

FOR SALE

VENTURE COMMERCE CENTER

6765 S Eastern Avenue
Suite 7
Las Vegas, NV 89119



Pete Janemark, CCIM

Senior Vice President

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NV #S.76731



All SVN® offices are independently owned and operated.

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,100,000
BUILDING SIZE:	±3,600 SF
LOT SIZE:	0.083 Acres
PRICE / SF:	\$305.56
YEAR BUILT:	2007
ZONING:	Clark County - Industrial Park (IP)
APN:	177-02-602-012



PROPERTY HIGHLIGHTS

- ±3,600 SF of versatile, modern office/warehouse space
- HVAC Cooled Warehouse
- Constructed in 2007 with quality and longevity in mind
- IP zoning offers flexibility for various business uses
- Convenient access for employees and clients
- Ample parking for employees and visitors
- Owner User opportunity in the dynamic Las Vegas market

PROPERTY DESCRIPTION



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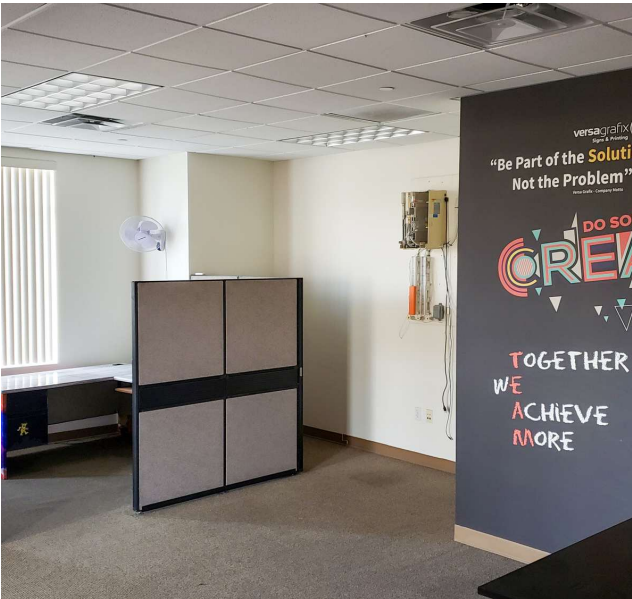
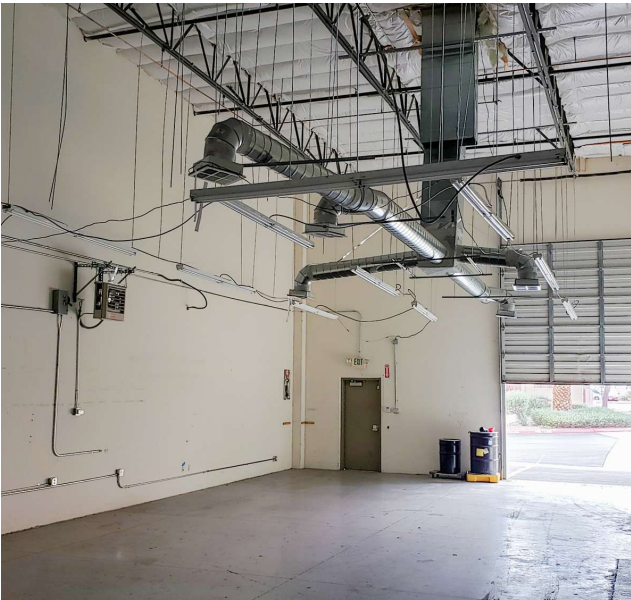
Venture Commerce Center is strategically located on Eastern Avenue, just south of Harry Reid International Airport, directly across the street from Sunset Park. The center caters to a mix of tenants, including Absolute Personal Home Care, Active Commercial, Allstate, Alliance Electric, Wolverine Fire Protection, Garda World, and more. Services are abundant in the area with eateries, banking, medical, dental, etc within walking distance.

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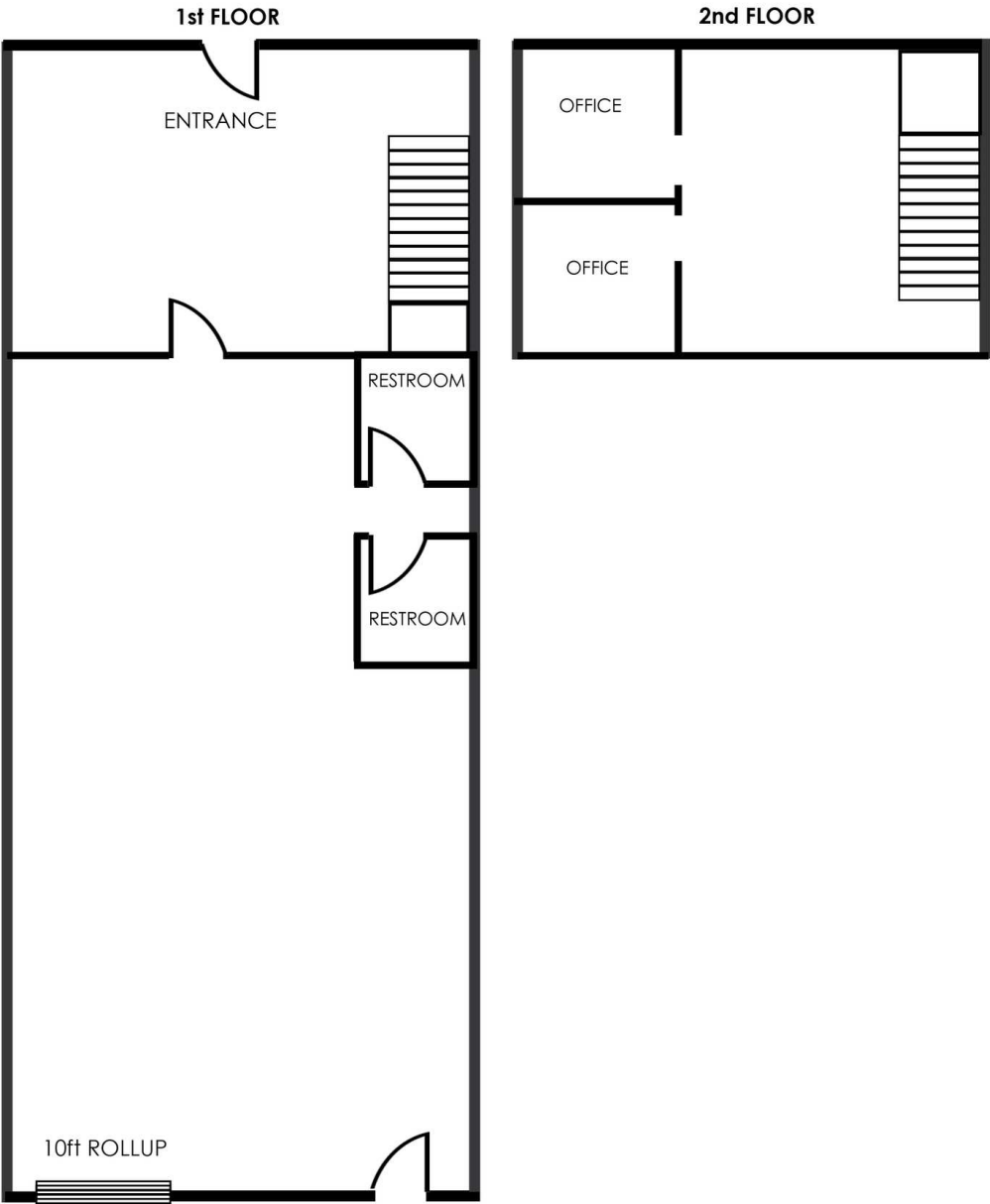
DETAILS & HIGHLIGHTS

BUILDING NAME:	Venture Commerce Center
PROPERTY TYPE:	Office/Warehouse
APN:	177-02-602-012
BUILDING SIZE:	3,600 SF
LOT SIZE:	0.083 Acres
YEAR BUILT:	2007
NUMBER OF FLOORS:	2
2024 OPERATING EXPENSES	\$18,264.60
	Association: \$10,474.00
	Clark County Sewer: \$484.26
	Insurance: \$3,000.00
	Property Tax: \$4,306.34

ADDITIONAL PHOTOS



FLOOR PLAN



SITE PLAN



HARRY REID INT'L AIRPORT

SUNSET RD

S EASTER N AVE

SUNSET PARK

LA QUINTA INNS & SUITES

Village Pub

7-ELEVEN

Hampton Inn & Suites by HILTON

Savor

WELLS FARGO

Canes

TACO BELL

McDonald's

BENTLEY'S

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	7,481	46,529	126,469
TOTAL HOUSEHOLDS	3,314	18,863	52,642
AVERAGE HH INCOME	\$92,651	\$97,234	\$93,575

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ADVISOR BIO 1



PETE JANEMARK, CCIM

Senior Vice President

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PROFESSIONAL BACKGROUND

Pete Janemark, CCIM is a Senior Vice President at SVN | The Equity Group. He is a dedicated professional who brings over thirty years of commercial real estate experience to every transaction. With extensive knowledge in investment sales and leasing, he maintains a strong emphasis on looking out for the owner/investor’s best interests and providing sound strategic advice in the commercial real estate sector.

Pete is a long-term Las Vegas resident with vast knowledge of the history, community, and the forces that drive the commercial real estate market in the valley. He has completed over 700 transactions in the Las Vegas Valley totaling over two million square feet and over \$100 million in transaction value during his 15-year real estate sales career.

Pete focuses on providing expert service in the acquisition, lease-up, and disposal of large office and medical-office buildings, as well as sales of investment grade office and industrial projects.

Pete also brings substantial experience in mining, natural resources and environmental management. With a long previous career in the natural resource industry, he has experience with the assessment, evaluation, sales and acquisition of natural resource extraction permits, mines and aggregate resources. Pete has provided consulting services in this field resulting in sales transactions valued at over \$2 billion.

MEMBERSHIPS

- Certified Commercial Investment Member (CCIM) Designee
- Cushman & Wakefield | Commerce Top 10 Broker 2012, 2013 & 2014
- Sun Commercial Real Estate Top Producer 2020, 2021, 2022
- Costar 2017 and 2021 Powerbroker (Lease Transactions)

SVN | The Equity Group
6018 S. Durango Drive #110
Las Vegas, NV 89113

DISCLAIMER

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.