

DECATUR PAVILION

5220 - 5260 S Decatur Blvd, Las Vegas, NV 89118

AVAILABLE
For Lease



SUITE 3

SUITE 5

SUITE 6

SUITE 4-7



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010
www.mdlgroup.com

Jarrad Katz, SIOR, CCIM
President | Broker | Principal
Lic#: B.0145888.LLC | PM.0167521.BKR
702.610.1002
jkatz@mdlgroup.com

Galit Kimerling, SIOR
Senior Vice President
Lic#: S.0065773
323.244.1628
gkimerling@mdlgroup.com





Leasing Details



\$1.20 - \$1.29 PSF NNN
Lease Rate



\$0.30 PSF
CAM Charges



±5,200 - ±7,750 SF
Space Available

Demographics

	1 mile	3 miles	5 miles
Population			
2024 Population	14,308	117,884	378,272
Average Household Income			
2024 Average Household Income	\$46,985	\$49,284	\$53,032

Property Highlights

- ±58,175 SF office / warehouse / showroom development situated on ±3.89 acres
- 100% HVAC suites
- 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 International Airport, Raiders Stadium, The Las Vegas Strip & Henderson

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Property Details

+ Parcel Numbers	162-30-201-007
+ Submarket	Southwest
+ Building Size	±58,175 SF
+ Zoning	IL (Industrial Light)
+ Parking Ratio	2.4:1,000 SF
+ Year Built	2023
+ Traffic Counts	S Decatur Blvd // 40,500 VPD W Hacienda Ave // 12,600 VPD

Area Description

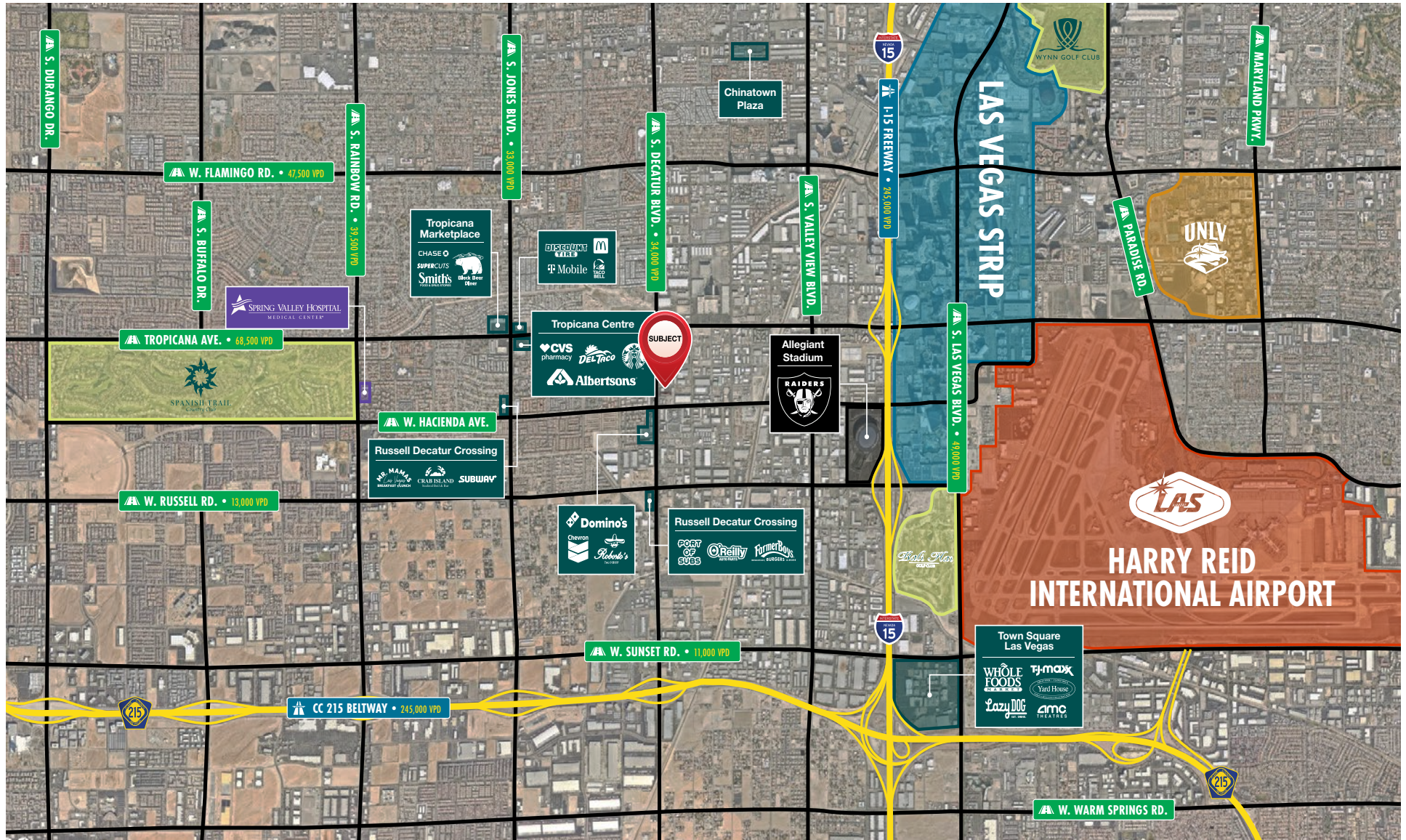
Decatur Pavilion is located along the East side of S. Decatur Boulevard between Tropicana Avenue and Russell Road, offering excellent visibility and access. The surrounding area has a population of over ±117,000 residents with an average household income exceeding ±\$49,200 within a 3-mile radius. The 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.

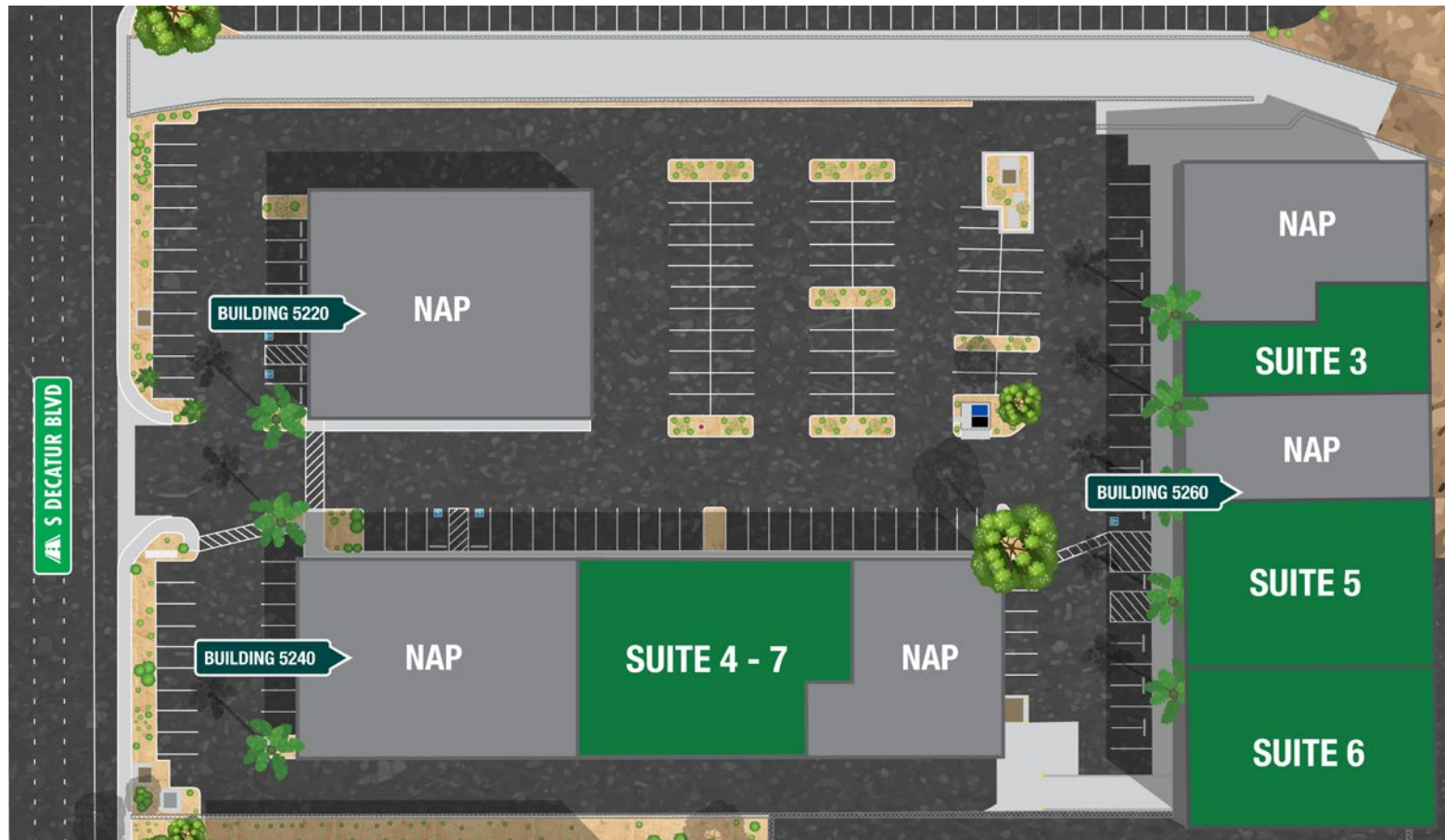
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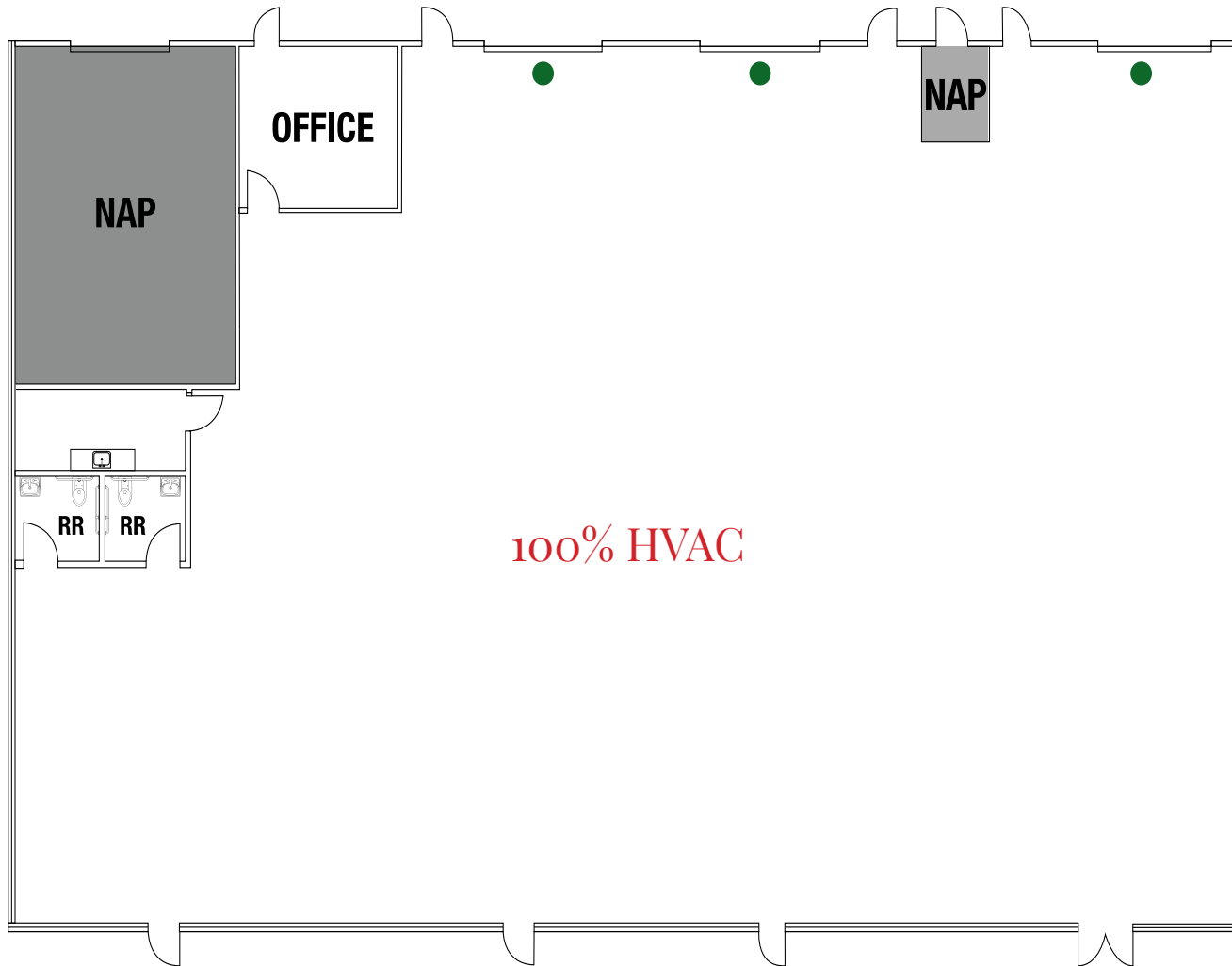
- Power Retail
- Academia
- Airport
- Hospital
- Golf Club
- The Strip





Suite Details

Building	Suite	Total SF	Monthly Lease Rate	Monthly CAM Charges	Monthly Rent	Available
5240 S. Decatur Blvd.	4 - 7	±7,750	\$1.29 PSF NNN	\$0.30 PSF	\$12,322.50	Immediately
5260 S. Decatur Blvd.	3	±5,200	\$1.20 PSF NNN	\$0.30 PSF	\$7,800.00	Immediately
5260 S. Decatur Blvd.	5	±7,500	\$1.29 PSF NNN	\$0.30 PSF	\$11,925.00	Immediately
5260 S. Decatur Blvd.	6	±6,000	\$1.29 PSF NNN	\$0.30 PSF	\$9,540.00	Immediately

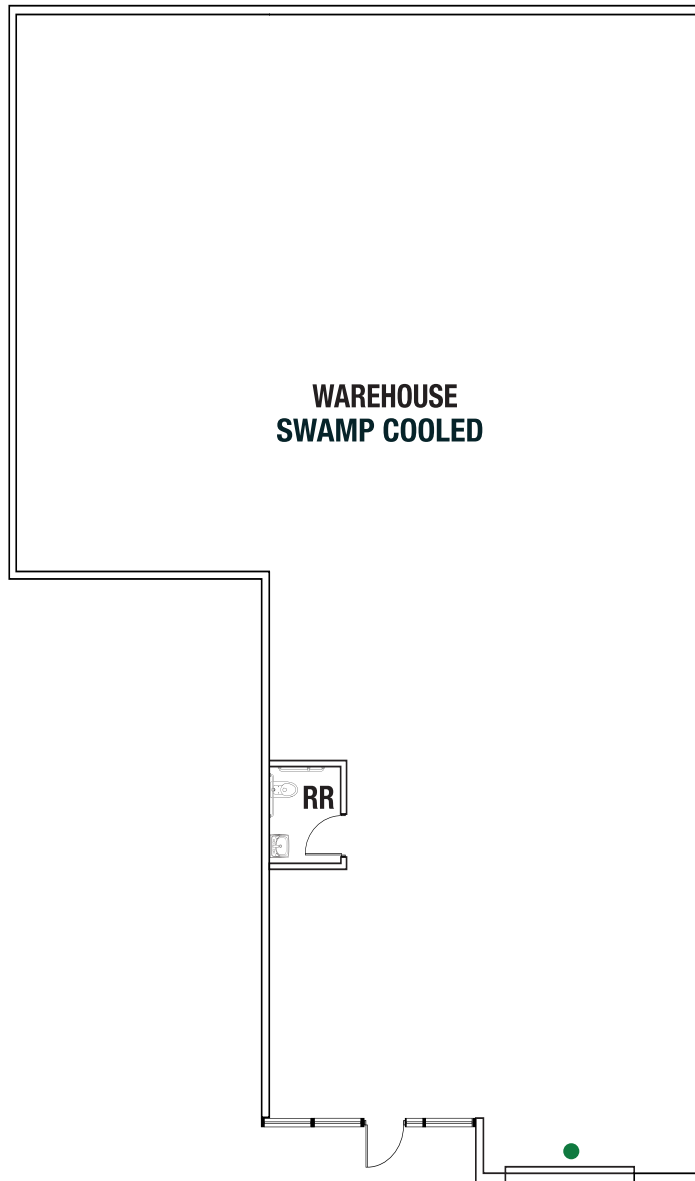


5240 - Suites 4 - 7 Details

- + **Total SF:** ±7,750
- + **Lease Rate:** \$1.29 PSF NNN
- + **CAM Charges:** \$0.30 PSF
- + **Monthly Base Rent:** \$12,322.50
- + **Clear Height:** ±20'
- + **Restrooms:** 2
- + **Grade Level Doors:** 3
- + **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

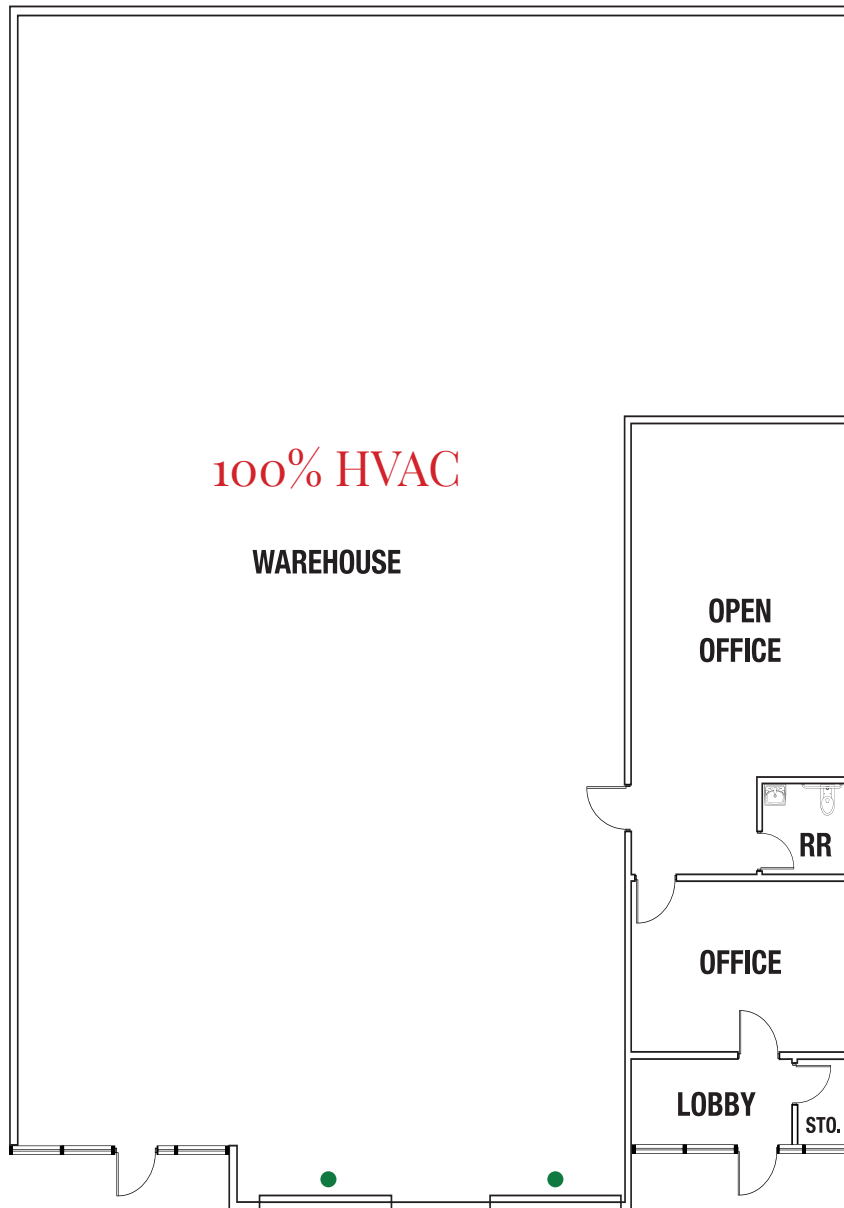


5260 - Suite 3 Details

+ Total SF:	±5,200
+ Lease Rate:	\$1.20 PSF NNN
+ CAM Charges:	\$0.30 PSF
+ Monthly Base Rent:	\$7,800.00
+ Clear Height:	±20'
+ Restrooms:	1
+ Grade Level Doors:	1
+ Available:	Immediately

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● Grade Level Door

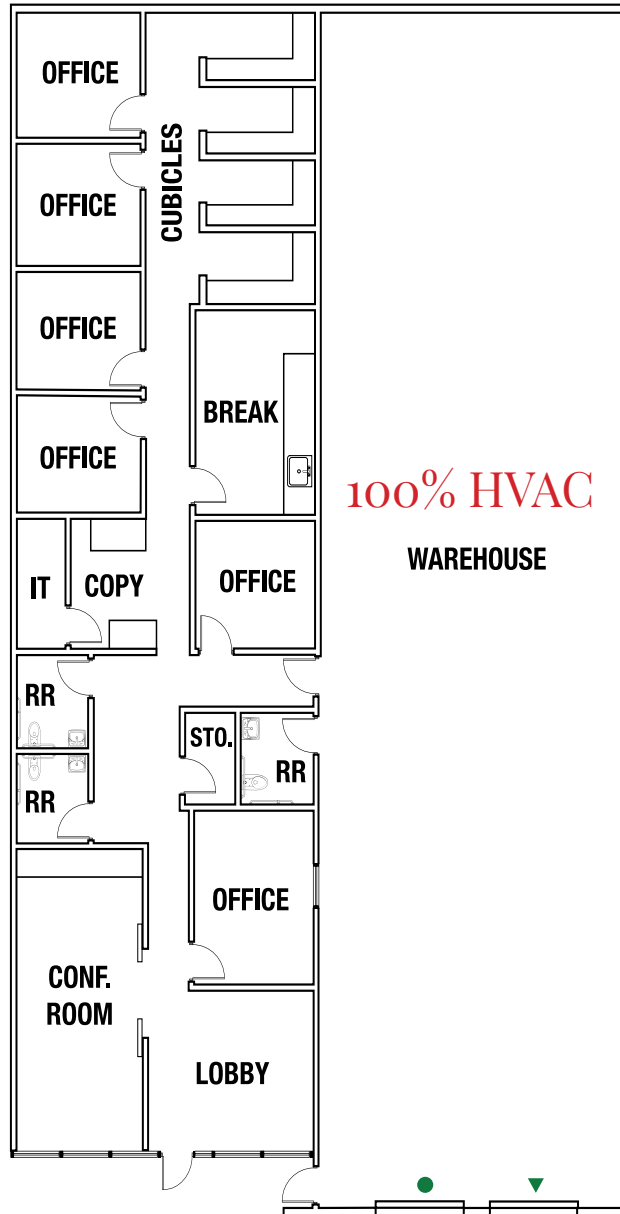


5260 - Suite 5 Details

+ Total SF:	±7,500
+ Lease Rate:	\$1.29 PSF NNN
+ CAM Charges:	\$0.30 PSF
+ Monthly Base Rent:	\$11,925.00
+ Clear Height:	±20'
+ Restrooms:	1
+ Grade Level Doors:	2
+ Available:	Immediately

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● Grade Level Door



5260 - Suite 6 Details

+ Total SF:	±6,000
+ Lease Rate:	\$1.29 PSF NNN
+ CAM Charges:	\$0.30 PSF
+ Monthly Base Rent:	\$9,540.00
+ Clear Height:	±20'
+ Restrooms:	3
+ Grade Level Doors:	1
+ Dock High Doors:	1
+ Available:	Immediately

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- Grade Level Door
- ▼ Dock High Door


Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. 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 14th 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.

 **±7,892**
Size (Sq. Mi.)

Quick Facts
 **2,265,461**
Population

 **298**
Pop. Density
(Per Sq. Mi.)

Source: www.clarkcountynv.gov, data.census.gov, lvgea.org, www.wikipedia.com

Nevada Tax Advantages

NEVADA

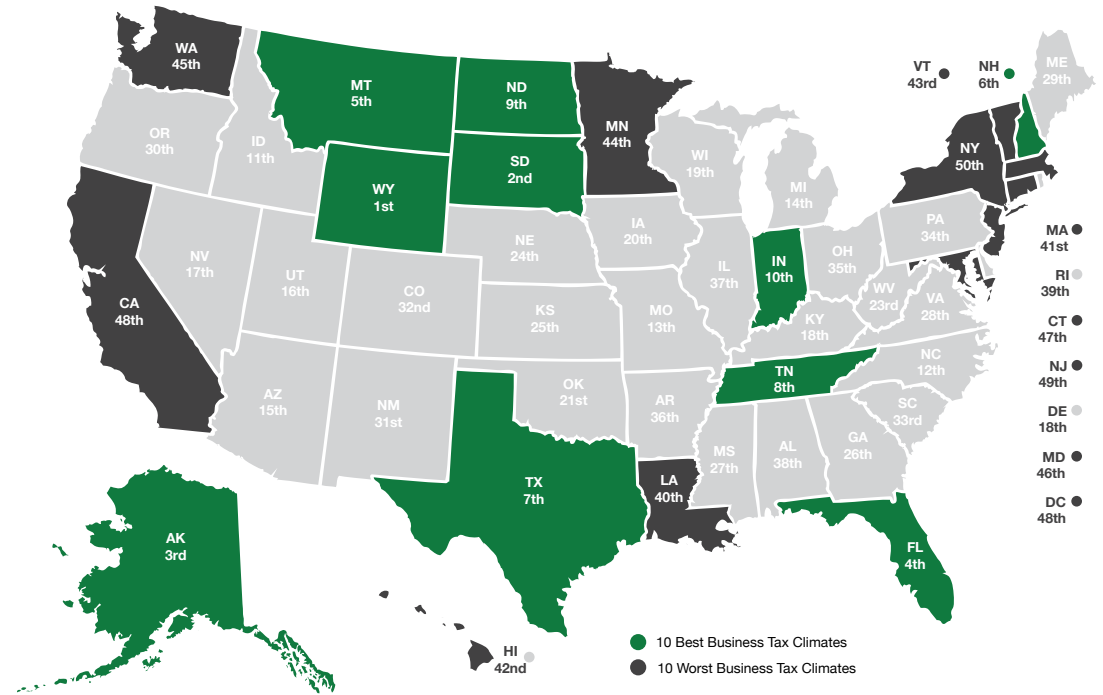
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

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

2025 State Business Tax Climate Index



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



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.

Professional Sports



Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has three major league professional teams: the Vegas Golden Knights of the NHL, which began play in 2017 as the region's first major pro team, the Las Vegas Raiders of the NFL which began play in 2020, and the Las Vegas Aces of the WNBA, which began play in 2018.

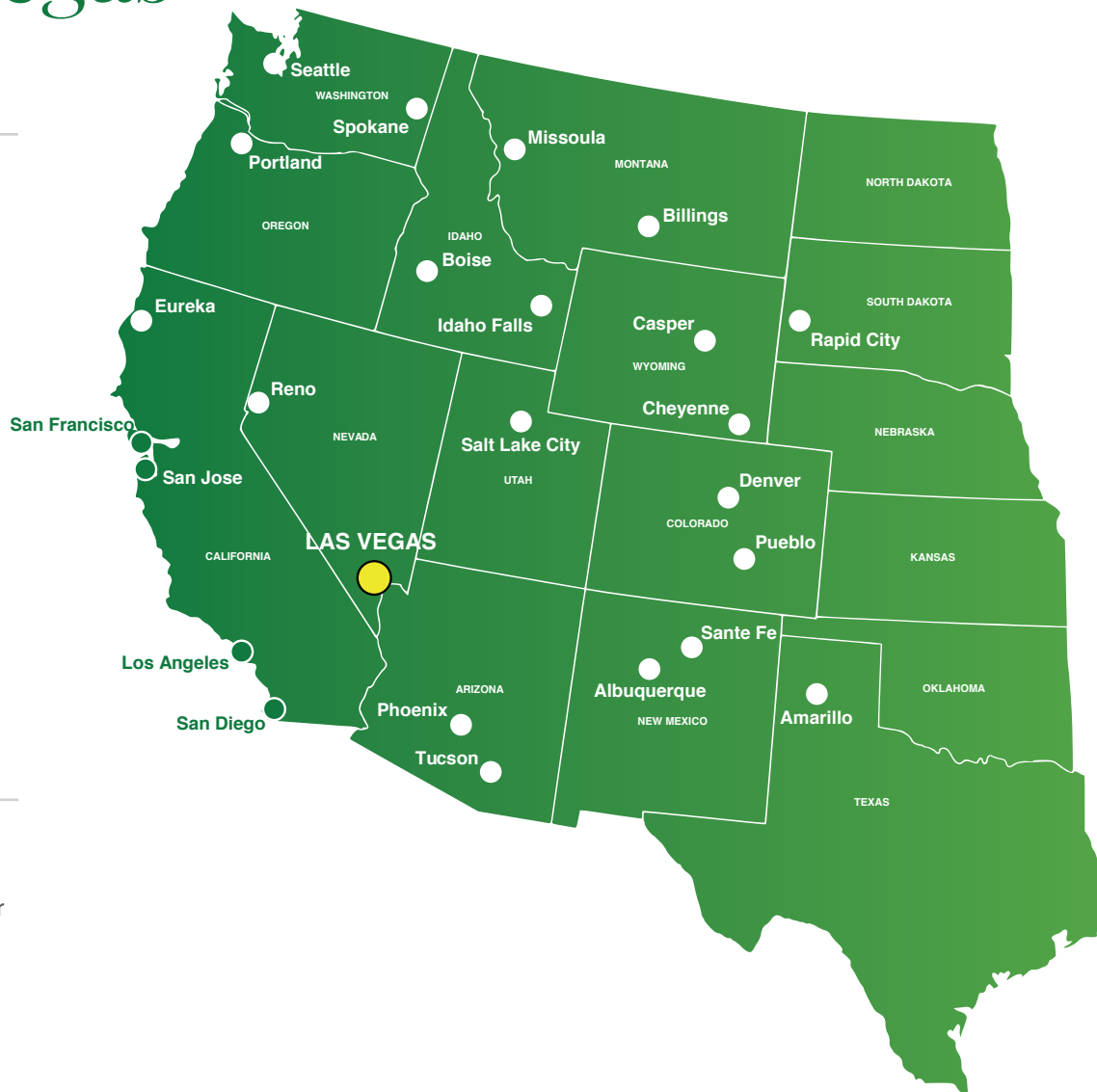
Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, and the Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: www.wikipedia.com



Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
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 and Mailing Services



Freight Service Center
3 Mi

Freight Center
3 Mi

Customer Service Center
5 Mi

Distribution Center
10 Mi

Ship Center
8 Mi

Cargo Center
3 Mi

UPS Air Cargo
18 Mi

Air Cargo
20 Mi

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Service you deserve. People you trust.



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