

CUSTOMIZED
MULTI-USE SPACE
IDEAL FOR EVENTS,
CATERING, & LIVE
ENTERTAINMENT



**5321 CAMERON STREET
LAS VEGAS, NV 89118**



QUEENSRIDGE COMMERCIAL

TABLE OF CONTENTS

5321 CAMERON ST | LAS VEGAS, NV 89118

MULTI-USE EVENT SPACE

03

KEY HIGHLIGHTS

- property overview
- unique investment opportunity
- versatile commercial venue
- property summary

14

LOCATION INFO

07

FLEX SPACE DETAILS

- custom event space
- event space technology
- industrial kitchen
- warehouse
- office space

16

PLOT PLAN

13

PROPERTY & EVENT VIDEOS

17

CONTACT INFO

KEY HIGHLIGHTS



PROPERTY OVERVIEW

<u>OFFERING PRICE</u>	<u>\$9,500,000</u>
<u>BUILDING SQFT</u>	<u>20,980</u>
<u>YEAR BUILT</u>	<u>1998</u>
<u>LOT SIZE (ACRES)</u>	<u>1.20</u>
<u>PARCEL ID</u>	<u>162-30-301-020</u>
<u>COUNTY</u>	<u>CLARK</u>
<u>ZONING</u>	<u>M-1 LIGHT MANUFACTURING</u>
<u>COORDINATES</u>	<u>36.093142,-115.204270</u>
<u>TAX AMOUNT</u>	<u>\$21,071.30</u>
<u>TAX YEAR</u>	<u>2024</u>

KEY HIGHLIGHTS

UNIQUE INVESTMENT OPPORTUNITY

5321 CAMERON STREET PRESENTS A UNIQUE AND VERSATILE COMMERCIAL REAL ESTATE OPPORTUNITY.

SITUATED ON 1.2 ACRES, THE FULLY CUSTOMIZED AND IMMACULATEDLY MAINTAINED PROPERTY FEATURES A 20,980 SQ FT BUILDING STRATEGICALLY LOCATED IN THE HEART OF THE RAPIDLY GROWING SOUTHWEST LAS VEGAS INDUSTRIAL MARKET. ORIGINALLY A COMMISSARY KITCHEN AND FOOD PRODUCTION FACILITY FOR LOCAL RESTAURANT CHAINS, IT HAS EVOLVED INTO A PREMIER VENUE FOR LIVE ENTERTAINMENT AND EVENTS.

THIS PROPERTY POSSESSES A UNIQUE BLEND OF VALUABLE LICENSES, INCLUDING BANQUET OR THEATER, CATERING, LIVE ENTERTAINMENT, OUTDOOR DINING/DRINKING, AND FULL BAR WITH CATERING AND TWO PORTABLE LIQUOR LICENSES—RARE IN LAS VEGAS AND TYPICALLY GRANTED ONLY TO MAJOR CASINOS.

ZONED M-1 LIGHT MANUFACTURING, THE FACILITY COMPRISES A PROFESSIONAL-GRADE KITCHEN, EXTENSIVE WALK-IN AND FORKLIFT-ACCESSIBLE COOLERS, FREEZERS, OFFICE SPACES, AND A STATE-OF-THE-ART EVENT CENTER. NEW ROOF, LESS THAN 5 YEARS OLD, PROVIDING INFRASTRUCTURE FOR MULTIPLE A/C UNITS.

POSITIONED NEAR MAJOR TRANSPORT ROUTES, IT OFFERS EXCELLENT ACCESSIBILITY. THE PROPERTY IS PART OF A MARKET WITH A LOW VACANCY RATE OF 2.8% AND COMPETITIVE INDUSTRIAL RENTS.

OFFERING PRICE \$9,500,000

VERSATILE COMMERCIAL VENUE

MEET • EAT • DRINK • PLAY

THIS VERSATILE SPACE OFFERS ENDLESS POSSIBILITY

ENTERTAINMENT:

- PERFECT FOR CONCERTS, PERFORMANCES, TAILGATE AND PREGAME PARTIES, PODCASTS, VIDEO GAME & LIVESTREAM EVENTS, & MORE

SPORTING EVENTS:

- HOST A VARIETY OF SPORTING EVENTS, FROM BOXING AND MIXED MARTIAL ARTS TO WRESTLING AND E-SPORTS TOURNAMENTS

SPECIAL CELEBRATIONS:

- TRANSFORM THE SPACE FOR HOLIDAY AND BIRTHDAY PARTIES, WEDDINGS, RECEPTIONS, FAMILY REUNIONS, ANNIVERSARIES, & CELEBRATIONS OF LIFE

CHARITY EVENTS AND FUNDRAISERS:

- ELEVATE PHILANTHROPIC INITIATIVES BY UTILIZING THE SPACE FOR CHARITY EVENTS AND FUNDRAISERS

CATERING EVENTS:

- LEVERAGE THE STATE-OF-THE-ART INDUSTRIAL KITCHEN FOR CULINARY EVENTS AND COMMISSARY USE

COMPANY PARTIES:

- CREATE MEMORABLE AND ENGAGING COMPANY GATHERINGS IN A DISTINCTIVE ENVIRONMENT.

CORPORATE TEAM BUILDING AND TRAINING SESSIONS:

- LEVERAGE THE SPACIOUS LAYOUT AND HIGH-TECH AMENITIES FOR IMPACTFUL CORPORATE EVENTS.

FILM SCREENINGS AND PREMIERES:

- SET THE STAGE FOR FILM SCREENINGS, PREMIERES, AND CINEMATIC EVENTS.

POP-UP MARKETS:

- TRANSFORM THE SPACE INTO A VIBRANT MARKETPLACE FOR LOCAL ARTISANS, VENDORS, AND SPECIALTY SHOPS.

ART EXHIBITIONS:

- SHOWCASE LOCAL ARTISTS OR HOST TEMPORARY ART EXHIBITIONS TO INFUSE CREATIVITY INTO THE SPACE.

KEY HIGHLIGHTS SUMMARY



STRATEGIC ZONING:

- ZONED FOR M-1 LIGHT MANUFACTURING, OFFERING FLEXIBILITY FOR VARIOUS INDUSTRIAL/COMMERCIAL USES.

VERSATILE LICENSING OPPORTUNITY:

- UNIQUE COMBINATION OF LICENSES: BANQUET OR THEATER, CATERING, LIVE ENTERTAINMENT, & FULL BAR. COMPARABLE TO MAJOR CASINOS.

INVESTMENT POTENTIAL:

- SIGNIFICANT INVESTMENT OPPORTUNITY IN THE GROWING SOUTHWEST LAS VEGAS MARKET.
- UNIQUE FEATURES AND PRIME LOCATION CONTRIBUTE TO GROWING DEMAND.

OPERATIONAL INFRASTRUCTURE:

- STATE-OF-THE-ART KITCHEN WITH 30-FOOT ANSUL FIRE SUPPRESSION HOOD WITH FULL COVERAGE.
- 3 WALK-IN COOLERS, 2 FORKLIFT ACCESSIBLE, & 2 FREEZERS
- INDUSTRIAL-ZONED KITCHEN FOR COMMISSARY USE.
- 3 OFFICES & 1 BREAKROOM
- SURVEILLANCE ROOM W/INDOOR & OUTDOOR MONITORING
- WAREHOUSE SPACE FOR PERSONNEL AND EQUIPMENT.
- 800 SQ FT MEZZANINE LEVEL FOR STORAGE
- POS SYSTEM

EXTENSIVE FF&E:

- SALE INCLUDES A WIDE RANGE OF HIGH-QUALITY FURNITURE, FIXTURES, AND EQUIPMENT.

READY-TO-USE PROPERTY:

- PROPERTY IS READY FOR IMMEDIATE USE BY NEW OWNERS.
- ATTRACTIVE TO BUYERS SEEKING A FULLY EQUIPPED FACILITY NEAR ENTERTAINMENT EVENTS.



MULTI-USE SPACE OVERVIEW



MULTI-USE FACILITY FEATURES INCLUDE:
PREMIER EVENT SPACE, INDUSTRIAL KITCHEN,
WAREHOUSE, OFFICE SPACE & YARD



THIS INDUSTRIAL PROPERTY OFFERS A RARE COMBINATION OF
FEATURES, FIXTURES, AND OPERATIONAL INFRASTRUCTURE,
MAKING IT A VERSATILE AND ATTRACTIVE ASSET FOR
POTENTIAL BUYERS INTERESTED IN A FULLY EQUIPPED FACILITY
WITH UNIQUE ENTERTAINMENT LICENSING OPPORTUNITIES.





EVENT SPACE

10,000 SQFT OF MULTI-USE EVENT SPACE

OCCUPANCY: 606

PARKING: 124 SPACES ON PROPERTY
W/CROSS & STREET PARKING AVAILABLE

BAR: 33 FT LONG ONYX BAR TOP
W/OVER 12,500 COLOR CHANGING LED LIGHTS EMBEDDED
PROGRAMABLE TO MATCH EACH EVENT'S COLORS

STAGE: 24' X 16' X 30" WITH 8' X 8' RISER AND SIX 8' X 4' EXTENSIONS FOR
LARGER STAGES AND RUNWAY EXPANSIONS

VIDEO WALLS & TV'S: THREE VIDEO WALLS, 40 MOUNTED TV'S, AND THREE
OUTDOOR-READY PORTABLE TV'S, ALL CONTROLLED WITH A SINGLE IPAD

THE YARD: LIGHTED AND SOUND WIRED OUTDOOR SPACE



PG 8 - 5321 CAMERON ST





EVENT SPACE TECHNOLOGY

FIBER OPTICS • SOUND • LIGHTING • SURVEILLANCE

FIBER OPTICS: BUILDING INSTALLED W/500 MGS UP AND DOWN AND UPGRADEABLE TO AS MUCH AS 2 GIGS UP AND DOWN

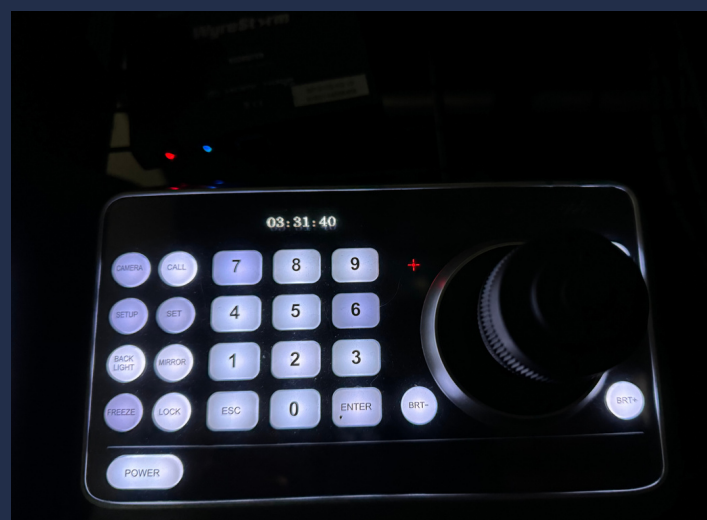
SOUND: BOSE CONCERT SERIES SOUND SYSTEM

LIGHTING: ROBE CONCERT LIGHTING, GEYSERS, AND LASERS, WITH CHAMSYS MQ50 LIGHTING CONSOLE

VIDEO MIXER: BERRINGER MIDAS M32 LIVE DIGITAL CONSOLE AND ROLAND V-40HD MULTI-FORMAT VIDEO SWITCHER

SURVEILLANCE: HIKVISION SURVEILLANCE SYSTEM WITH 90 CAMERAS INCLUDING LUMENS SWIVEL CAMERAS AND 24 TERABYTES OF DATA STORAGE (APPROXIMATELY 4 MONTHS BACKUP)

POS SYSTEM: ALOHA 5 STATION SYSTEM WITH 4 HANDHELD DEVICES





INDUSTRIAL KITCHEN

3883 SQFT

INDUSTRIAL ZONED FOR COMMISSARY USE
30-FOOT ANSUL FIRE SUPPRESSION HOOD W/FULL COVERAGE
3 WALK-IN COOLERS, 2 FORKLIFT ACCESSIBLE, & 2 FREEZERS



PG 9 - 5321 CAMERON ST





PG 10 - 5321 CAMERON ST



PG 11 - 5321 CAMERON ST

WATCH 5321 CAMERON STREET PROPERTY VIDEO




WATCH ENTERTAINMENT & EVENT SPACE VIDEO



IDEALLY LOCATED IN THE ENTERTAINMENT HUB OF LAS VEGAS: SPORTS • STRIP • RESORTS • CASINOS





Situated in the fast-growing Southwest area of Las Vegas, 5321 Cameron Street is part of a dynamic region blending old charm with new developments. Key features of this area include:

Master-Planned Communities: Home to Summerlin, a vast master-planned community, and exclusive neighborhoods like The Ridges, offering affluent living up against the majestic Red Rock Canyon.

Diverse Living Options: From gated luxury communities like Spanish Trail Country Club to established areas like Peccole Ranch, the region provides various residential choices, including spacious lots south of Russell Road.

Urban Lifestyle: New apartments and homes cater to both newcomers and long-term residents, with unique zoning allowing larger homes and horse ownership in certain areas.

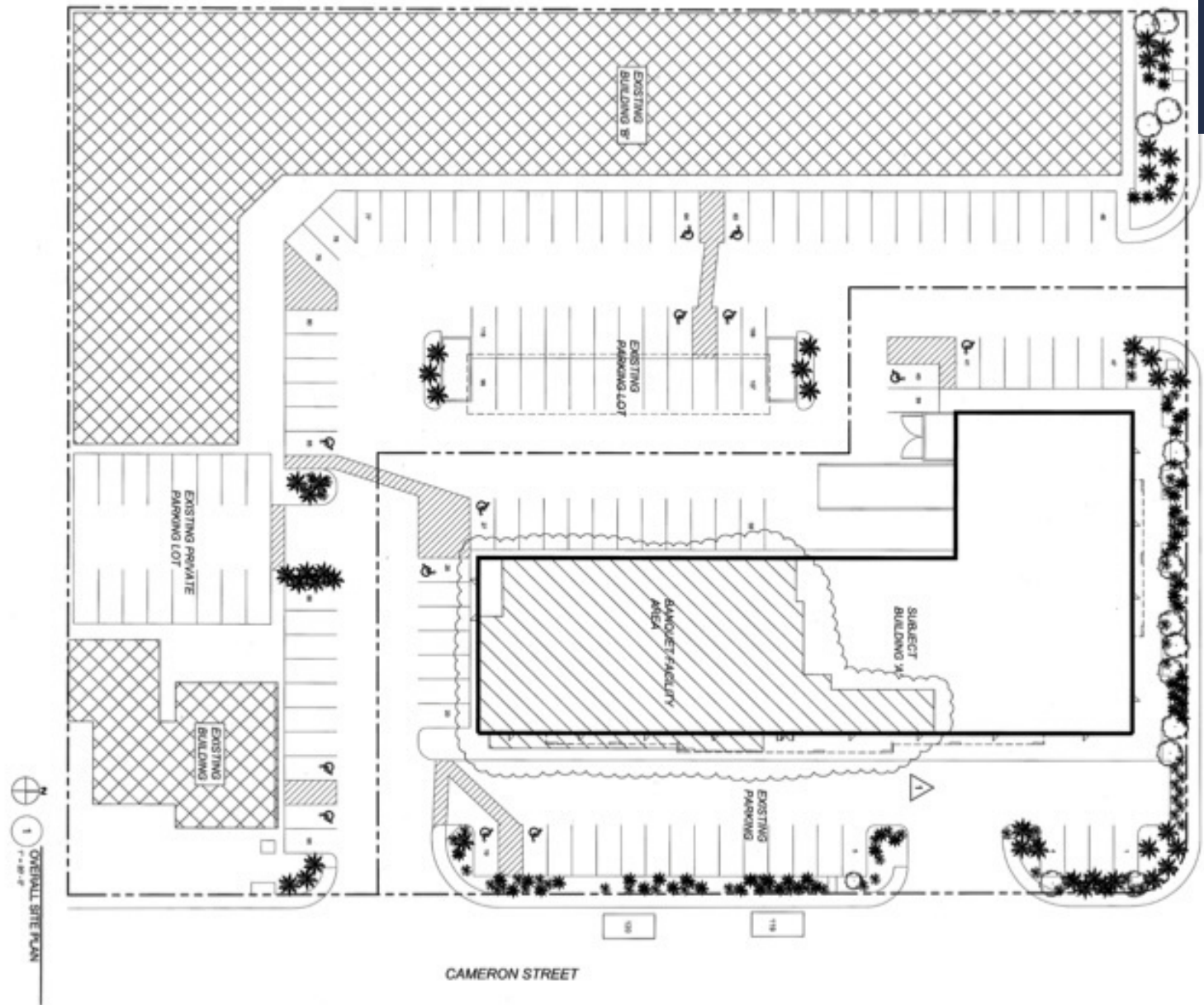
Business and Retail Hub: Beyond the glamour of The Strip, the area features bustling streets with shops, restaurants, and businesses. An open-air shopping complex near Red Rock Casino adds to the commercial appeal.

This mix of residential, commercial, and recreational spaces makes the Southwest area an attractive and thriving location. Ideal for potential investors or occupants of 5321 Cameron Street, highlighting the property's strategic position in a region that is both commercially active and residentially appealing.

PLOT PLAN

1.2 ACRES

METICULOUSLY LANDSCAPED



5321 CAMERON STREET

Explore a prime investment opportunity in this immaculately maintained and customized multi-use space strategically located in the heart of the Southwest Las Vegas Industrial Market.

Zoned M-1 Light Manufacturing, the 1.2-acre property features a professional-grade kitchen, expansive coolers, freezers, office spaces, and a premier event center with indoor and outdoor spaces. Originally a commissary kitchen, it has evolved into a sought-after venue for live entertainment and events. With strategic transport access, this versatile facility offers a dynamic event space with endless possibilities.

Ideal for investors seeking a strategically equipped facility with unique entertainment licensing opportunities – this property is a valuable asset in a thriving entertainment market.

CONFIDENTIALITY STATEMENT

This offering memorandum, provided by QUEENSRIDGE COMMERCIAL, contains proprietary and strictly confidential information. Please review it only if you are the intended recipient, and do not share it without written consent. By accessing and reviewing this document, you agree to maintain strict confidentiality, refraining from photocopying or duplicating any part. If the subject property does not interest you, kindly return this memorandum promptly to QUEENSRIDGE COMMERCIAL broker, Derek Rose.

The memorandum is designed to provide a summary of unverified financial and physical information to prospective purchasers, establishing only a preliminary level of interest in the property. It is crucial to note that this information does not substitute a thorough due diligence investigation. QUEENSRIDGE COMMERCIAL and QUEENSRIDGE REALTY LLC has not conducted an investigation and makes no warranty or representation regarding various aspects of the property, including income, expenses, future financial performance, size, contaminants, compliance with regulations, physical condition, or tenant-related matters.

The information herein is obtained from believed reliable sources. Potential buyers are responsible for independently verifying all information and covering the costs of their investigations.

Property showings are strictly by appointment only; contact the QUEENSRIDGE COMMERCIAL broker, Derek Rose, for details.

PG 16 - 5321 CAMERON ST

EXCLUSIVELY PRESENTED BY

DEREK ROSE

Broker

License # B.32056

License # B.1003059



DROSE@LVMO.COM



www.queensridgerealty.com



702-540-7477



QUEENSRIDGE COMMERCIAL

10161 Park Run Dr, #150
Las Vegas, NV 89145