

# OFFERING MEMORANDUM



# 3850 LEON AVE

STRATEGIC BUSINESS HUB: MODERN OFFICES,  
SECURE YARD—IDEAL FOR FLEET VEHICLES,  
EQUIPMENT & MATERIAL STORAGE

PRESENTED BY DEREK ROSE AND QUEENSRIDGE COMMERCIAL



QUEENSRIDGE COMMERCIAL



3850 LEON AVE

# PROPERTY OVERVIEW



**Need space for your service fleet vehicles?**

**Looking for a secure, paved yard for your business operations?**

**Desire turnkey professional offices with high-speed technological capabilities?**

3850 Leon Avenue meets all these needs and more. Located in Northwest Las Vegas, this 1.26-acre commercial property is zoned C2 General Commercial and features a fully renovated 2,866 square foot mixed-use structure, along with additional storage and garage facilities. The fully fenced and paved yard provides a secure environment ideal for businesses with large equipment or vehicle fleets. This property offers a practical and versatile space, making it a valuable asset for any business.



# Key Details

- Prime Northwest Location
- 1.26 Acres Zoned C2 General Commercial
- \$1,500,000

# Key Features

- Fully Renovated 2,866 sqft Mixed Use Office and Residential Two-Story Structure
- Two Detached Storage/Garage Structures and Foreman's Shack
- Fully Fenced, Secure, and Paved Yard
- All Utilities including City Electric, Gas, Cable, and Private Well Water





3850 LEON AVE



04/12



# Zoning & Land

## ZONING

The property at 3850 Leon Avenue is zoned C2 General Commercial, providing a wide range of permissible uses, including retail, office, and service-oriented businesses. This zoning designation offers flexibility for various business types, making it an ideal location for operations that require both office and storage space, as well as those needing secure outdoor areas.

## LAND

The 1.26-acre lot is fully fenced and paved, offering a secure environment for storing vehicles, equipment, or other assets. The layout is designed to maximize usable space, making it suitable for businesses that require ample outdoor area for operations. The land's configuration supports efficient movement and storage, minimizing operational constraints and enhancing productivity.





3850 LEON AVE

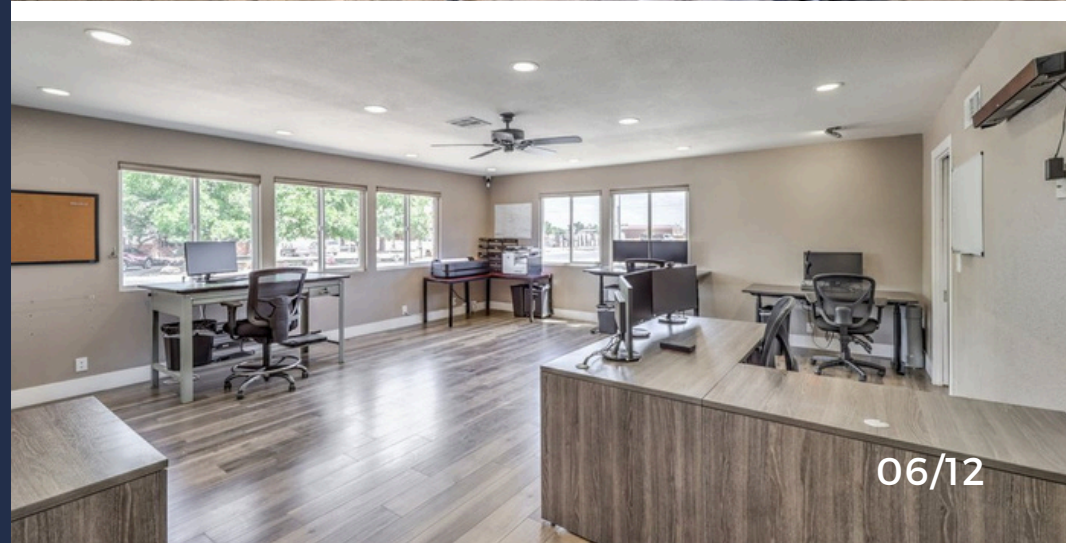
# MAIN STRUCTURE

FULLY RENOVATED 2866 SQFT  
MIXED-USE STRUCTURE

The primary structure at 3850 Leon Avenue is an ideal office space for businesses seeking a modern, versatile work environment. The 2,866 square foot, two-story building has been recently renovated and reimagined with the needs of office tenants in mind.

The office areas of the property have been designed for efficient, productive work. The flexible floor plan can accommodate a variety of office configurations, from an open collaborative "bullpen" workspace to a spacious conference room.

The entire property has been rewired with a state-of-the-art security system and high-speed internet connectivity. Tenants can have peace of mind knowing their operations are protected, while enjoying the fast, reliable WiFi required for seamless remote work, video conferencing, and data sharing.





3850 LEON AVE







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# PROPERTY TOUR

3850 N Leon Ave



Explore 3D Space

POWERED BY  
 Matterport



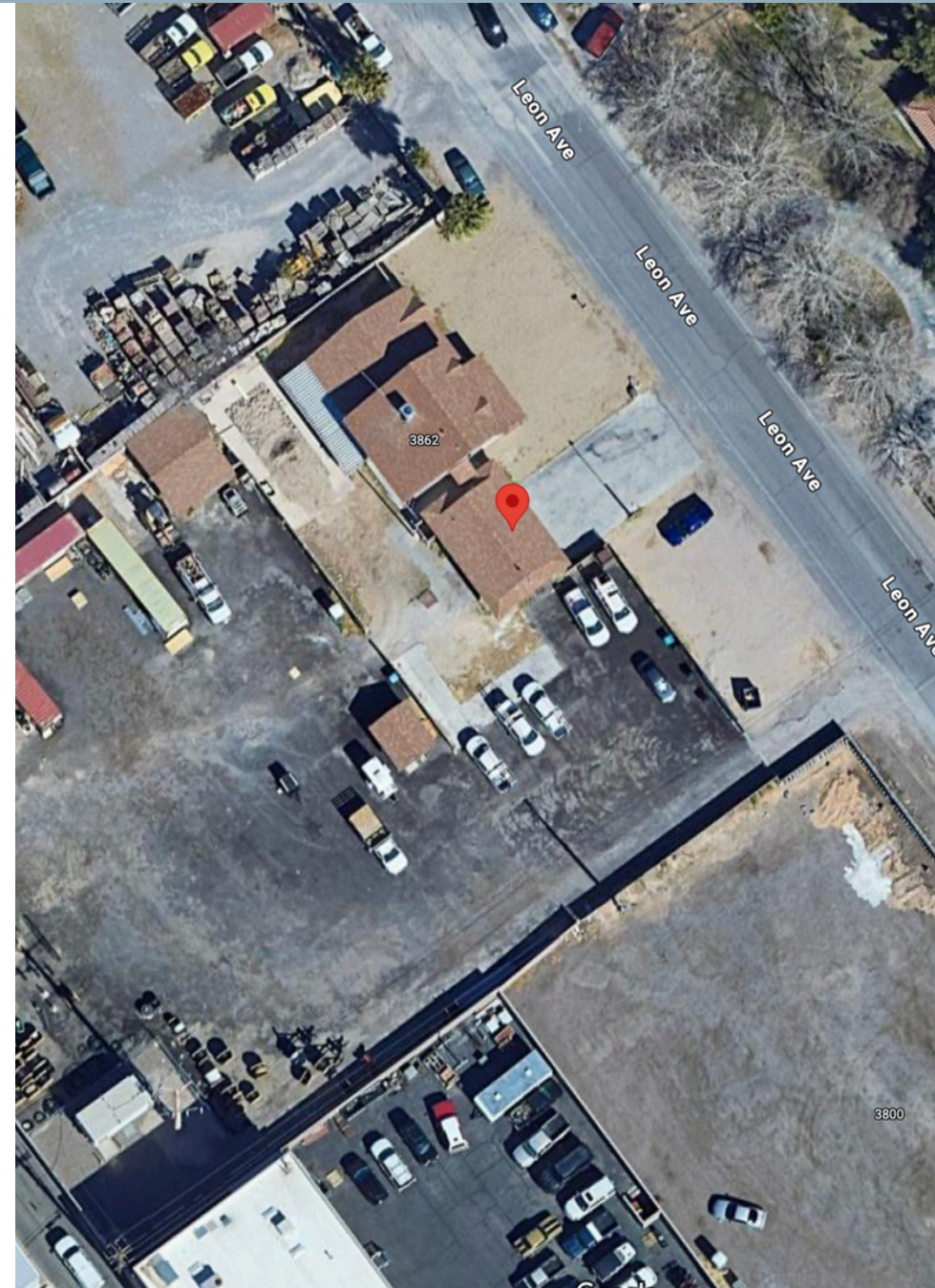
# LOCATION & ACCESSIBILITY

## Prime Northwest Las Vegas Location

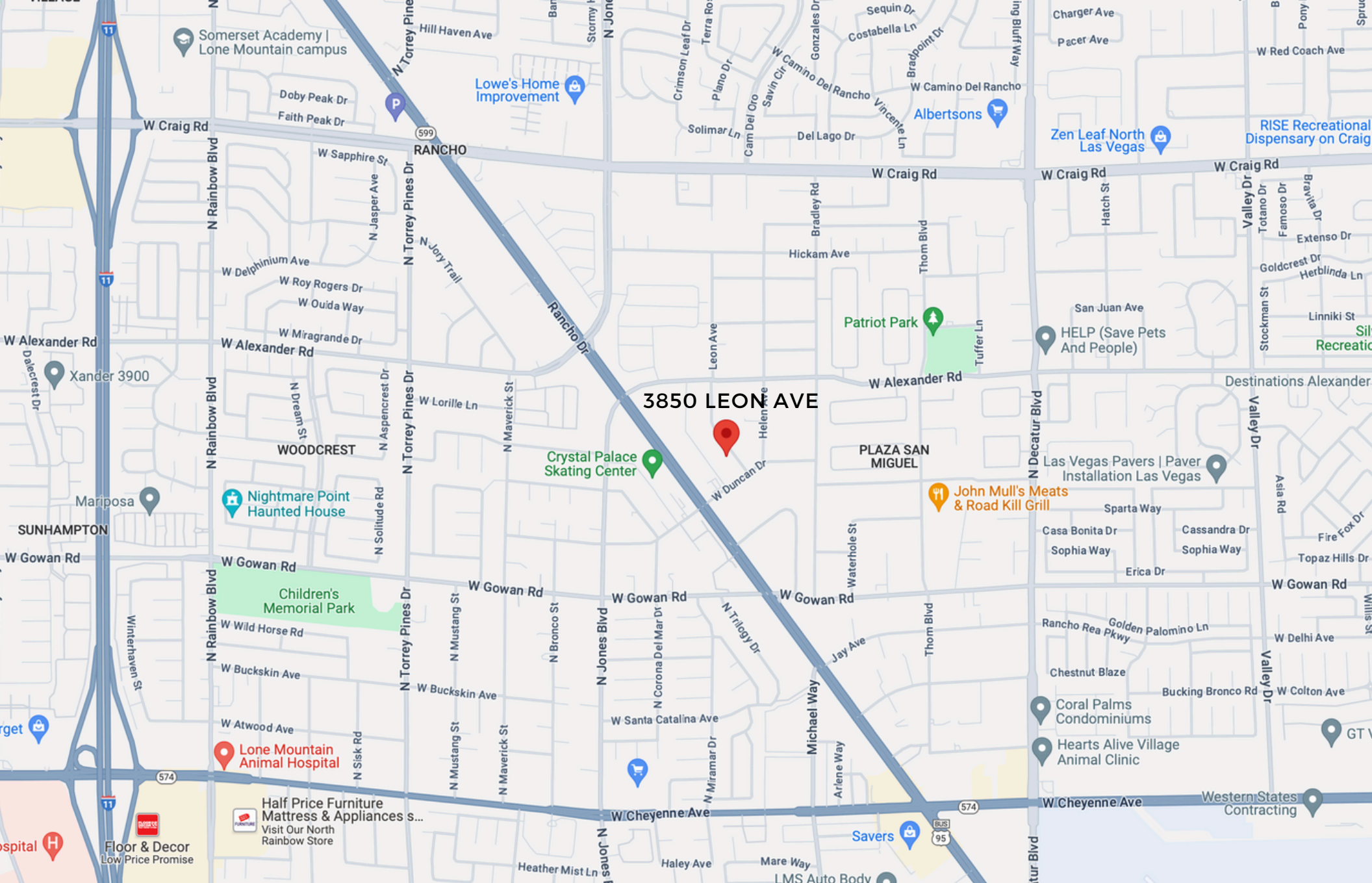
3850 Leon Avenue is located in the growing Northwest Las Vegas area, offering a strategic position with direct access to major transportation routes, including U.S. Highway 95 and the 215 Beltway. This location provides convenient access to key business districts, retail centers, and essential services, supporting efficient and streamlined business operations.

## Accessibility

The property is well-suited for businesses requiring easy access for large equipment or service fleets. The fully paved, secure yard allows for smooth vehicle movement and ample parking or storage space. Its proximity to major roads facilitates efficient logistics, ensuring that employees, clients, and suppliers can reach the site with minimal delay.







# 3850 LEON AVE

DIRECT ACCESS TO MAJOR TRANSPORTATION ROUTES,  
INCLUDING U.S. HIGHWAY 95 AND THE 215 BELTWAY



# PROPERTY RECAP

- **LOCATION:** Prime Northwest Las Vegas area with easy access to major transportation routes.
- **SIZE:** 1.26 acres, fully fenced and paved, offering ample space for operations.
- **ZONING:** C2 General Commercial, allowing for a variety of business uses.
- **FACILITIES:** 2,866 sqft mixed-use structure. Additional storage/garage buildings, and secure yard.
- **UTILITIES:** Fully equipped with city electric, gas, cable, and private well water.





# 3850 LEON AVE

Opportunity is knocking - make this prime Northwest Las Vegas location your new business home. This rare property, with its secure yard, is ideal for construction and service-related businesses requiring space for large equipment or vehicle fleets.

This property presents a strategic investment opportunity, offering a fully fenced, secure environment that ensures seamless operations.

Whether you're expanding your business, providing on-site housing for your team, or seeking a versatile space that meets your unique needs, this property covers all bases. Invest not just in a property, but in a vision that can propel your business forward.

## CONFIDENTIALITY STATEMENT

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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, LLC broker, Derek Rose, for details.

12/12

EXCLUSIVELY PRESENTED BY

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