

**MAJOR RENOVATIONS  
UNDERWAY!**



**FOR  
LEASE**

5325 S Valley View  
Las Vegas, NV 89118

- Major Renovations Coming In 2025 – Customize Your Space Now!
- ±10,000-47,984 SF Available With Yard Space
- Blocks From Allegiant Stadium
- Walking Distance To The Las Vegas Strip
- Easy Access To Both I-15 And 215 Freeways For Seamless Connectivity Across The Valley

**UNDER NEW OWNERSHIP!**

## Property Specs

### Prime Industrial Space with High Visibility

Stadium View Commerce Center is a rare free-standing industrial property with retail-style frontage on the signalized corner of Valley View Blvd & Hacienda Ave, offering maximum signage visibility.

Leasing sizes range from  $\pm 10,000$ -47,984 SF in addition to private secure yard space. The property allows tenants to have a secure fenced yard and easy warehouse access with 11 exterior roll-up doors.

### Premier Location in the Southwest Industrial Submarket:

- Less than 1 mile to I-15 Freeway
- Blocks from Allegiant Stadium
- Walking distance to the Las Vegas Strip
- Easy access to both I-15 and 215 Freeways for seamless connectivity across the valley

### Major Renovations Coming in 2025 – Customize Your Space Now!

Under new ownership, Stadium View Commerce Center is set for significant upgrades to enhance functionality and curb appeal. Take advantage of generous tenant improvements (TIs) to customize your office/warehouse layout before renovations begin.



### Planned Property Enhancements

- New Parking Lot
- Redesigned Pylon Signage
- Updated Exterior Paint & Look
- Evaporative Coolers & HVAC System Repairs/Replacement
- New Office Finishes and Layouts
- Complete Project Rebrand with New Name & Logo
- 3-Phase Power – 800 Amps
- Clear Height:  $\pm 16$ -18'
- Fully Sprinklered
- 11 Grade Level Roll-Up Doors

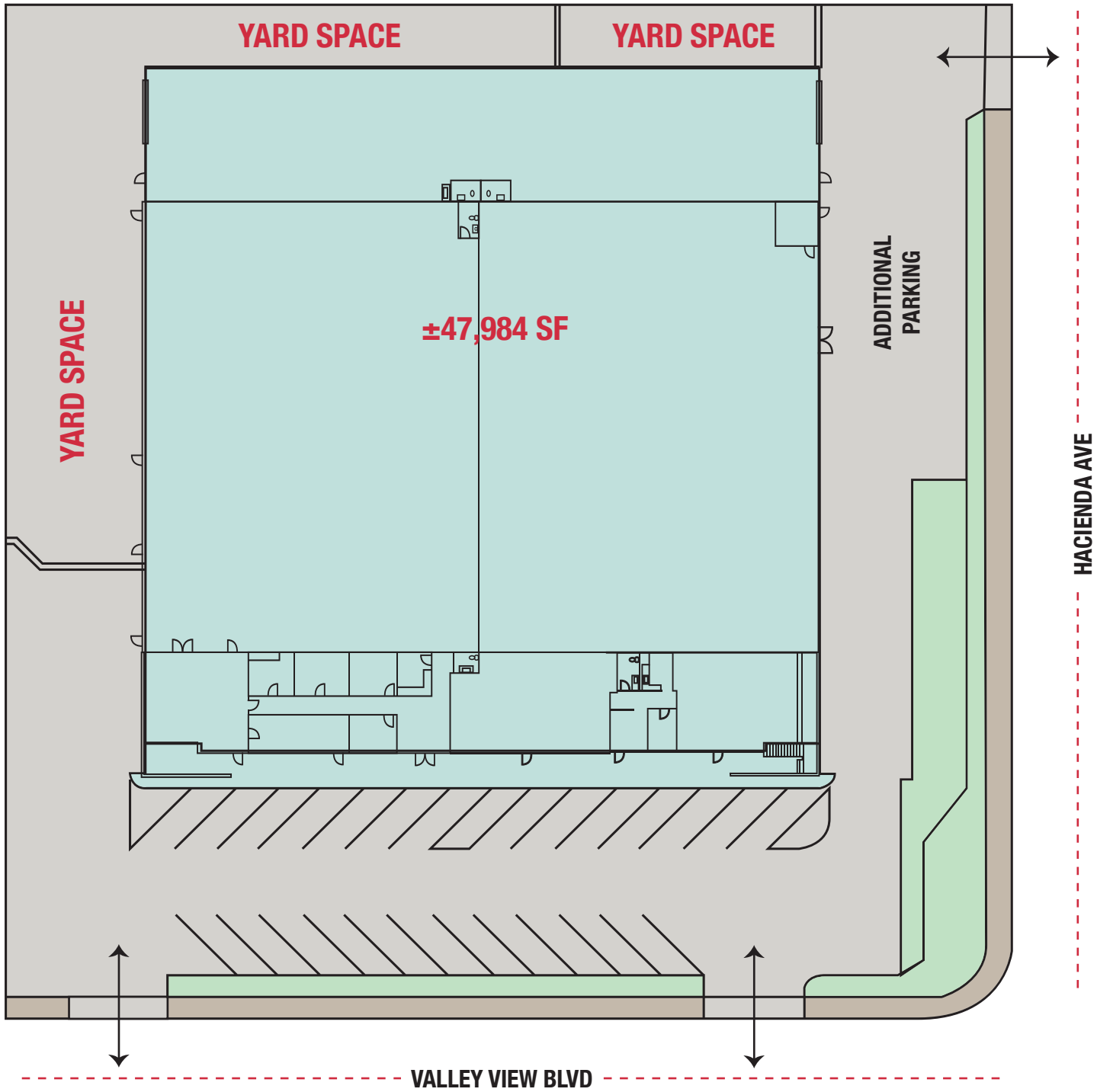


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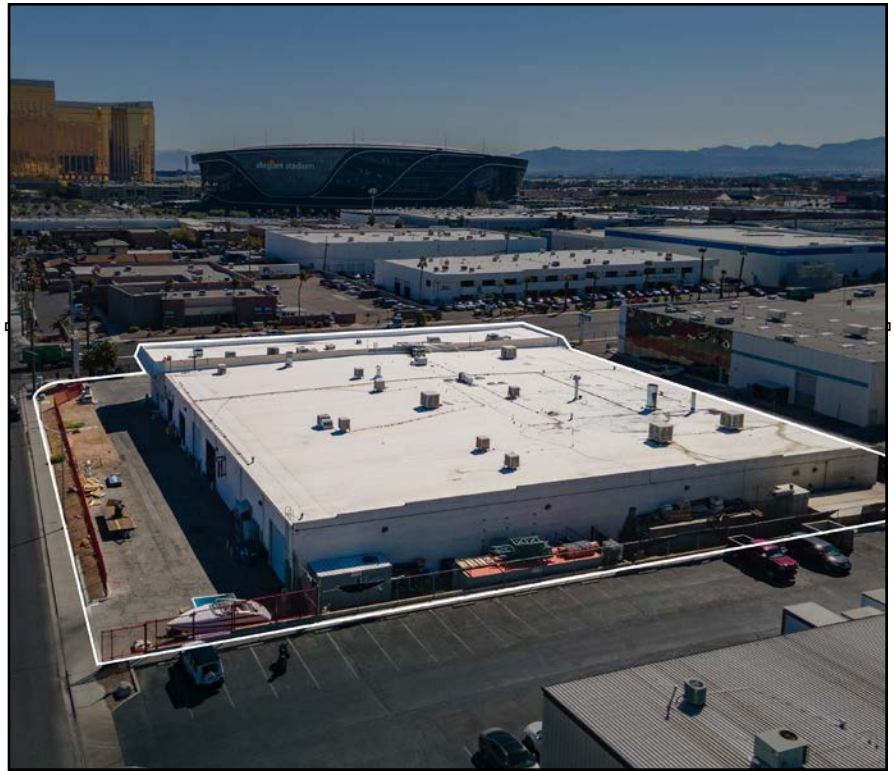
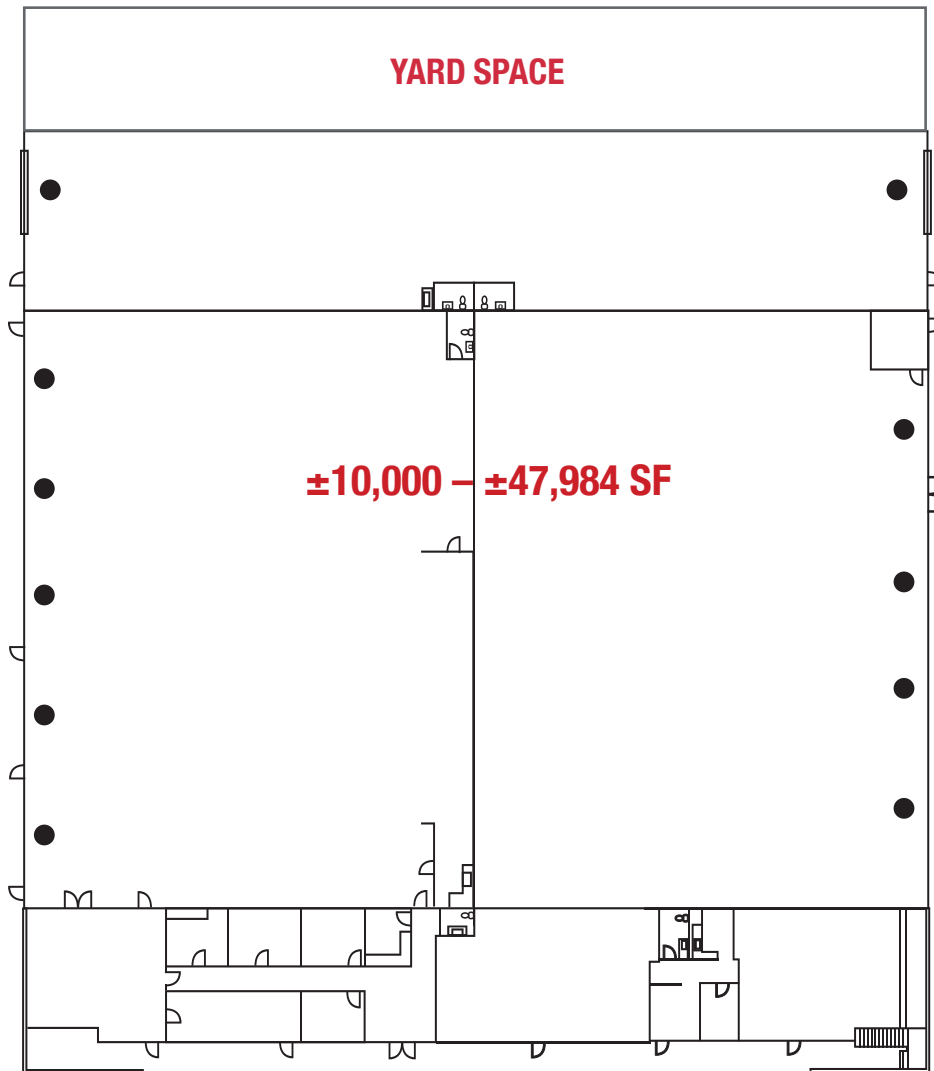
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# SITE PLAN



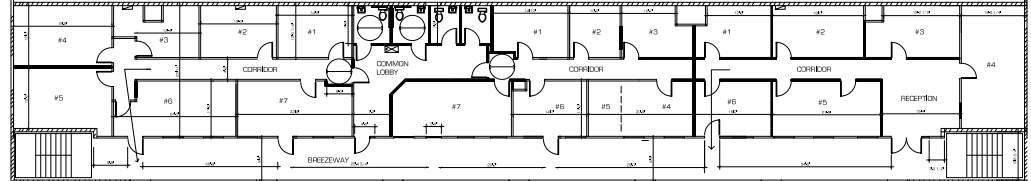


● GRADE LEVEL DOOR

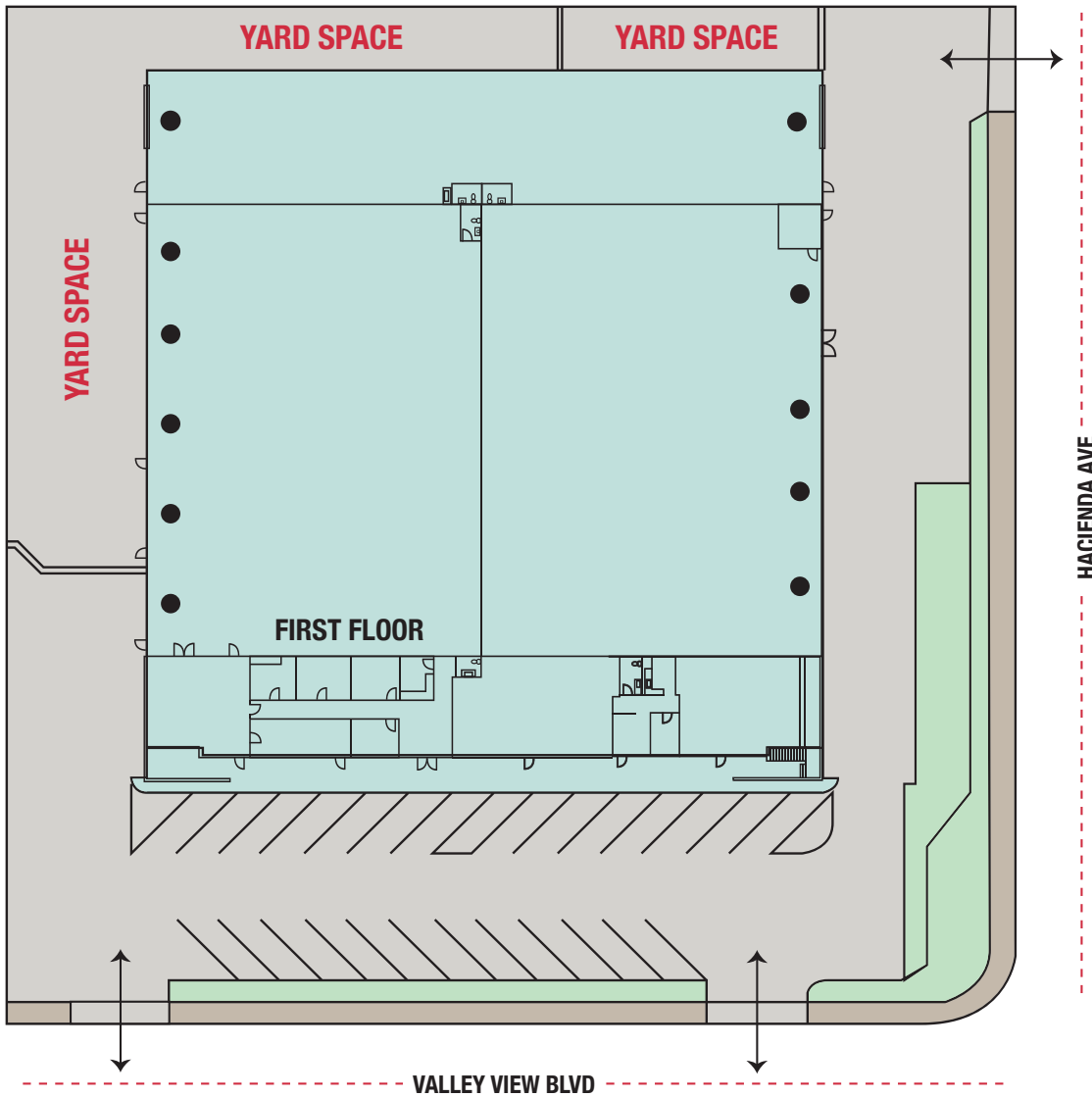


OPTIONS

PROPOSED SECOND FLOOR REMODEL



SUITE	TOTAL SF	LEASE RATE	CAM	TOTAL MONTHLY
Option A	±47,984 SF	\$1.35 PSF NNN	\$0.32	\$80,133.28
Option B	±37,984 SF	\$1.35 PSF NNN	\$0.32	\$63,433.28
Option C	±28,992 SF	\$1.35 PSF NNN	\$0.32	\$48,416.64
Option D	±23,992 SF	\$1.35 PSF NNN	\$0.32	\$40,066.64
Option E	±18,992 SF	\$1.35 PSF NNN	\$0.32	\$31,716.64
Option F	±10,000 SF	\$1.35 PSF NNN	\$0.32	\$16,700.00

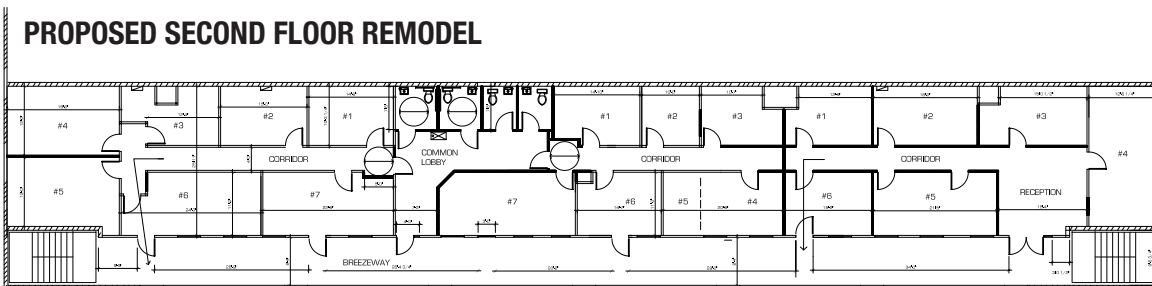


## Property Details

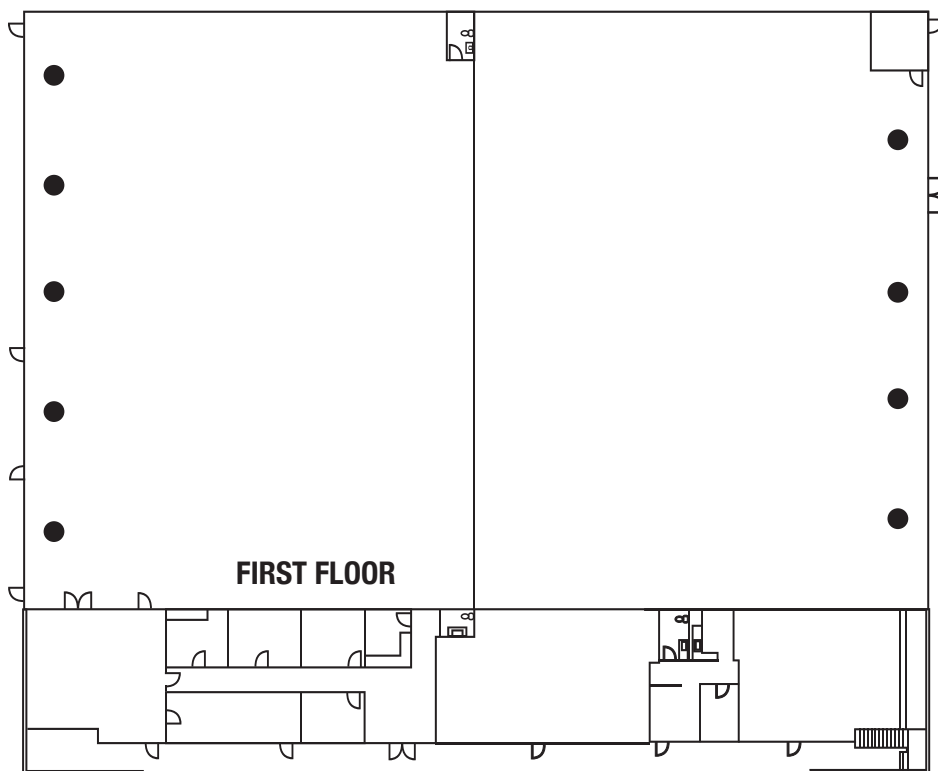
OPTION A	Entire Building
TOTAL SF	±47,984
TWO STORY TOTAL OFFICE SF	±11,927
FIRST FLOOR OFFICE SF	±5,087
SECOND FLOOR OFFICE SF	±6,840
WAREHOUSE SF	±36,057
YARD SPACE	Yes
GRADE DOOR	Eleven (11)
POWER	800 Amps, 3-Phase Power
LEASE RATES	\$1.35
CAM	\$0.32
TOTAL MONTHLY	\$80,133.28
ADDITIONAL FEATURES	Fenced Secure Yard Space

### ● GRADE LEVEL DOOR

## PROPOSED SECOND FLOOR REMODEL



YARD SPACE



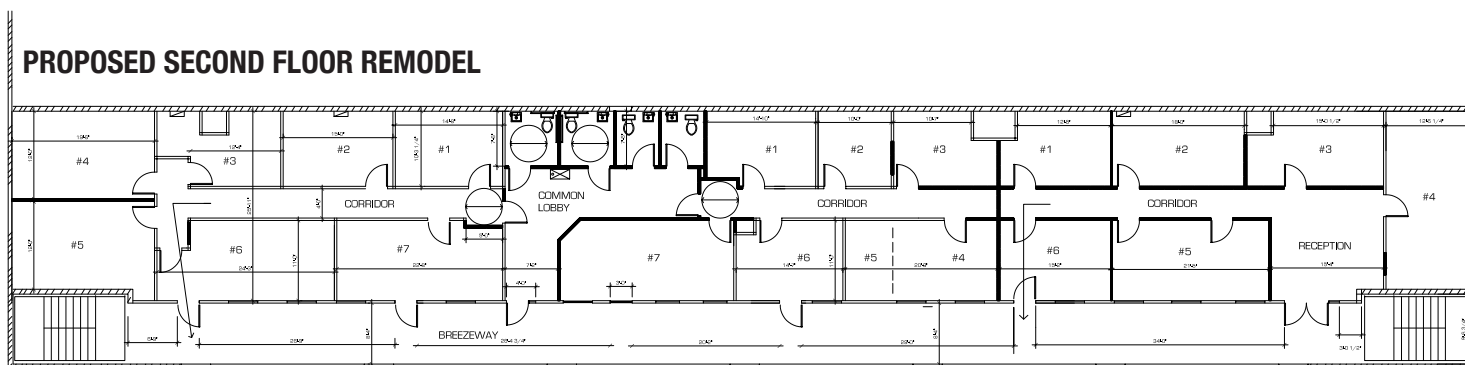
## Property Details

### OPTION B

TOTAL SF	±37,984
TWO STORY TOTAL OFFICE SF	±11,927
FIRST FLOOR OFFICE SF	±5,087
SECOND FLOOR OFFICE SF	±6,840
WAREHOUSE SF	±26,057
YARD SPACE	Yes
GRADE DOOR	Nine (9)
POWER	800 Amps, 3-Phase Power
LEASE RATES	\$1.35
CAM	\$0.32
TOTAL MONTHLY	\$63,433.28
ADDITIONAL FEATURES	Fenced Secure Yard Space

### ● GRADE LEVEL DOOR

## PROPOSED SECOND FLOOR REMODEL

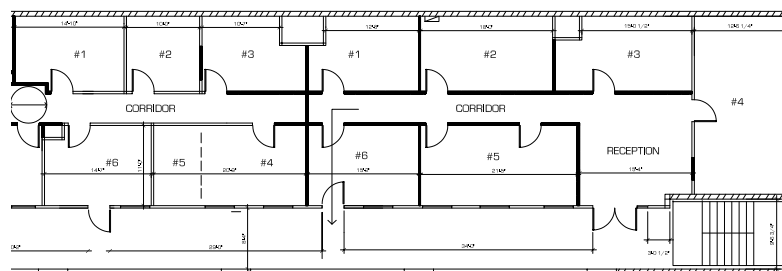


YARD SPACE

YARD SPACE

FIRST FLOOR

PROPOSED FLOOR PLAN



SECOND FLOOR

## Property Details

### OPTION C

TOTAL SF	±28,992
OFFICE SF	±5,964
FIRST FLOOR OFFICE SF	±2,544
SECOND FLOOR OFFICE SF	±3,420
WAREHOUSE SF	±23,028
YARD SPACE	Yes
GRADE DOOR	Six (6)
POWER	3 Phase Power
LEASE RATES	\$1.35
CAM	\$0.32
TOTAL MONTHLY	\$48,416.64
ADDITIONAL FEATURES	Fenced Secure Yard Space

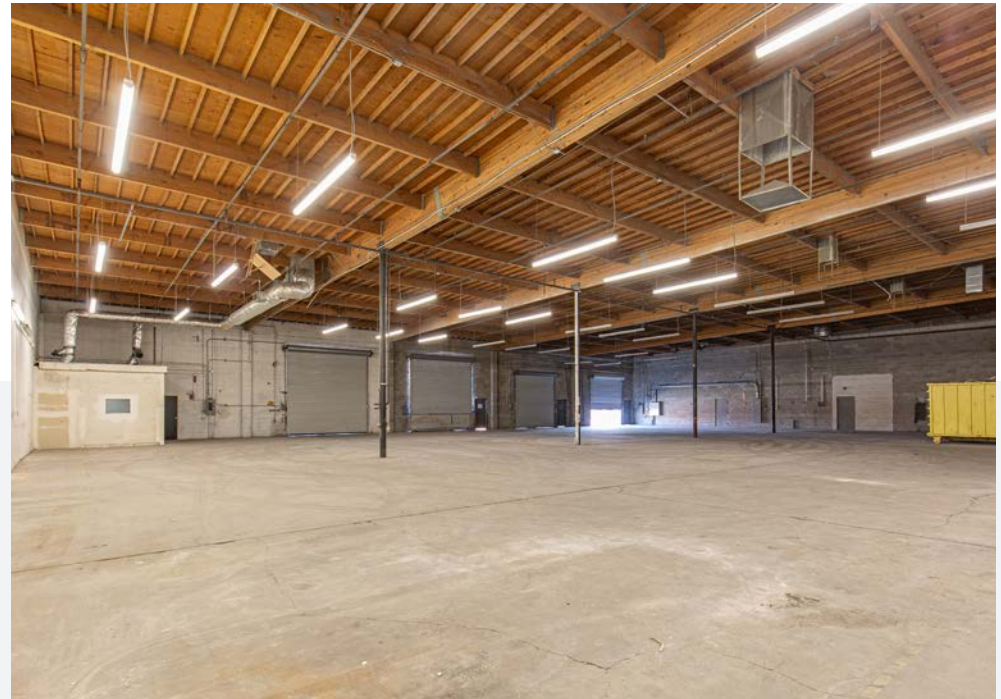
### ● GRADE LEVEL DOOR



OPTION B-C



PHOTOS





YARD SPACE

YARD SPACE

YARD SPACE

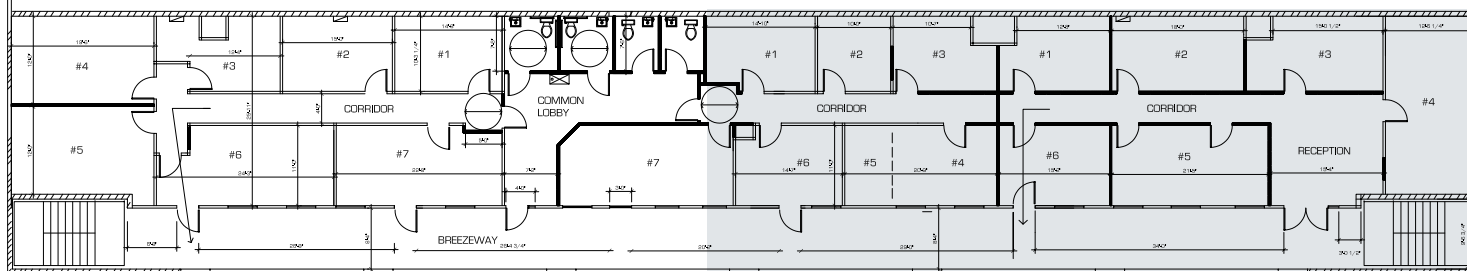
## Property Details

### OPTION D

TOTAL SF	±23,992
OFFICE SF	±5,964
FIRST FLOOR OFFICE SF	±2,544
SECOND FLOOR OFFICE SF	±3,420
WAREHOUSE SF	±18,028
YARD SPACE	Yes
GRADE DOOR	Six (6)
POWER	3 Phase Power
LEASE RATES	\$1.35
CAM	\$0.32
TOTAL MONTHLY	\$40,066.64
ADDITIONAL FEATURES	Fenced Secure Yard Space

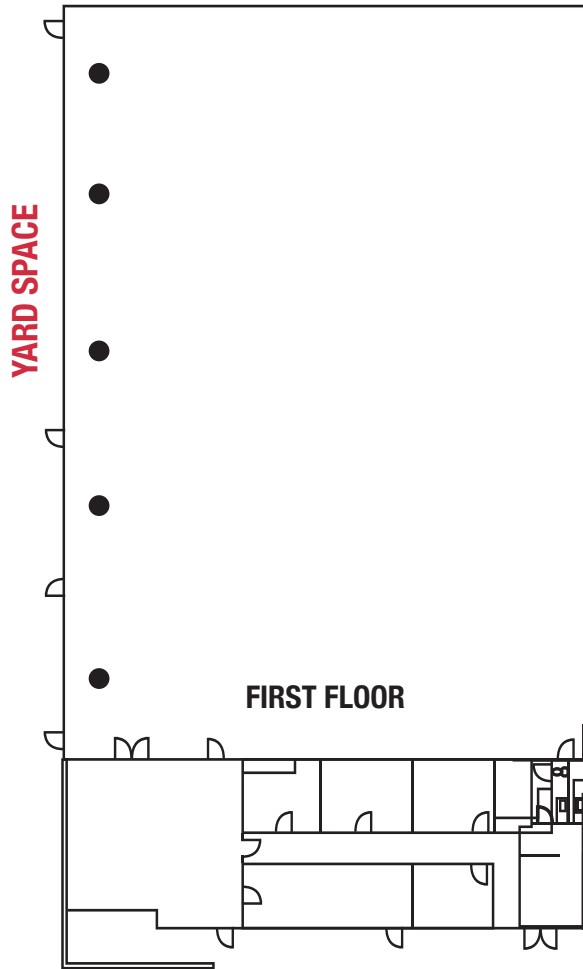
● GRADE LEVEL DOOR

## PROPOSED SECOND FLOOR REMODEL



SUITE A

SUITE B



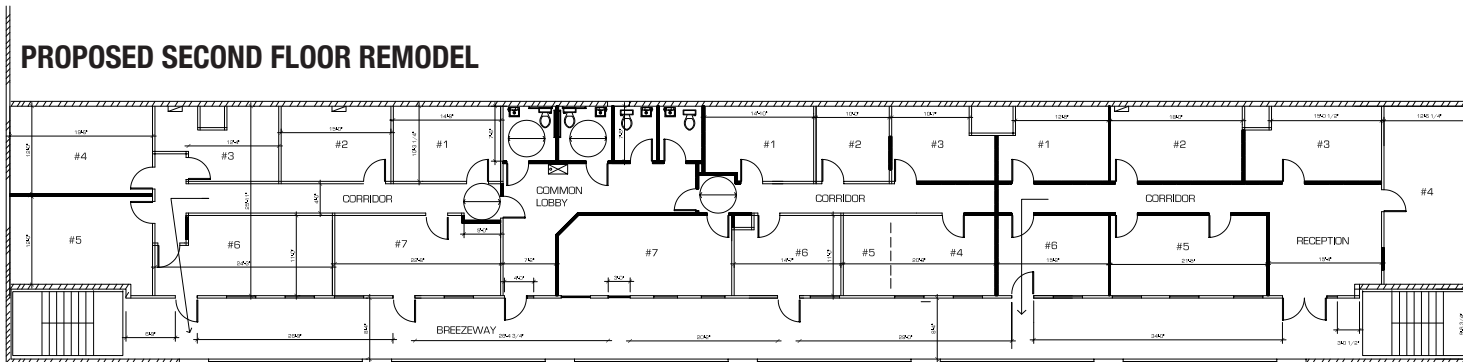
## Property Details

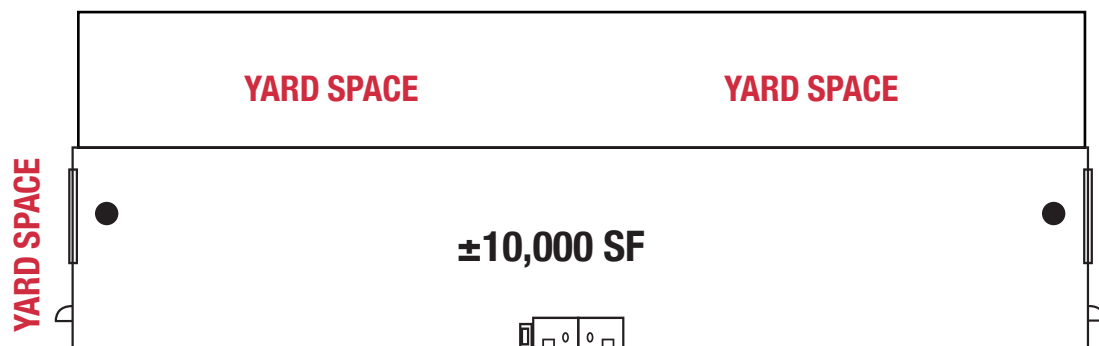
### OPTION E

TOTAL SF	±18,992
OFFICE SF	±5,964
FIRST FLOOR OFFICE SF	±2,544
SECOND FLOOR OFFICE SF	±3,420
WAREHOUSE SF	±13,028
YARD SPACE	Yes
GRADE DOOR	Five (5)
POWER	3 Phase Power
LEASE RATES	\$1.35
CAM	\$0.32
TOTAL MONTHLY	\$31,716.64
ADDITIONAL FEATURES	Fenced Secure Yard Space

### ● GRADE LEVEL DOOR

## PROPOSED SECOND FLOOR REMODEL





## Property Details

### OPTION F

TOTAL SF	±10,000
OFFICE SF	N/A
YARD SPACE	Yes
GRADE DOOR	Two (2)
POWER	3 Phase Power
LEASE RATES	\$1.35
CAM	\$0.32
TOTAL MONTHLY	\$16,700.00
ADDITIONAL FEATURES	Fenced Yard, 100% Warehouse space with two restrooms
CAM	\$0.32
TOTAL MONTHLY	\$31,716.64
ADDITIONAL FEATURES	Fenced Secure Yard Space

### ● GRADE LEVEL DOOR



OPTION F



PHOTOS











# AREA MAP

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



# TERMS & CONDITIONS

## **Terms and Conditions**

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