

# Reduced Price, \$112 psf, Data Center, Office, Fiber Optics, 2.04 Acres

## Perfect Office Building for Owner User or Investor

### 2965 S Jones Blvd, Las Vegas, NV 89146



Listing ID: 30029430  
Status: Active  
Property Type: Office For Sale  
(also listed as Special Purpose)  
Office Type: Business Park, Governmental  
Size: 33,678 SF  
Sale Price: \$3,799,999  
Unit Price: \$112.83 PSF  
Sale Terms: Cash to Seller

#### More Information Online

<http://www.catylist.com/listing/30029430>



#### QR Code

Scan this image with your mobile device:

#### Overview/Comments

- \* Price Reduced to only \$112 per building square foot w/ 2.04 acres on Decatur
- \* Qualifies for SBA 10% down 5.4%+/- 10/20-year fixed at 62c+/- per ft/mo
- Perfect for an owner / operator business user or investment
- Two single-story professional office buildings under one roof, on one parcel
- Total of 28,140' usable, or 33,678' rentable square feet,
- Common area garden atrium, green patio comfort zone, covered walkways,
- \* 100% handicap accessible, all suites move-in ready
- Full sprinklers, fiber optics cable, emergency fire exits.
- Multi-stalled common area restrooms, private restrooms in suites, w/ showers
- Ample covered parking, directly on Jones frontage, 35,000 daily traffic count
- Between Sahara and Desert Inn, bus stop in front, separate ingress-egress,
- Clark County zoned C-P Office Professional,
- \* Land Use 41.335 Office Professional,
- 163-11-704-016, on 2.04 acres, excellent landscaping,
- Load factor included in all measurements
- Owner / Broker / Developer making dreams happen daily.

#### General Information

Taxing Authority:	Clark County	Class of Space:	Class B
Tax ID/APN:	163-11-704-016	Gross Building Area:	33,678 SF
Zoning:	CLARK COUNTY ZONED C-P OFFICE PROFESSIONAL	Building/Unit Size (RSF):	33,678 SF
Property Use Type:	Net Leased Investment (NNN), Investment, Vacant/Owner-User	Usable Size (USF):	28,140 SF
Building Name:	Reduced Price, \$112 psf, Data Center, Office Fiber Optics 2Acres	Land Area:	2.04 Acres
		Sale Terms:	Cash to Seller

2% for purchase or 3% for lease procurement fee to the NV licensed procuring cause for representation from beginning to end.

Office Type Business Park, Governmental, High-Tech, Institutional, Medical, Mixed Use, Net Leased, Office Building, Research & Development, Other

### Area & Location

Property Located Between: Sahara and Desert Inn  
Property Visibility: Excellent

### Building Related

Total Number of Buildings:	2	Passenger Elevators:	0
Number of Stories:	1	Freight Elevators:	0
Year Built:	1997	Sprinklers:	Wet
Year Renovated:	2016	Heat Type:	Electricity
Parking Ratio:	4 (per 1000 SF)	Heat Source:	Central
Parking Type:	Structure, Surface	Air Conditioning:	Package Unit
Parking Description:	Ample covered, uncovered, and reserved	Internet Access:	Cable, DSL, T1/T3

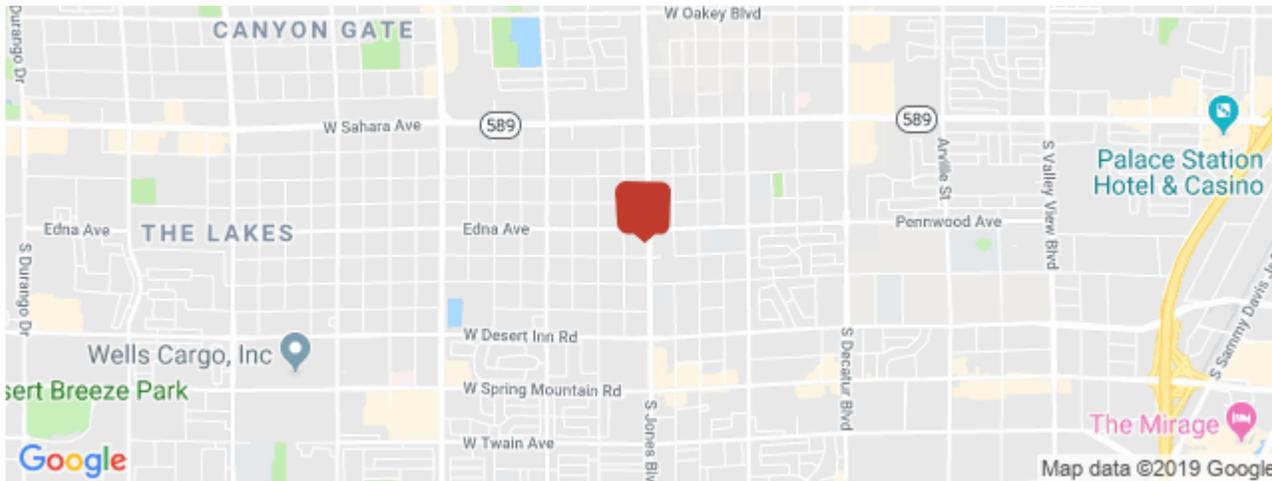
Interior Description 100% built-out office, no gray shell • Suite D available 3,081' pony-walled bullpen, space for 5+ workstations, 3 private offices, training/storage, wet break room, private entrance, common restrooms • Suite E4 available 2,434', reception, open area bullpen for workstations, 4 XL offices, XL conference, wet break room, storage, private entrance, common restrooms \* Suite E2 available 1,547', five offices, break room, large open area bullpen, reception, and waiting room, common restrooms. \* Suite E1 available 1,255' four offices and open area bullpen common restrooms. \* Suite C-2 available 4,793' rentable data center with 3,500 tons of dedicated HVAC, up to 1,500 amps of 208 single phase power for servers bitcoin miners.

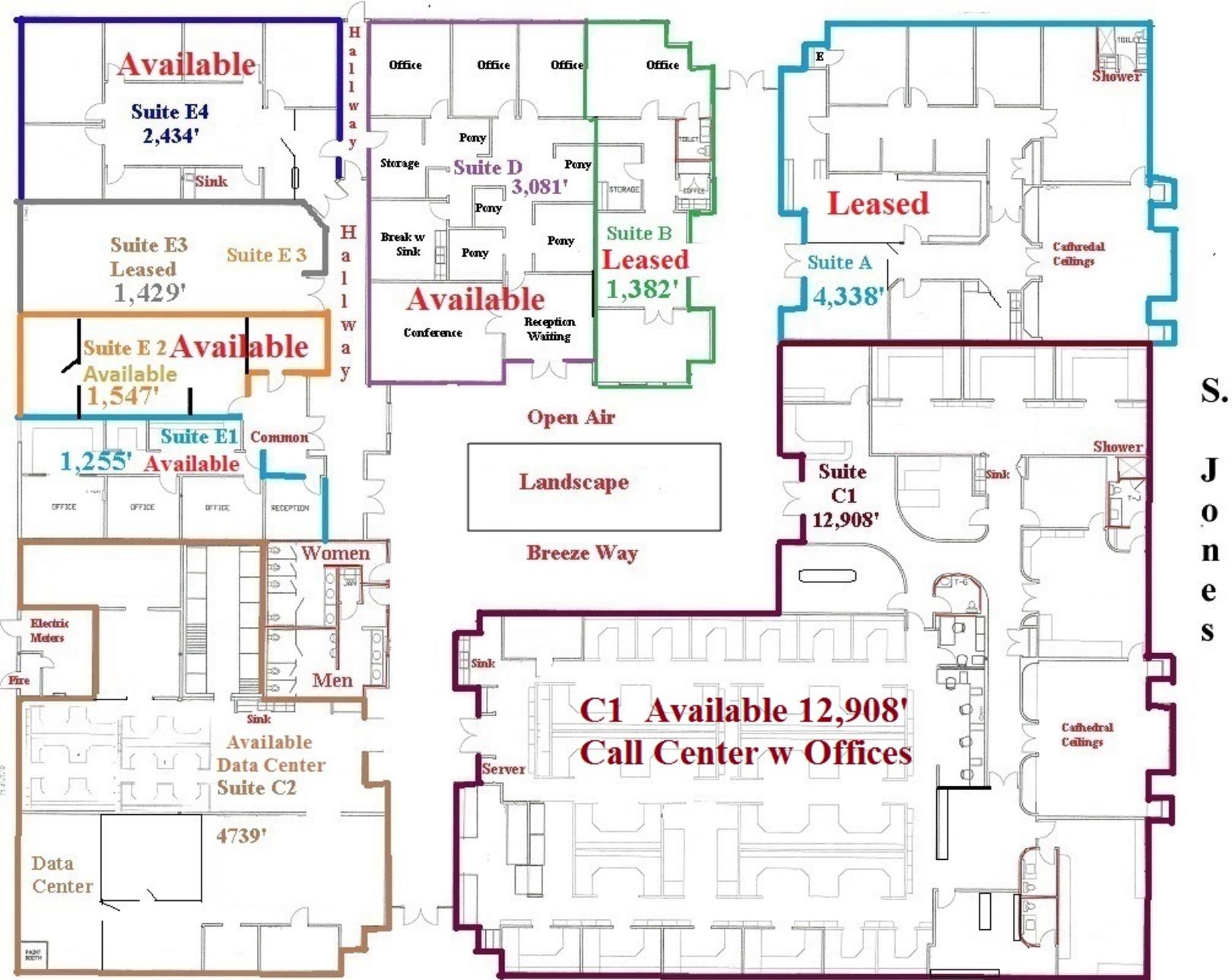
### Land Related

Zoning Description:	Clark County zoned C-P Office Professional,	Land Ownership:	Fee Simple
Water Service:	Municipal	Legal Description:	163-11-704-016, on 2.04 acres,
Sewer Type:	Municipal		

### Location

Address:	2965 S Jones Blvd, Las Vegas, NV 89146	MSA:	Las Vegas-Henderson-Paradise
County:	Clark	Submarket:	West Central





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# SBA 504 Loan Scenario

Data Center, Office, Fiber Optics

Scenario as of: 6/20/2018

## Own the Business? Own the Building.

Purchase Price	\$3,799,999
Improvements	\$0
Other	\$0
<b>Total Project Costs</b>	<b>\$3,799,999</b>

<b>2965 S Jones Blvd, Las Vegas, NV 89146</b>	
Building Size	33,678 sf
Price per Sq. Ft.	\$113 psf

### For Property Information:

Michael Hawkes  
Great Bridge Properties  
702.642.4235  
702Michael@702Michael.com



### 90% SBA 504 Financing Example

Financing Package		Amount	Rate	Term	Amort	Monthly Pymt
Bank 1st Mortgage	50%	\$ 1,900,000	5.50%	10 Yrs	25 Yrs	\$ 11,668
SBA 504 2nd Mortgage*	40%	\$ 1,556,000	5.27%	25 Yrs	25 Yrs	\$ 9,343
Down Payment	10%	\$ 380,000				
<i>*Includes financed SBA fee of \$36,000</i>			<b>5.40%</b>		<b>\$0.62 PSF</b>	<b>\$ 21,010</b>

### Monthly Costs

	PSF	Monthly
Mortgage Payments	\$0.62	\$21,010
<b>Total Monthly Payment</b>	<b>\$0.62 PSF</b>	<b>\$21,010</b>

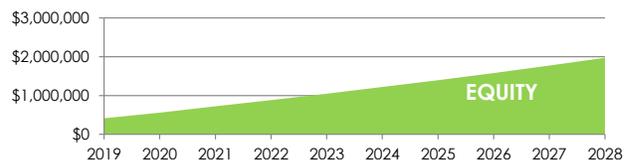
### Adjusted Monthly Costs

	PSF	Monthly
<b>Total Monthly Payment</b>	<b>\$0.62</b>	<b>\$21,010</b>
Less Depreciation	(\$0.19)	-\$6,496
<b>Total Adjusted Monthly Payment</b>	<b>\$0.43 PSF</b>	<b>\$14,515</b>

### Out of Pocket Expenses

<b>Cash Down Payment</b>	<b>10.0%</b>	<b>\$380,000</b>
Estimated Bank Fees	1.5%	\$28,500
Estimated Appraisal & Environmental		\$4,000

### Invest in Your Future: Equity Over First 10 Years



### Assumptions:

The following assumptions were made in the preparation of this sample. Please let us know if there are specific values you'd like to see.

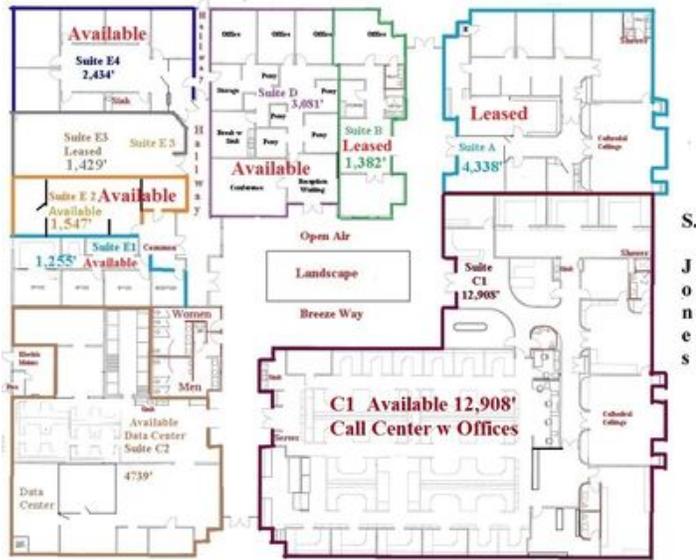
- Bank rate, terms and fees are estimated and vary depending on lender.
- SBA rate is as of Jun '18. Actual rate is set at debenture sale.
- SBA Fee is estimated at 2.15% plus a \$2,500 legal fee. Fees are financed.
- Operating costs, title and insurance are estimates.
- Depreciation is estimated at an 80% bracket over 39 years.
- 90% LTV financing generally does not require additional collateral.

For more information contact your 504 loan experts:



**Chris Hunter**  
**TMC Financing**  
SVP, Business Development Officer  
702.469.6077  
chris@tmcfinancing.com

### Property Images



20161215\_143441

2965 S Jones



1



20161215\_142941



20161215\_143538



20161229\_152832



20161229\_152922



20161229\_153443



20161229\_153519



20161229\_153912



20161229\_153541



20161229\_162307



20161229\_162354



Aerial Drone

### SBA 504 Loan Scenario

2019-2020 Business Plan: Total Project: \$4,240,000

**Own the Business? Own the Building.**

Purchase Price	\$125.90 per sq ft	\$4,240,000
Improvements	\$0.00 per sq ft	\$0
Equipment		\$0
Other		\$0
<b>Total Project Costs</b>	<b>\$125.90 per sq ft</b>	<b>\$4,240,000</b>

<b>Loan Structure</b>	
Bank 1st Mortgage	50%
SBA 504 2nd Mortgage*	40%
<b>Down Payment</b>	<b>10%</b>
<b>Total Project with Fees</b>	<b>\$4,279,000</b>

<b>10% SBA 504 Financing Example</b>					
	Loan Amount	Term	Rate	Monthly Pymt	Annual Pymt
Bank 1st Mortgage	\$ 2,120,000	30 Yr	3.75%	\$ 8,337.50	\$ 100,250
SBA 504 2nd Mortgage*	\$ 1,728,000	10 Yr	4.50%	\$ 19,975.00	\$ 239,700
<b>Total Financing</b>	<b>\$ 3,848,000</b>	<b>10 Yr</b>	<b>4.12%</b>	<b>\$ 28,312.50</b>	<b>\$ 339,950</b>

\* Projected Interest Rate: 4.12%  
 Monthly payment equals 71¢ per square foot per month

**Assumptions:**

- Bank rate is as of Nov-17. Actual rate is set of disbursement date.
- SBA fee is extracted at 2.25% plus a \$2,500 legal fee. All SBA fees are financed in the 504 loan.
- K-1's (if financing generally done) will require additional collateral.
- Possible costs including appraisal and environmental reports, escrow closing costs (including insurance and legal closing cost) 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  
 702.488.4677  
 chris@tmcfinancing.com

**702Michael Hawkes**  
 Broker/Salesman  
 Great Bridge Properties  
 702Michael@702Michael.com  
 702.Michael (642-4235)  
 www.702Michael.com  
 Scenario ID: 01 - 11/22/2017



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504 PSF - 2965 S Jones Blvd, Las Vegas, NV 89146



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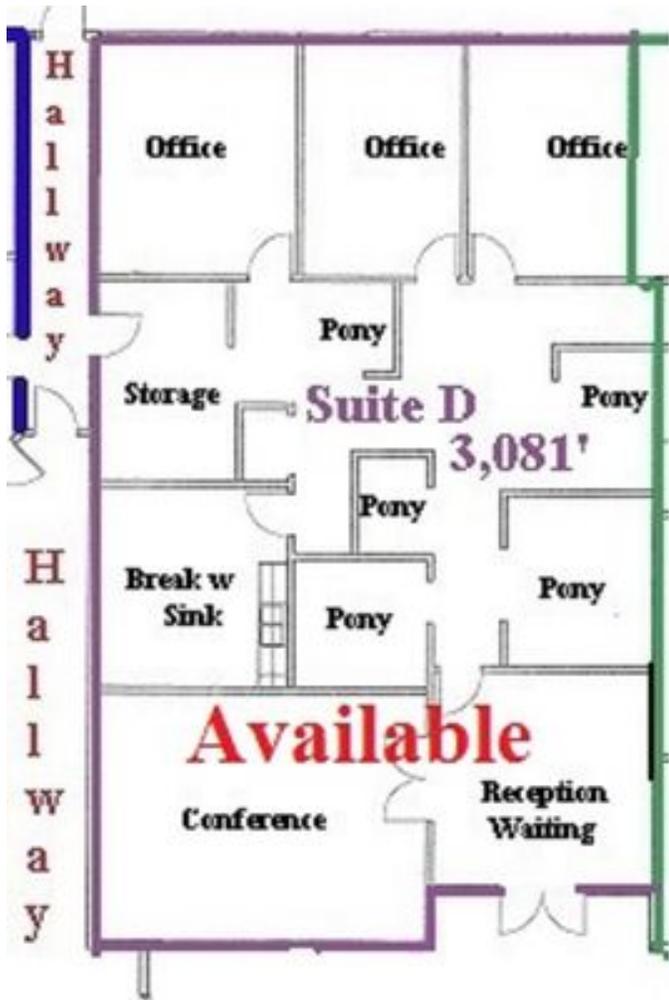
E2 Floor Plan



Suites E1 and E2 Available



E4



Suite D Floor Plan





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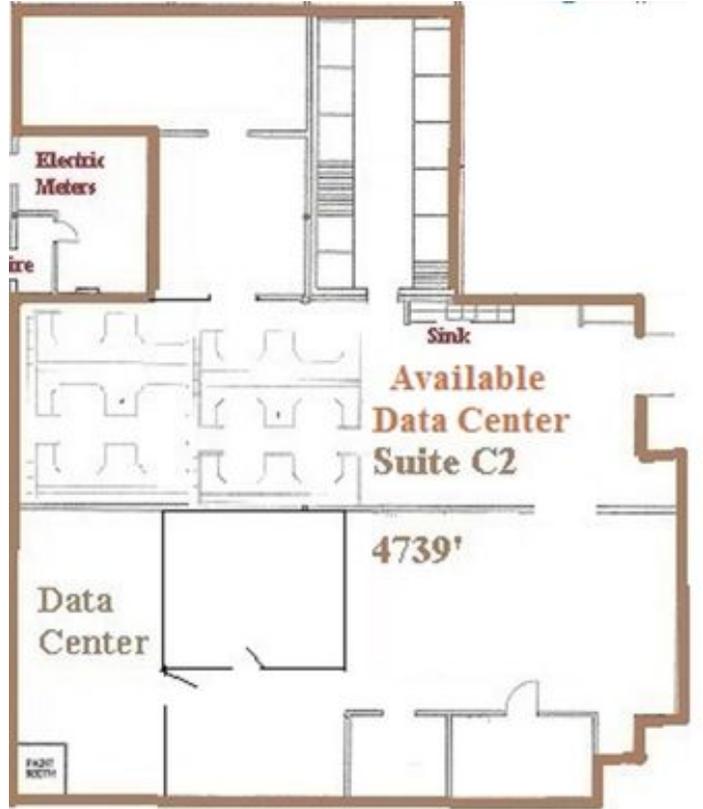
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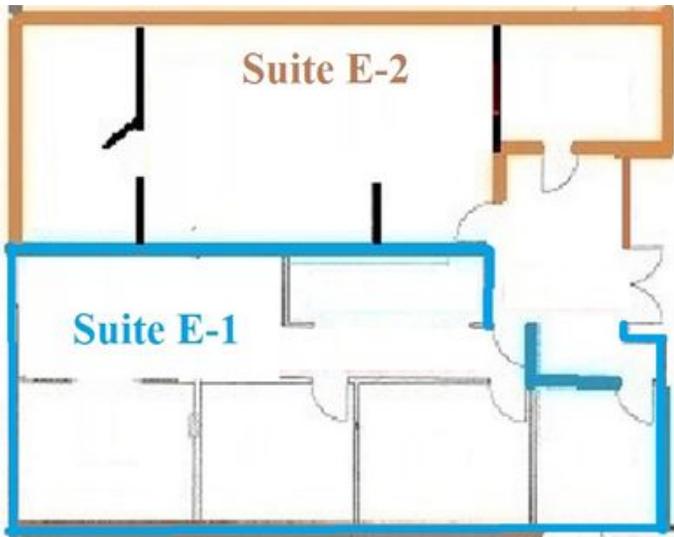
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Suite C-2 Data Center 4,739'



Suite C1 Floor Plan



Suites E1 and E2 Available

## Property Contacts

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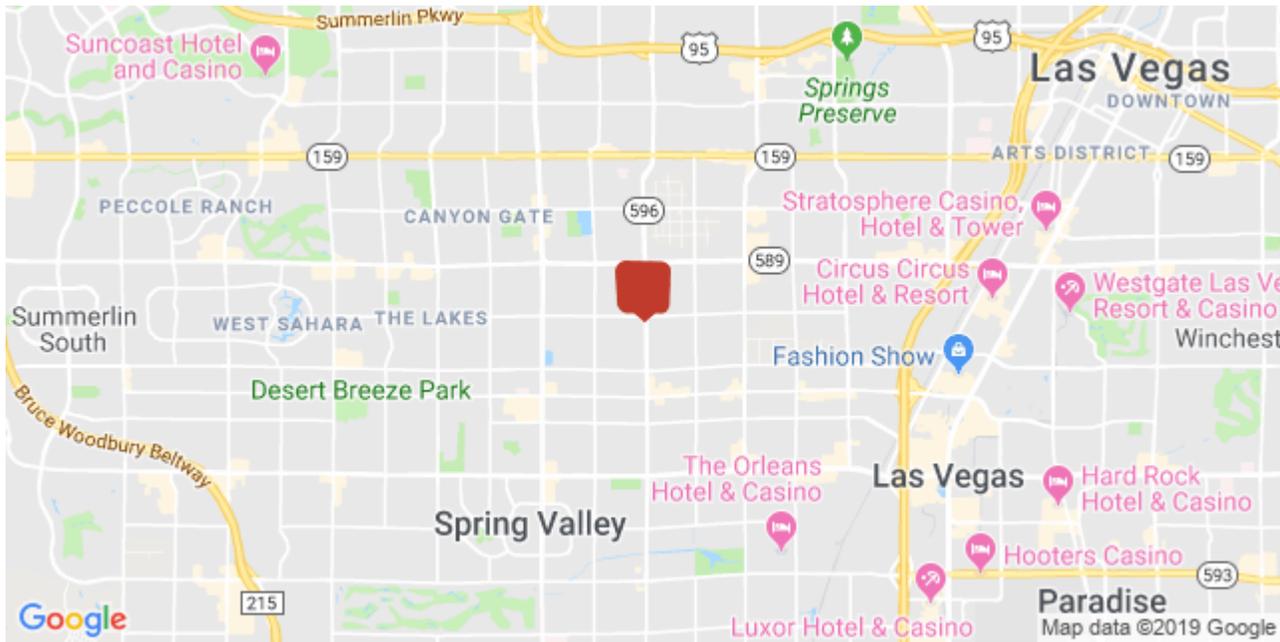


**Michael Hawkes**

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

# Demographics, Labor/Workforce, and Consumer Expenditures

2965 S Jones Blvd, Las Vegas, NV



**Disclaimer:** While we believe this information (via GeoLytics) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.

## Population

Radius:	1 mile	3 miles	5 miles
2023 Projection	18,422	252,779	599,640
2018 Estimate	17,580	235,685	561,231
2015 Estimate	17,725	233,332	558,497
2010 Census	16,641	210,352	501,200
Growth 2018-2023	4.79%	7.25%	6.84%
Growth 2015-2018	-0.82%	1.01%	0.49%
Growth 2010-2015	6.51%	10.92%	11.43%

## Population (Male)

Radius:	1 mile	3 miles	5 miles
2023 Projection	8,988	124,783	298,224
2018 Estimate	8,571	116,368	279,898
2015 Estimate	8,678	115,233	278,872
2010 Census	8,534	106,855	256,335
Growth 2018-2023	4.87%	7.23%	6.55%
Growth 2015-2018	-1.23%	0.98%	0.37%
Growth 2010-2015	1.69%	7.84%	8.79%

## Population (Female)

Radius:	1 mile	3 miles	5 miles
2023 Projection	9,434	127,996	301,416
2018 Estimate	9,009	119,317	281,333
2015 Estimate	9,047	118,099	279,625
2010 Census	8,107	103,497	244,865
Growth 2018-2023	4.72%	7.27%	7.14%
Growth 2015-2018	-0.42%	1.03%	0.61%
Growth 2010-2015	11.59%	14.11%	14.2%

## Population by Age (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	1,475	22,493	53,095
Age 5 to 10	1,194	17,935	42,662
Age 10 to 15	1,041	15,752	38,080
Age 15 to 20	906	13,690	33,590
Age 20 to 25	859	12,968	31,901
Age 25 to 30	921	13,319	32,282
Age 30 to 35	957	13,880	33,182
Age 35 to 40	1,017	14,562	34,476
Age 40 to 45	1,050	15,194	36,018
Age 45 to 50	1,150	16,194	38,373
Age 50 to 55	1,176	15,605	37,063
Age 55 to 60	1,209	14,806	35,029
Age 60 to 65	1,186	13,306	31,246
Age 65 and over	3,439	35,981	84,234
Total Population	17,580	235,685	561,231
Median Age	43.1	38.11	37.65

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	8%	10%	9%
Age 5 to 10	7%	8%	8%
Age 10 to 15	6%	7%	7%
Age 15 to 20	5%	6%	6%
Age 20 to 25	5%	6%	6%
Age 25 to 30	5%	6%	6%
Age 30 to 35	5%	6%	6%
Age 35 to 40	6%	6%	6%
Age 40 to 45	6%	6%	6%
Age 45 to 50	7%	7%	7%
Age 50 to 55	7%	7%	7%
Age 55 to 60	7%	6%	6%
Age 60 to 65	7%	6%	6%
Age 65 and over	20%	15%	15%

## Median Age (Male)

Radius:	1 mile	3 miles	5 miles
2010 Census	40.67	37.64	36.81

## Median Age (Female)

Radius:	1 mile	3 miles	5 miles
2010 Census	41.43	38.84	37.72

## High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	3,608	47,187	107,565
Some College, No Degree	3,622	41,486	93,258
Associate or Bachelor's Degree	795	7,892	19,370
Master's Degree	639	4,613	12,456
Professional School Degree	242	2,887	7,745
Doctorate Degree	89	943	2,531
Total High School Graduates Age 25+	8,995	105,008	242,925

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	40%	45%	44%
Some College, No Degree	40%	40%	38%
Associate or Bachelor's Degree	9%	8%	8%
Master's Degree	7%	4%	5%
Professional School Degree	3%	3%	3%
Doctorate Degree	1%	1%	1%

## Households

Radius:	1 mile	3 miles	5 miles
2023 Projection	7,092	96,754	229,340
2018 Estimate	6,764	90,872	215,830
2015 Estimate	6,820	90,453	215,597
2010 Census	6,394	82,142	195,140
Growth 2018-2023	4.85%	6.47%	6.26%
Growth 2015-2018	-0.82%	0.46%	0.11%
Growth 2010-2015	6.66%	10.12%	10.48%

## Average Household Size

Radius:	1 mile	3 miles	5 miles
2023 Projection	2.62	2.7	2.65
2018 Estimate	2.62	2.7	2.65
2015 Estimate	2.61	2.68	2.64
2010 Census	2.62	2.66	2.61
Growth 2018-2023	-0.06%	-0.01%	-0%
Growth 2015-2018	0.28%	0.67%	0.49%
Growth 2010-2015	-0.13%	0.68%	0.87%

### Households by Household Type and Size and Presence of Children (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles	
Family Households	4,220	54,016	127,381	Family Households		62%		59%
Married-couple family	2,837	34,093	79,746	Married-couple family		42%		37%
With own children under 18 years	938	14,158	33,984	With own children under 18 years		14%		16%
No own children under 18 years	1,899	19,935	45,762	No own children under 18 years		28%		21%
Male Householder: no wife present	533	7,141	16,253	Male Householder: no wife present		8%		8%
With own children under 18 years	207	3,029	7,289	With own children under 18 years		3%		3%
No own children under 18 years	326	4,112	8,964	No own children under 18 years		5%		4%
Female Householder: no husband present	850	12,782	31,382	Female Householder: no husband present		13%		15%
With own children under 18 years	386	6,358	16,586	With own children under 18 years		6%		8%
No own children under 18 years	464	6,424	14,796	No own children under 18 years		7%		7%
Nonfamily Households	2,544	36,856	88,449	Nonfamily Households		38%		41%
1 Person households	1,789	27,092	65,861	1 Person households		26%		31%
2+ Unrelated people	755	9,764	22,588	2+ Unrelated people		11%		10%
Total Households	6,764	90,872	215,830					

## Households by Household Income (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	1,232	19,929	49,033
\$25,000 to \$49,999	1,954	27,836	62,281
\$50,000 to \$74,999	1,401	19,938	45,008
\$75,000 to \$99,999	780	10,321	24,636
\$100,000 to \$124,999	456	5,578	14,286
\$125,000 to \$149,999	280	2,574	7,103
\$150,000 to \$199,999	457	2,260	6,466
\$200,000 or more	204	2,436	7,017
Total Households	6,764	90,872	215,830
Average Household Income	\$70,005.63	\$60,124.22	\$61,776.40
Median Household Income	\$59,294.76	\$54,006.88	\$55,296.31

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	18%	22%	23%
\$25,000 to \$49,999	29%	31%	29%
\$50,000 to \$74,999	21%	22%	21%
\$75,000 to \$99,999	12%	11%	11%
\$100,000 to \$124,999	7%	6%	7%
\$125,000 to \$149,999	4%	3%	3%
\$150,000 to \$199,999	7%	2%	3%
\$200,000 or more	3%	3%	3%

## Households by Household Income (2023 Projection)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	1,301	21,143	52,315
\$25,000 to \$49,999	2,075	29,898	66,609
\$50,000 to \$74,999	1,469	21,261	47,866
\$75,000 to \$99,999	825	11,000	26,171
\$100,000 to \$124,999	470	5,915	15,032
\$125,000 to \$149,999	288	2,698	7,436
\$150,000 to \$199,999	461	2,352	6,723
\$200,000 or more	203	2,487	7,188
Total Households	7,092	96,754	229,340
Average Household Income	\$68,832.28	\$60,087.62	\$61,899.56
Median Household Income	\$60,088.75	\$55,021.39	\$56,566.90

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	18%	22%	23%
\$25,000 to \$49,999	29%	31%	29%
\$50,000 to \$74,999	21%	22%	21%
\$75,000 to \$99,999	12%	11%	11%
\$100,000 to \$124,999	7%	6%	7%
\$125,000 to \$149,999	4%	3%	3%
\$150,000 to \$199,999	7%	2%	3%
\$200,000 or more	3%	3%	3%

## Per Capita Income

Radius:	1 mile	3 miles	5 miles
2018 Estimate	\$26,773.20	\$22,988.80	\$23,812.05
2015 Estimate	\$26,728.88	\$23,171.78	\$24,026.93
Growth 2015-2018	0.17%	-0.79%	-0.89%

## Unemployment Rate

Radius:	1 mile	3 miles	5 miles
2018 Estimate	4.97%	5.58%	6.01%
2015 Estimate	9.1%	10.07%	10.87%
Growth 2015-2018	-45.42%	-44.57%	-44.74%

### Population Age 16+ By Employment Status (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Labor Force	8,614	115,877	272,678	Labor Force	 63%	 66%	 65%
Civilian, Employed	8,185	109,528	256,658	Civilian, Employed	 60%	 62%	 61%
Civilian, Unemployed	429	6,349	16,020	Civilian, Unemployed	 3%	 4%	 4%
Not in Labor Force	5,033	60,373	146,803	Not in Labor Force	 37%	 34%	 35%
Total Population Age 16+	13,647	176,250	419,481				

### Employed Civilian Population Age 16+ by Industry (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Agriculture, forestry, fishing and hunting, mining and construction	536	9,417	21,865	Agriculture, forestry, fishing and hunting, mining and construction	 7%	 9%	 9%
Manufacturing	195	2,620	6,769	Manufacturing	 2%	 2%	 3%
Wholesale & retail trade	1,540	15,091	33,184	Wholesale & retail trade	 19%	 14%	 13%
Transportation and warehousing, and utilities	359	5,194	11,298	Transportation and warehousing, and utilities	 4%	 5%	 4%
Information	103	2,063	5,233	Information	 1%	 2%	 2%
Finance, insurance, real estate and rental and leasing	280	3,113	8,061	Finance, insurance, real estate and rental and leasing	 3%	 3%	 3%
Professional, scientific, and technical services	746	11,998	28,978	Professional, scientific, and technical services	 9%	 11%	 11%
Educational, health and social services	1,004	11,483	29,884	Educational, health and social services	 12%	 10%	 12%
Arts, entertainment, recreation, accommodation and food services	2,754	38,442	86,108	Arts, entertainment, recreation, accommodation and food services	 34%	 35%	 34%
Other services (except public administration)	404	8,039	19,085	Other services (except public administration)	 5%	 7%	 7%
Public Administration	264	2,068	6,193	Public Administration	 3%	 2%	 2%
Total Employed Civilian Population Age 16+	8,185	109,528	256,658				

### Housing Units by Tenure (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Vacant Housing Units	2,095	37,617	82,369	Vacant Housing Units	 24%	 29%	 28%
Occupied Housing Units	6,764	90,872	215,830	Occupied Housing Units	 76%	 71%	 72%
Owner-Occupied	3,705	42,596	96,766	Owner-Occupied	 42%	 33%	 32%
Renter-Occupied	3,059	48,276	119,064	Renter-Occupied	 35%	 38%	 40%
Total Housing Units	8,859	128,489	298,199				