INDUSTRIAL PROPERTY FOR SALE IN THE HEART OF CENTRAL LAS VEGAS

3850 W PIONEER AVE

LAS VEGAS, NV 89102

OFFERING MEMORANDUM

VIEW ON GOOGLE MAPS

CONTACT

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KELLERWILLIAMS. COMMERCIAL LAS VEGAS

PROPERTY DESCRIPTION

3850 Pioneer Avenue is a highly functional ±5,800-square-foot industrial property located in the heart of central Las Vegas, just west of the Strip within the rapidly growing Chinatown district. Situated on a single parcel, the property consists of two masonry buildings totaling approximately ±3,500 square feet in the front building and ±2,300 square feet in the rear building, offering exceptional flexibility for a variety of industrial and commercial uses.

Designed for operational efficiency, the property features approximately 19-foot clear heights, six oversized grade-level roll-up doors, a secure outdoor yard, and a functional mezzanine that provides additional office or storage space beyond the stated square footage. A fully operational paint booth further enhances the property's versatility, making it well suited for automotive, fabrication, light manufacturing, distribution, and contractor-related operations.

Strategically positioned with immediate access to Interstate 15, U.S. 95, and the 215 Beltway, the property offers outstanding connectivity to the entire Las Vegas Valley. The surrounding area continues to attract significant commercial and residential investment, driving demand from service-based businesses, contractors, logistics users, and owner-occupants seeking centrally located industrial space.

With industrial inventory remaining limited in this highly desirable corridor, 3850 Pioneer Avenue represents a compelling opportunity for both investors and owner-users to acquire a well-located, functional asset in one of Las Vegas' most active and supply-constrained industrial submarkets.

*****Seller Leaseback up to 1 year with 30 day termination or notice to vacate*****

PROPERTY HIGHLIGHTS

- ***Zoned IL***
- ***2 buildings with yard space***
- ***Secured, gated property***
- ***China Town proximity***
- ***6 grade level doors***
- ***Second level small office space***
- ***21 X 14 X 13 Paint booth in the back building***

ASKING PRICE

$2,500,000

3850 W Pioneer Ave, Las Vegas, NV 89102
ADDRESS

162-18-503-015
APN

IL
ZONING CODE

INDUSTRIAL / FLEX
PROPERTY TYPE / SUBTYPE

± 14,810 SF / 0.340
LAND SIZE / ACREAGE

± 5,800 SF
BUILDING SIZE

TWO (2)
NO. OF BUILDINGS

1973 / 2021
YEAR BUILT / RENOVATION


3850


Las Vegas Strip
S Valley View Blvd
W Pioneer Ave

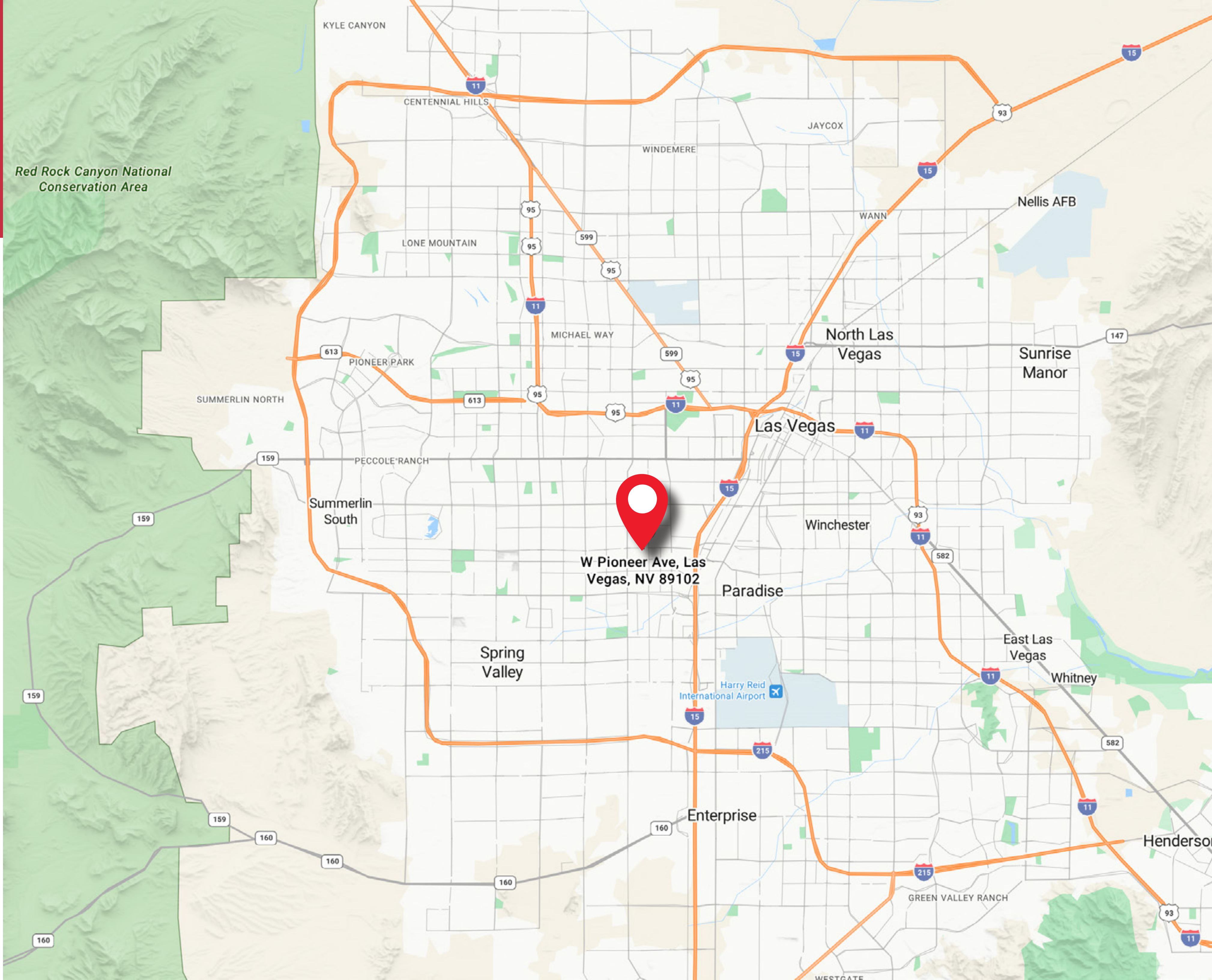

CROWN
FABRICATORS


CROWN
FABRICATORS


3850 PIONEER AVE
LAS VEGAS, NEVADA 89102
5 MPH
5 MPH

NEARBY AMENITIES / CHINATOWN CORRIDOR

VIEW ON GOOGLE MAPS


Red Rock Canyon National Conservation Area
KYLE CANYON
CENTENNIAL HILLS
JAYCOX
WINDEMERE
LONE MOUNTAIN
WANN
Nellis AFB
MICHAEL WAY
North Las Vegas
Sunrise Manor
PIONEER PARK
SUMMERLIN NORTH
Las Vegas
PECCOLE RANCH
Summerlin South
Winchester
W Pioneer Ave, Las Vegas, NV 89102
Paradise
Spring Valley
East Las Vegas
Whitney
Harry Reid International Airport
Enterprise
Henderson
GREEN VALLEY RANCH
WESTGATE

AREA OVERVIEW

The property benefits from an exceptional location within the highly desirable Las Vegas Chinatown District, one of the city's most vibrant commercial corridors and a premier destination for dining, retail, and cultural experiences. Located along the Spring Mountain Road corridor just minutes west of the Las Vegas Strip, the district is home to hundreds of restaurants, specialty retailers, professional offices, and locally owned businesses that attract residents and visitors from across the Las Vegas Valley. Continued public and private investment is enhancing streetscapes, infrastructure, and pedestrian connectivity while reinforcing the district's long-term growth and appeal.

The surrounding area offers outstanding accessibility with immediate connections to Interstate 15, US-95, Harry Reid International Airport, Downtown Las Vegas, and the Resort Corridor. This central infill location provides businesses with convenient access to a large customer base, major employment centers, and one of the region's strongest tourism markets.As one of Southern Nevada's most established commercial districts, Chinatown continues to experience strong business demand, limited infill development opportunities, and ongoing redevelopment initiatives. Recent plans include new mixed-use retail projects, façade improvements, and corridor enhancements that are expected to further strengthen the area's economic vitality and pedestrian-friendly environment.

With its strategic central location, thriving business community, and continued investment in redevelopment and placemaking, the Las Vegas Chinatown District remains one of the market's most dynamic commercial submarkets, offering excellent long-term potential for businesses, investors, and property owners alike.

DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2020 Total Population	11,667	108,010	353,738
2026 Total Population	11,854	113,131	375511
2031 Total Population	12,458	117,884	396,762

Households	1 Mile	3 Mile	5 Mile
2020 Total Households	5,038	45,862	145,181
2026 Total Households	5,133	48,637	157,201
2031 Total Households	5,437	51,038	167,740

Income	1 Mile	3 Mile	5 Mile
2026 Average Household Income	93,279	93,743	101,185
2031 Average Household Income	109,639	106,904	115,545
2026-2031 Annual Rate	3.28%	2.66%	2.69%

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