



# FOR LEASE

4525 W Reno Ave,  
Las Vegas, NV 89146

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

**±1,394 SF | M1 ZONING**

## Property Specs

|                 |                                   |
|-----------------|-----------------------------------|
| LEASE RATE      | <b>\$1.35/SF/MG</b>               |
| TOTAL AVAILABLE | <b>A6   ±1,394 SF</b>             |
| LEASE TYPE      | <b>Modified Gross</b>             |
| TYPE            | <b>Office   Suburban</b>          |
| ZONNING         | <b>M1 (Light Industrial Zone)</b> |
| APN             | <b>162-30-202-002</b>             |
| TOTAL BLDG      | <b>±9,749 SF</b>                  |
| YEAR BUILT      | <b>1994</b>                       |

- 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.

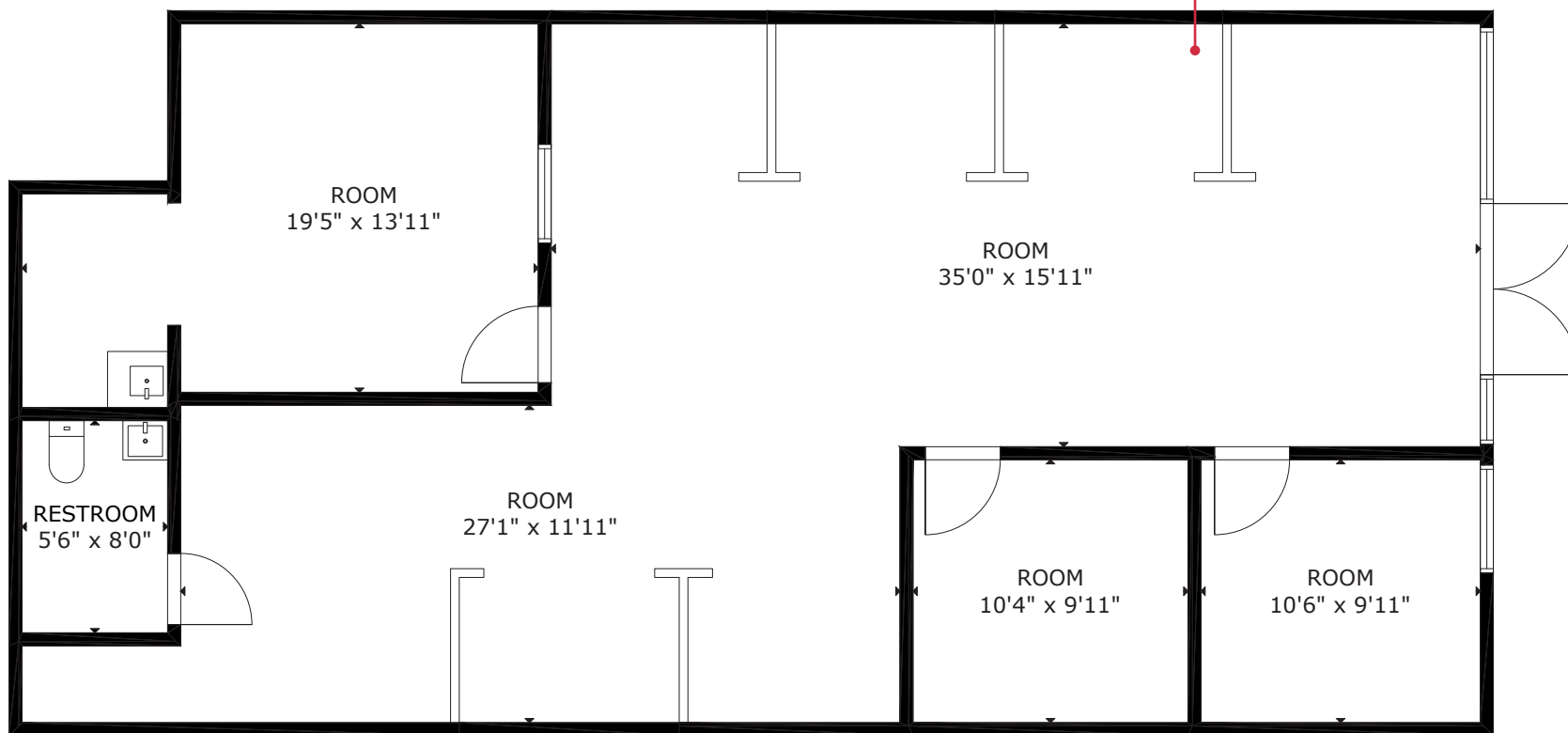
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# FLOOR PLAN



CLICK HERE  
FOR A 3D TOUR



| UNIT      | TOTAL SF          | LEASE RATE          | YEAR BUILT  |
|-----------|-------------------|---------------------|-------------|
| <b>A6</b> | <b>± 1,394 SF</b> | <b>\$1.35/SF/MG</b> | <b>1994</b> |

SUITE A6

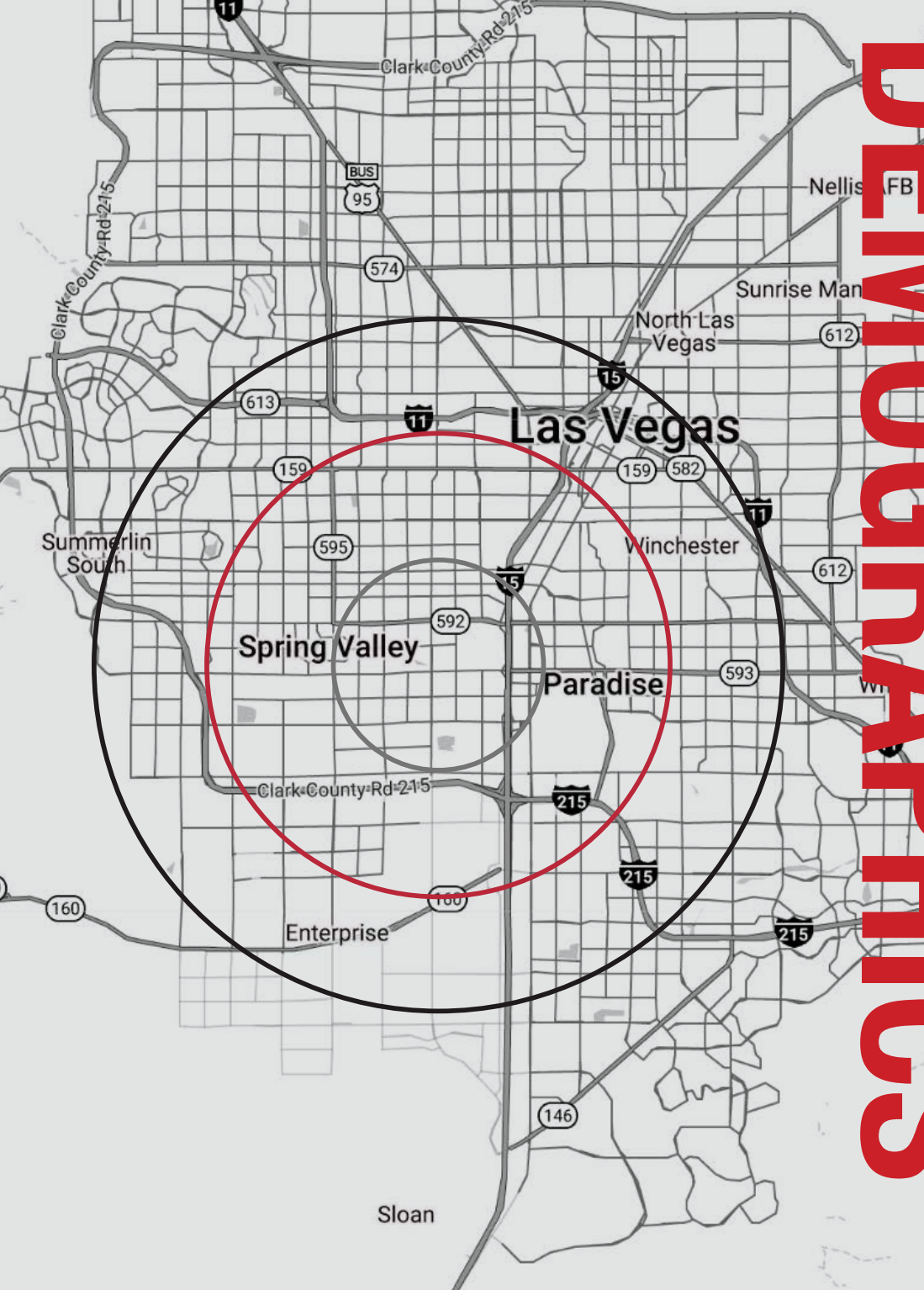


PHOTOS



# AREA MAP





# 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.

## Financial Information

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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PROFESSIONALS

**TOP 6**

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