



OFFERING MEMORANDUM

4640 E Lake Mead Blvd

4640 E Lake Mead Blvd
Las Vegas, NV 89115

\$3.55M
PRICE

6.36%
CAP RATE

\$225.8K
NOI

Marcie Hansen
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8704 W Charleston Blvd
Las Vegas, NV 89117
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Lic# NV B.0145866.LLC; CA 02215225



4640 E Lake Mead Blvd

4640 E Lake Mead Blvd
Las Vegas, NV 89115

PRICE
\$3,550,000

CAP RATE
6.36%

NOI
\$225,840

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Executive Summary

4640 E Lake Mead Blvd
Las Vegas, NV 89115

We are pleased to offer 4640 E Lake Mead Blvd, a +/- 3.22 AC lot (approx 140,263 square feet of land) parcel situated at 4640 E Lake Mead Blvd in the Northeast submarket of Las Vegas, Nevada, one of the area's fastest-growing corridors. The versatility of the property is unmatched with this commercial zoned property. The property is occupied by seven month-to-month tenants paying the following amounts: the auto-sales tenant paying \$7,500 per month, outdoor storage tenant paying \$3,250 per month, another outdoor storage tenant paying \$2,500, another outdoor storage tenant paying \$2000 per month, the outdoor storage tenant in back paying \$5,175 per month, an automotive tenant paying \$1,500 per month, and another automotive tenant paying \$1,600 per month (a total of \$23,525 per month). This property would be a great fit for an investor or developer, or a business owner in the automotive field, auto sales, outdoor storage, self storage, or retail. It's favorable topography, existing utility infrastructure, and Commercial zoning designation create an exceptional platform for ground-up development. The large lot makes this site ideally suited for self-storage, commercial, residential, or mixed-use development and benefits from the area's strong population growth and expanding economic base. This property has access to all major utilities — water, sewer, electric, gas, and telecommunications — available at or near the property boundary. The parcel's regular shape and flat terrain minimize site work costs and maximize developable area. 4640 E Lake Mead Blvd has endless potential as it is positioned along a major growth corridor with excellent visibility, direct highway access, and proximity to established residential and commercial development that provides a built-in customer and workforce base, which makes it ideal for business looking to owner-occupy, investors, and developers.


\$3,550,000
ASKING PRICE


\$5916.67
PRICE/SF


1955
YEAR BUILT


\$225,840
NOI


6.36%
CAP RATE

PROPERTY DATA

Lot Size (Acres)	3.220
Lot Size (SF)	140,263
Building SqFt	600
Parcel ID	140-20-202-009
Zoning	Commercial
County	Clark
Coordinates	36.196800,-115.074237
Year Built	1955
Property Type	Retail

Investment Highlights

We are pleased to offer 4640 E Lake Mead Blvd, a +/- 3.22 AC lot (approx 140,263 square feet of land) parcel situated at 4640 E Lake Mead Blvd in the Northeast submarket of Las Vegas, Nevada, one of the area's fastest-growing corridors. The versatility of the property is unmatched with this commercial zoned property. The property is occupied by seven month-to month tenants paying the following amounts: the auto-sales tenant paying \$7,500 per month, outdoor storage tenant paying \$3,250 per month, another outdoor storage tenant paying \$2,500, another outdoor storage tenant paying \$2000 per month, the outdoor storage tenant in back paying \$5,175 per month, an automotive tenant paying \$1,500 per month, and another automotive tenant paying \$1,600 per month (a total of \$23,525 per month). This property would be a great fit for an investor or developer, or a business owner in the automotive field, auto sales, outdoor storage, self storage, or retail. It's favorable topography, existing utility infrastructure, and Commercial zoning designation create an exceptional platform for ground-up development. The large lot makes this site is ideally suited for self-storage, commercial, residential, or mixed-use development and benefits from the area's strong population growth and expanding economic base. This property has access to all major utilities — water, sewer, electric, gas, and telecommunications — available at or near the property boundary. The parcel's regular shape and flat terrain minimize site work costs and maximize developable area. 4640 E Lake Mead Blvd has endless potential as it is positioned along a major growth corridor with excellent visibility, direct highway access, and proximity to established residential and commercial development that provides a built-in customer and workforce base, which makes it ideal for business looking to owner-occupy, investors, and developers.

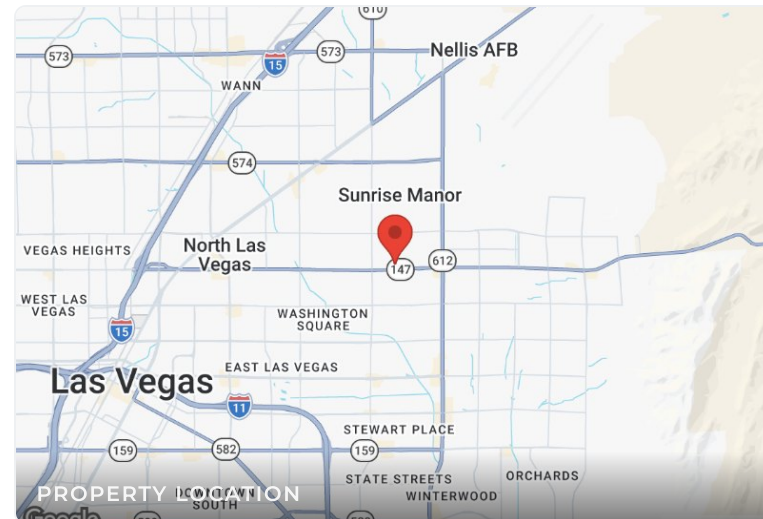
KEY METRICS

 Asking Price	\$3,550,000
 Price/SF	\$5916.67
 Year Built	1955
 NOI	\$225,840
 CAP RATE	6.36%

Location Highlights

Embrace the strategic location of Las Vegas, NV, a city centrally located within a convenient four to five-hour drive to Los Angeles, CA, Phoenix, AZ, and a five-hour drive to Salt Lake City, UT. Las Vegas, NV is one of the fastest growing cities in America with business friendly policies, such as no corporate taxes, no individual income taxes, and low regulations. It is rapidly becoming the entertainment capital of America with conventions, restaurants, professional sports teams and more. Las Vegas has a reputation as a prime destination for businesses and investors seeking substantial returns, and Las Vegas offers a dynamic environment ripe for opportunities.

4640 E Lake Mead Blvd benefits from direct road frontage along a heavily traveled arterial, providing outstanding exposure for an existing business to owner occupy, an investor, or future commercial or mixed-use development. This property is situated at the Northeast submarket, which is in the path of growth in Las Vegas, where new residential rooftops and commercial investment are expanding rapidly. It is also located within close proximity to a major interstate interchange, ensuring excellent regional connectivity for existing business and future growth.



LOCATION

Address	4640 E Lake Mead Blvd
City	Las Vegas
State	Nevada
Zip Code	89115
Country	Clark
APN / Parcel #	140-20-202-009
Coordinates	36.196800,-115.074237

TRANSIT

SB Pecos before Cartier	1.5 mi
Owens @ Nellis (W)	0.9 mi
EB Lake Mead after Dolly	409 ft

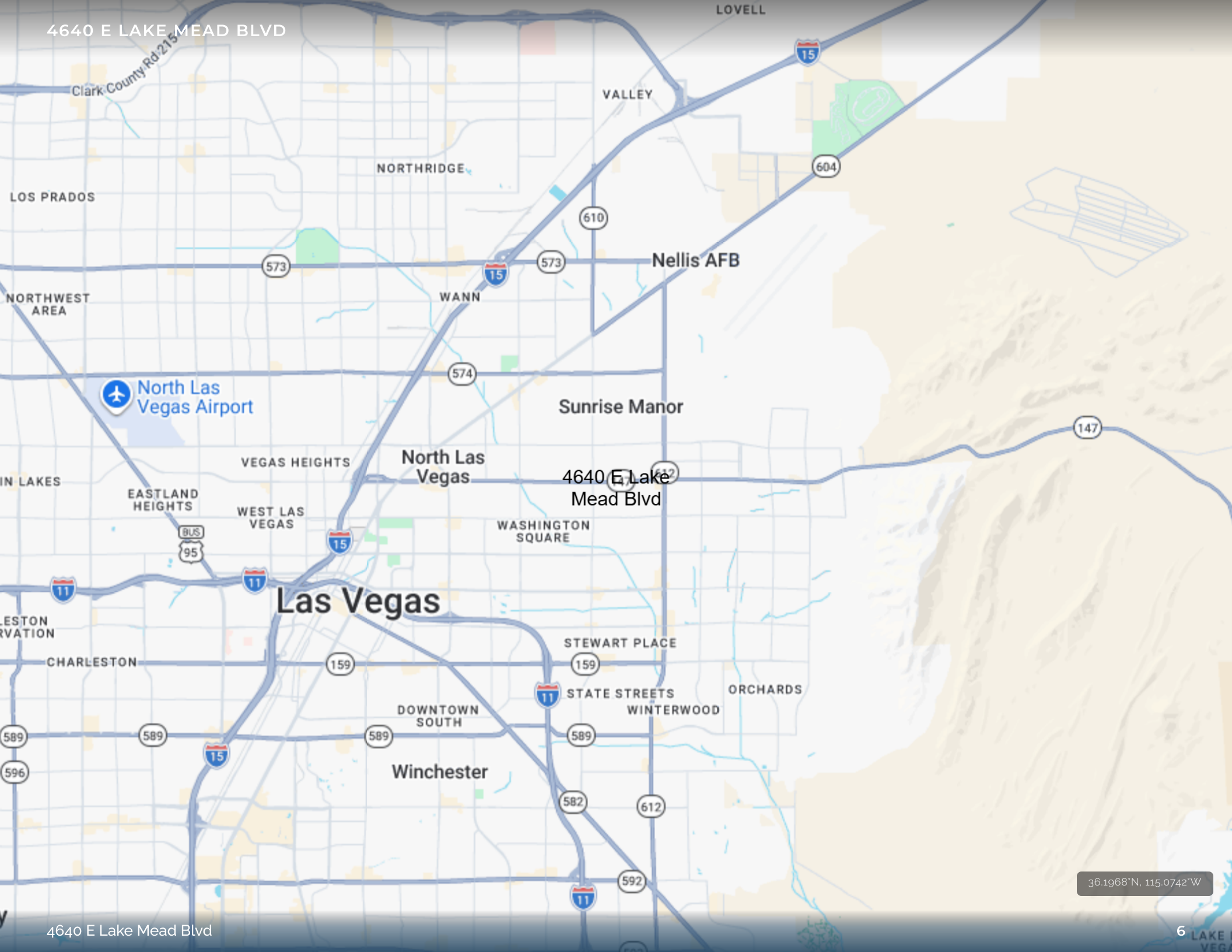
AIRPORTS

Harry Reid International Airport	8.9 mi
Boulder City Municipal Airport	21.1 mi
Millennium Vip Group Inc	8.3 mi

HIGHWAYS

Purple Heart Highway	2.5 mi
Las Vegas Freeway	3.1 mi
US 93	4.0 mi
I 15 EXPR	5.0 mi

4640 E LAKE MEAD BLVD



36.1968°N, 115.0742°W

4640 E Lake Mead Blvd





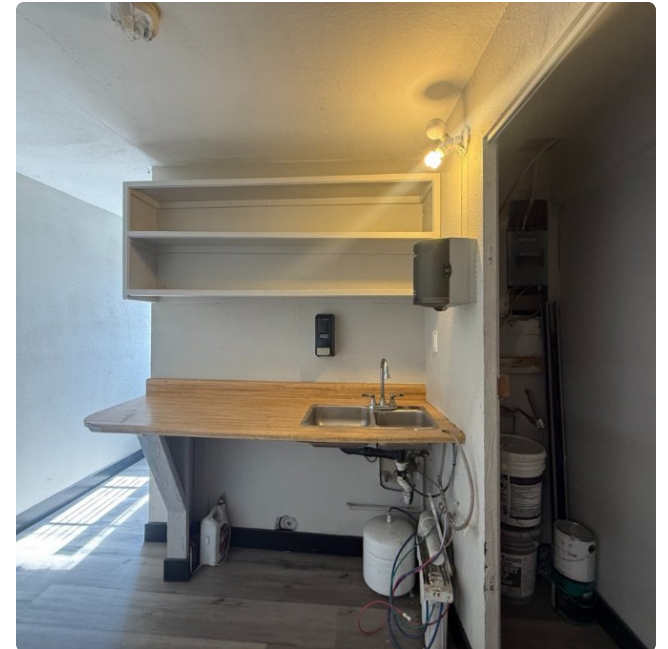
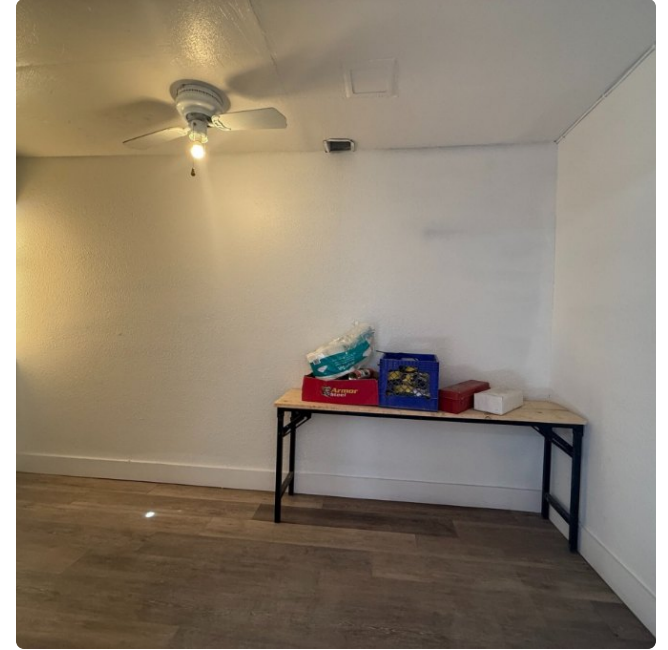
Photo Gallery



Photo Gallery



| 4640 E Lake Mead - Interior Photos



Market Overview

The Greater Las Vegas Metro Market

Embrace the strategic location of Las Vegas, NV, a city centrally located within a convenient four to five-hour drive to Los Angeles, CA, Phoenix, AZ, and a five-hour drive to Salt Lake City, UT. Las Vegas, NV is one of the fastest growing cities in America with business friendly policies, such as no corporate taxes, no individual income taxes, and low regulations. It is rapidly becoming the entertainment capital of America with conventions, restaurants, professional sports teams and more. Las Vegas has a reputation as a prime destination for businesses and investors seeking substantial returns, and Las Vegas offers a dynamic environment ripe for opportunities.



DEMOGRAPHIC SNAPSHOT

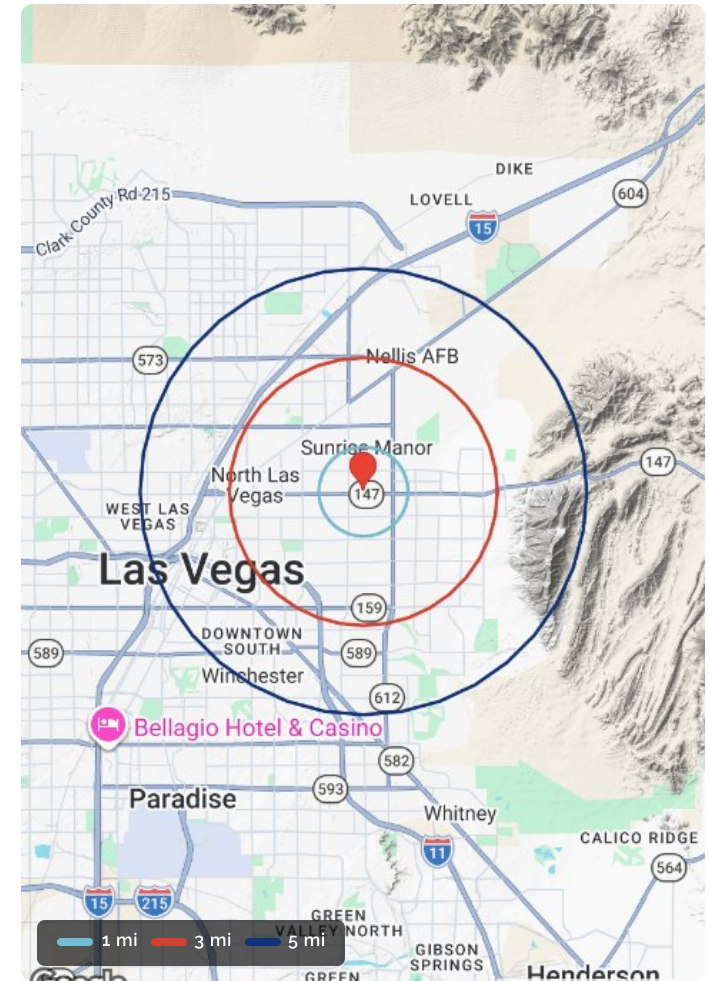
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	22,631	Population	216,608	Population	425,870
Median HH Income	\$50,774	Median HH Income	\$59,200	Median HH Income	\$59,210
Households	7,049	Households	66,187	Households	142,086

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,242	196,142	354,719
2010 Population	20,888	208,817	395,157
2026 Population	22,631	216,608	425,870
2031 Population	23,537	222,882	441,767
2026-2031 Growth Rate	0.79 %	0.57 %	0.74 %
2026 Daytime Population	18,398	176,485	414,576
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,911	58,237	116,281
2010 Total Households	5,892	58,498	122,269
2026 Total Households	7,049	66,187	142,086
2031 Total Households	7,402	68,715	148,763
2026 Avg. Household Size	3.21	3.21	2.94
2026 Owner Occupied Housing	2,897	31,009	64,729
2031 Owner Occupied Housing	3,137	32,839	69,004
2026 Renter Occupied Housing	4,152	35,178	77,357
2031 Renter Occupied Housing	4,265	35,876	79,759
2026 Vacant Housing	373	3,176	8,900
2026 Total Housing	7,422	69,363	150,986
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,147	8,100	18,263
\$15,000-\$24,999	518	4,880	11,255
\$25,000-\$34,999	758	6,080	12,558
\$35,000-\$49,999	1,047	9,230	19,171
\$50,000-\$74,999	1,160	12,335	25,170
\$75,000-\$99,999	1,010	9,244	19,761
\$100,000-\$149,999	1,079	10,511	21,536
\$150,000-\$199,999	214	3,615	8,272
\$200,000 or greater	116	2,192	6,100
Median HH Income	\$50,774	\$59,200	\$59,210
Average HH Income	\$62,446	\$72,830	\$74,942

Source: ESRI / ArcGIS Business Analyst



\$50,774
MEDIAN HH INCOME (1-MI)

\$62,446
AVG HH INCOME (1-MI)

41.1%
OWNER OCCUPIED (1-MI)

58.9%
RENTER OCCUPIED (1-MI)

5.0%
VACANCY RATE (1-MI)

0.79 %
2026-2031 GROWTH (1-MI)

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