

OFFERING MEMORANDUM

159 N Gibson Rd

159 N Gibson Rd,
Henderson, NV 89014

159 N Gibson Rd offers an 8,862-square-foot single-tenant commercial building on a 29,749-square-foot parcel in Henderson's Gibson Business Park corridor. Built in 2007, the property combines modern light industrial functionality, direct Gibson Road frontage, existing occupancy, and flexible IG-MP-PUD zoning, supporting both owner-user and investment strategies.

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INVESTMENT SUMMARY

APN 17815511048	NET OPERATING INCOME {{ N/A }}	LOT SIZE 29,749 SF (0.68 acres)
YEAR BUILT 2007	ZONING IG-MP-PUD	CAP RATE {{ N/A }}
OCCUPANCY 100%	ASKING PRICE \$3,499,000.00	SQUARE FOOTAGE 8,862
PRO FORMA CAP RATE {{ N/A }}	NUMBER OF BUILDING 1	



INVESTMENT HIGHLIGHTS

* Direct Gibson Road Frontage\

This Henderson asset pairs direct Gibson Road frontage, existing single-tenant occupancy, and modern 2007 construction with flexible IG-MP-PUD zoning. Frontage on a primary corridor enhances visibility, access, and long-term functional appeal for a range of industrial and commercial users.

* Fully Occupied Single-Tenant Building\

The property is currently 100% occupied by a successful printing company, creating immediate in-place use and operating continuity. The existing tenancy also adds relevance for buyers evaluating either passive income potential or a future owner-user transition.

* 8,862 SF Standalone Improvement\

The building's standalone configuration provides 8,862 square feet on a 29,749-square-foot site, allowing users to control access, circulation, and operations without multi-tenant constraints. That scale supports efficient occupancy for light industrial, production, showroom, and service-oriented uses.



PROPERTY DESCRIPTION & DETAILS

This modern flex-industrial asset offers Gibson Road frontage, durable 2007 construction that was heavily updated in 2015 with upgraded HVAC, sound & thermal insulation in the walls, rubber mat floor in warehouse, and 400 amps of power. Strong utility for owner-users or investors. A favorable land-to-building ratio, 20 space parking field, and flexible zoning enhance functionality, while established occupancy underscores suitability for light industrial, service commercial, showroom, and operational users.

Address	159 N Gibson Rd, Henderson, NV 89014
APN	17815511048
Building Size	8,862 SF
Land Size	.68 Acres/29,749 SF
Year Built	2007
Stories	1
Parking	20 spaces; 2.27/1,000 SF
Construction Type	Masonry
Exterior Finishes	Tilt-up (pre-cast concrete)
Elevator Type	{{ N/A }}
Roofing System	Flat
Building Lighting	LED

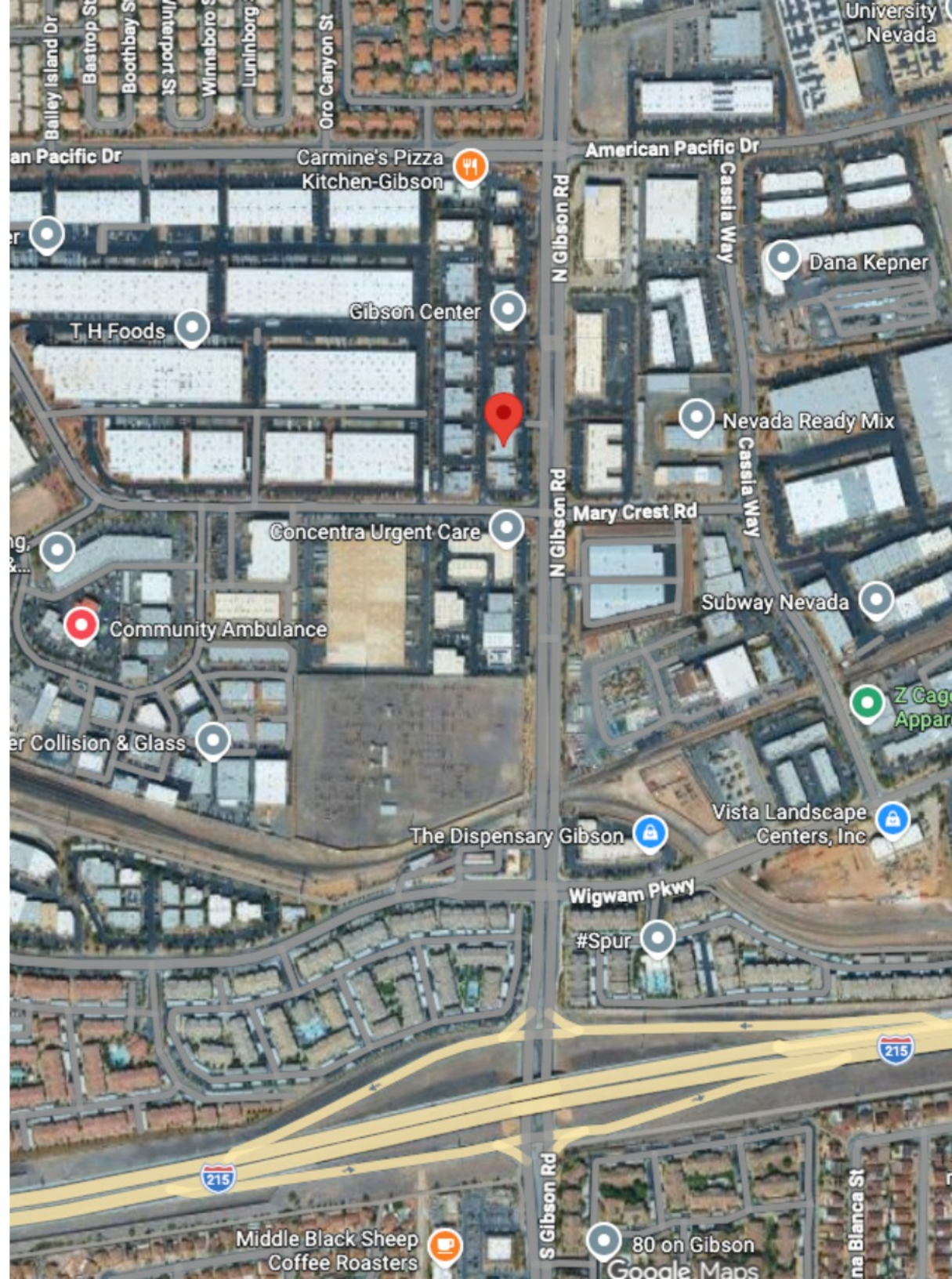


PROPERTY PHOTOS





LOCATION OVERVIEW



CITY, & STATE DETAILS

159 N Gibson Rd offers visible Gibson Road frontage in an established Henderson commercial corridor near dining, healthcare, education, and auto retail. The 8,862-square-foot building benefits from this infill location, supporting strong customer access, daily convenience, and flexible use potential for service, showroom, medical-adjacent, and production-oriented occupants seeking central southeast valley exposure.



DEMOGRAPHICS

The property serves a dense, growing trade area with 173,261 residents and 141,340 employees within three miles. Median household income exceeds \$85,000, supporting stable spending power, while balanced age demographics and strong nearby professional, healthcare, and retail employment reinforce demand for service commercial and office-flex users.

TOTAL POPULATION	MEDIAN AGE	MEDIAN HOUSEHOLD INCOME
383,053	40.7	\$85,213.00
HOMEOWNER RATE	COLLEGE EDUCATED	UNEMPLOYMENT RATE
66.1%	29.7%	5%
GDP	LARGEST EMPLOYERS	
{{ N/A }}	Haas Automation, Aristocrat Gaming, Touro University Nevada	



SITE MAP



TRANSPORTATION

Gibson Road frontage; proximity to Boulder Highway; central southeast Las Vegas Valley location



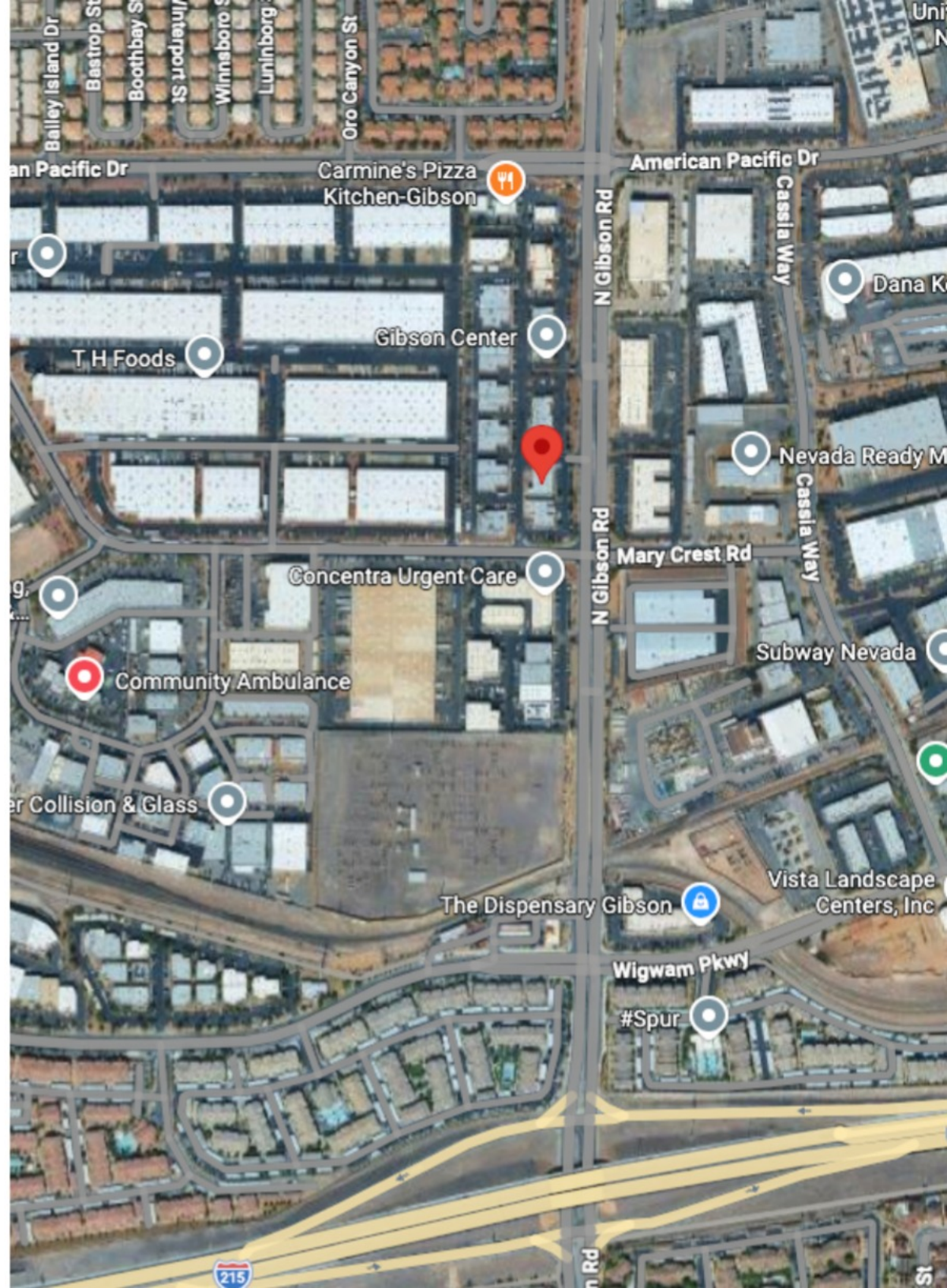
EDUCATION

Touro University Nevada (0.45 mi); Coral Academy of Science Las Vegas – Eastgate nearby



ATTRACTIONS

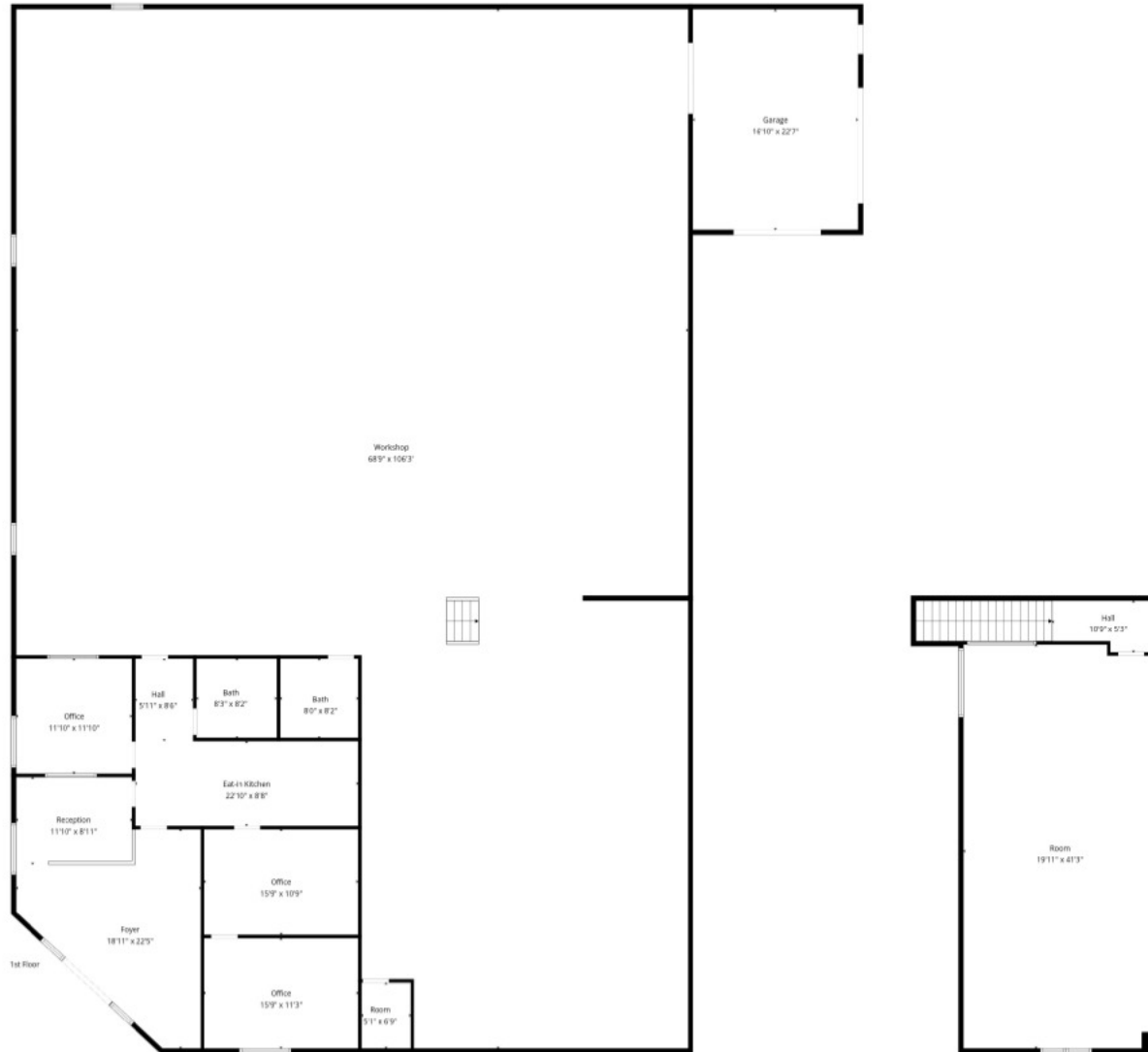
Dining, urgent care, auto retail, TennisWerx, Smokeshow BBQ, Village Pub nearby on Gibson Road corridor



SITE PLANS



FLOOR PLANS



SALE COMPARIBLES

Address	Type	Size	Price
314 S WATER ST HENDERSON NV 89015-7311	General	6,786 SF	\$5.50M
2030 E WARM SPRINGS RD LAS VEGAS NV 89119-4582	General	5,666 SF	\$1.31M
2580 ANTHEM VILLAGE DR HENDERSON NV 89052-5503	General	12,079 SF	\$2.20M
219 N PECOS RD HENDERSON NV 89074-7359	General	4,461 SF	\$801K
2349 RENAISSANCE DR LAS VEGAS NV 89119-6191	General	4,976 SF	\$400K
2341 RENAISSANCE DR LAS VEGAS NV 89119-6191	General	4,032 SF	\$400K
2333 RENAISSANCE DR LAS VEGAS NV 89119-6191	General	4,945 SF	\$400K
2317 RENAISSANCE DR LAS VEGAS NV 89119-6191	General	4,944 SF	\$400K
2301 RENAISSANCE DR LAS VEGAS NV 89119-6191	General	8,099 SF	\$400K
161 N GIBSON RD HENDERSON NV 89014-6713	General	4,805 SF	\$1.50M



PHYSICAL SPECIFICATIONS

Specification	Details
Building Size	8,862 SF single-story building
Year Built	2007
Building Class	Class B
Site Area	29,749 SF (0.68-acre)
Zoning	IG-MP-PUD
Land-to-Building Ratio	3.69:1
On-Site Parking	20 spaces
Parking Ratio	2.27 spaces per 1,000 SF
Construction Type	Masonry and tilt-up (pre-cast concrete)
Building Configuration	Single-building, single-story
Ground Floor Area	8,862 SF
Building Footprint	9,034 SF
Building Systems	HVAC, 400 AMP Power
Recent Improvements	Upgraded HVAC, Sound & Therma; Insulation, 400 AMP Power, Rubber Mat Flooring, LED Lighting



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