

FOR SALE • Pecos & Pepper Ln

# 3365 Pepper Ln

SIZE  
14,000 SF

LOT  
0.67 AC

TYPE  
Office - Industrial Conversion



THE OPPORTUNITY

# Position your business for success

with this versatile commercial property in a strategically located Las Vegas business corridor. 3365 Pepper Ln offers an excellent combination of flexible space, abundant parking, accessibility, and long-term value potential, making it an attractive opportunity for an owner-user, investor, or business looking to establish a larger presence in the Las Vegas market.

The property features a functional two-story configuration, two elevators, fire sprinkler protection, and durable masonry construction, which add to the property's functionality and appeal. If you're searching for a property that can accommodate your business today while providing opportunities for tomorrow, 3365 Pepper Ln deserves your attention.

Schedule a private tour today and explore how this property can fit your business or investment strategy. Contact the listing representative for additional information, property details, and to arrange a showing.

PROXIMITY

- Harry Reid International Airport (LAS): ~4.0 miles (9-minute drive)
- Henderson Executive Airport: ~11 miles (15-minute drive)
- Green Valley / Henderson Retail Corridors: ~3 miles southeast
- The Las Vegas Strip: ~5 miles west
- UNLV (University of Nevada, Las Vegas): ~3 miles northwest
- Sunset Park: Less than 1.5 miles south

SALE TYPE

Investment  
or Owner-Use

TENANCY

Single or  
Dual-Tenant

SPECIFICATIONS

The asset,  
at a glance.

PROPERTY TYPE

|                 |                  |
|-----------------|------------------|
|                 | Office · Medical |
| BUILDING CLASS  | B                |
| BUILDING SIZE   | 14,000 SF        |
| LOT SIZE        | 0.67 Acres       |
| BUILDING HEIGHT | 2 Stories        |
| RENOVATED       | 2026             |
| YEAR BUILT      | 1998             |
| ZONING          | IP, County - IP  |
| PARCEL NUMBER   | 162-36-703-012   |
| FRONTAGE        | Pepper           |

PARKING RATIO

1.94/1,000 SF

PRICE PER SF

**\$178.57**Price reduced · Call broker for current ask

DISCLAIMER

Informationdeemedreliablebutnotguaranteed.Allspecifications to be independently verified by buyer.

■ 3365 Pepper Ln  
BUILDING & SITE

# Exteriors.

FOUR VIEWS • PRIMARY + SITE



■ 3365 Pepper Ln  
INSIDE THE ASSET

# Interiors.

RECEPTION • OFFICES • CONFERENCING



FEATURES & AMENITIES

# Six reasons this works.

|                                             |                                        |                                      |
|---------------------------------------------|----------------------------------------|--------------------------------------|
| 14,000 SF<br>Versatile Flex /<br>R&D Layout | Prime Airport<br>Submarket<br>Location | Strategic<br>Freeway<br>Connectivity |
| Industrial Park<br>(IP) Zoning              | Significant<br>Value-Add<br>Potential  | Scarcity of<br>Comparable<br>Product |

CATALYST PROJECTS • 2024 - 2028

# Six projects reshaping the Las Vegas sub-market.

|                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>01 • Transit</div> <div>Vegas Loop<br/>by The Boring Co.</div> <div>Undergroundtunnel networkexpanding across Las Vegas, designed to eventually moveupto90,000 passengersperhour across the city.</div> <div>SOURCE: 8NEWSNOW</div>                  | <div>02 • Cultural</div> <div>Huntridge<br/>Theater</div> <div>DapperCompanies' renovation of the 80-year-old movie house, backed by \$8M in New Markets Tax Credit allocation to revitalize the historic heart.</div> <div>SOURCE: TESLARATI</div> | <div>03 • Sports</div> <div>A's Baseball<br/>Stadium</div> <div>33,000-seat ballparkat the former Tropicana site. Ground-break spring 2025; openingday target2028 along the Las Vegas Strip.</div> <div>SOURCE: KTVU</div>                   |
| <div>04 • Transit</div> <div>Brightline West<br/>High-Speed Rail</div> <div>\$3Bfederal grant signed; America's first true high-speed rail connecting Southern Californiato Las Vegasat 200+mph. 35,000 jobs created.</div> <div>SOURCE: BRIGHTLINE</div> | <div>05 • Gaming</div> <div>Hard Rock Hotel</div> <div>Guitar-shapedhotelapproved to replace the iconic Mirage volcano site, operated by HardRockInternationalunder a VICI land lease.</div> <div>SOURCE: 8NEWSNOW</div>                            | <div>06 • Media</div> <div>Warner Bros.<br/>Studios Nevada</div> <div>\$8B partnership withUNLVona34-acre studio campus at the Harry Reid Research Park —est.\$1.2B annualeconomic impact, 16,500 jobs.</div> <div>SOURCE: WBD RELEASE</div> |

FOR SALE • CALL TO TOUR

# Let's *talk.*

All property showings are by appointmentonly.Please contact the listing agent directly for current pricing, financials, and to schedule a walk-through.

## Zar Zanganeh

MANAGING DIRECTOR • THE AGENCY LAS VEGAS, HENDERSON, RENO, & INCLINE VILLAGE

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LEGAL

### Conditions concerning review of this offering.

This Offering Memorandum is provided to you by The Agency Las Vegas and is intended solely for your limited use and benefit in determining whether you desire to express further interest in purchasing the property described in the attached documentation (the "Property").

This package contains selected information pertaining to the Property which was provided by the owner to broker. It does not purport to be a representation of the state of affairs of the current owner, tenant(s), nor should it be construed to contain all or part of the information which prospective investors would deem necessary to evaluate the Property for purchase.

The Agency Las Vegas has not independently investigated the accuracy of the information within the package, as such information was obtained by the owner and/or public records. Additional information and an opportunity

to inspect the Property will be made available to interested and qualified prospective purchasers.

Neither the owner, The Agency Las Vegas, nor any of their respective directors, officers, agents, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained within this package.

By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this brochure or any of its contents to any other entity without the prior written authorization of owner or The Agency Las Vegas.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.