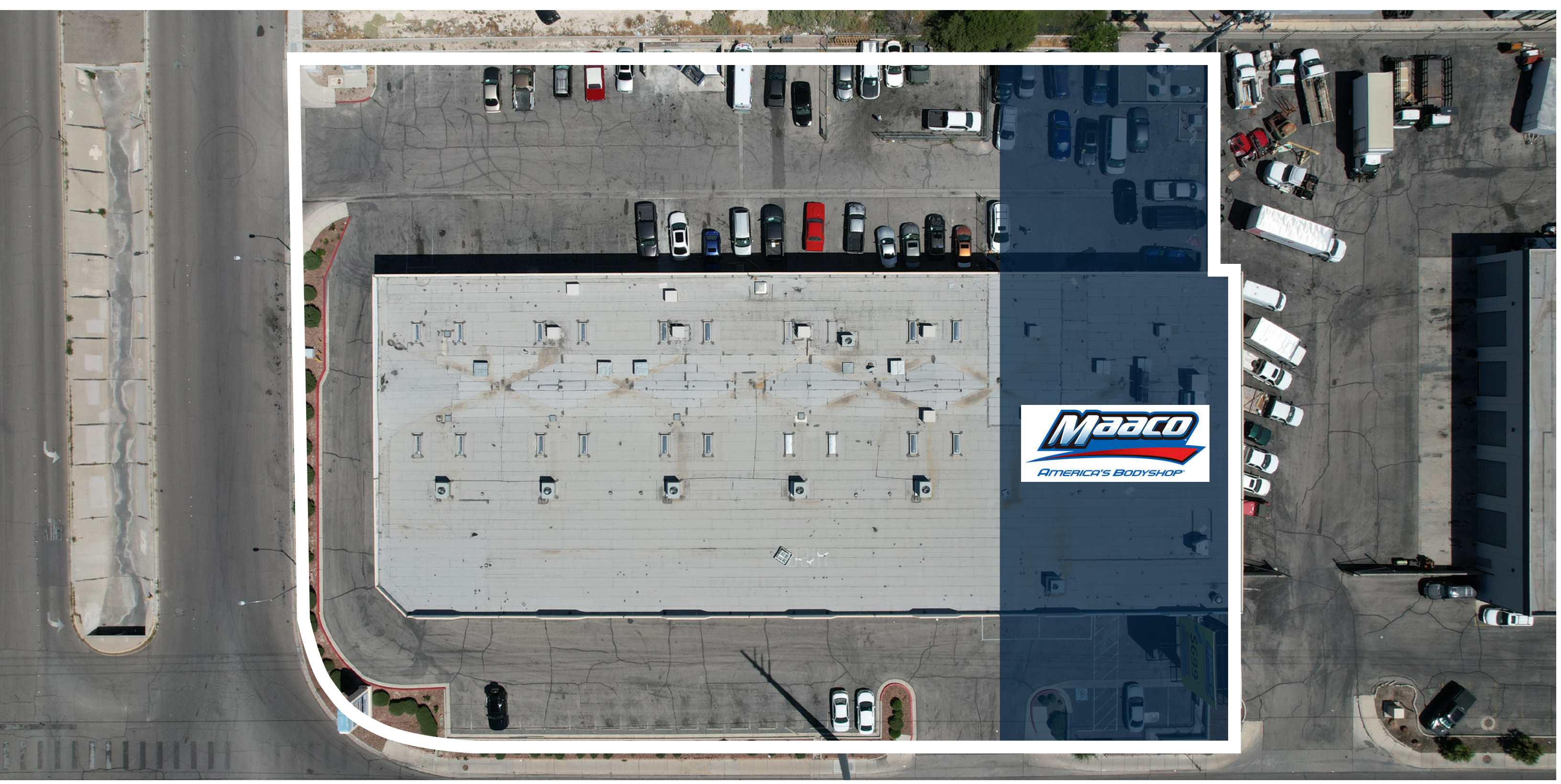
Business Summary

Auto Body Shop

Unit G: ±8,800 SF

Company Fast Facts

Lease Signatory	MAACO Franchising LLC
Website	https://www.maaco.com/
Parent Company	MAACO
Credit Rating	AAA
U.S. Headquarters	Charlotte, NC
Sector/Industry	Automotive
Number of Employees	51-200
Top Competitors	Caliber Collision, Gerber Collision & Glass, CARSTAR



Business Summary

Flooring Supplies

Unit A: ±22,800 SF

Company Fast Facts

Lease Signatory	The Flooring Warehouse LLC
Website	https://www.4seasonsfloor.com/
Parent Company	The Flooring Warehouse
Credit Rating	A
U.S. Headquarters	Las Vegas Nevada
Sector/Industry	Construction/Retail Trade
Number of Employees	20
Top Competitors	ProSource of Las Vegas, Best Flooring Wholesale, Half Price Wholesale Flooring

Rent

Roll

Building	Tenant's Name	SF (Approx.)	Current Monthly Rent ($)	Rent SF/MO	CAM Monthly	CAM SF/ MO	Lease Type	Lease Commence Date	Rent Commence Date	Lease Expiration or MTM	Rent Increase (Date & Amt)	Annual Increases	New Rent	Comments	Security Deposit
Unit A	The Flooring Warehouse	22,800	$15,774.18	$0.692	$4,104.00	$0.180	NNN	02/01/25	04/01/25	03/31/28	Month 25	-	$15,956.35	No Options	$25,000
Billboad Income	Lamar		$500.00												
Unit G	MAACO	8,800	$11,146.96	$1.270	$1,496.00	$0.170	NNN	10/30/15	10/30/15	10/31/30		4.0%	$11,146.96	Rent Fixed until October 31, 2030. Two (2) 5-Year Options to renew at FMV	-
Average Rent/SF		**31,600**			**4,106**										

Sub-Total Mo. Gross Rental Income	$27,421.14
Other Income - Cam	$4,106.00
Total Annual Gross Income	$378,325.68
Total Annual Operating Expenses	$49,272.00
Net Annual Operating Income	$329,053.68
Monthly Net Operating Income	$27,421.14

Location

OVERVIEW

- I-15 Interchange is 0.5 miles from site
- US-95 Interchange 7.3 miles from site
- Harry Reid International Airport 15.1 miles from site
- The Las Vegas Strip 12.9 miles from site

0.8 MILES
FedEx Freight

4.1 MILES
FedEx Ground

5.3 MILES
FedEx Ship Center

19.1 MILES
FedEx Air Cargo

9.2 MILES
U.S. Post Office

Las vegas
AREA OVERVIEW

Las Vegas is home to more than 2.4 million residents. The city of Las Vegas sits at the heart of Clark County and is internationally renowned as the world capital of entertainment. Las Vegas' gaming, dining, shopping, and business conventions are major attractions for national and international visitors. Las Vegas had more than 41.7 million visitors in 2024 and a record high of $85.2B in visitor spending.*

Las Vegas is on the tail end of significant long-term growth. The region has benefited from billions of dollars of public and private investment, large-scale infrastructure projects, new casino and venue developments, and record-breaking visitation levels. In addition to the recently completed expansions of the Mandalay Bay Convention Center and the Las Vegas Convention Center, Harry Reid International Airport recently underwent a $2.4 billion expansion to increase the airport's annual capacity, ranked the 7th Busiest Airport by AFAR.com. *

The T-Mobile Arena is home to the NHL Vegas Golden Knights and hosts over 150 events annually, including hockey games, concerts, boxing, UFC matches, and major award shows. The T-Mobile Arena is the highest grossing arena in the world. The Allegiant Arena is a 72,000-seat stadium completed in August of 2020, is the home of the NFL's Raiders, and the UNLV Football team. The venue will also host many other world-class events and concerts throughout the year.

The Las Vegas Raiders

Opened August 2020, the relocation of the Oakland Raiders is anticipated to make a $600M+ economic impact, add 450,000+ incremental visitors, and host 45+ events annually.

Las Vegas Convention Center Expansion

Recently completed 800,000 square foot expansion with a $2.5B budget that included renovation of previous meeting spaces.

Resorts World

Globally inspired cuisine & mixology, star-studded residency performances and engagements with 5k capacity theatre and retail boutiques. Opened June 2021.

T-Mobile Arena

20K Seats, a multi-use indoor arena on the Las Vegas Strip opened in April 2016. It's the highest grossing arena in the world.

Las Vegas Aces

Women's professional basketball team based in Las Vegas and part of the WNBA.

MSG Sphere

Revolutionary new $2.1B, 19k seat venue for concerts, sports and live entertainment that opened in 2023.

Las Vegas Ballpark

Hosts this Triple-A professional baseball team in Summerlin.

Fontainebleau

New $3B Hotel and Casino with 3,700 – 3,800 rooms. Opened December 2023.

#1
Convention Destination in US
(Exhibit City News, 2023)

#2
State for Business Growth
IBIS World, (2025)

#7
State Business Climate Index
The Tax Foundation (2023)

#7
Most Tax Friendly State
The Tax Foundation (2023)

#8
Best State for Infrastructure
U.S. News & World Report (2023)

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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