

LOCAL

@Raiders Way

1600 – 1620 Raiders Way, Henderson, NV 89052

LEASING BY:



OWNED & OPERATED BY:



*Refinished Exterior. Subject to change.

INDUSTRIAL CONDO OWNERSHIP OPPORTUNITIES

FOR SALE

LOCAL

@Raiders Way

1600 – 1620 Raiders Way, Henderson, NV 89052

Ownership Benefits

- Control occupancy costs and build long-term equity through appreciation
- Protection against rental rate increases
- Potential SBA financing with low down payment
- Potential tax advantages through depreciation (consult tax advisor)
- Customize your space to fit your business
- Flexible Business Uses – Suitable for warehouse, showroom, contractor, distribution, service, light manufacturing, and flex office users (subject to zoning)
- High-Barriers-to-Entry Market – Limited availability of small-bay industrial product in West Henderson
- High replacement costs

Project Highlights

- Three (3) Light Industrial & Warehouse Buildings
- ±51,669 Total SF
- ±4.46 Acres
- Industrial Park (IP) Zoning
- Rear Loading Configuration
- Grade Level Loading Doors
- ±20' Clear Height
- 120/208V, 3-Phase Power
- 2020 Concrete Tilt-Up Construction
- Fire Sprinklers .295 density

CONDO'S AVAILABLE

±1,800 SF UNITS AND ABOVE

Condo map pending. Final sale subject to approval of final condo map being recorded.



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PRIVATE ACCESS ROAD



■ = AVAILABLE

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LET'S TALK

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Note: One or more Colliers agents is an owner/licensee



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1600 Raiders Way
Suite 120

±1,821 Total SF

- ±627 SF Office
- ±1,194 SF Warehouse
- One (1) ±14' x ±16' Grade Level Door
- ±20' Clear Height
- 120/208V, 3-Phase Power
- Fire Sprinklers .295 density

Sale Price: \$819,450.00

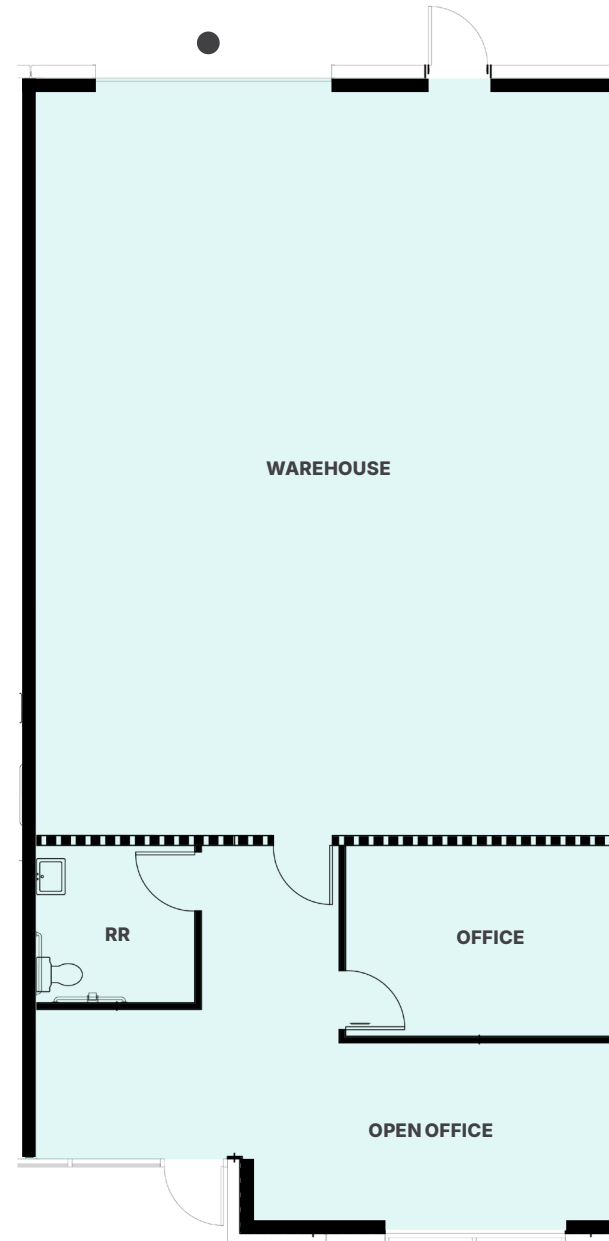
● = Grade Level Doors

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1610 Raiders Way
Suite 110

±3,583 Total SF

- ±734 SF Office
- ±2,849 SF Warehouse
- Two (2) ±14' x ±16' Grade Level Doors
- ±20' Clear Height
- 120/208V, 3-Phase Power
- Fire Sprinklers .295 density

Sale Price: \$1,612,350.00

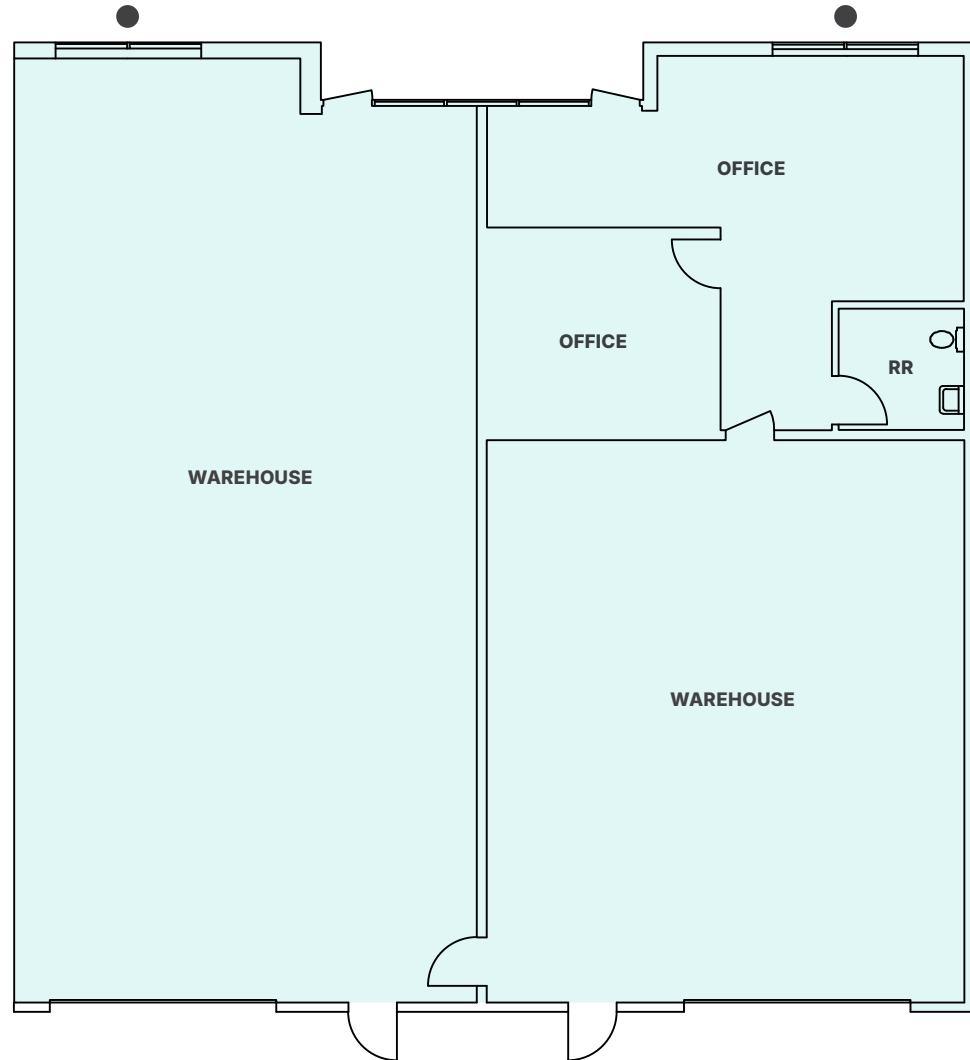
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1610 Raiders Way
Suite 125

±1,835 Total SF

- ±932 SF Office
- ±903 SF Warehouse
- One (1) ±14' x ±16' Grade Level Door
- ±20' Clear Height
- 120/208V, 3-Phase Power
- Fire Sprinklers .295 density

Sale Price: \$825,750.00

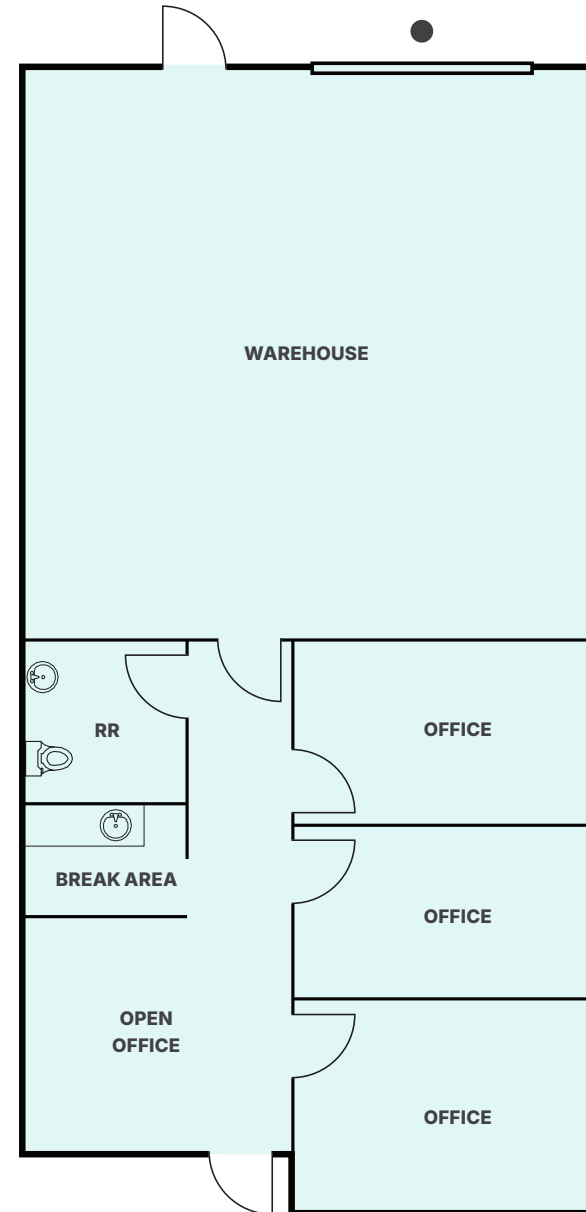
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1620 Raiders Way
Suite 100

±2,075 Total SF

- ±903 SF Office
- ±1,172 SF Warehouse
- One (1) ±14' x ±16' Grade Level Door
- ±20' Clear Height
- 120/208V, 3-Phase Power
- Fire Sprinklers .295 density

Sale Price: \$933,750.00

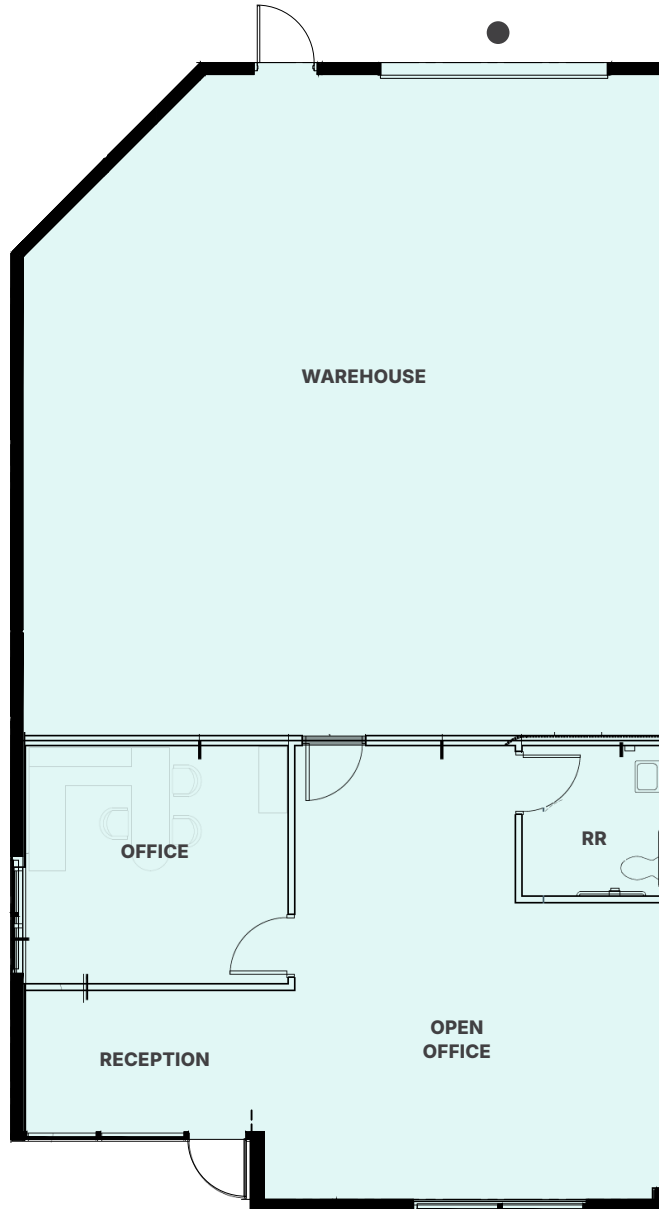
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Location Highlights

- Prestigious West Henderson Submarket
- Neighboring Raiders Headquarters & Training Facility
- Access to I-15 via St. Rose Interchange
- Close proximity to Anthem, Southern Highlands, MacDonald Highlands, Seven Hills, Inspirada, Dragon Ridge and the Henderson Executive Airport
- Surrounding area is further anchored by high quality corporate neighbors such as: M Resort, multiple Amazon distribution center facilities, FedEx Ground, Levi Strauss, and a new Costco-anchored retail center

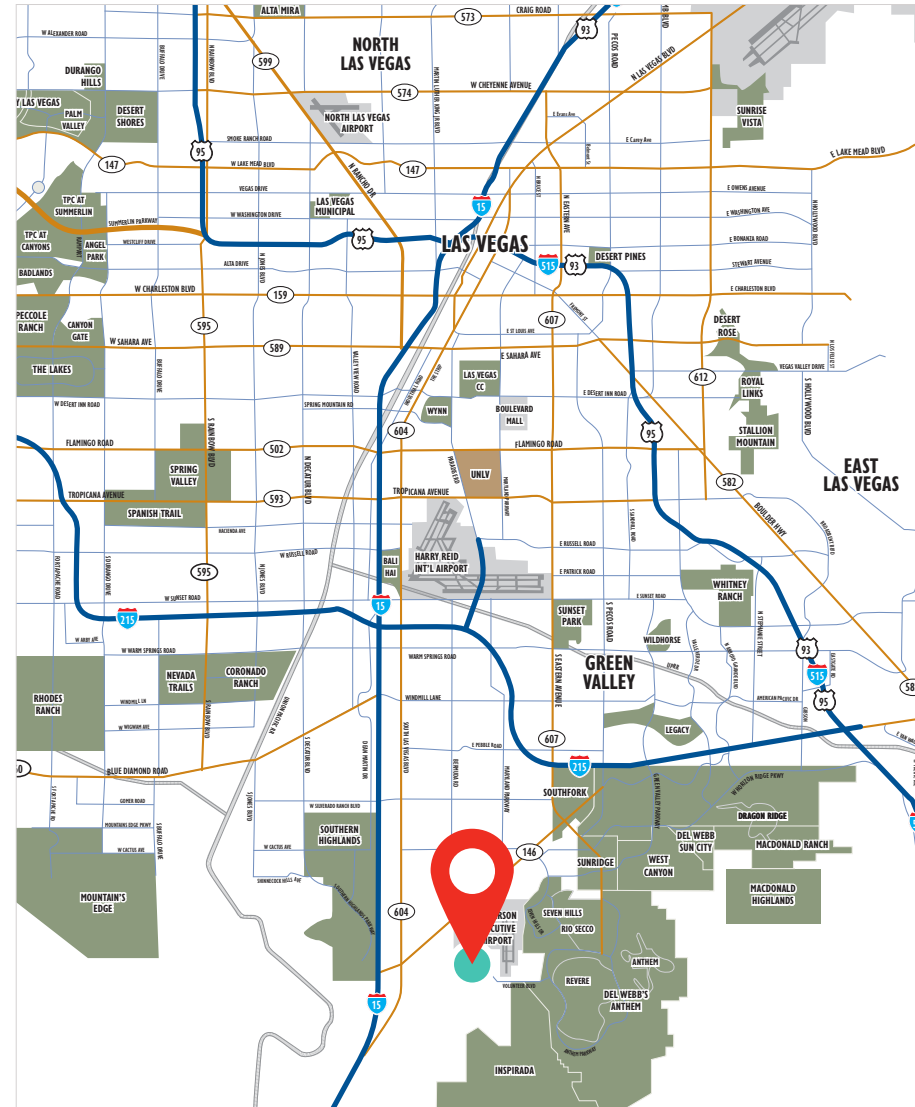
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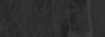
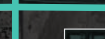


DISTANCES TO:

I-15 Freeway	3.1 Miles
CC-215 Freeway	5.0 Miles
Harry Reid International Airport	11.1 Miles
Las Vegas Strip	12.2 Miles

WEST HENDERSON SUBMARKET

SHOPPES ON PARKWAY



STROSE PARKWAY



ST. ROSE SQUARE



ANTHEM

RIO SECCO GOLF CLUB



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VOLUNTEER PLAZA



THE REVERE GOLF CLUB

SEVEN HILLS

STARR AVE & I-15 INTERCHANGE

ST. ROSE & I-15 INTERCHANGE

LAS VEGAS BOULEVARD

BRUNER AVENUE

VOLUNTEER BOULEVARD

RAIDERS WAY



Map Provided By:



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Prestigious West Henderson Submarket

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NEIGHBORHOOD DISTANCES:

Inspirada	1.6 Miles
Southern Highlands	3.6 Miles
Seven Hills	3.7 Miles
Anthem	4.0 Miles
Ascaya	7.7 Miles
Dragon Ridge/MacDonald Highlands	9.2 Miles



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Own vs. Lease Comparison

Bruner Commerce Park, Henderson, NV

Property Square Footage

1,813 sf



\$ Own	
Purchase Price	\$815,850
Improvements	\$0
Total Project Cost	\$815,850
Total Price per Sq. Ft.	\$450 PSF

Start-Up Costs

Cash Down Payment	10%	\$81,585
Estimated Bank Fees		\$6,000
Estimated Title		\$4,000

Total Cash Required \$91,585

Monthly Costs

Mortgage Payment	(\$987/\$4,103 P&I breakdown)	\$5,090
HOA/CAM Fee		\$780

Total Monthly expenses

Total Adjusted Monthly Costs

Total Monthly Payment	\$2.81	\$5,870
Less Depreciation	(\$0.77)	-\$1,395
Average Principal Portion over the first 60 months		-\$1,165

\$3,310 \$2.04 PSF

\$ Lease	
Monthly Lease Rate	\$3,807
Rented Sq. Ft.	1,813 sf
Lease Rate per Sq. Ft.	\$2.10 PSF

Start-Up Costs

Prepaid Lease	2 Months Rent	\$7,615
Security Deposit	1 Months Rent	\$3,807

Total Cash Required \$11,422

Monthly Costs

Lease Payment	\$2.10	\$3,807
CAM Fee	\$0.43	\$780
Total Monthly Payment	\$2.53 PSF	\$4,587

Total Adjusted Monthly Costs

Total Monthly Payment	\$2.53	\$4,587
Less Depreciation	\$0.00	\$0

\$4,587 \$2.53 PSF

This comparison is for illustrative purposes only and does not reflect actual loan or lease terms. Results are estimates and may exclude taxes, insurance, and other costs. Eligibility and loan terms are not guaranteed and may differ from those offered. Lexicon Bank does not warrant the accuracy or completeness of this information, and it should not be considered legal, financial, investment, accounting, or tax advice. Please contact a Lexicon Bank representative for information specific to your situation.

Forecasted Ownership Benefits

Monthly Mortgage Payment in 10 years	\$5,870
Cash Savings After 10 Years	\$143,851
Equity After 10 Years	\$397,780

Depreciation est. at 80% allocation of purchase price; equity assumes 2% annual appreciation.

Forecasted Cost of Continuing to Lease

Monthly Lease Payment in 10 years	\$5,985
Cash Savings After 10 Years	\$0
Equity in 10 Years	\$0

Assumes annual lease rate increase of 3%.

90% Financing Example

Financing Package	%	Loan Size	Term	Amortization	Rate	Monthly Pymt	
Bank 1st Mortgage	50%	\$407,925	10 Yrs	25 Years	6.97%	\$2,875	\$5,090
SBA 504 2nd Mortgage	40%	\$340,000	25 Yrs	25 Years	6.12%	\$2,215	

SBA loan includes SBA fees of \$13,000 (2.65% plus \$3,500 in closing costs)

For more information contact your loan team:

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MARKET OVERVIEW

The Las Vegas Metro continues to grow, as a result of its high rankings for quality of life, job and population growth, and healthy business climate.

The Las Vegas-Paradise MSA consists of nearly 600 square miles and encompasses Las Vegas, Henderson, Boulder City, North Las Vegas, Mesquite, and all of Clark County. The leading financial and cultural center for Southern Nevada, Las Vegas is the largest city in the state and an internationally renowned resort destination known primarily for gaming, conventions, shopping, fine dining and nightlife.

This popular destination is the 28th largest Metropolitan Statistical Area in the United States with over two million residents. Las Vegas is one of the top three leading convention and business meeting locations in the United States, and one of the world's top draws for tourism. The combination of no inventory tax, rich transportation infrastructure and the geographic location of the state's two largest urban centers are prime reasons that top brands like Amazon, Wal-Mart, Levi Strauss & Co., Bed, Bath & Beyond, Monster Cable, Ocean Spray Cranberries and others choose Nevada to stage their warehousing and distribution strategies.



OVERALL LAS VEGAS INCUBATOR MARKET STATS

8.7M SF

Total Inventory
(Q2 2026)

7.7%

Total Vacancy
(Q2 2026)

Top 3

Metros in the U.S. for Job
Creation (Bloomberg, 2022)

-48K SF

Net Absorption
(Q2 2026)

\$1.34/SF

Overall Asking Rent
(Q2 2026)

#1

Convention & Trade
Show Venue in the U.S.

MARKET OVERVIEW

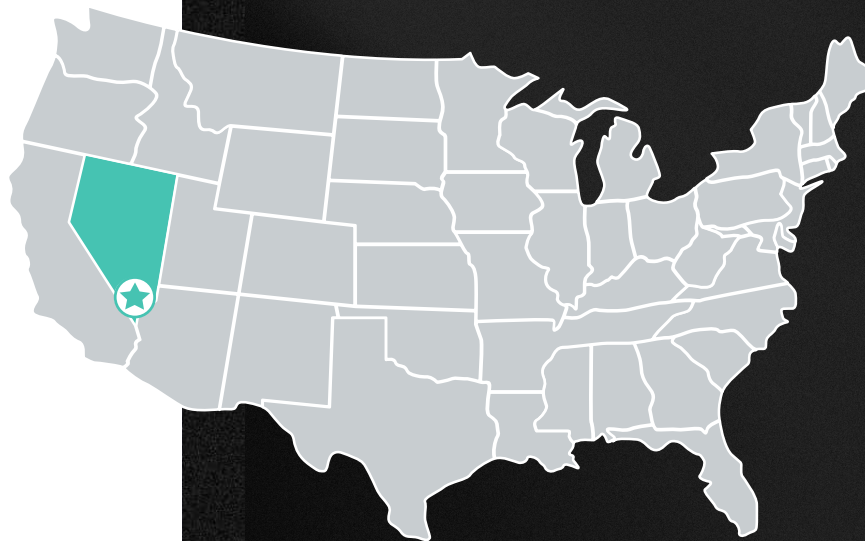
CONVENTION CENTERS

While Las Vegas has historically been known as a gaming destination, the city's diverse non-gaming allure continues to strengthen and has far surpassed gambling demand. One such demand driver is the unparalleled convention and meeting space capacity available throughout the city. In 2023, Las Vegas hosted over 5.9 million convention delegates

TOP TRADE SHOWS IN LAS VEGAS



Las Vegas also hosted 5 of the top 10 and 8 of the top fifteen largest conventions/trade shows held in the U.S.



#1 Trade Show Destination
for 29 consecutive years
Trade Show News Network

BUSINESS FACTS

LABOR

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 108,000 workers in the transportation, logistics and manufacturing industries

BUSINESS ASSISTANCE PROGRAMS

- Sales And Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement For Recycling
- TRAIN employees now (TEN)
- Silver State Works Employee Hiring Incentives

NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax



MARKET OVERVIEW

2.4M

Metro Population

4.9M

Average Monthly
Harry Reid International
Airport Passengers

\$60B

Annual Tourism Revenue

\$517K

New Home Median Price

32nd

Most Populous
State in the U.S.

75%

Nevada Residents
Live In Las Vegas



NHL Expansion

T-Mobile Arena hosts over 150 events per year and is the current home of the NHL Golden Knights



20,000 Seats

T-Mobile Arena, a multi-use indoor arena on the Las Vegas Strip opened in April 2016



The Las Vegas Raiders

The relocation of the Oakland Raiders is anticipated to create a \$600+ million economic impact add 450,000+ incremental visitors and host 45+ events annually



LVCC Expansion

Las Vegas Convention Center is currently undergoing a \$600 million renovation to legacy halls and facilities



Mandalay Bay Convention Center

Recently underwent a 350,000 SF expansion and is now one of the largest in North America



Formula One Building and Las Vegas Grand Prix

Main building is four story, ±300,000 SF with 13 garages, cost \$240 million. The race takes place around the Las Vegas Strip and Resort Corridor



New Las Vegas Stadium

The New Las Vegas Stadium is a planned retractable roof ballpark to be built on the site of the Tropicana Las Vegas



Steady Growth

The University continues to grow with a total student headcount of 32,000 (2024)



MSG Sphere at the Venetian

A revolutionary new 18,000-seat venue for concerts, sports and live entertainment that opened in 2023



MARKET OVERVIEW

A GLIMPSE AT HENDERSON

Henderson, Nevada, is the state's second-largest city, home to over 354,000 residents. Recognized for its exceptional quality of life, Henderson has been named one of the best places to live in the U.S. by Money Magazine and ranked among the safest cities in America. The city boasts a thriving economy, strong job market, and diverse housing options, from master-planned communities to urban living spaces. With more than 70 parks, extensive trail systems, premier shopping and dining destinations, and top-rated schools, Henderson offers a balanced lifestyle for families, professionals, and retirees alike. The city continues to grow with strategic commercial and residential developments, including revitalization efforts in the Water Street District and expansion in West Henderson. As a hub for business, innovation, and outdoor recreation, Henderson remains a premier destination to live, work, and play in Southern Nevada.

Henderson offers over 27 million square feet of available space, encompassing prime office spaces across all classifications, industrial sites, business parks, speculative buildings, and land.

Recent Recognitions

Henderson has consistently been acknowledged for its safety and quality of life. In 2023, it ranked 3rd among the 15 Safest Large Cities in America. Additionally, Money Magazine included Henderson in its top 50 Best Places to Live in America in 2021.



MARKET OVERVIEW

A GLIMPSE AT

HENDERSON

The city of Henderson was named one of the country's best places to live by money magazine in 2012, 2008, and 2006, and the #3 safest city in America among 297 others according to MoneyGeek.com.

HENDERSON IS PRO-BUSINESS

Henderson's pro-business environment has attracted internationally recognized companies such as Ocean Spray, Graham Packaging, Berry Plastics, Poly-West, Barclay's Services, Dignity Health, Core Mark, Levi Strauss & Company, FedEx Ground, Unilever Manufacturing, Goodman Distribution, Titanium Metals, Cashman Equipment and many others.

While Nevada is recognized as one of the top states in the nation in which to do business, Henderson offers many additional benefits.

- Henderson's Development Service Center is rated among the best in the nation for permitting efficiency, service and reliability.
- Companies may also qualify for Henderson's Utility Franchise fee abatement incentive, providing additional savings.



RANKED TOP 10 IN THE NATION

Henderson, Nevada, is the second largest city in Nevada, with a population of over 337,000. Henderson, NV ranked 3rd on the 15 Safest Large Cities list in 2023. The city is considered to be one of the best places to live in Nevada and ranked among the top 50 Best Places to Live in America by Money Magazine (2021).

HENDERSON SCHOOLS AMONG THE BEST

Henderson schools consistently rank near the top in the state of Nevada for elementary through high school, offering families an array of choices that best suit their children's needs. Henderson public schools outperform the national averages in reading, math and graduation rates according to a report by research firm Applied Analysis. The results also show that Henderson's collective graduation rates are higher than both the national and state averages.

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