



## BRANSON INDUSTRIAL PARK

2611 - 2615 Branson Ave  
NORTH LAS VEGAS, NV  
89030



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### NORTH LAS VEGAS

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#### **QUEENSRIDGE REALTY LLC**

10161 Park Run Dr. #150, Las Vegas, Nevada, 89145



# PROPERTY SUMMARY

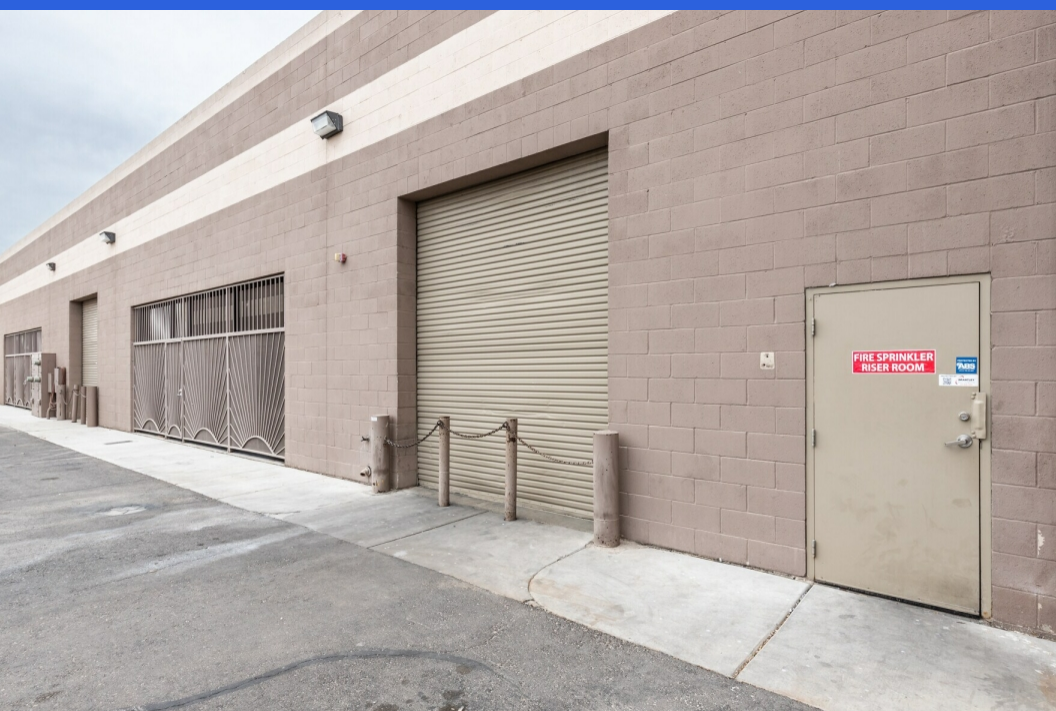
Offering Price	\$4,000,000
Building SqFt	18,600 SqFt
Lot Size (acres)	0.93
# of Buildings	2
# of Units	5
Grade Level BayDoors	6
Year Built	1999
Parcel ID	139-12-201-003
Zoning Type	INDUSTRIAL
County	Clark
Coordinates	36.226346,-115.114177

# INVESTMENT SUMMARY

Queensridge Realty is pleased to present the opportunity to purchase an exclusive industrial property, Branson Industrial Park located at 2611 - 2615 Branson Ave, North Las Vegas, NV. This prime property comprises two buildings, both approximately 9,300 sqft each, totaling 18,600 sqft.

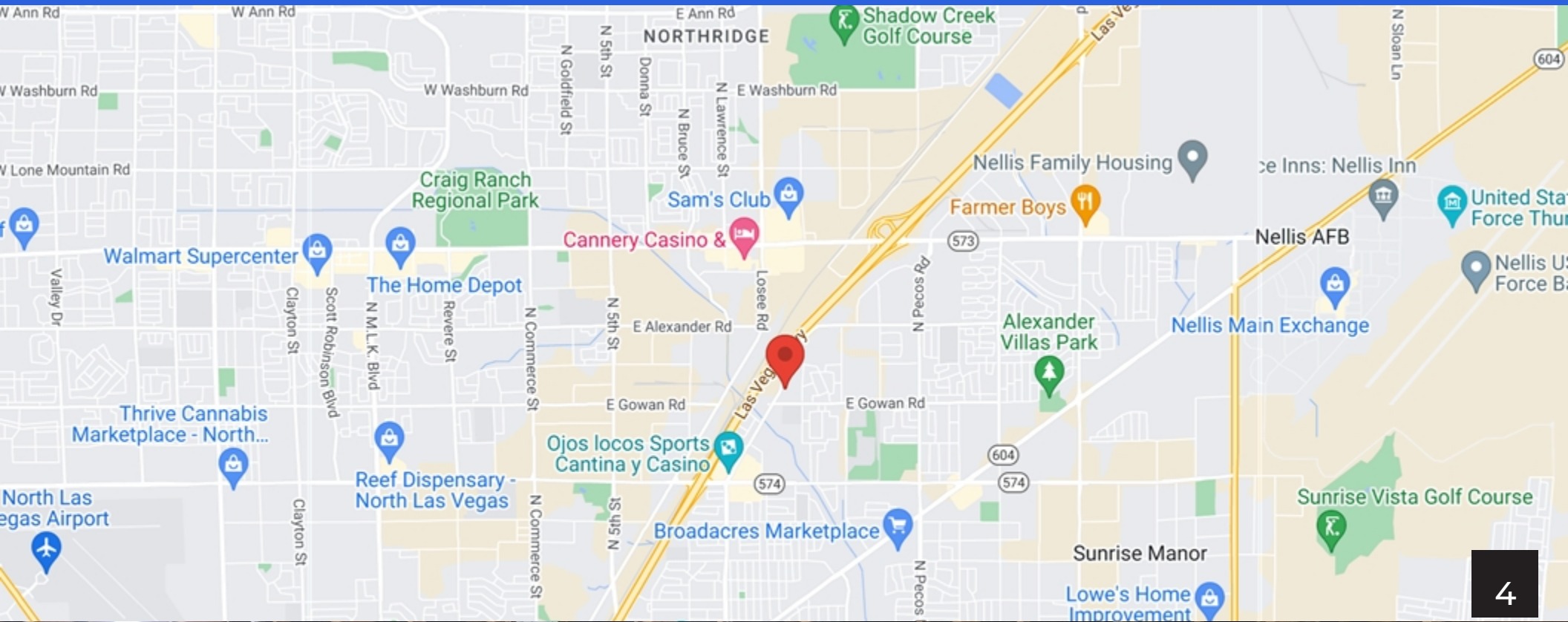
The 2615 building is fully leased and generates income, while the 2611 building, currently owner occupied, boasts around 600 sqft of office space, two restrooms, and an expansive open warehouse. The existing owners have expressed a willingness to lease back space at a rate of \$1.20 NNN. They are also flexible in terms of space requirements, allowing potential buyers the option to occupy a larger portion if desired.

The property underwent significant upgrades in 2021, including a new foam roof and swamp coolers. With six grade-level doors and a fully fenced perimeter, this property is a lucrative investment, available at a competitive price of \$4,000,000.



# INVESTMENT HIGHLIGHTS

- Two substantial buildings, each spanning approximately 9,300 sqft, offering a combined space of 18,600 sqft.
- The 2615 building is fully occupied, ensuring a steady income stream.
- A tenant commitment for the 2611 building is already in place, offering flexibility for potential buyers.
- Recent upgrades in 2021 include a new foam roof and the installation of swamp coolers.
- Both buildings are equipped with 3-phase 600 Amp Electrical Service, catering to various industrial needs.
- Strategically located in North Las Vegas, a rapidly growing industrial hub.













# LOCATION HIGHLIGHTS

- **Strategic Location:** North Las Vegas is a burgeoning industrial and commercial hub. Its proximity to major highways ensures seamless connectivity, making it a prime spot for businesses and real estate ventures.
- **Industrial Significance:** The presence of numerous industrial properties in North Las Vegas underscores the area's commercial importance. This concentration of industries suggests a vibrant business ecosystem, enhancing the appeal of Branson Industrial Park.
- **Robust Infrastructure:** North Las Vegas boasts well-maintained roads, efficient public transport, and essential amenities. This infrastructure not only facilitates business operations but also ensures convenience for potential tenants.
- **Growth Potential:** North Las Vegas has witnessed significant expansion in recent years. This growth trajectory, combined with the property's strategic location, offers immense potential for appreciation and development.
- **Development Opportunities:** The ongoing development in North Las Vegas suggests ample opportunities for expansion. Investors can capitalize on this potential to further enhance the property's value and appeal.
- **Sound Investment:** Given the growth and development of North Las Vegas and the property's prime location, Branson Industrial Park represents a promising investment opportunity. Its potential for appreciation and rental income makes it a lucrative option for investors.



# RENT ROLL

## PRO-FORMA

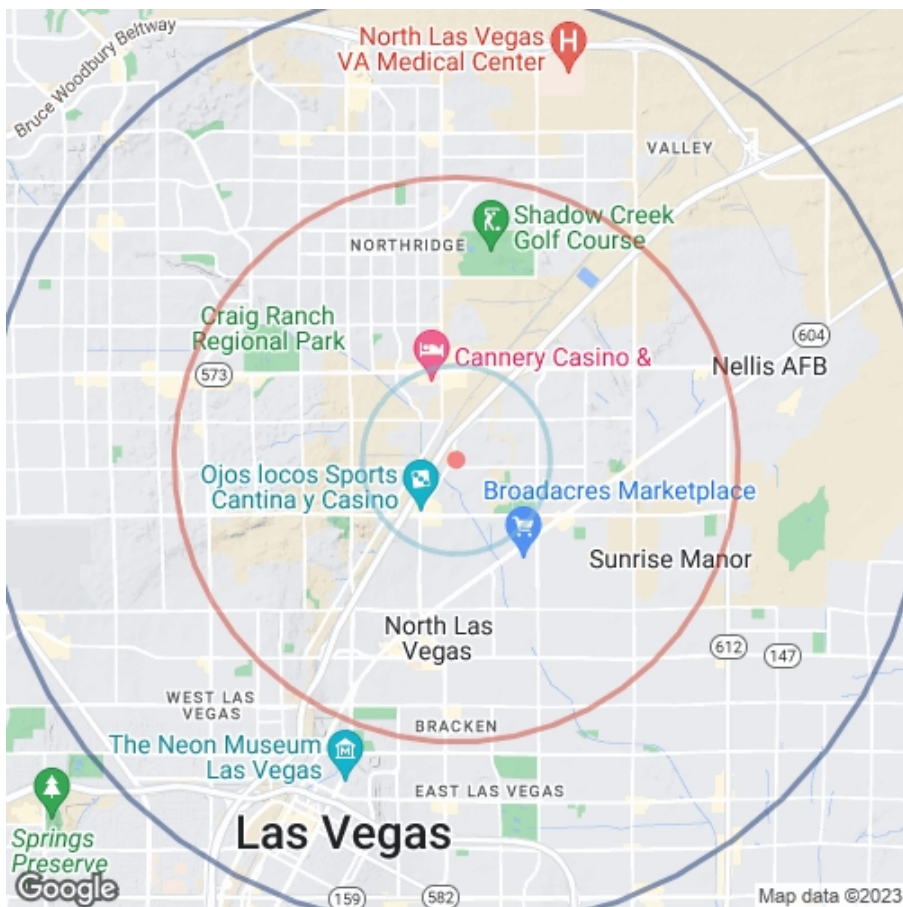
UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
2615 - A	PACIFIC CONSOLIDATED	2,300	\$27,600.00	\$12.00	NNN - \$5,520.00	09/01/2023	TBN
2615 - B/C	RAGE DRILLING	4,620	\$39,401.16	\$8.53	NNN - \$11,088.00	11/01/2021	11/30/2026
2615 - D	ELITE FIRE PROTECTION	2,306	\$27,672.00	\$12.00	NNN - \$5,520.00	09/01/2023	TBN
2611	JLTM	9,324	\$134,265.60	\$14.40	NNN - \$22,377.60	09/01/2023	TBN
	<b>Total Occupied</b>	<b>18550</b>	<b>\$228,938.76</b>				
	<b>TOTAL</b>	<b>18550</b>	<b>\$228,938.76</b>		<b>\$44,505.60</b>		



# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,309	118,737	305,277
2010 Population	11,044	150,152	384,378
2023 Population	10,735	172,768	444,930
2028 Population	10,818	177,981	460,395
2023-2028 Growth Rate	0.15 %	0.6 %	0.69 %
2023 Daytime Population	16,071	158,545	431,130

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	613	7,359	23,316
\$15000-24999	288	4,764	13,728
\$25000-34999	346	5,697	15,551
\$35000-49999	437	7,245	19,006
\$50000-74999	604	9,970	26,630
\$75000-99999	366	6,636	17,942
\$100000-149999	348	6,582	18,202
\$150000-199999	56	1,982	6,017
\$200000 or greater	9	1,319	4,138
Median HH Income	\$ 43,722	\$ 51,184	\$ 50,410
Average HH Income	\$ 55,435	\$ 68,412	\$ 68,541



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,550	34,118	95,437
2010 Total Households	2,687	42,378	116,019
2023 Total Households	3,068	51,561	144,543
2028 Total Households	3,125	53,838	151,442
2023 Average Household Size	3.37	3.26	3.02
2023 Owner Occupied Housing	1,114	24,579	69,484
2028 Owner Occupied Housing	1,179	26,401	74,789
2023 Renter Occupied Housing	1,954	26,982	75,059
2028 Renter Occupied Housing	1,946	27,437	76,653
2023 Vacant Housing	149	2,387	7,278
2023 Total Housing	3,217	53,948	151,821

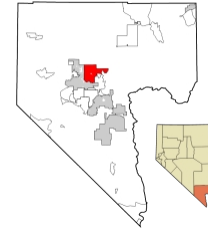


Sunrise Manor



# ABOUT NORTH LAS VEGAS

North Las Vegas is a suburban city in Clark County, Nevada, United States, in the Las Vegas Valley. As of the 2010 census it had a population of 216,961, with an estimated population of 251,974 in 2019. The city was incorporated on May 1, 1946.



## CITY OF NORTH LAS VE...

INCORPORATED 4/30/1946

## AREA

CITY 102.4 SQ MI  
LAND 102.3 SQ MI  
ELEVATION 2205 FT

## POPULATION

POPULATION 262,527  
DENSITY 2,565.64 SQ MI



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By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to QUEENSRIDGE REALTY LLC.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. QUEENSRIDGE REALTY LLC has not made any investigation, and makes no warranty or representation with respect to the LLC's income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state, and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE QUEENSRIDGE REALTY LLC ADVISOR FOR MORE DETAILS.