



FOR LEASE

1701 N Decatur Blvd
Las Vegas, NV 89108

- End Cap Window Lined Suite
- 100% HVAC Office and Storage Area
- One (1) 12'x10' Roll Up Door/Open Storage
- Clear Height: 16'
- Power 3-Phase, 120/280 V - 225 Amp Panels

± 8,000 SF | RETAIL

Property Specs

LEASE RATE	\$1.00 PSF
CAM RATE	\$0.29 PSF
TOTAL AVAILABLE	± 8,000 SF
LOT SIZE	± 1.14 Acres
YEAR BUILT	1999
ZONING	C-1
TYPE	Retail Neighborhood Center

- Office Consists of Two (2) Private Offices, Two (2) Restrooms - Single Stall.
- Open Showroom Retail Area
- Existing Part Racking
- One (1) 12'x10' Roll Up Door/Open Storage
- Power 3-Phase, 120/280 V - 225 Amp Panels
- 16 ft Clear Height, Parts Racking Area
- 100% HVAC Office and Storage Area
- Two (2) Secure Storage Room with Power Outlets
- End Cap Window Lined Suite



OR TEXT 22824 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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SUMMARY



PHOTOS





PHOTOS



PHOTOS



AREA MAP



DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2024 Population	24,725	181,983	463,404
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	8,331	65,674	175,412
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$73,355	\$75,406	\$82,497

Traffic Counts

STREET	AADT
N Decatur Blvd	31,000
W Lake Mead Blvd	32,000

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

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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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Vegas. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



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