

# 99c Office w/ Remodel TI \$ Data Center Fiber Optics Covered Parking



Owner can Remodel

2965 S Jones Blvd, Las Vegas, NV 89146

Listing ID: 30025807  
Status: Active  
Property Type: Office For Lease  
Office Type: Business Park, Governmental  
Contiguous Space: 1,255 - 16,837 SF  
Total Available: 25,964 SF  
Lease Rate: \$0.99 - 2 PSF (Monthly)  
Unit Price: \$11.88 - 24 PSF (Annual)  
Base Monthly Rent: \$1,242 - 16,668  
Lease Type: NNN



## Overview/Comments

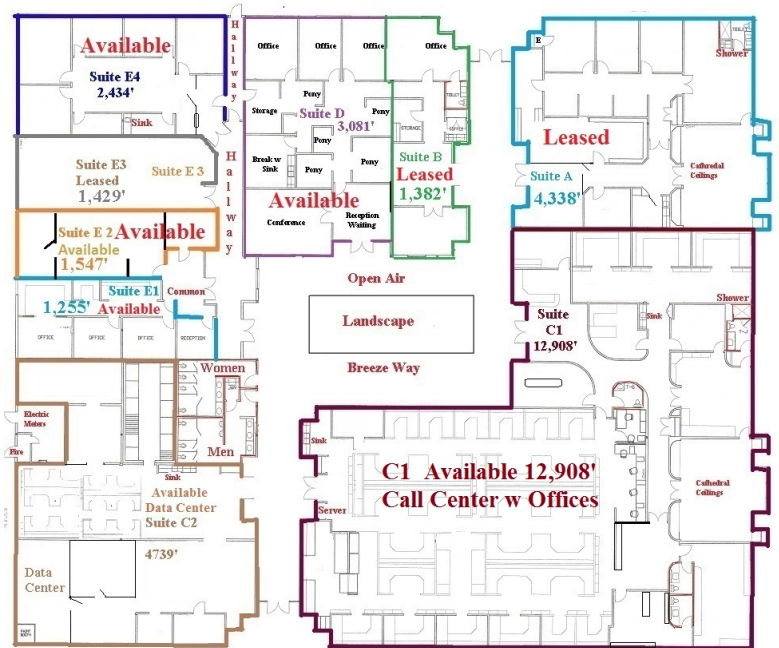
- \* 99c Rent Plus Remodeling or TI Allowance, Data Center, Fiber Optics
- \* Plus 35c psf operating expenses (sewer, water, trash, insurance, taxes)
- \* Or ask about our "AS IS" discounts, Or our Free Fixtureization period
- \* Common area garden atrium, green patio comfort zone, covered walkways,
- 100% handicap accessible, 100% turn key move-in ready w fiber optics
- \* Available suite C2, 4,739' sq ft, four offices, several open areas for cubicles, break area with sink and dishwasher, with Data Center for servers including dedicated HVAC and electric power supply
- Available Suite D, 3,081' pony-walled bull pen, space for 5+ work stations, 3 private offices, training/storage, wet break room, private entrance
- Available suite E-4, 2,434', reception, open area bull pen for work stations, 5 XL offices, or XL conference, wet break room, storage, private entrance
- \* Available suite E-2, 1,547' two large offices or conference rooms, huge large open area bull pen for call center.
- \* Available suite E1, 1,255' with 4 private offices and open area bull pen.
- \* Available C-1 is 12,908' sq ft of massive call center and offices, private restrooms with shower, 10+/- offices, 2 XL conference rooms, cathedral ceilings,
- Full sprinklers, fiber optic high speed internet on site,
- Multi-stalled common area restrooms, private restrooms in some suites,
- Covered parking, Jones frontage, bus stop, 40,000 daily traffic count
- Between Sahara and Desert Inn, bus stop in front, two curb cuts,
- Clark County zoned C-P Office, Land Use 41.335 Office Professional,
- Load factor included in all measurements, \* Owner Broker

## More Information Online

<http://www.catylist.com/listing/30025807>

## QR Code

Scan this image with your mobile device:



S. JONES

## General Information

Taxing Authority:	Clark County Las Vegas	Building Name:	99c Office, Remodeling TI Allowance, Data Center, Fiber Optics,
Tax ID/APN:	163-11-704-016	Class of Space:	Class B
Office Type:	Business Park, Governmental, High-Tech, Mixed Use, Net Leased, Office Building, Research & Development	Gross Building Area:	33,678 SF
Zoning:	CLARK COUNTY ZONED C-P OFFICE PROFESSIONAL	Building/Unit Size (RSF):	33,678 SF
		Usable Size (USF):	28,140 SF
		Land Area:	2.04 Acres

## Available Space

Suite/Unit Number:	#C2 Data and Call Center	Lease Term (Months):	60 Months
Suite Floor/Level:	1	Lease Rate:	\$0.99 - 2 PSF (Monthly)
Space Available:	4,739 SF	Lease Type:	NNN
Minimum Divisible:	4,739 SF	Conference Rooms:	2
Maximum Contiguous:	4,739 SF	Offices:	2
Space Subcategory 1:	Research & Development	Kitchen/Breakroom:	Yes
Space Subcategory 2:	High-Tech	Operating Expenses:	\$4.20 PSF (Annual)
Space Type:	Relet	Rent Escalators:	Step-Up Lease
Date Available:	02/01/2019		

Space Description \* Call for pricing. Can offer TI allowance. \* Plus 35c operating expenses (sewer, water, trash, insurance, taxes) \* Or ask about our "AS IS" discounts \* Or ask about our Free Fixtureization period Suite C2 is 4,739' rentable square feet, lobby, reception, waiting, XL conference, XL file storage, 2 XL private offices, open bullpen area with existing 8-10 built-in workstations, fiber optics high speed internet in building, wet break area, XL training or conference or group meeting. Data Center with 7 dedicated HVAC overhead units, temperature controlled private server room, dedicated private fire pre-active panel, separate dedicated electrical panels, up to 1,800 amps, load factor already included. Call for pricing. Lessee shall inspect and verify all specifications.

## Available Space

Suite/Unit Number:	#D Office Call Center	Lease Term (Months):	60 Months
Suite Floor/Level:	1	Lease Rate:	\$0.99 PSF (Monthly)
Space Available:	3,081 SF	Lease Type:	NNN
Minimum Divisible:	2,434 SF	Conference Rooms:	1
Maximum Contiguous:	16,837 SF	Offices:	3
Space Subcategory 1:	Governmental	Kitchen/Breakroom:	Yes
Space Subcategory 2:	Institutional	Parking Spaces:	100
Space Type:	Relet	Operating Expenses:	\$4.20 PSF (Annual)
Date Available:	01/01/2018	Rent Escalators:	Step-Up Lease

Space Description \* 99c Plus Remodeling or TI Allowance, Data Center, Fiber Optics \* Plus 35c operating expenses (sewer, water, trash, insurance, taxes) \* Or ask about our "AS IS" discounts \* Or ask about our Free Fixtureization period Suite D, is 3,081' rentable square feet, reception / waiting area, XL conference room, pony-walled bull pen for 5+ cubicle work stations, fiber optics, three private offices, a training / storage room, and wet break room, private entrance and exit, common area restrooms. Load factor already included

## Available Space

Suite/Unit Number:	#E4 Office	Lease Term (Months):	60 Months
Suite Floor/Level:	1	Lease Rate:	\$0.99 PSF (Monthly)
Space Available:	2,434 SF	Lease Type:	NNN
Minimum Divisible:	2,434 SF	Conference Rooms:	1
Maximum Contiguous:	16,837 SF	Offices:	4
Space Subcategory 1:	Office Building	Kitchen/Breakroom:	Yes
Space Subcategory 2:	Business Park	Parking Spaces:	100
Space Type:	Relet	Rent Escalators:	Step-Up Lease
Date Available:	02/01/2018		

Space Description \* 99c Plus Remodeling or TI Allowance, Data Center, Fiber Optics \* Plus 35c operating expenses (sewer, water, trash, insurance, taxes) \* Or ask about our "AS IS" discounts \* Or ask about our Free Fixtureization period Suite E4, 2,434' rentable square feet, reception / waiting area, open area bull pen for multiple cubicle work stations, fiber optics, 4 XL private offices, XL conference, wet break room, storage room private entrance and exit, common area restrooms load factor already included

## Available Space

Suite/Unit Number:	C1 = 12,908'	Date Available:	02/01/2019
Suite Floor/Level:	1	Lease Term (Months):	60 Months
Space Available:	12,908 SF	Lease Rate:	\$0.99 PSF (Monthly)
Minimum Divisible:	12,908 SF	Lease Type:	NNN
Maximum Contiguous:	12,908 SF	Conference Rooms:	2
Space Subcategory 1:	Office Building	Kitchen/Breakroom:	Yes
Space Subcategory 2:	Business Park	Rent Escalators:	Step-Up Lease
Space Type:	Relet		

Space Description Suite C1, is 12,908' rentable square feet. Can offer TI allowance. Huge Call Center area. Plus large reception waiting, receptionist built-in desk, business managers office, circular floor plan, multiple exits, call center, architect drafting tables, pony-walled bullpen for 50+ cubicle workstations, massive shelving, built-in cubicles with cabinets, hallway shelves, storage, assistant offices, multiple private offices, 4 private restrooms, 1 private shower, board room with meeting table, XL conference room with granite table, 2 wet break areas, phone booth, cathedral ceilings, chandelier lights, copy center, common area restrooms, load factor already included.

## Available Space

Suite/Unit Number:	E1	Lease Term (Months):	60 Months
Suite Floor/Level:	1	Lease Rate:	\$0.99 PSF (Monthly)
Space Available:	1,255 SF	Lease Type:	NNN
Minimum Divisible:	1,255 SF	Conference Rooms:	2
Maximum Contiguous:	16,837 SF	Kitchen/Breakroom:	Yes
Space Subcategory 1:	Business Park	Parking Spaces:	100
Space Subcategory 2:	Office Building	Operating Expenses:	\$4.20 PSF (Annual)
Space Type:	Relet	Rent Escalators:	Step-Up Lease
Date Available:	02/01/2019		

Space Description \* 99c Plus Remodeling or TI Allowance, Data Center, Fiber Optics \* Plus 35c operating expenses (sewer, water, trash, insurance, taxes) \* Or ask about our "AS IS" discounts \* Or ask about our Free Fixtureization period Suite E1 is 1,255' suite with 4 offices and open area bull pen for 4-6 cubicles. Common area restrooms. Several sized suites can be demised and/or enlarged.

## Available Space

Suite/Unit Number:	E2 1,547'	Date Available:	02/01/2018
Suite Floor/Level:	1	Lease Term (Months):	60 Months
Space Available:	1,547 SF	Lease Rate:	\$0.99 PSF (Monthly)
Minimum Divisible:	1,547 SF	Lease Type:	NNN
Maximum Contiguous:	1,547 SF	Conference Rooms:	1
Space Subcategory 1:	Business Park	Offices:	2
Space Subcategory 2:	Office Building	Operating Expenses:	\$4.20 PSF (Annual)
Space Type:	Relet		

Space Description \* 99c Plus Remodeling or TI Allowance, Data Center, Fiber Optics \* Plus 35c operating expenses (sewer, water, trash, insurance, taxes) \* Or ask about our "AS IS" discounts \* Or ask about our Free Fixtureization period Suite E2 is 1,547 rentable square feet made up of a reception area, 2 private offices or conference room, large open area for possibly 8-10 work stations or cubicles. Common area hallways and multi-stall restrooms. Can be enlarged if more space is needed.

## Area & Location

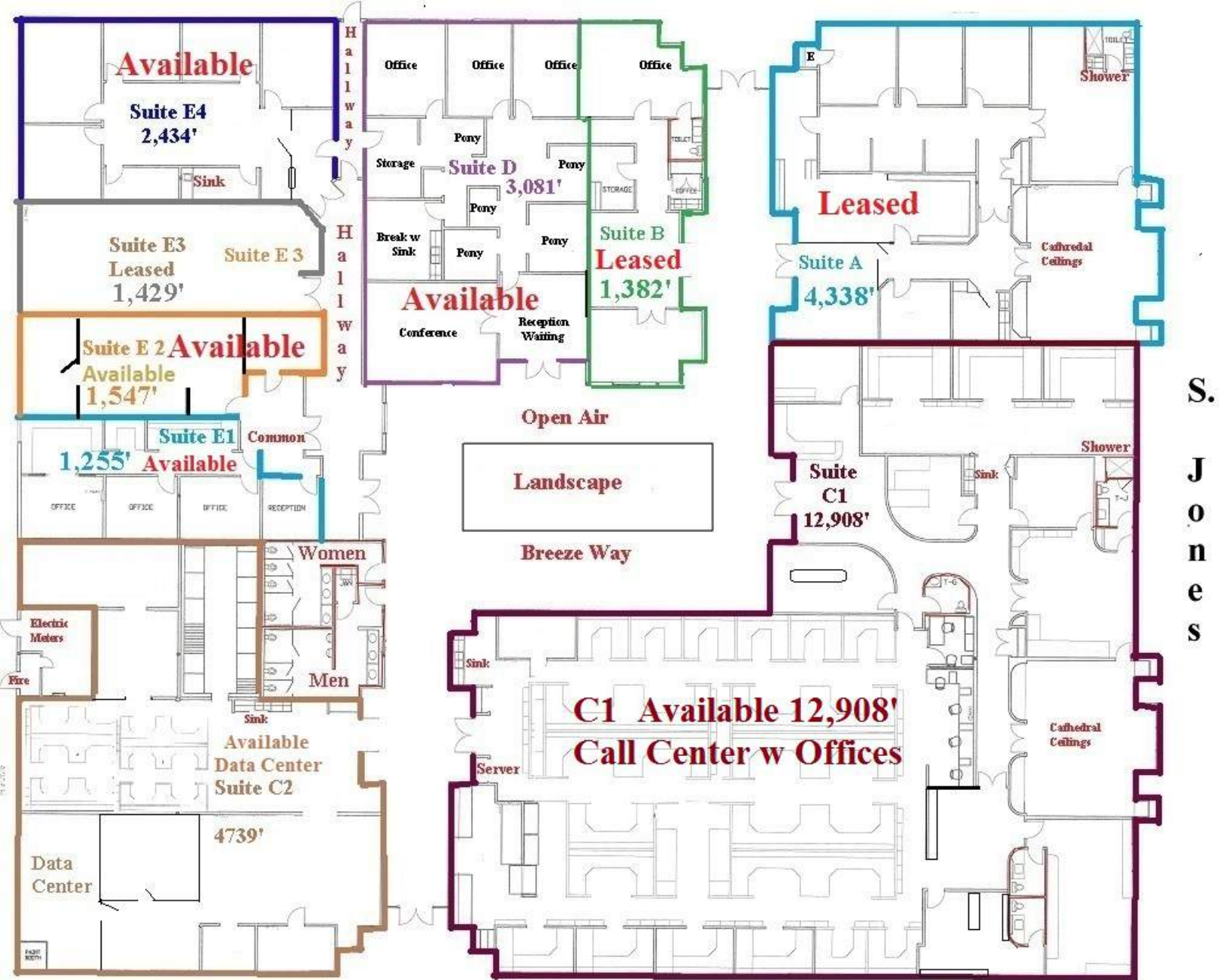
Property Located Between:	Sahara and Desert Inn
Property Visibility:	Excellent

## Building Related

Total Number of Buildings:	2	Year Renovated:	2016
Number of Stories:	1	Passenger Elevators:	0
Year Built:	1997	Freight Elevators:	0

## Location

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





### Property Images



New Main Photo



Aerial Drone



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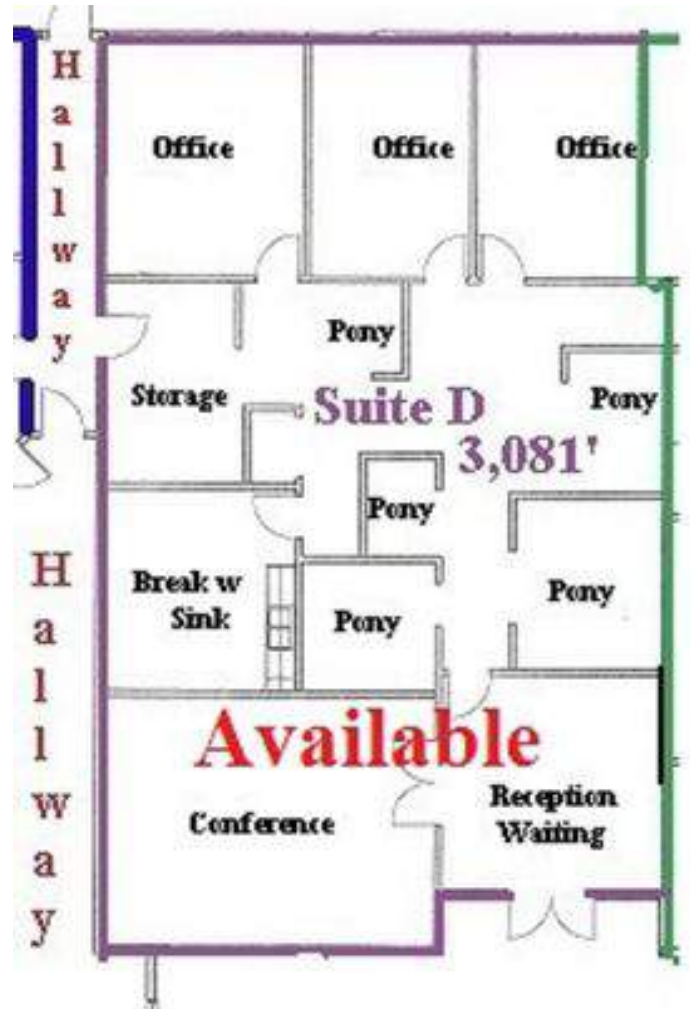
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E4



Suite D Floor Plan



E2 Floor Plan



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2017-03-3109.37



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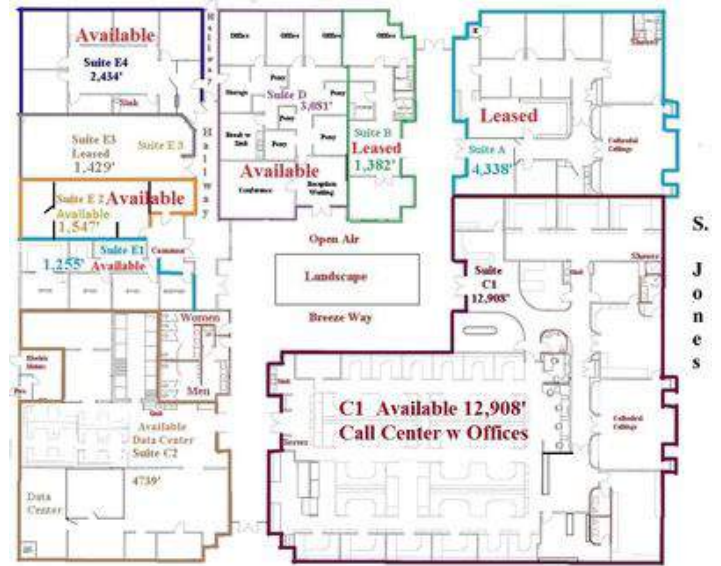
Suites E1 and E2 Available



Suite C-2 Data Center 4,739'



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2965 S Jones



20161229\_162449





20161229\_152832



20161229\_152922



20161229\_153443



20161229\_153519



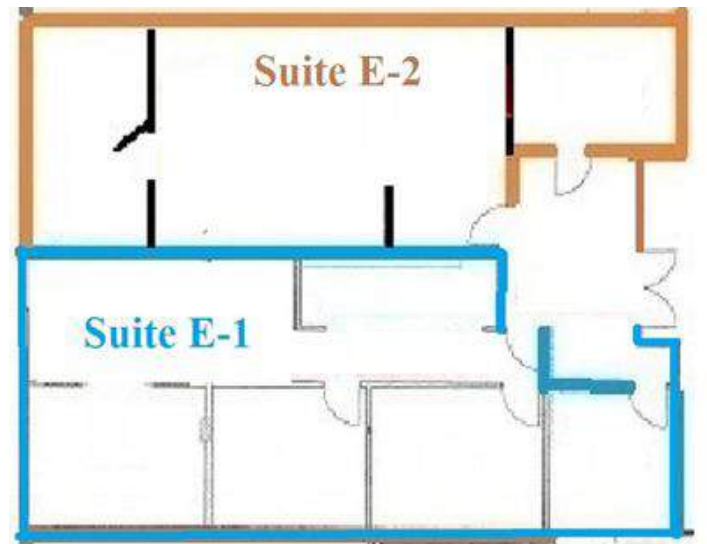
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Suite C1 Floor Plan



Suites E1 and E2 Available

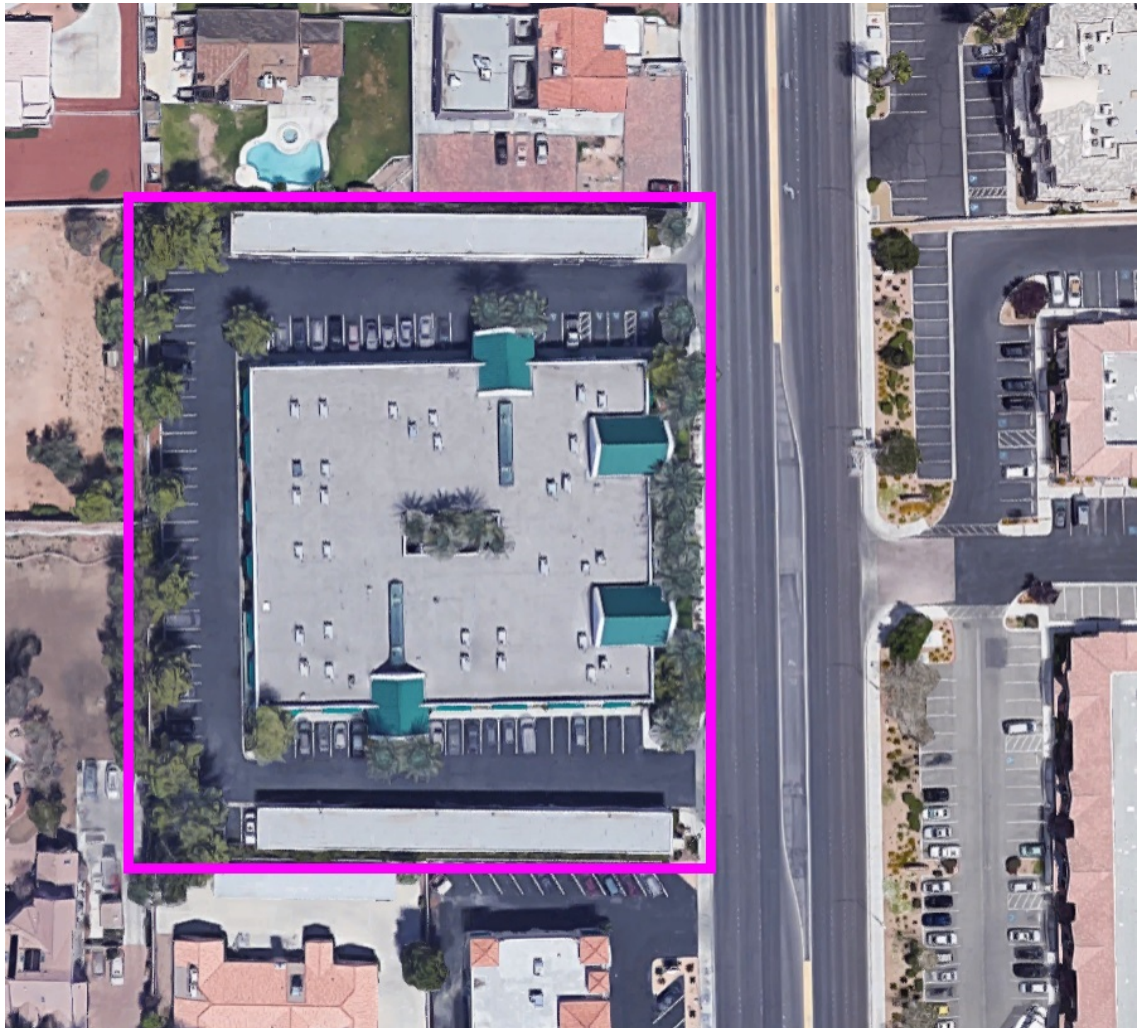
3% procurement fee for lease to the procuring cause and for representation from beginning to end  
2% procurement fee for purchase to the procuring cause and for representation from beginning to end

## Property Contacts



### Michael Hawkes

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



# Demographics, Labor/Workforce, and Consumer Expenditures

2965 S Jones Blvd, Las Vegas, NV



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## 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				