



**FOR LEASE**

5325 S Valley View  
Las Vegas, NV 89118

- Major Renovations Recently Completed!  
±15,572 -37,465 SF Available With Yard Space
- Blocks From Allegiant Stadium
- Walking Distance To The Las Vegas Strip
- Easy Access To Both I-15 And 215 Freeways  
For Seamless Connectivity Across The Valley
- Welcomes a variety of tenant uses, including automotive, fabrication, construction, fleet maintenance, studio/production, and fitness-related users.

**UNDER NEW OWNERSHIP!**

**NAIExcel**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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OPTION B-C



PHOTOS



## Property Specs

### Prime Industrial Space with High Visibility

Stadium View Commerce Center is a free-standing industrial property positioned on the signalized corner of Valley View Boulevard and Hacienda Avenue, offering strong frontage and signage visibility. Lease sizes range from approximately ±15,572 -37,465 SF, with secure, fenced yard space available. The property features 11 exterior roll-up doors and efficient warehouse access, making it well-suited for a variety of industrial users.

### Premier Location in the Southwest Industrial Submarket:

- Less than 1 mile to I-15 Freeway
- Blocks from Allegiant Stadium
- Walking distance to the Las Vegas Strip
- Easy access to both I-15 and 215 Freeways for seamless connectivity across the valley

### Major Renovations Completed in 2025 – Generous Tenant Improvements (TIs) Available!

Under new ownership, Stadium View Commerce Center has recently completed significant property upgrades, with generous tenant improvement allowances.



### Property Enhancements

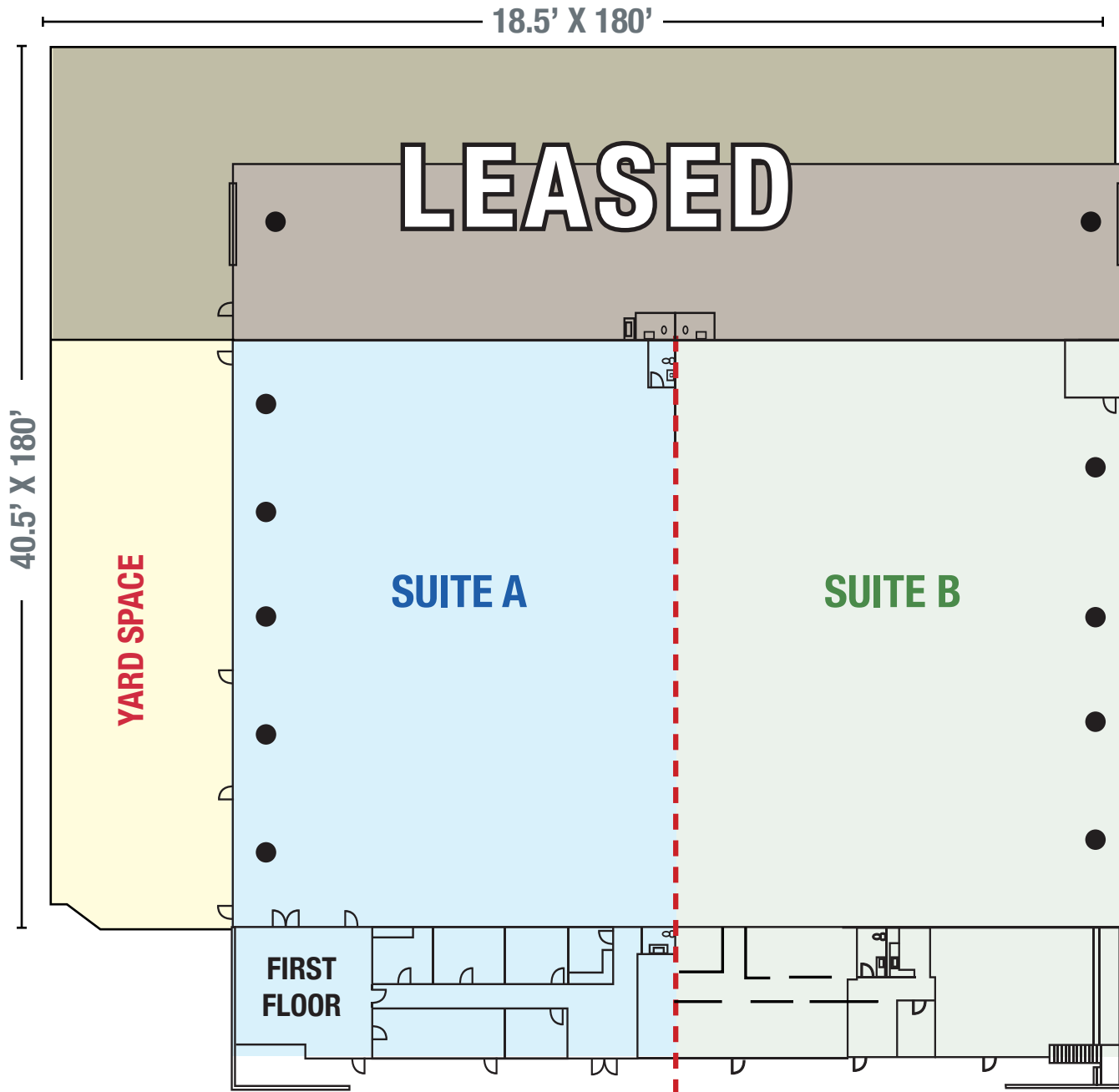
- New Parking Lot
- Redesigned Pylon Signage
- Updated Exterior Paint & Look
- Evaporative Coolers & HVAC System Repairs/Replacement
- New Office Finishes and Layouts
- Complete Project Rebrand with New Name & Logo
- 3-Phase Power – 800 Amps
- Clear Height: ±16-18'
- Fully Sprinklered
- 11 Grade Level Roll-Up Doors
  - Three (3) 14'x14' grade level doors
  - Six (6) 12'x12' grade level doors
  - Two (2) 24'x14' grade level doors



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## SUITE A

- 15,572 Total SF
- Two-Story Office ±2,544 SF
- Warehouse ±13,028 SF
- Four (4) 12'x12' grade level doors
- One (1) 24'x14' grade level doors
- Fenced Yard
- Asking Rate: \$1.00 + \$0.32 NNN\*
- Total Monthly \$20,555.04

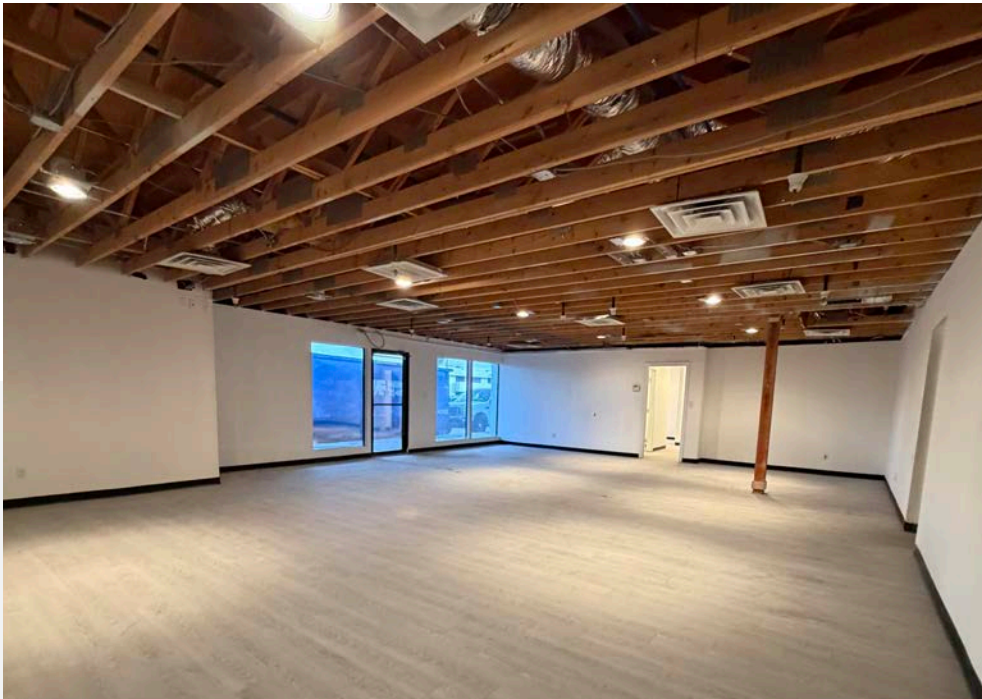
## SUITE B

- 15,572 Total SF
- Warehouse ±13,028 SF
- Two (2) 14'x14' grade level doors
- Two (2) 12'x12' grade level doors
- Two (2) Restrooms
- Street Frontage
- Asking Rate: \$1.00 + \$0.32 NNN\*
- Total Monthly \$20,555.04

\*Teaser Rate for year one.



PHOTOS





PHOTOS





# AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

SITE

allegiant stadium

TROPICANA AVE

LAS VEGAS BLVD

THE LAS VEGAS STRIP

HARRY REID INTERNATIONAL AIRPORT

SUNSET RD

VALLEY VIEW BLVD

15

215

15

215

# TERMS & CONDITIONS

## **Terms and Conditions**

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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## **Summary Documents**

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**1.1 BIL**  
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 **THE  
SEXTON  
GROUP**

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