

SHEA AT SHADOW CREST

1880 E Warm Springs Rd Suite 135 Las Vegas, NV 89119

ASKING PRICE: \$1,050,000



PRESENTED BY:

Jordan Hanley
Cambridge Group Ltd.

702-335-7731

Jordan@lvcambridge.com

BS.0145889

Phyllis Hanley
Cambridge Group Ltd.

702-335-7719

Phyllishanley@lvcambridge.com

B.0029985

SHEA AT SHADOW CREST

1880 E Warm Springs Rd Suite 135 Las Vegas, NV 89119

ASSET OVERVIEW

Asking Price

\$1,050,000

Address

**1880 E Warm Springs Rd.
Suite 135 Las Vegas, NV
89119**

Property Size

Suite: ± 2,652 SF

APN

17702819009

Year Built and Zoning

**2007
Commercial Professional
(CP)**

EXECUTIVE SUMMARY

Rare opportunity to acquire a fully built-out 2,652 SF professional office suite in one of Las Vegas' most desirable office corridors. The property offers exceptional flexibility for an owner-user, investor, or hybrid occupancy strategy. The efficient floorplan includes multiple private offices, conference rooms, open work areas, reception, private restrooms, and a breakroom. Additionally, the suite can be demised into two separate units, creating future leasing and income-generating opportunities.

Located along the Warm Springs corridor with convenient access to Interstate 215, Interstate 15, Harry Reid International Airport, the Las Vegas Strip, and the growing Las Vegas office market.

Highlights:

- 4 private offices, 2 larger offices/conference rooms, 2 open work areas
- Breakroom/Kitchenette (refrigerator, dishwasher, sink, microwave, seating)
- Space can be easily demised into two units
- Monthly HOA/Reserves \$839.41
- Ample parking
- Ideal for Owner-User, Investor, or Hybrid
- Turn-key Ready
- Covered Parking

SHEA AT SHADOW CREST

1880 E Warm Springs Rd Suite 135 Las Vegas, NV 89119

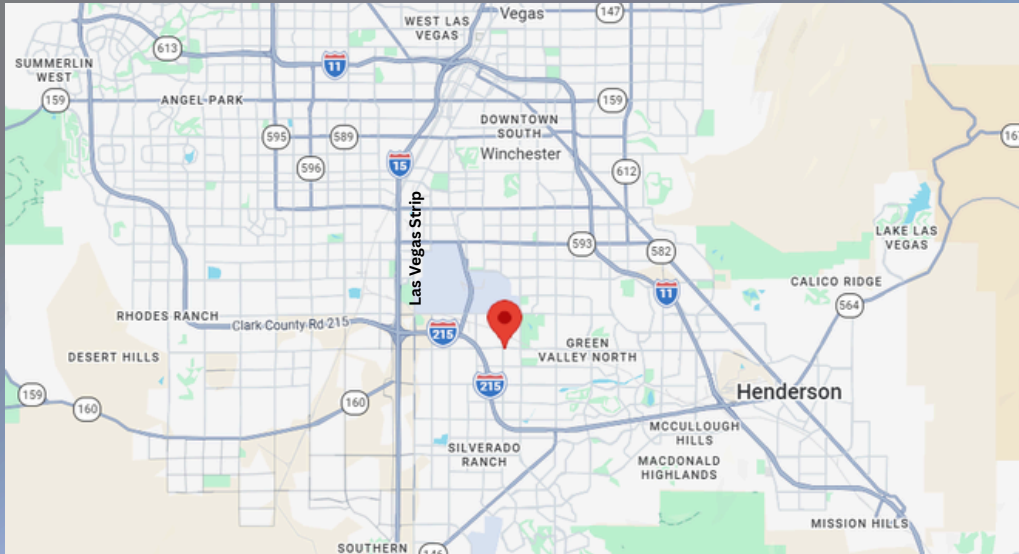
INTERIOR PHOTOS



SHEA AT SHADOW CREST

1880 E Warm Springs Rd Suite 135 Las Vegas, NV 89119

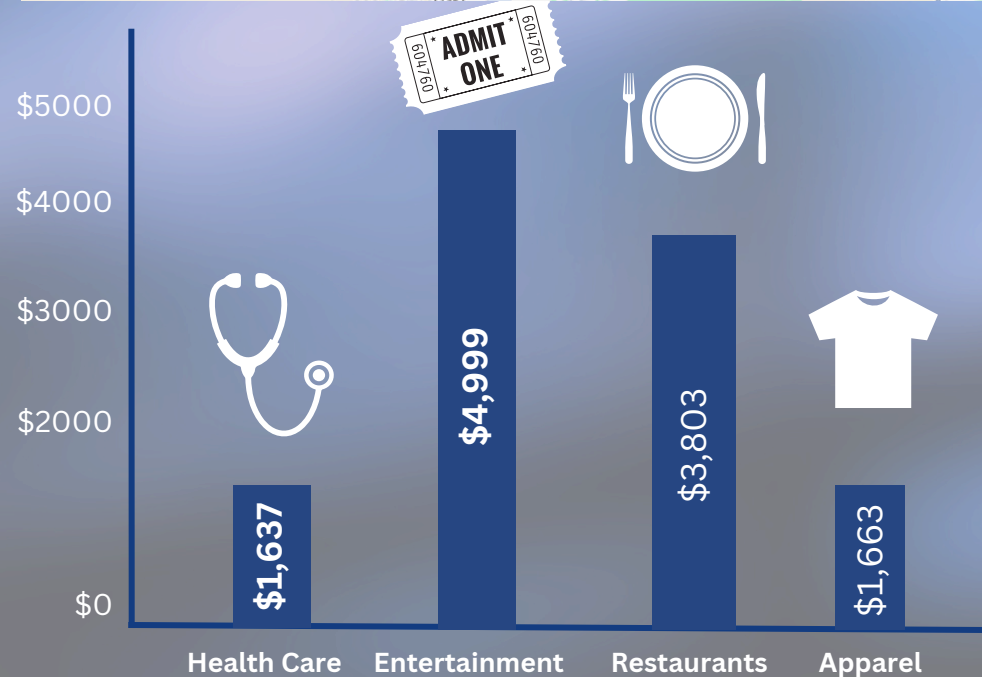
DEMOGRAPHICS



Population	2 Mi	5 Mi	10 Mi
2020 Population	43,790	363,016	1,307,475
2025 Population	43,866	376,416	1,400,435
2030 Population Est.	45,608	394,124	1,475,522
Ann. Growth 20'-25'	0%	0.7%	1.4%
Ann. Growth 25'-30'	0.8%	0.9%	1.1%
Median Age	43.6	41	39.7
Bachelor's Degree +	27%	25%	21%
U.S. Armed Forces	28	546	1,833

Households	2 Mi	5 Mi	10 Mi
2020 Households	17,638	149,738	496,748
2025 Households	17,580	155,576	532,735
2030 Household Est.	18,270	162,955	561,709
Annual Growth 20'-25'	0.6%	0.8%	1.5%
Annual Growth 25'-30'	0.8%	0.9%	1.1%
Owner Occ. Housing	11,262	75,336	279,136
Renter Occ. Housing	7,008	87,619	282,573
Avg Household Size	2.4	2.4	2.6
Consumer Spending	\$592.6M	\$4.7B	\$16.2B

Income	2 Mi	5 Mi	10 Mi
Avg Household	\$110,796	\$98,457	\$96,239
Median Household	\$85,398	\$73,372	\$71,888
\$50,000 - 75,000	3,130	28,251	93,399
\$75,000 - 100,000	2,171	21,063	69,427
\$100,000 - 125,000	2,172	15,486	55,315
\$125,000 - 150,000	1,288	10,641	35,244
\$150,000 - 200,000	1,924	13,345	44,028
\$200,000+	2,138	15,417	50,812



Based on average annual dollars per household | 2 mile radius of property