

DECATUR PAVILION

5220 - 5260 S. Decatur Boulevard, Las Vegas, NV 89118

AVAILABLE
For Lease



BLDG. 5220

SUITE 3

SUITE 6



5960 S. Jones Blvd, Las Vegas, NV 89118
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www.mdlgroup.com

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Property Highlights

- Southwest Submarket
- 100% HVAC suites
- Parking Ratio: 2.4:1,000 SF
- 20' Clear height
- Dock & Grade level loading
- Power: 400 amps · 120/208 · 3-Phase
(To be verified by tenant)
- Centrally located with easy access to I-15 freeway, Harry Reid Int'l Airport, Allegiant Stadium, The Las Vegas Strip & Henderson

Area Overview

Decatur Pavilion is located along the East side of S. Decatur Boulevard between Tropicana Avenue and Russell Road, offering excellent visibility and access. The surrounding area has a population of over $\pm 117,000$ residents with an average household income exceeding $\pm \$49,200$ within a 3-mile radius. The property is conveniently situated approximately 3 miles from the I-215 Beltway, 2 miles from the I-15 Freeway, and just 4 miles from Harry Reid International Airport.

Listing Snapshot



162-30-201-007
APN



Industrial Light (IL)
Zoning



1999 - 2023
Year Built



$\pm 58,175$ SF
Property Size



Decatur Blvd & Hacienda Ave
Cross Streets



± 3.89 Acres
Lot Size

Key Demographics (within a 3-mile radius)



$\pm 115,665$
Population Size



\$92,133
Ave. Household Income



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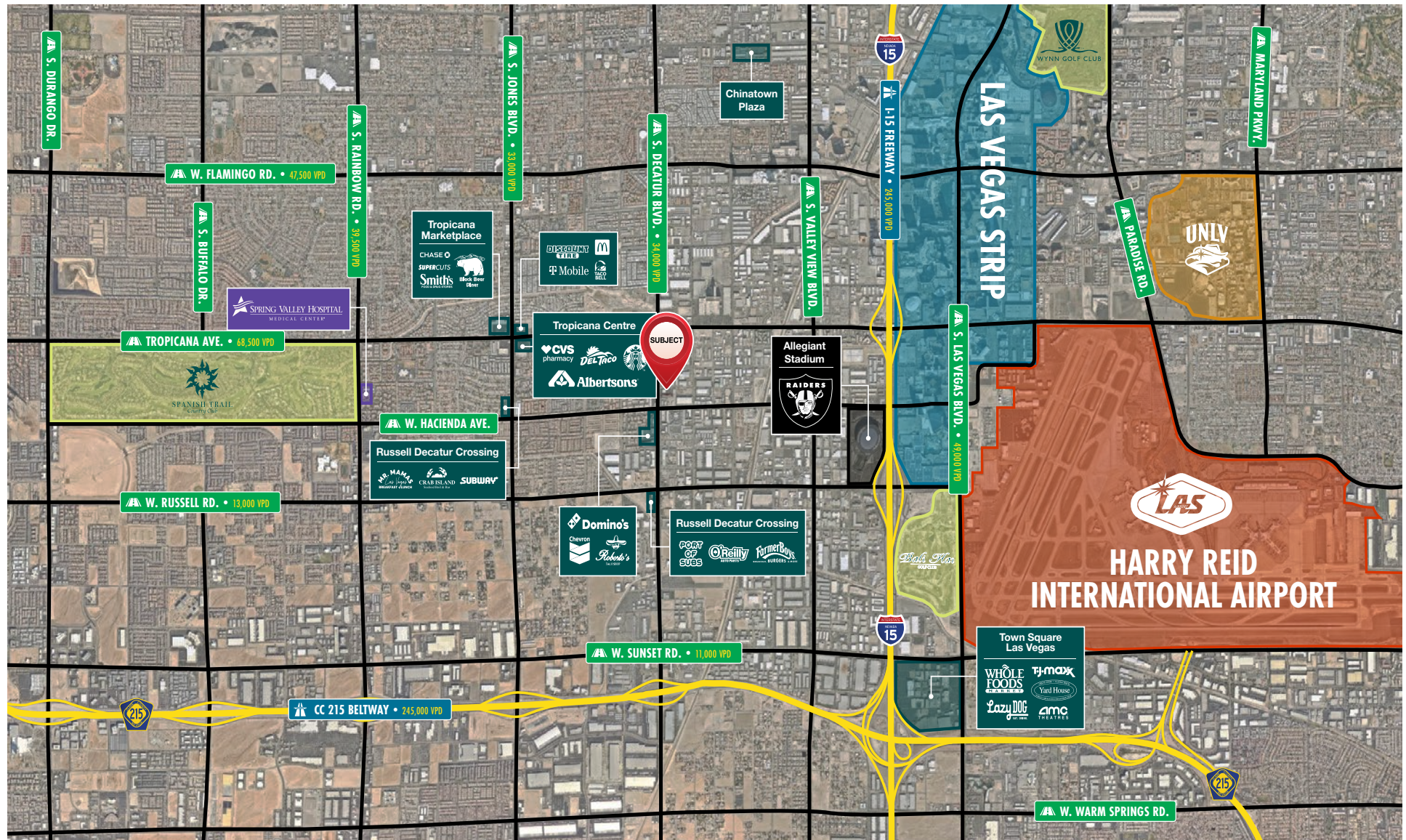
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● Power Retail ● Academia ● Airport ● Hospital ● Golf Club ● The Strip



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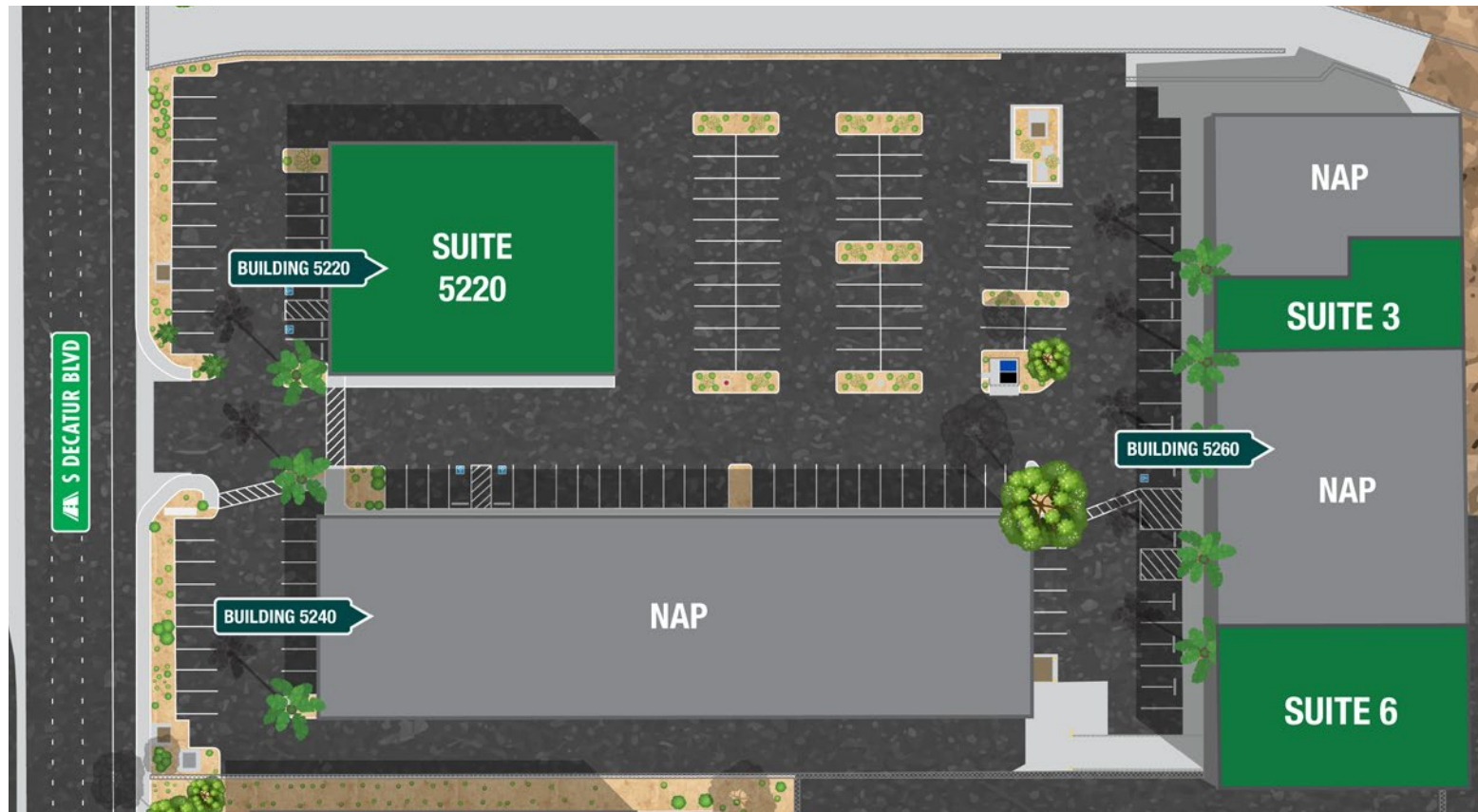
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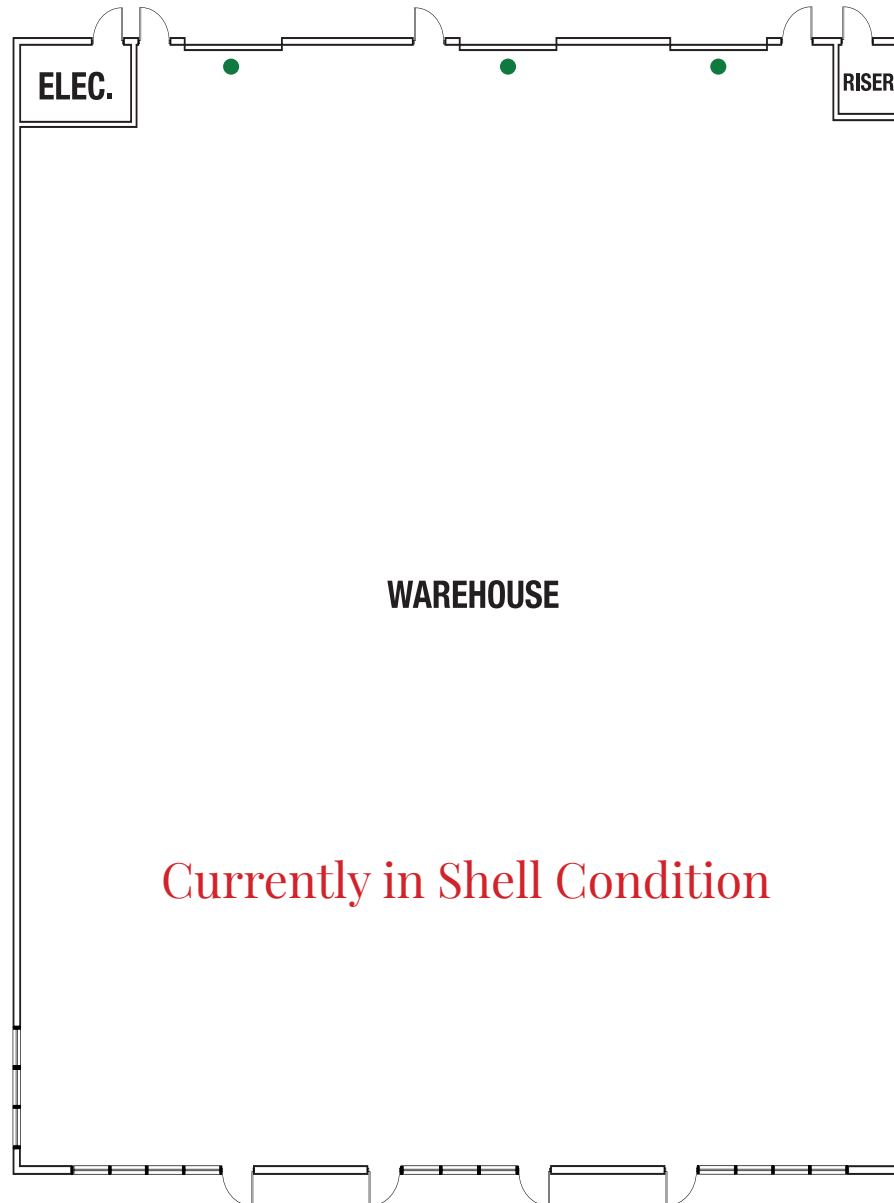
Suite Details

Building	Suite	Total SF	Monthly Lease Rate	Monthly CAM Charges	Monthly Rent	Available
5220 S. Decatur Blvd.	Full Building	±9,970	TBD	\$0.30 PSF	TBD	BTS
5260 S. Decatur Blvd.	3	±5,200	\$1.05 PSF NNN	\$0.30 PSF	\$7,020.00	Immediately
5260 S. Decatur Blvd.	6	±6,000	\$1.29 PSF NNN	\$0.30 PSF	\$9,540.00	Immediately

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For Lease



Currently in Shell Condition

Listing Snapshot



TBD PSF NNN
Lease Rate



\$0.30 PSF
CAM Charges



TBD
Monthly Rent

5220 S. Decatur Blvd. Building Specs

Total SF ±9,970

Clear Height ±20'

Grade Level [.] Three (3)

Available BTS

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.



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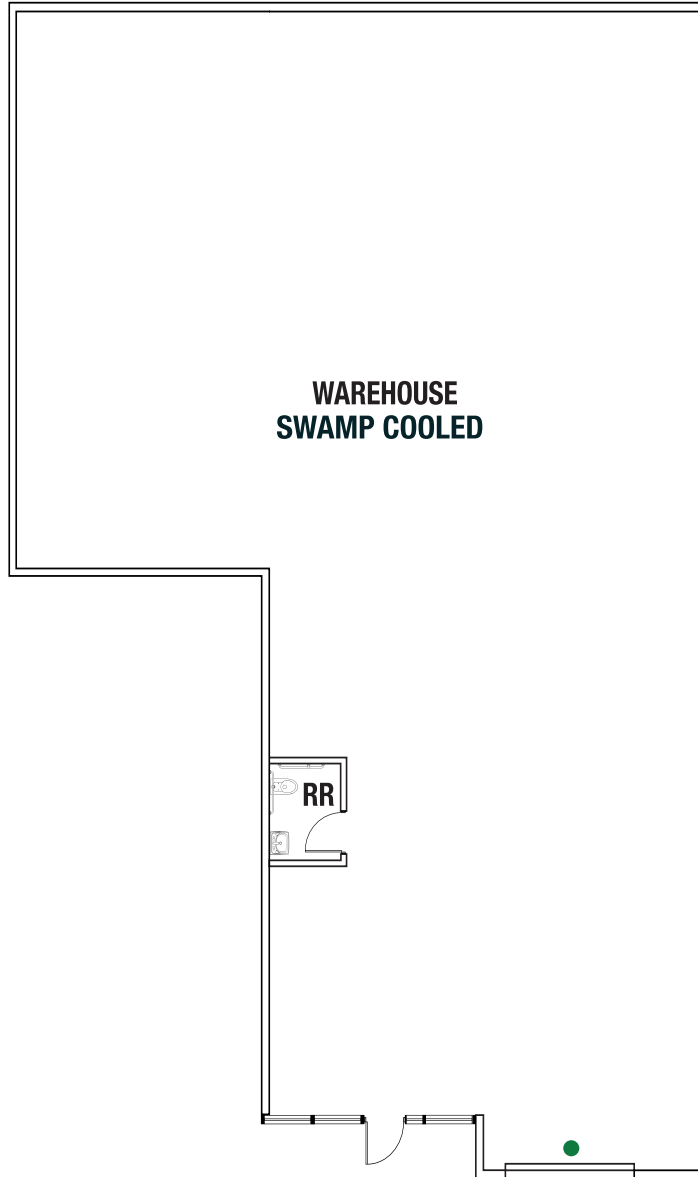
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For Lease



Listing Snapshot



\$1.05 PSF NNN
Lease Rate



\$0.30 PSF
CAM Charges



\$7,020.00
Monthly Rent

5260 S. Decatur Blvd. Suite 3 Specs

Total SF ±5,200

Clear Height ±20'

Restrooms One (1)

Grade Level [•] One (1)

Available Immediately

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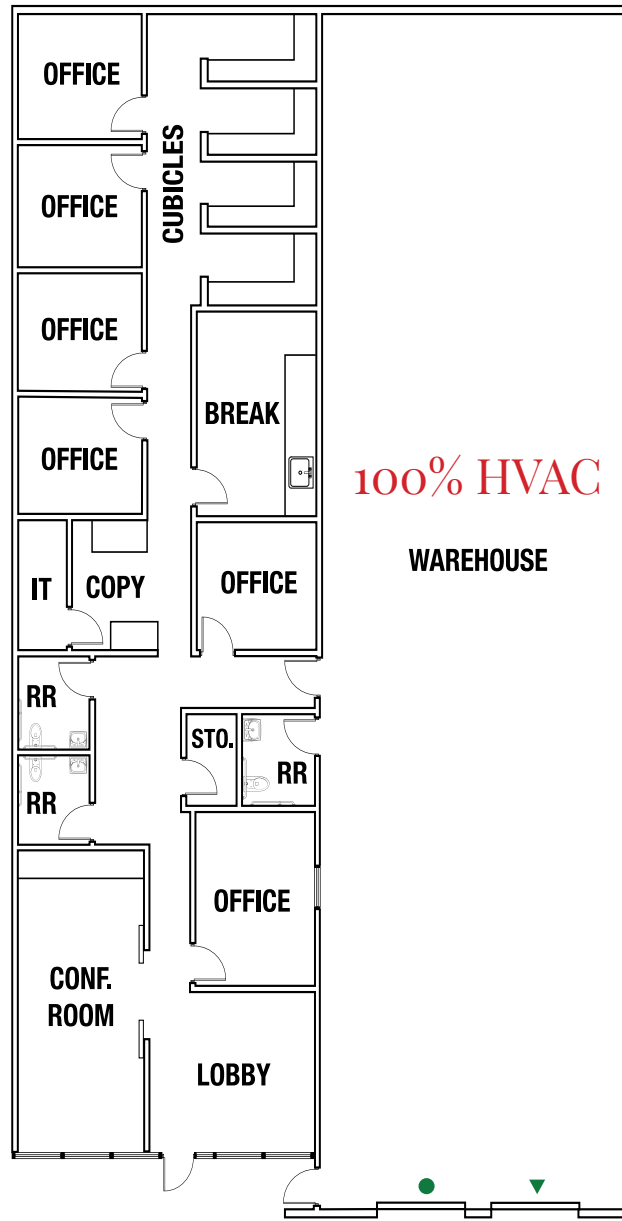
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Listing Snapshot



\$1.29 PSF NNN
Lease Rate



\$0.30 PSF
CAM Charges



\$9,540.00
Monthly Rent

5260 S. Decatur Blvd. Suite 6 Specs

Total SF ±6,000

Clear Height ±20'

Restrooms Three (3)

Grade Level [•] One (1)

Dock High [▼] One (1)

Available Immediately

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Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across ±435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population
(County Data per Census)

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 15th, Idaho 11th, Oregon 30th and Utah 16th.

Here are the main tax advantages of this state:

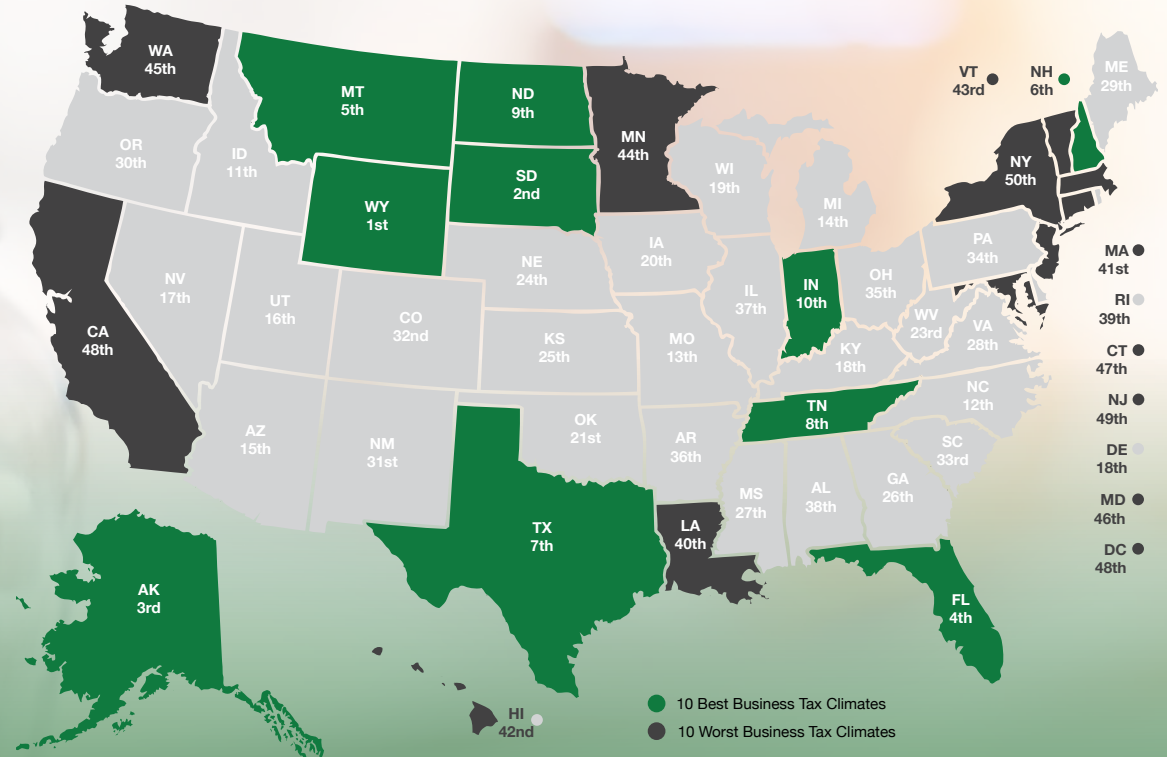
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 17th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org

2025 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



(WORLD CHAMPIONS)



(WORLD CHAMPIONS)



(WORLD CHAMPIONS)



(WORLD CHAMPIONS)



HENDERSON
SILVER KNIGHTS™



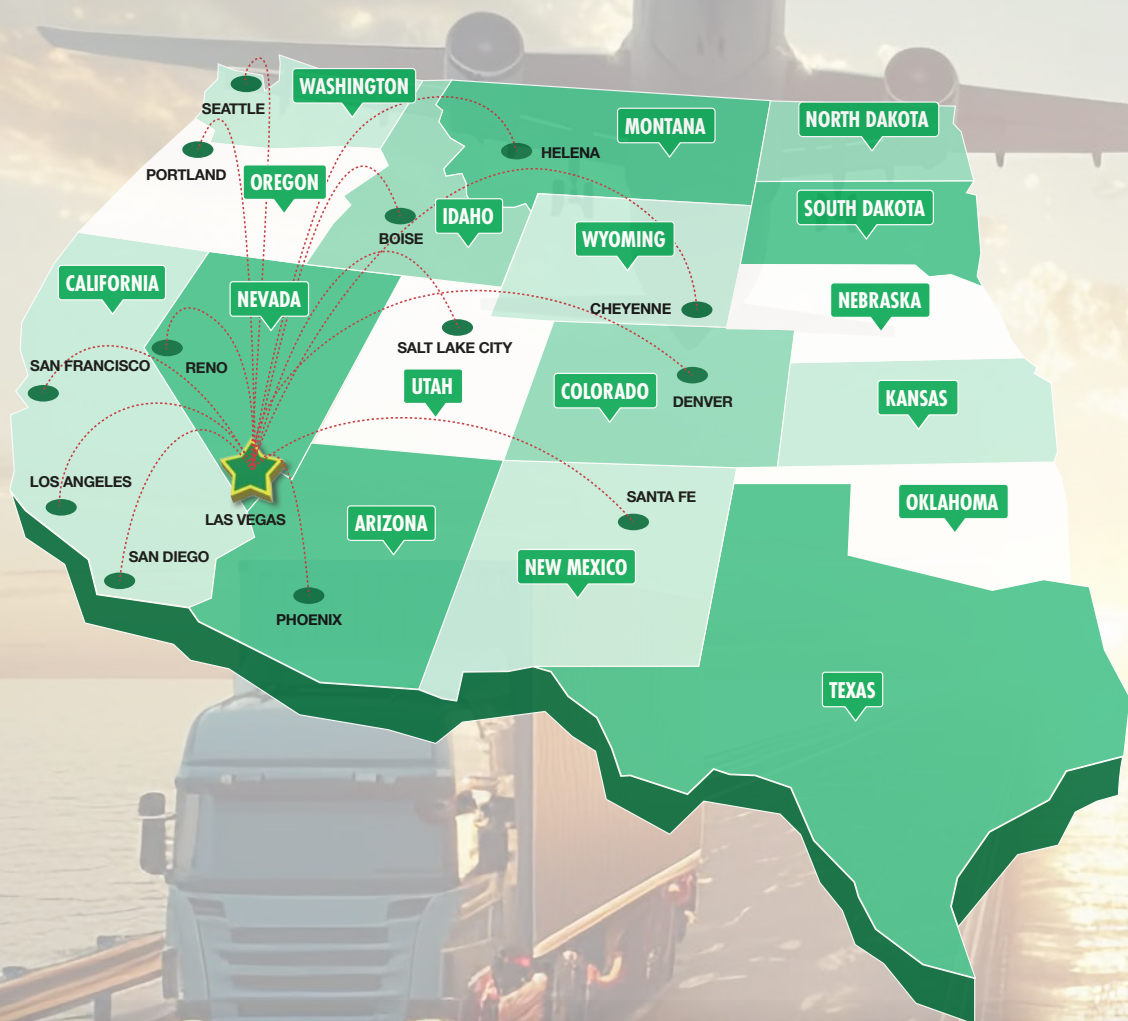
LAS VEGAS
MOTOR SPEEDWAY
AMERICA'S RACING SHOWPLACE!



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Logistics



Transit From Las Vegas

DESTINATION	EST. TRAVEL TIME	DISTANCE (MILES)
Los Angeles, CA	3 hrs, 55 min	±265
Phoenix, AZ	4 hrs, 40 min	±300
San Diego, CA	4 hrs, 45 min	±327
Salt Lake City, UT	5 hrs, 50 min	±424
Reno, NV	6 hrs, 55 min	±452
San Francisco, CA	8 hrs, 15 min	±565
Boise, ID	9 hrs, 30 min	±634
Santa Fe, NM	9 hrs, 10 min	±634
Denver, CO	10 hrs, 45 min	±752
Cheyenne, WY	11 hrs, 50 min	±837
Helena, MT	12 hrs, 55 min	±907
Portland, OR	15 hrs, 45 min	±982
Seattle, WA	16 hrs, 50 min	±1,129

SHIPPING & MAILING SERVICES



Freight Service Center
(3 miles)

Distribution Center
(10 miles)

UPS Air Cargo
(18 miles)



Freight Center
(3 miles)

Ship Center
(8 miles)

Air Cargo
(20 miles)



Customer Service Center
(5 miles)

Cargo Center
(3 miles)

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