

SEBAL AUTO CENTER

3411- 3421 S. Decatur Boulevard, Las Vegas, NV 89102

AVAILABLE
For Lease

3411

SPACE AVAILABLE

MERCEDES



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Las Vegas, Nevada 89118
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Leasing Details



\$1.50 - \$1.65 PSF NNN

Lease Rate



\$0.59 PSF

CAM Charges



±2,077 SF

Space Available

Demographics

Population	1 mile	3 miles	5 miles
2023 Population	29,356	153,878	429,964
Average Household Income	1 mile	3 miles	5 miles
2023 Average Household Income	\$56,819	\$74,670	\$72,989

Property Highlights

- Automotive Users allowed!
- Small offices with drive-through access
- 120/240v single phase power
- Large drive-in doors (12x14)
- Ideal central location
- Commercial General (CG) zoned
- High traffic counts of 37,500 VPD via Decatur Blvd.
- Enjoy easy access to Allegiant Stadium, UMC, Chinatown via Spring Mountain Road, Las Vegas Strip and I-15 Freeway

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For Lease

● Power Center Retail ● Spring Preserve ● School ● Golf Club

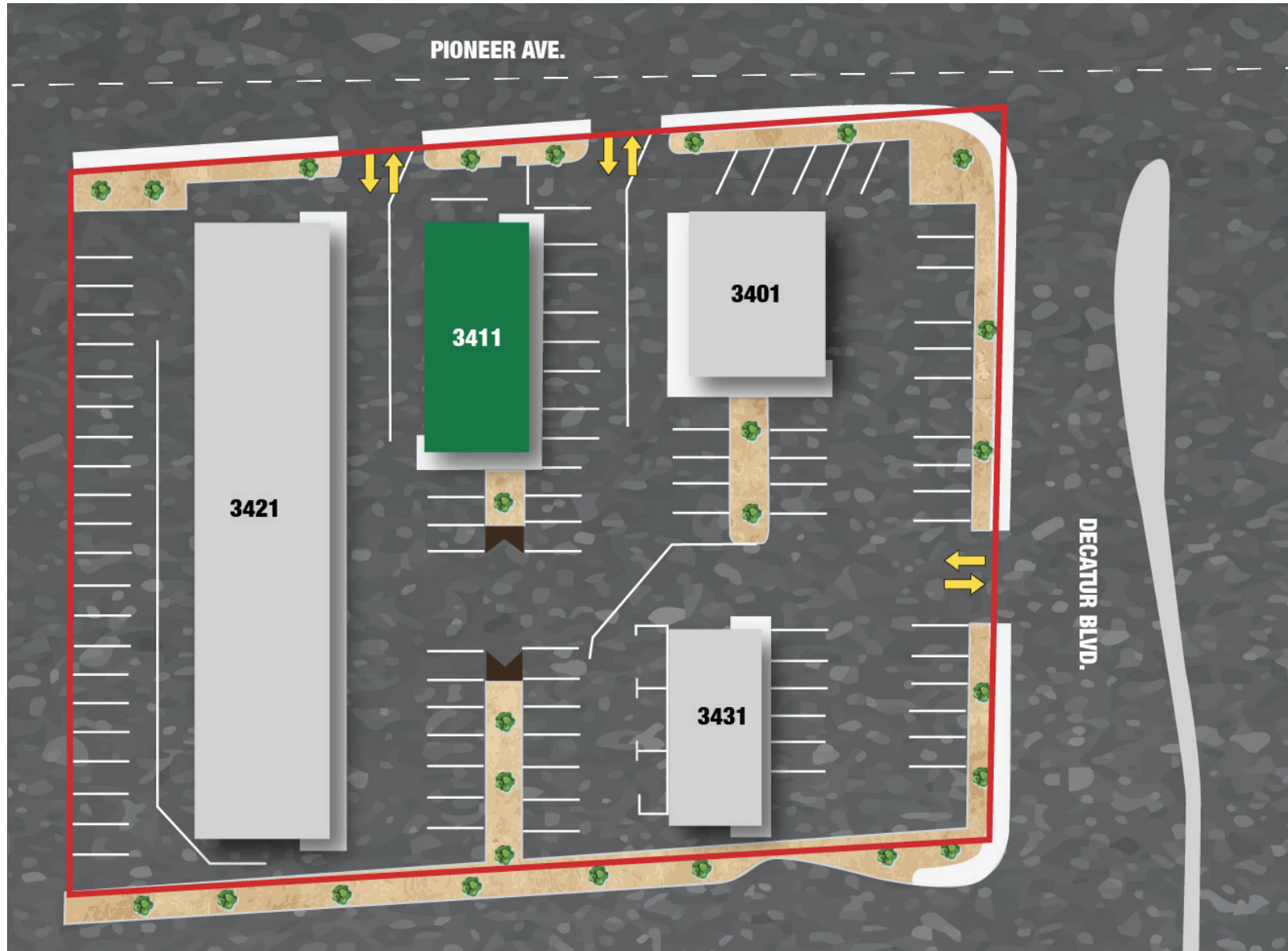


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Bldg. 3411 Details

- + Total SF: ±2,077
- Office SF: ±177
- Warehouse SF: ±1,900
- + Lease Rate: \$1.50 - \$1.65 PSF NNN
- + CAM Charges: \$0.59 PSF
- + Total Monthly Rent: \$4,340.93 - \$4,652.48
- + Grade Level Doors: 4
- + Available: Immediately

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

● Grade Level Door

