

FOR SALE OR LEASE

52630



**NAI**Vegas

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 South Durango Drive,  
Las Vegas, NV 89113  
702.383.3383 | [naivegas.com](http://naivegas.com)

6877 S Eastern Ave | Las Vegas, NV 89119

**Erik Sexton**

LIC#S.0067183  
702.768.9922  
erik.sexton@naivegas.com

**Camila Rosales**

LIC# S.0183916  
702.383.3383  
crosales@naivegas.com



# Property Summary

SALE PRICE	<b>\$3,000,000.00</b>
PRICE PSF	<b>\$285.80</b>
LEASE RATE	<b>\$1.25/SF NNN</b>
CAMS	<b>\$0.20 PSF</b>
MONTHLY	<b>\$15,220.65</b>
TOTAL SF	<b>±10,497 SF</b>
YEAR BUILT	<b>2007</b>
ZONING	<b>M-D (Designed Manufacturing)</b>

- +/-10,497 SF
- Situate on +/-0.24 Acres
- Free Standing Building
- Covered parking
- Well maintained landscaping
- Centrally located
- Fire sprinklers

FOR MORE INFORMATION



**CLICK HERE**  
OR TEXT 21005 TO 39200



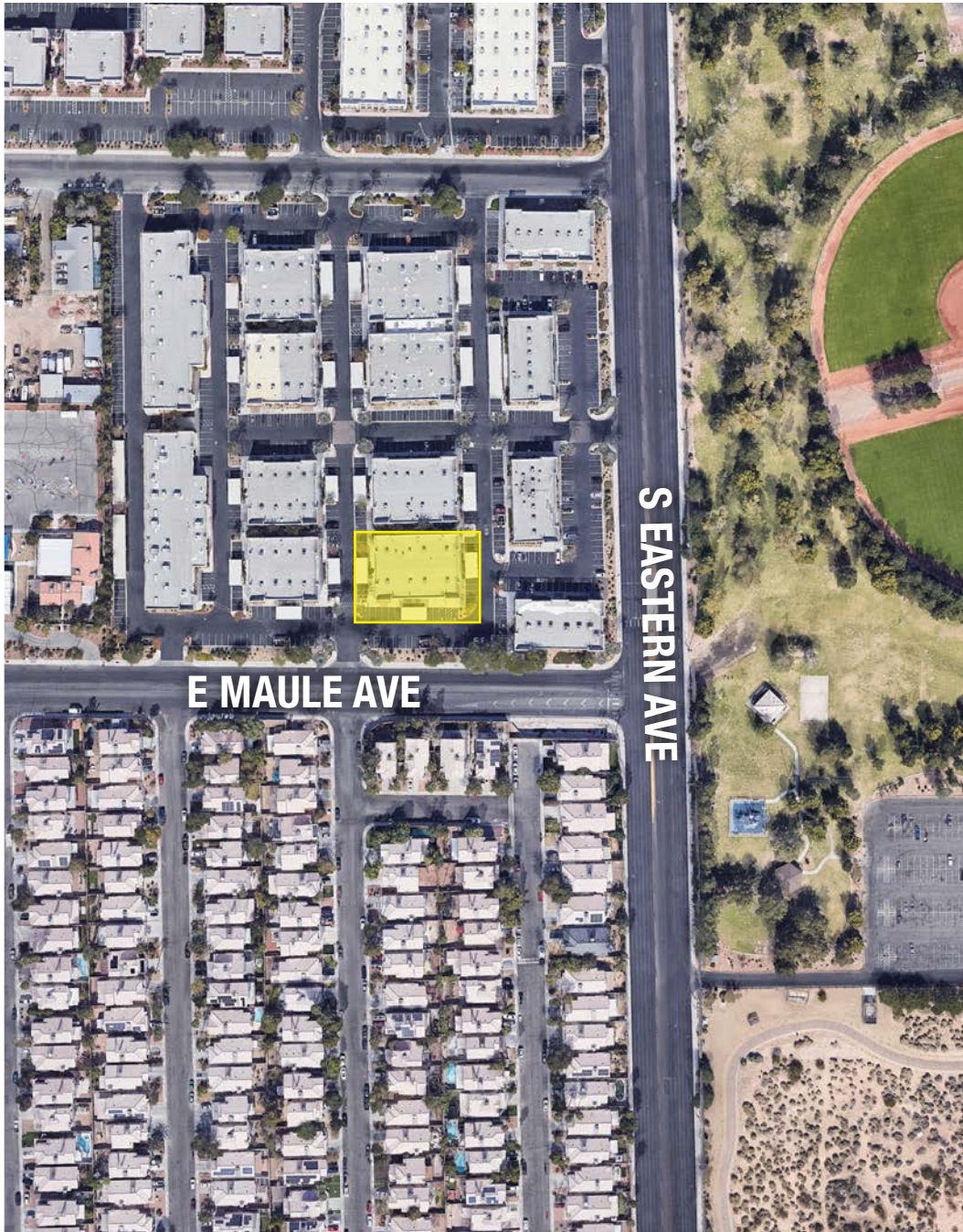
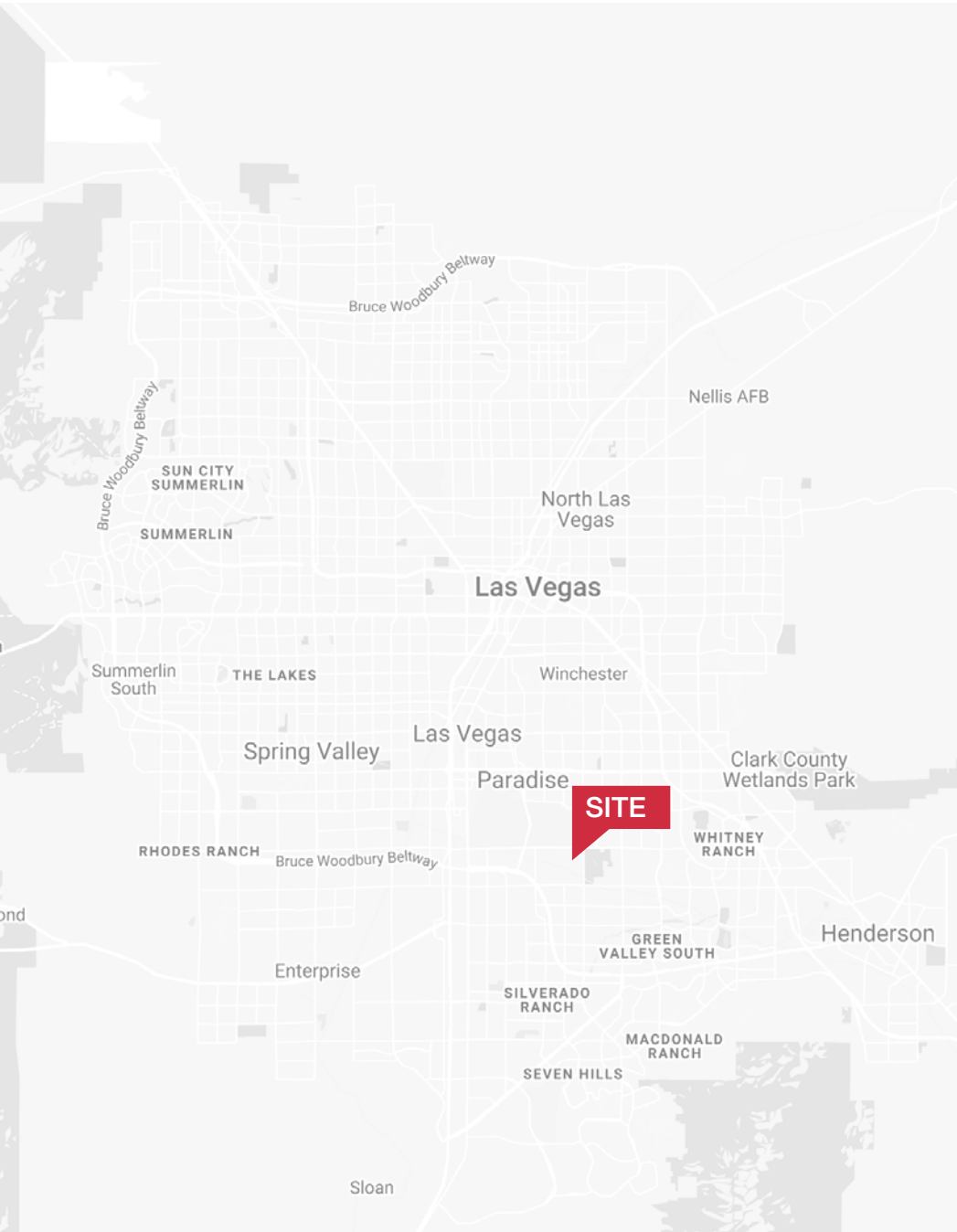
# Floor Plan



# Area Map



# Area Map







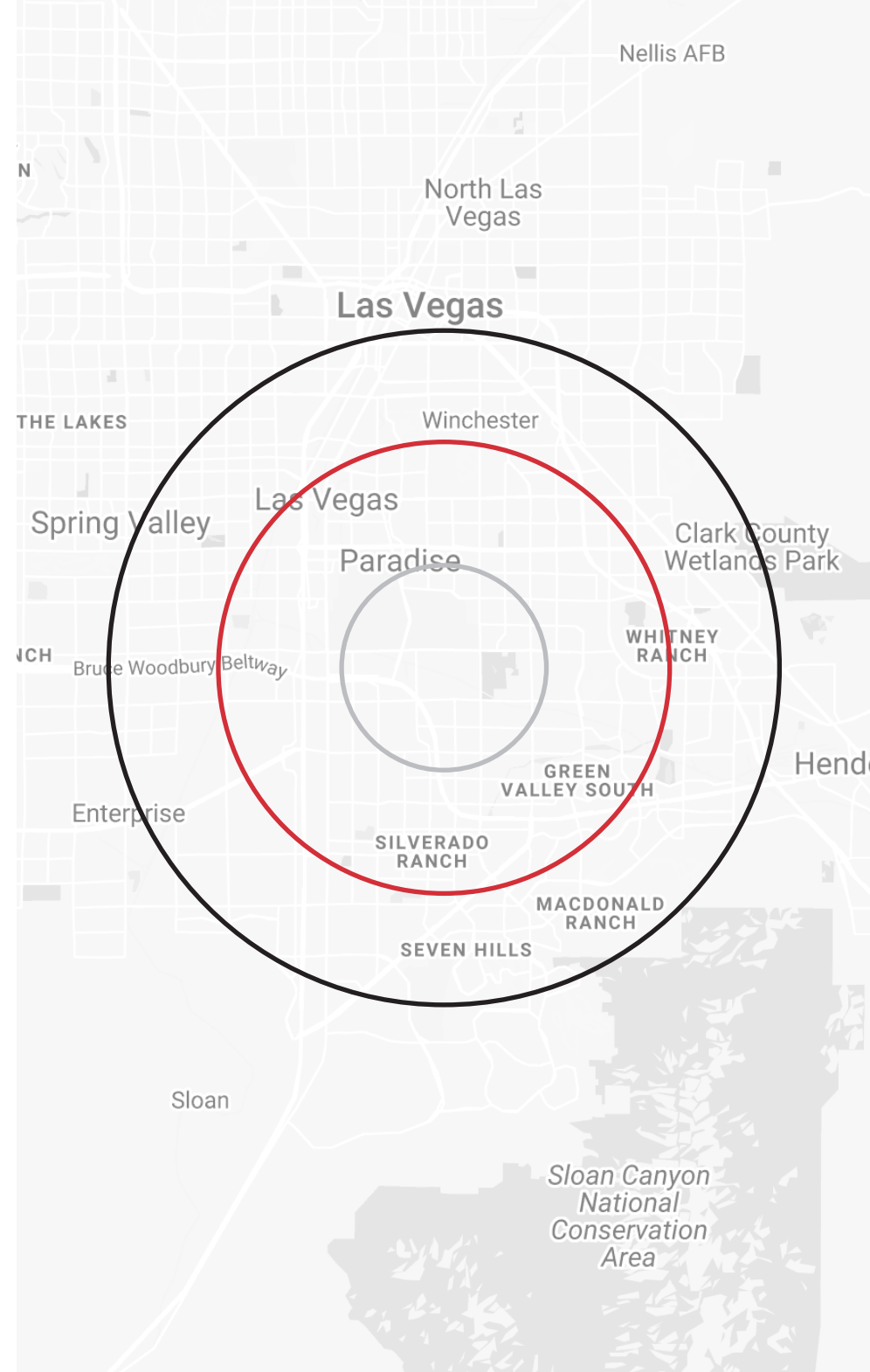


# Demographics

<b>POPULATION</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2021 Population	8,555	126,597	395,829
<b>HOUSEHOLDS</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2021 Households	3,670	50,901	160,526
<b>INCOME</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2021 Average HH Income	\$78,252	\$84,339	\$80,122

## Traffic Counts

<b>STREET</b>	<b>CPD</b>
S Eastern Ave / E Maule Ave	35,000
E Sunset Rd / S Surrey St	42,000
E Warm Springs Rd / Burnham Ave	26,000





## Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

## Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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**VIEW MARKET STATISTICS  
FOR OFFICE, RETAIL,  
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>

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