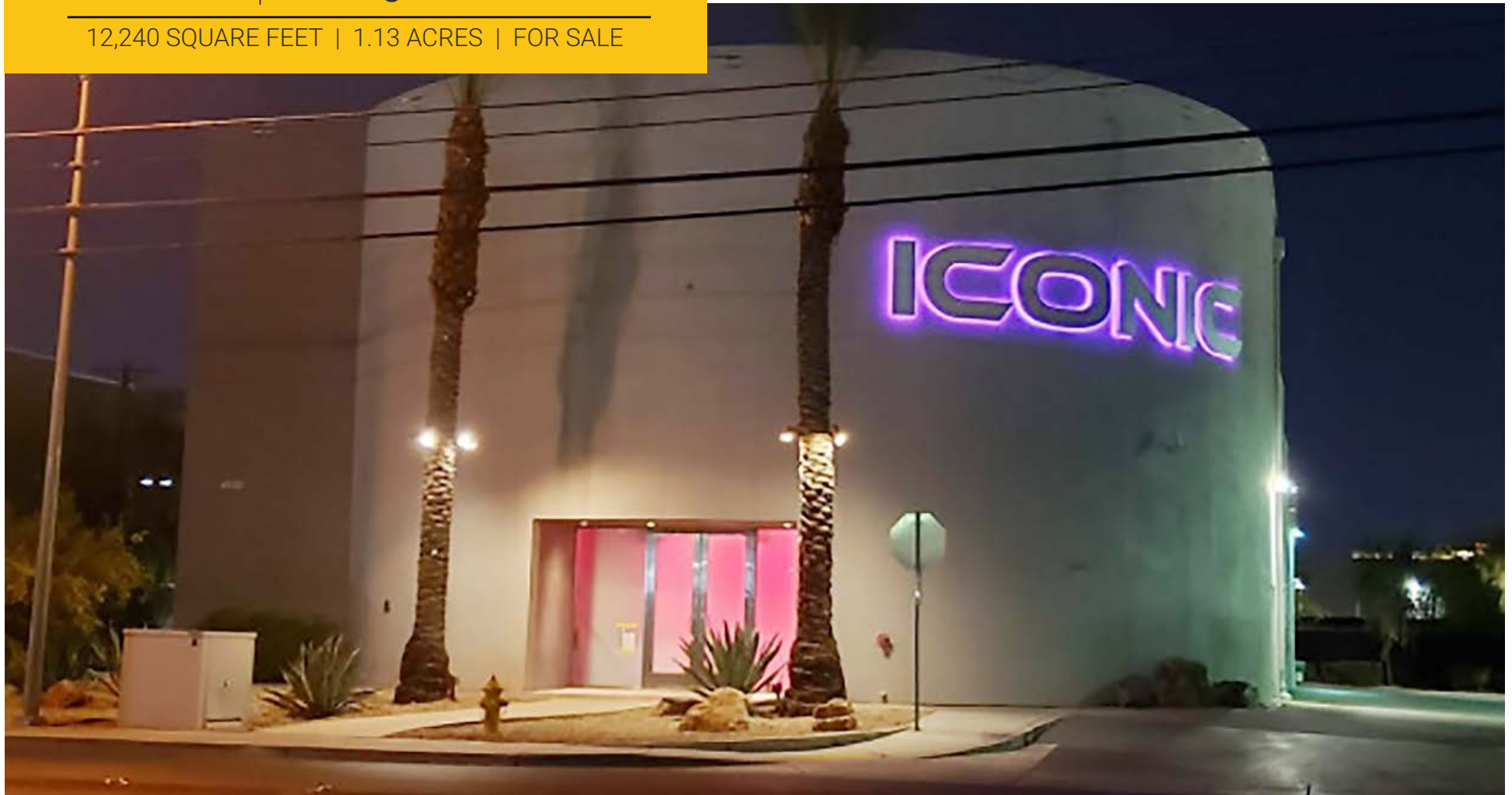




**4636** | Wynn Rd  
Las Vegas, NV 89103

12,240 SQUARE FEET | 1.13 ACRES | FOR SALE



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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. \*All measurements quoted herein are approximate

# INVESTMENT HIGHLIGHTS



LIST PRICE	<del>-\$3,850,000</del> Price Reduced: \$3,500,000
YEAR BUILT	2007
STORIES	2
BUILDING SIZE	12,240
LAND AREA	1.13 Acres
APN	162-19-702-010
ZONING	M-1 Commercial Zoning

## DESCRIPTION

- Built out Adult Cabaret/Gentlemen's Club
- Two stories with elevator
- The site is located within the adult use overlay district and was given a SUP to allow for adult use in a nightclub atmosphere.
- ±\$1,000,000 in interior improvements including audio/visual, lighting, FF&E to operate adult entertainment use
- Short distance and easy access to Allegiant Stadium
- Harmon Ave/Valley View Resort Corridor Project providing much needed access over I-15 and to Las Vegas Boulevard (The Strip). Project info attached hereto.

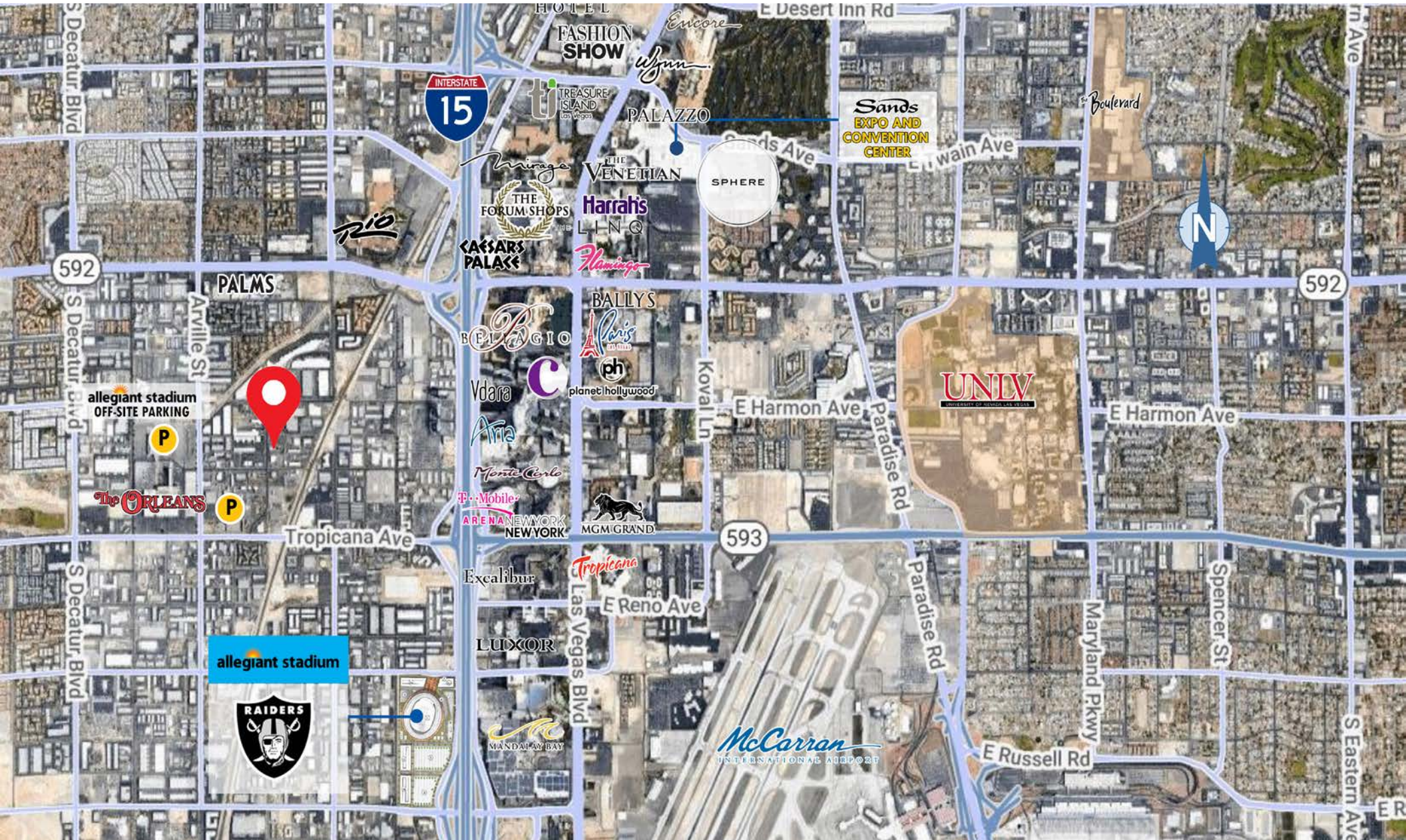


**TWO-STORY, STAND ALONE BUILDING WITH SELF - CONTAINED PARKING**



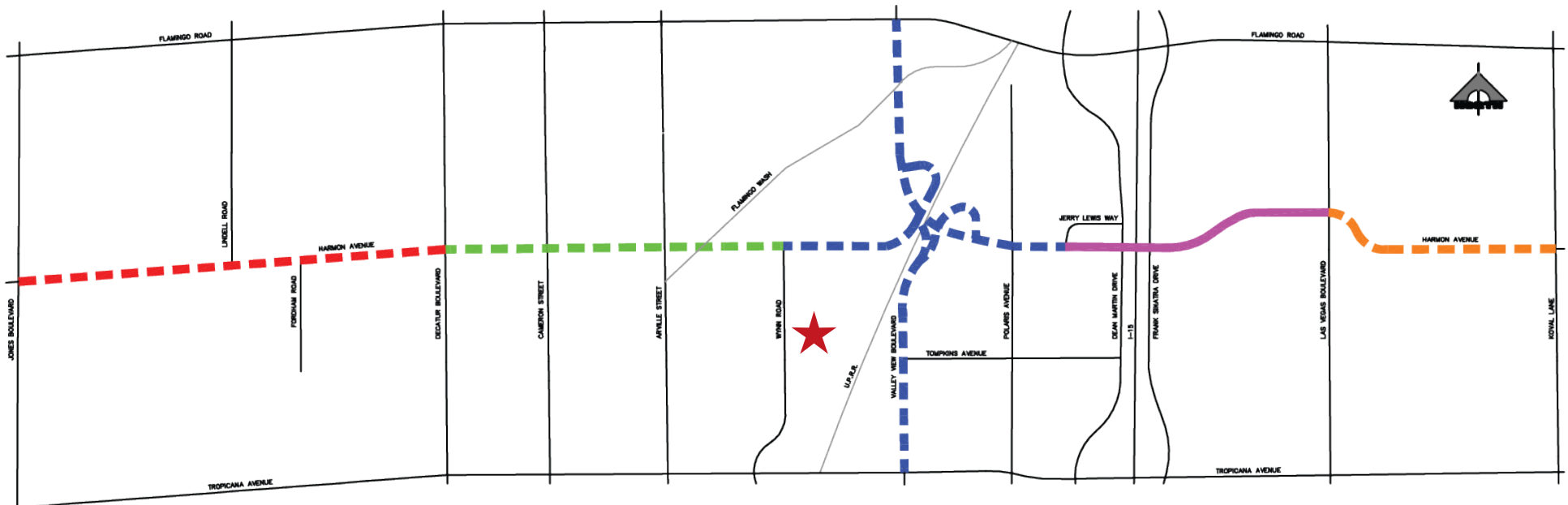


# LOCATION OVERVIEW





# HARMON AVENUE CORRIDOR



THE PROJECT CONSISTS OF CONNECTING HARMON AVENUE AND VALLEY VIEW BOULEVARD WITH A GRADE SEPARATION OVER THE UNION PACIFIC RAILROAD (UPRR) TRACKS.

THE PROPOSED GRADE SEPARATION IS PART OF A MULTI-PHASE PROJECT THAT, WHEN COMPLETED, WILL PROVIDE A CONTINUOUS EAST-WEST CONNECTION FROM THE SPRING VALLEY AREA TO THE STRIP.

THE FUTURE PHASES OF HARMON AVENUE INCLUDE:

- 1. PROVIDE 6 LANES FROM LAS VEGAS BOULEVARD TO KOVAL LANE
- 2. CONSTRUCT HARMON AVENUE CROSSING OVER FLAMINGO WASH TO PROVIDE CONNECTION FROM DECATUR BOULEVARD TO WYNN ROAD
- 3. PROVIDE IMPROVEMENTS ON HARMON AVENUE BETWEEN JONES BOULEVARD AND DECATUR BOULEVARD
- 4. PROVIDE IMPROVEMENTS ON HARMON AVENUE BETWEEN WYNN ROAD AND I-15
- 5. PROVIDE IMPROVEMENTS ON HARMON AVENUE BETWEEN I-15 AND LAS VEGAS BOULEVARD

VALLEY VIEW BOULEVARD AND HARMON AVENUE ARE EACH EXPECTED TO SERVE MORE THAN 40,000 VEHICLES BY DAY BY 2025.

# AREA DEMOGRAPHICS



## 3 MILE RADIUS



DAYTIME DEMOGRAPHICS  
**305,906**



TOTAL EMPLOYEES  
**295,917**



TOTAL BUSINESS  
**13,825**

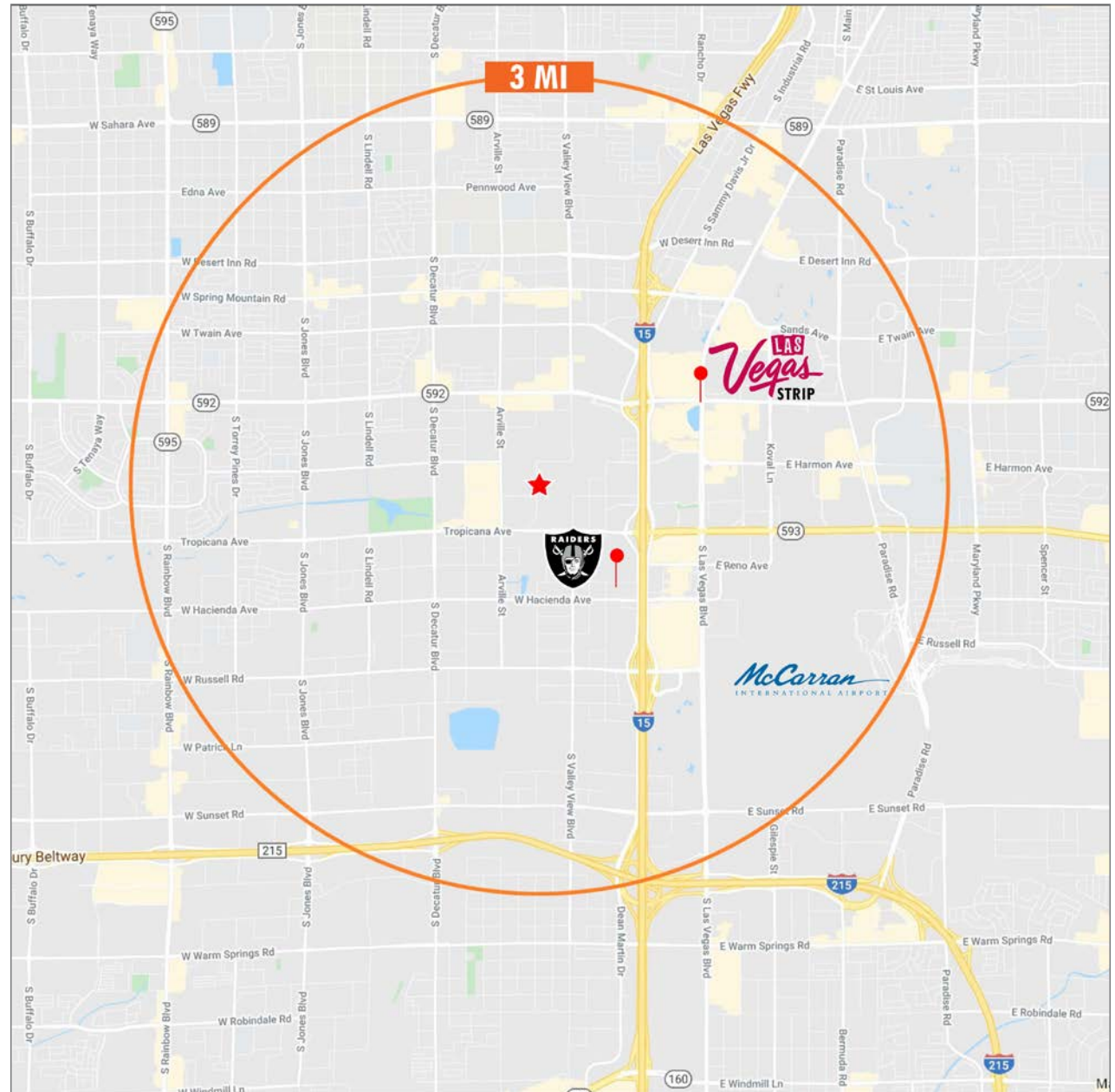
Source: SitesUSA 2020

## ACCESSIBLE & CONNECTED

THE LAS VEGAS STRIP  
1.5 MILES EAST OF THE PROPERTY

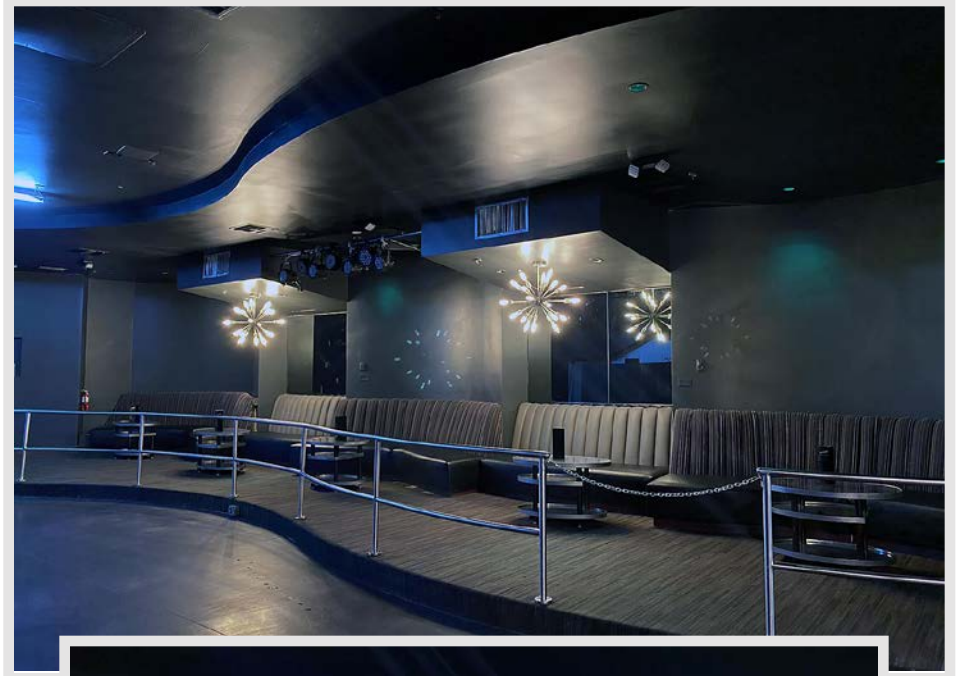
I-15 FREEWAY  
LESS THAN A MILE EAST OF THE PROPERTY

McCARRAN INTERNATIONAL AIRPORT (LAS)  
SERVES OVER 51.1 MILLION PASSENGERS PER YEAR





# PROPERTY PHOTOS





# LAS VEGAS VALLEY OVERVIEW



Las Vegas is a unique suburban community that historically was built up around the casino and entertainment industry. Much has happened in the last decade and Las Vegas now leads with entertainment as well as gambling offerings in its world class resorts. Las Vegas also has a strong and growing technology, education, medical, research and development and warehouse and distribution industries. Las Vegas currently has over \$17 Billion in construction projects along the strip and elsewhere, strengthening its position as a world leader in convention, entertainment, resorts and other business and education opportunities. Now home to NHL's Golden Nights, WNBA's Aces, ULS's Lights and soon the NFL's Raiders, Las Vegas is now in the forefront of sports entertainment, as it already hosts several

NASCAR racing series, the NBA Summer League, many professional, NCAA and junior league events as well as other sporting events in multiple sports. Long held as a world class destination, Las Vegas is close to passing the 50,000,000 mark for annual visitors.

Las Vegas is the main city in Clark County, which has a population nearing 2.3 million people and has maintained its position as one of the fastest growing counties in the country. Job growth in January 2020 is up 19,800 over the year and business continue to relocate and expand in Clark County. Several cities in Clark County including Las Vegas have several master planned communities that are nationally ranked as best places to live.

With temperatures in a mild climate range for most

of the year, world class entertainment and cultural events, outdoor activities and destinations, a strong business environment and expanding education options for families and professionals, Las Vegas has a solid foundation for continued future growth and desirability as one of the best places to live, work and play in the country. This makes Las Vegas an ideal city for commercial investment.

# DISCLAIMER



R.O.I. Commercial Real Estate, Inc. has been retained as exclusive advisor to the Seller for the sale of approximately 12,240 square foot free standing, 2 story building of approximately 1.13 acres of land at 4636 Wynn Road, Las Vegas, NV 89103.

This Offering Memorandum has been prepared by R.O.I. Commercial Real Estate, Inc. for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by R.O.I. Commercial Real Estate, Inc., the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and R.O.I. Commercial Real Estate, Inc., therefore, are subject to variation. No representation is made by R.O.I. Commercial Real Estate, Inc. or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information.

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# BROKERAGE TEAM



With more than 50 years of commercial real estate experience in the Las Vegas market, The Boyer Civish Team consists of accomplished commercial real estate professionals in our industry.



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Lewis Group Of Companies



Landlords have come to trust and rely upon the experience and knowledge of our brokerage team to assist them with leasing and maintaining their portfolio.

## CURRENT TENANT REPRESENTATION



The UPS Store™ DRY CLEANERS

