

Law or Professional Office or Corporate Headquarters Summerlin

7401 W Charleston Blvd, Las Vegas, NV 89117

Listing ID: 30198408
Status: Active
Property Type: Office For Lease
Office Type: Business Park, Executive Suites
Contiguous Space: 34,037 SF
Total Available: 34,037 SF
Lease Rate: \$1.49 PSF (Monthly)
Unit Price: \$17.88 PSF (Annual)
Base Monthly Rent: \$50,715
Lease Type: NNN

Overview/Comments

- * Law or Professional Office or Corporate Headquarters Summerlin
- * Available for Lease or Purchase
- * Special lease intro rate as low as \$1.49 per foot plus cams and operating expenses for immediate occupancy in a progressive long-term lease.
- * 34,037' square foot three-story professional office building on 2.22 acres
- * Signage, frontage, visibility, high image, four balconies, Strip views
- * CenturyLink and Cox Cable Fiber Optics, street monument sign, alarm system
- * 3-Phase 1,800 amps 480Y/270V power w/ private transformer, private water pump, sprinklers
- * Previous law firm, will fit any professional w/ 80+/- individual offices, fresh paint
- * Reception/waiting, multiple conference, high-end fixtures, private elevator
- * Four owner/partner executive offices w/ wet bar adjoining secretary offices
- * Multiple private restrooms on each floor, break rooms, private gated courtyard
- * 125 parking: front, rear, covered, reserved, street, new slurry coat/stripping
- * Quick to I-95, 215, I-15, swc Charleston and S. Tenaya, on 24/7 bus line
- * APN: 163-03-101-013, built 1997, remodeled 2003
- * City of Las Vegas zoned Professional Offices and Parking (P-R)
- * Clark County Land Use 41.335 Offices, Professional Business Services
- * Recent Phase One, Survey, and Preliminary Title Report
- * Cell tower on property w/ \$24K income,
- * Or purchase for a cool \$1.25m discounted off the cash price
- * Was advertised at \$10m, now reduced by \$1.25m for quick close



More Information Online

<http://www.catylist.com/listing/30198408>

QR Code

Scan this image with your mobile device:



* Qualifies 10% down owner user SBA loan, 5.3% fixed 20 years \$1.50 psf payments

* 42,000 daily traffic to and from Summerlin

* Broker/Owner/Developer making dreams happen daily

General Information

Taxing Authority:	City of Las Vegas	Building Name:	Law or Professional Office or Corporate
Tax ID/APN:	163-03-101-013		Headquarters Summerlin
Office Type:	Business Park, Executive Suites, Governmental, High-Tech, Institutional, Medical, Office Building, Research & Development	Class of Space:	Class A
		Gross Building Area:	34,034 SF
		Building/Unit Size (RSF):	34,034 SF
Zoning:	CITY OF LAS VEGAS ZONED PROFESSIONAL OFFICES AND PARKING (P-R)	Land Area:	2.22 Acres

Available Space

Suite/Unit Number:	Complete Building Single Tenant	Lease Term (Months):	60 Months
Suite Floor/Level:	3 Floors	Lease Rate:	\$1.49 PSF (Monthly)
Space Available:	34,037 SF	Lease Type:	NNN
Minimum Divisible:	34,037 SF	Offices:	80
Maximum Contiguous:	34,037 SF	Kitchen/Breakroom:	Yes
Space Subcategory 1:	Office Building	Parking Spaces:	125
Space Subcategory 2:	Governmental	Operating Expenses:	\$4.20 PSF (Annual)
Space Type:	Relet	Rent Escalators:	Step-Up Lease
Date Available:	08/01/2018		

Space Description * Law or Professional Office or Corporate Headquarters Summerlin * Available for Lease or Purchase * Special lease intro rate as low as \$1.49 per foot plus cams and operating expenses for immediate occupancy in a progressive long-term lease. * 34,037' square foot three-story professional office building on 2.22 acres * Signage, frontage, visibility, high image, four balconies, Strip views * CenturyLink and Cox Cable Fiber Optics, street monument sign, alarm system * 3-Phase 1,800 amps 480Y/270V power w/ private transformer, private water pump, sprinklers * Previous law firm, will fit any professional w/ 80+/- individual offices, fresh paint * Reception/waiting, multiple conference, high-end fixtures, private elevator * Four owner/partner executive offices w/ wet bar adjoining secretary offices * Multiple private restrooms on each floor, break rooms, private gated courtyard * 125 parking: front, rear, covered, reserved, street, new slurry coat/ stripping * Quick to I-95, 215, I-15, swc Charleston and S. Tenaya, on 24/7 bus line * APN: 163-03-101-013, built 1997, remodeled 2003 * City of Las Vegas zoned Professional Offices and Parking (P-R) * Clark County Land Use 41.335 Offices, Professional Business Services * Recent Phase One, Survey, and Preliminary Title Report * Cell tower on property w/ \$24K income, * Or purchase for a cool \$1.25m discounted off cash price * Was advertised at \$10m, now reduced by \$1.25m for quick close * Qualifies 10% down owner user SBA loan, 5.3% fixed 20 years \$1.50 psf payments * 42,000 daily traffic to and from Summerlin * Broker/Owner/Developer making dreams happen daily

Area & Location

Property Located Between:	S. Tenaya and Buffalo
Property Visibility:	Excellent
Highway Access:	I-95, 215, I-15

Building Related

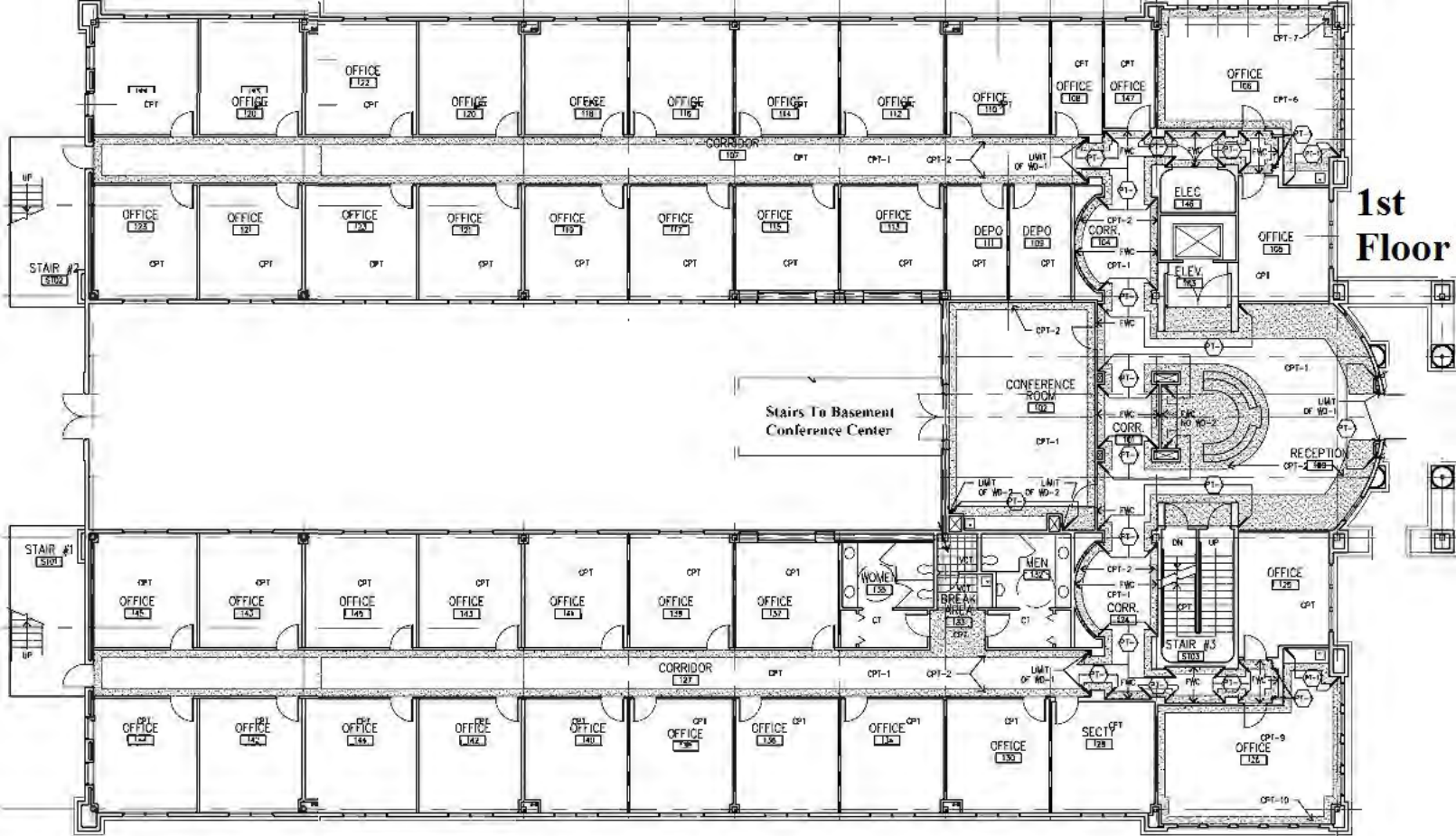
Total Number of Buildings:	1	Parking Description:	front/rear parking, covered, reserved, can add parking,
Number of Stories:	3	Passenger Elevators:	1
Typical SF / Floor:	34,037 SF	Freight Elevators:	0
Year Built:	1997	Sprinklers:	Wet
Year Renovated:	2003		
Parking Ratio:	4 (per 1000 SF)		

Land Related

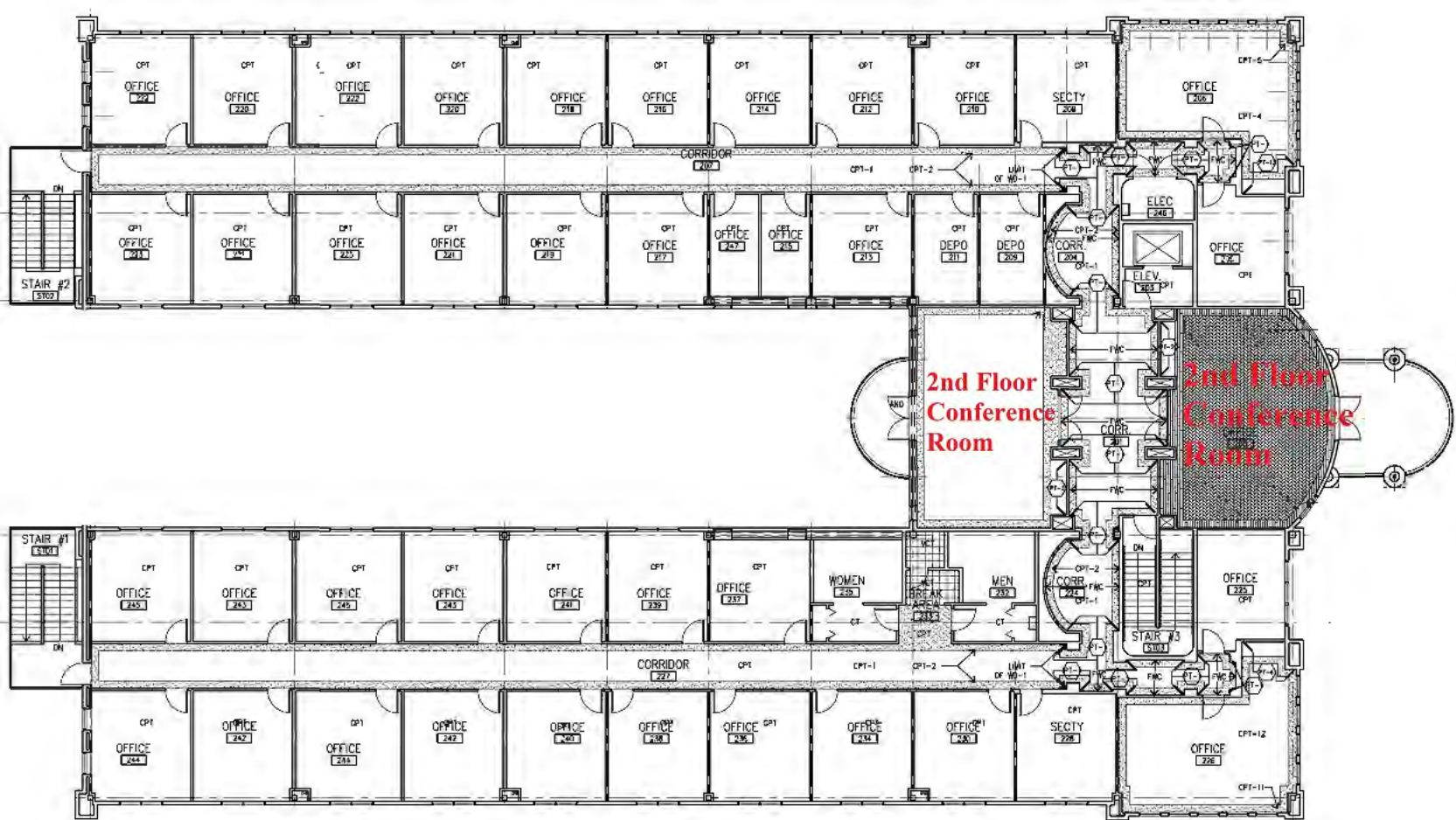
Zoning Description:	City of Las Vegas zoned Professional Offices and Parking (P-R)
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Location

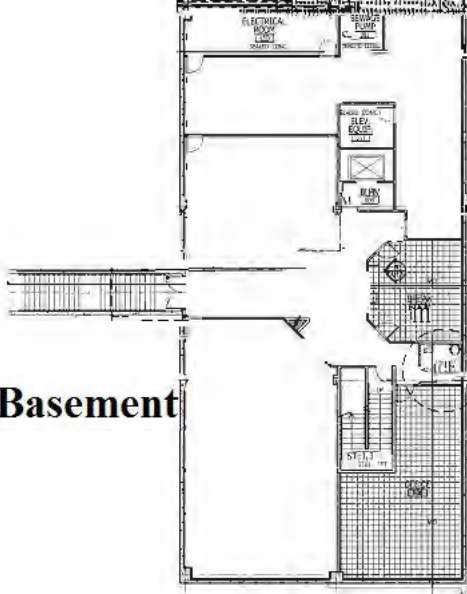
Address:	7401 W Charleston Blvd, Las Vegas, NV 89117	MSA:	Las Vegas-Henderson-Paradise
County:	Clark	Submarket:	West Central



1st Floor



Basement



7401 W. Charleston 89117
Available for purchase also



SBA 504 Loan Scenario

7401 W Charleston Blvd, Las Vegas, NV 89117

34,034 sf

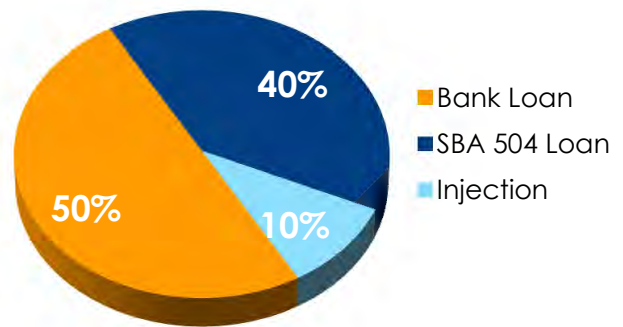


Own the Business? Own the Building.

Purchase Price	\$264.44 psf	\$8,999,999
Improvements	\$0.00 psf	\$0
Equipment		\$0
Other		\$0
Total Project Costs	\$264.44 psf	\$8,999,999

Loan Structure

Bank 1st Mortgage	50%	\$4,500,000
SBA 504 2nd Mortgage*	40%	\$3,680,000
Down Payment	10%	\$900,000
Total Project with Fees		\$9,079,999



90% SBA 504 Financing Example

	Loan Amount	Rate	Term	Amort	Monthly Pymt	Annual Pymt
Bank 1st Mortgage	\$ 4,500,000	5.50%	10 Yrs	25 Yrs	\$ 27,634	\$ 331,607
SBA 504 2nd Mortgage*	\$ 3,680,000	4.63%	20 Yrs	20 Yrs	\$ 23,541	\$ 282,486
Total Financing	\$ 8,180,000	5.11%			\$ 51,174	\$ 614,094

* Includes financed SBA fees of \$80,000

Monthly payments equal to only \$1.50 per square foot. Cheaper than Leasing !

Assumptions:

- Bank rate, terms and fees are estimated and will vary depending on lender.
- SBA rate is as of Jan '17. Actual rate is set at debenture sale.
- SBA Fee is estimated at 2.15% plus a \$2,500 legal fee. All SBA fees are financed in the 504 loan.
- 90% LTV financing generally does not require additional collateral.
- Related costs including appraisal and environmental reports, escrow closing costs (including insurance and legal closing costs) and other soft costs may be included in the loan.

For more information contact TMC:

Your SBA 504 Expert

Chris Hunter

TMC Financing

SVP, Business Development

702.469.6077

chris@tmcfinancing.com

Scenario as of: 1/16/2018



Property Images



First Floor Floor Plan For Advertising

1 Alvenson Taylor Mortensen & Sanders Building in Las Vegas, NV listed for sale _
CommercialSearch



20180116_131340



20180116_130600



Second Floor Floor Plan For Advert



20180116_130720



20180116_130839



20180116_131528



20180116_133259



20180116_133346



20180116_133459



20180116_133658



20180116_134156



20180116_134414



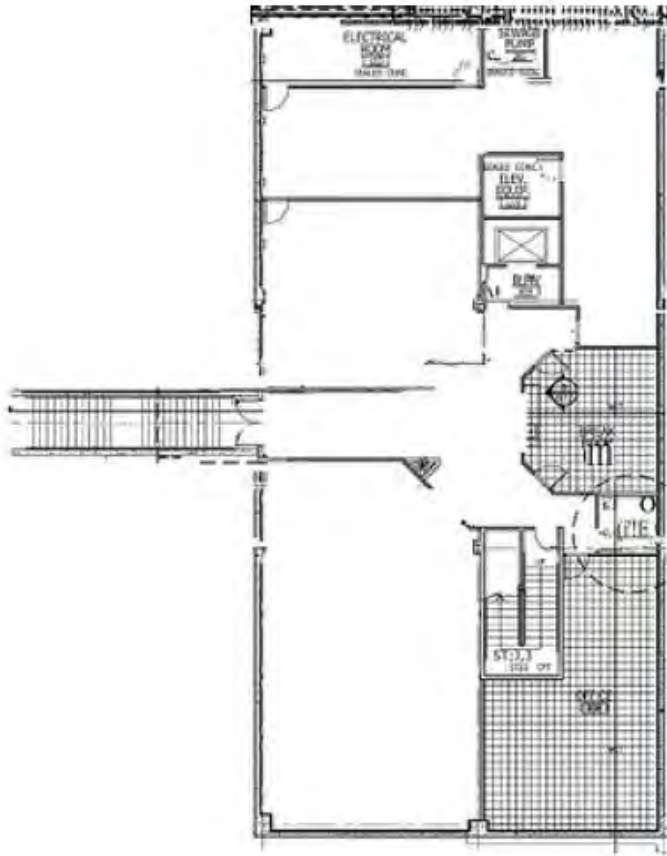
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20180116_133719



20180116_134549



Basement Floor Plan For Advertising



20180116_134709



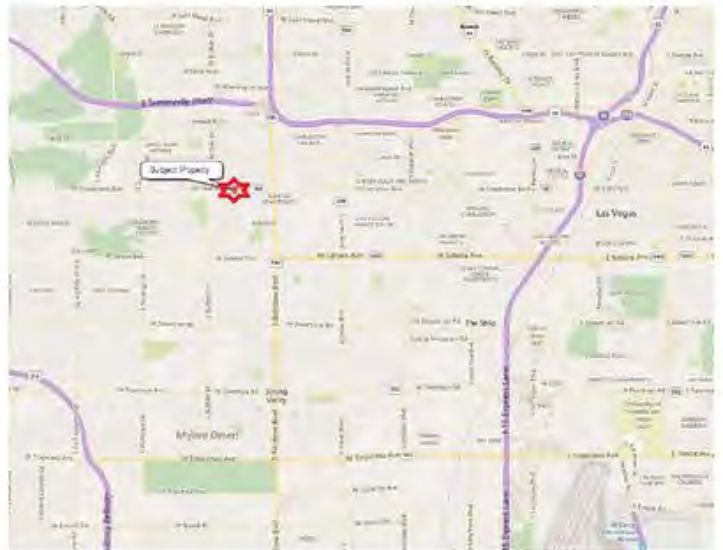
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Canyon_Gate_Office_Map



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Canyon_Gate_Office_OM9



SBA 504 Loan Scenario

\$1,000,000

🏠
Own the Business? Own the Building

Purchase Price	\$384.44 psf	\$5,699,999
Improvements	\$0.00 psf	\$0
Equipment		\$0
Other		\$0
Total Project Costs	\$384.44 psf	\$5,699,999

Loan Structure	
Bank 1st Mortgage	30% \$1,700,000
SBA 504 2nd Mortgage*	40% \$1,960,000
Owner Investment	30% \$1,439,999
Total Project with Fees	\$5,699,999



10% SBA 504 Financing Example

	Loan Amount	Rate	Term	Amount	Monthly Pmt	Annual Pmt
Bank 1st Mortgage	\$ 1,700,000	3.75%	30 Yrs	\$ 72,346	\$ 868,152	
SBA 504 2nd Mortgage*	\$ 1,960,000	4.25%	10 Yrs	\$ 21,246	\$ 254,952	
Total Financing	\$ 3,660,000	3.75%	30 Yrs	\$ 93,592	\$ 1,123,104	

Monthly payments equal to only \$1.58 per square foot - Cheaper than Leasing!

Assumptions:

- Loan rate, term, and fees are estimated and will vary depending on lender.
- The rate is as of Jan 11, 2018 and will vary at other times.
- SBA Fee is estimated at 2.00% plus a \$2,500 application fee. All SBA fees are financed in the SBA loan.
- All 10% financing generally does not require collateral.
- Projected costs including permits and environmental means, license closing costs (including purchase and legal closing costs) and other soft costs may be included in the loan.

For more information contact TMC:
Team SBA 504 Experts
 Chris Hunter
 TMC Financing
 5171 Business Development
 702.642.4235
www.tmcfinancing.com

504 PSF - 7401 W Charleston Blvd, Las Vegas, NV 89117

Property Contacts



702Michael Hawkes
 Great Bridge Properties
 702-642-4235 [M]
 702-642-4235 [O]
 702Michael@702Michael.com

Demographics, Labor/Workforce, and Consumer Expenditures

7401 W Charleston Blvd, Las Vegas, NV



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Population

Radius:	1 mile	3 miles	5 miles
2020 Projection	29,424	295,017	668,553
2015 Estimate	25,816	257,161	593,483
2010 Census	23,850	233,537	534,766
Growth 2015-2020	13.98%	14.72%	12.65%
Growth 2010-2015	8.24%	10.12%	10.98%

Population (Male)

Radius:	1 mile	3 miles	5 miles
2020 Projection	14,533	145,025	327,283
2015 Estimate	12,784	126,380	290,505
2010 Census	12,014	116,607	265,641
Growth 2015-2020	13.68%	14.75%	12.66%
Growth 2010-2015	6.41%	8.38%	9.36%

Population (Female)

Radius:	1 mile	3 miles	5 miles
2020 Projection	14,891	149,992	341,270
2015 Estimate	13,032	130,781	302,978
2010 Census	11,836	116,930	269,125
Growth 2015-2020	14.26%	14.69%	12.64%
Growth 2010-2015	10.1%	11.85%	12.58%

Population by Age (2015 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Age 0 to 5	1,917	19,594	43,409	Age 0 to 5	7%	8%	7%
Age 5 to 10	1,899	19,717	44,431	Age 5 to 10	7%	8%	7%
Age 10 to 15	1,640	17,113	39,163	Age 10 to 15	6%	7%	7%
Age 15 to 20	1,541	15,697	35,903	Age 15 to 20	6%	6%	6%
Age 20 to 25	1,637	15,662	35,399	Age 20 to 25	6%	6%	6%
Age 25 to 30	1,692	15,953	35,464	Age 25 to 30	7%	6%	6%
Age 30 to 35	1,662	16,142	35,655	Age 30 to 35	6%	6%	6%
Age 35 to 40	1,676	16,817	37,274	Age 35 to 40	6%	7%	6%
Age 40 to 45	1,739	17,743	39,663	Age 40 to 45	7%	7%	7%
Age 45 to 50	1,849	18,659	41,658	Age 45 to 50	7%	7%	7%
Age 50 to 55	1,768	17,680	40,005	Age 50 to 55	7%	7%	7%
Age 55 to 60	1,667	16,342	37,192	Age 55 to 60	6%	6%	6%
Age 60 to 65	1,505	14,246	32,777	Age 60 to 65	6%	6%	6%
Age 65 and over	3,624	35,796	95,490	Age 65 and over	14%	14%	16%
Total Population	25,816	257,161	593,483				
Median Age	42.78	43.29	44.38				

Median Age (Male)

Radius:	1 mile	3 miles	5 miles
2010 Census	37.62	36.75	37.86

Median Age (Female)

Radius:	1 mile	3 miles	5 miles
2010 Census	39.7	38.32	39.2

High School Graduates Age 25+ by Educational Attainment (2015 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	5,474	52,263	113,610	High School Graduate (or GED)	43%	43%	41%
Some College, No Degree	5,176	47,532	109,642	Some College, No Degree	41%	39%	40%
Associate or Bachelor's Degree	784	9,982	22,787	Associate or Bachelor's Degree	6%	8%	8%
Master's Degree	686	6,473	16,451	Master's Degree	5%	5%	6%
Professional School Degree	418	3,742	9,707	Professional School Degree	3%	3%	4%
Doctorate Degree	204	1,308	3,312	Doctorate Degree	2%	1%	1%
Total High School Graduates Age 25+	12,742	121,300	275,509				

Households

Radius:	1 mile	3 miles	5 miles
2020 Projection	10,840	111,324	256,081
2015 Estimate	9,551	97,649	229,384
2010 Census	8,854	89,157	208,282
Growth 2015-2020	13.5%	14%	11.64%
Growth 2010-2015	7.87%	9.52%	10.13%



























Population in Households

Radius:	1 mile	3 miles	5 miles
2010 Census	23,850	233,537	534,766

Average Household Size

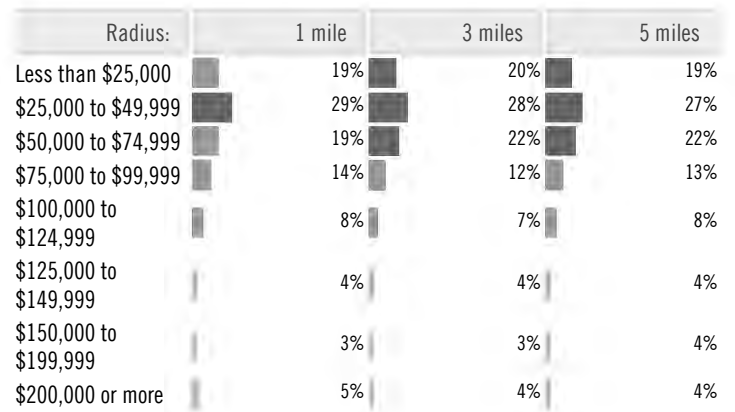
Radius:	1 mile	3 miles	5 miles
2020 Projection	2.75	2.7	2.67
2015 Estimate	2.75	2.7	2.67
2010 Census	2.75	2.69	2.65
Growth 2015-2020	0%	0.04%	0.03%
Growth 2010-2015	0.15%	0.61%	0.87%

Households by Household Type and Size and Presence of Children (2015 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Family Households	6,181	61,101	143,436	Family Households		63% 	63%
Married-couple family	4,042	39,163	95,033	Married-couple family		40% 	41%
With own children under 18 years	1,585	16,398	38,739	With own children under 18 years		17% 	17%
No own children under 18 years	2,457	22,765	56,294	No own children under 18 years		23% 	25%
Male Householder: no wife present	751	7,363	16,038	Male Householder: no wife present		8% 	7%
With own children under 18 years	309	3,387	7,382	With own children under 18 years		3% 	3%
No own children under 18 years	442	3,976	8,656	No own children under 18 years		4% 	4%
Female Householder: no husband present	1,388	14,575	32,365	Female Householder: no husband present		15% 	14%
With own children under 18 years	667	7,562	16,867	With own children under 18 years		8% 	7%
No own children under 18 years	721	7,013	15,498	No own children under 18 years		7% 	7%
Nonfamily Households	3,370	36,548	85,948	Nonfamily Households		37% 	37%
1 Person households	2,442	27,085	64,318	1 Person households		28% 	28%
2+ Unrelated people	928	9,463	21,630	2+ Unrelated people		10% 	9%
Total Households	9,551	97,649	229,384				

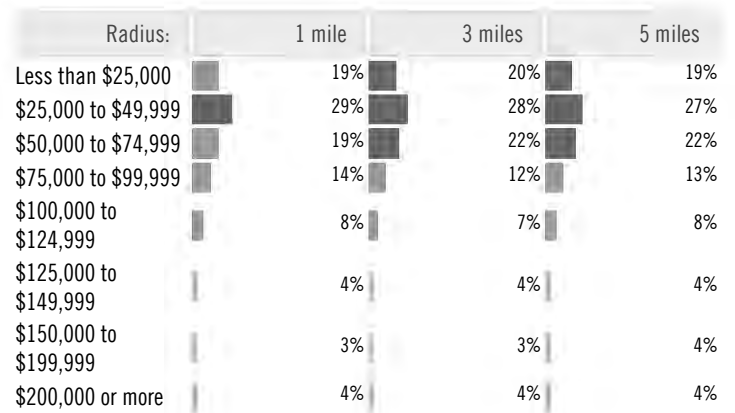
Households by Household Income (2015 Estimate)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	1,803	19,584	43,531
\$25,000 to \$49,999	2,761	27,551	61,882
\$50,000 to \$74,999	1,850	21,547	49,669
\$75,000 to \$99,999	1,293	11,521	29,819
\$100,000 to \$124,999	724	6,779	17,764
\$125,000 to \$149,999	397	3,693	9,229
\$150,000 to \$199,999	288	3,183	8,597
\$200,000 or more	435	3,791	8,893
Total Households	9,551	97,649	229,384
Average Household Income	\$67,548.55	\$65,715.99	\$68,274.85
Median Household Income	\$58,555.91	\$57,678.96	\$60,397.31



Households by Household Income (2020 Projection)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	2,054	22,473	48,867
\$25,000 to \$49,999	3,179	31,686	69,882
\$50,000 to \$74,999	2,087	24,616	55,483
\$75,000 to \$99,999	1,473	13,109	33,160
\$100,000 to \$124,999	816	7,642	19,628
\$125,000 to \$149,999	440	4,121	10,120
\$150,000 to \$199,999	314	3,525	9,364
\$200,000 or more	477	4,152	9,577
Total Households	10,840	111,324	256,081
Average Household Income	\$70,129.01	\$65,508.09	\$68,254.26
Median Household Income	\$58,281.65	\$58,299.24	\$61,689.75















Per Capita Income

Radius:	1 mile	3 miles	5 miles
2015 Estimate	\$24,751.11	\$24,854.54	\$26,244.85


































Unemployment Rate

Radius:	1 mile	3 miles	5 miles
2015 Estimate	9.73%	9.59%	10.04%













Population Age 16+ By Employment Status (2015 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Labor Force	14,050	138,480	315,637	Labor Force	 60%	 60%	 59%
Civilian, Employed	13,025	128,526	291,935	Civilian, Employed	 55%	 55%	 54%
Civilian, Unemployed	1,025	9,954	23,702	Civilian, Unemployed	 4%	 4%	 4%
Not in Labor Force	9,519	93,854	222,545	Not in Labor Force	 40%	 40%	 41%
Total Population Age 16+	23,569	232,334	538,182				

Employed Civilian Population Age 16+ by Industry (2015 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Agriculture, forestry, fishing and hunting, mining and construction	1,160	12,259	25,260	Agriculture, forestry, fishing and hunting, mining and construction	 8%	 9%	 8%
Manufacturing	285	3,705	8,767	Manufacturing	 2%	 3%	 3%
Wholesale & retail trade	2,090	19,937	42,038	Wholesale & retail trade	 15%	 15%	 14%
Transportation and warehousing, and utilities	500	5,651	13,791	Transportation and warehousing, and utilities	 4%	 4%	 4%
Information	318	3,259	5,909	Information	 2%	 2%	 2%
Finance, insurance, real estate and rental and leasing	646	4,650	12,268	Finance, insurance, real estate and rental and leasing	 5%	 3%	 4%
Professional, scientific, and technical services	1,524	15,023	35,642	Professional, scientific, and technical services	 11%	 11%	 11%
Educational, health and social services	2,203	18,538	43,345	Educational, health and social services	 16%	 13%	 14%
Arts, entertainment, recreation, accommodation and food services	3,574	39,828	90,087	Arts, entertainment, recreation, accommodation and food services	 26%	 29%	 29%
Other services (except public administration)	1,143	10,780	24,453	Other services (except public administration)	 8%	 8%	 8%
Public Administration	385	3,822	9,750	Public Administration	 3%	 3%	 3%
Total Employed Civilian Population Age 16+	13,828	137,452	311,310				

Housing Units by Tenure (2015 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Vacant Housing Units	1,562	15,888	53,237	Vacant Housing Units	 14%	 14%	 19%
Occupied Housing Units	9,551	97,649	229,384	Occupied Housing Units	 86%	 86%	 81%
Owner-Occupied	5,371	49,631	123,015	Owner-Occupied	 48%	 44%	 44%
Renter-Occupied	4,180	48,018	106,369	Renter-Occupied	 38%	 42%	 38%
Total Housing Units	11,113	113,537	282,621				