



FOR LEASE

4525 W Reno Ave,
Las Vegas, NV 89146

- Central Location
- Convenient Access to Freeways
- Built-Out, Ready for Immediate Occupancy

±1,658 SF | M1 ZONING

Property Specs

LEASE RATE	\$1.35/SF/MG
TOTAL AVAILABLE	A7-9 ±1,658 SF
LEASE TYPE	Modified Gross
TYPE	Office Suburban
ZONNING	M1 (Light Industrial Zone)
APN	162-30-202-002
TOTAL BLDG	±9,749 SF
YEAR BUILT	1994

- Premier Business Corridor
- Central Location
- Convenient Access to Freeways, Resorts, Airport
- Strip Views (2nd Floor)
- Built-Out, Ready for Immediate Occupancy
- Space available for used car rental



OR TEXT 21053 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



Second Floor includes view of the strip.
Convenient access to the I-15 and I-215 Freeways.





PHOTOS

1994
YEAR BUILT

MG
LEASE TYPE

± 1,658
TOTAL SF AVAILABLE



AREA MAP



T-Mobile ARENA

SITE

allegiant stadium

TROPICANA AVE

LAS VEGAS BLVD

LAS VEGAS BLVD

HARRY REID INTERNATIONAL AIRPORT

DECATUR BLVD

RUSSELL RD

VALLEY VIEW BLVD

SUNSET RD

215

15

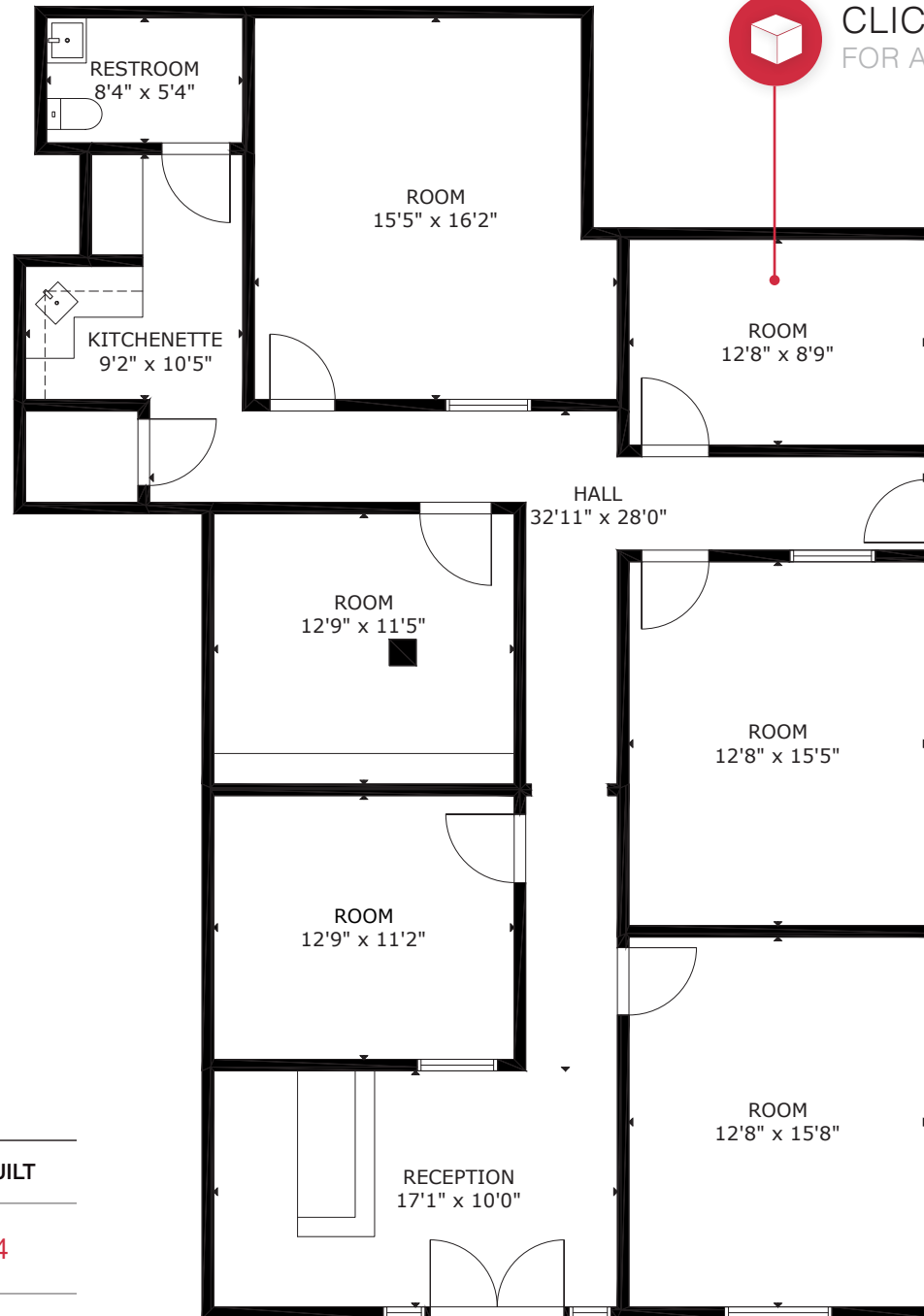
215

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

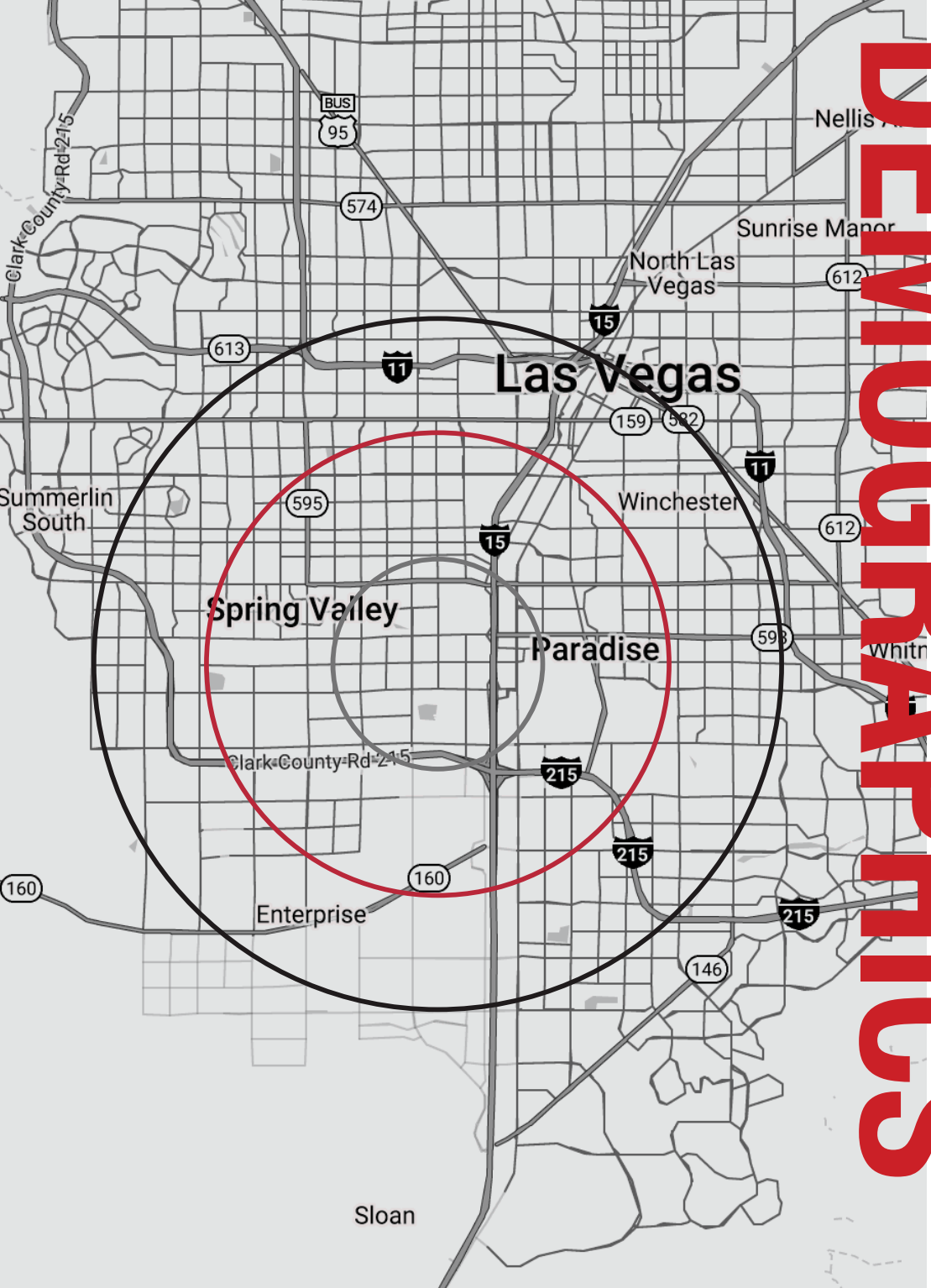
FLOOR PLAN



CLICK HERE
FOR A 3D TOUR



TOTAL SF	LEASE RATE	YEAR BUILT
± 1,658 SF	\$1.35/SF/MG	1994



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	13,296	109,683	368,721
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	6,293	47,185	152,230
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$79,406	\$76,983	\$87,309

Traffic Counts

STREET	AADT
W Tropicana Ave	43,500
Edmond St	39,000

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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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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