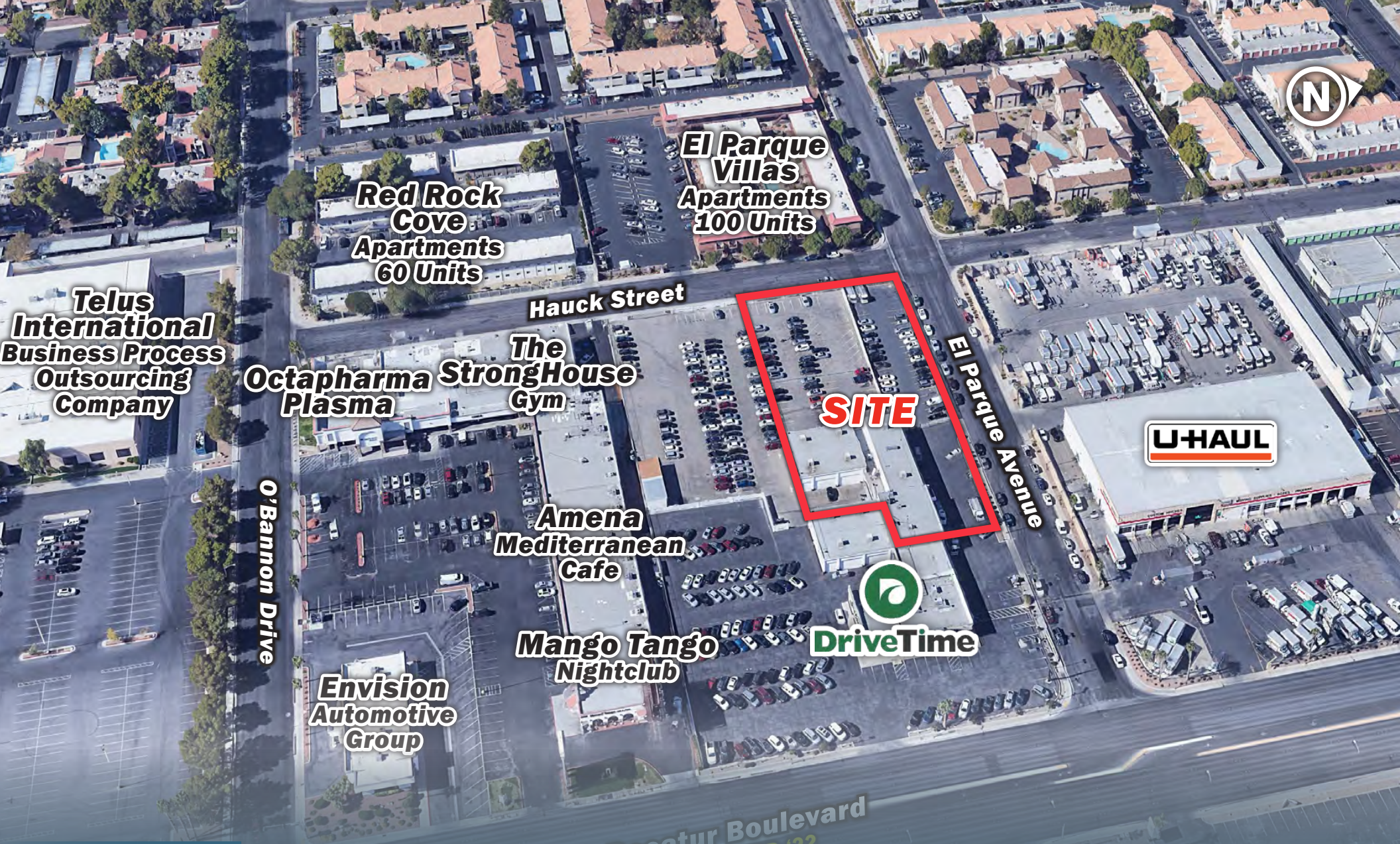




FOR SUBLEASE

Excess Automotive Dealership

2025 S. Decatur Blvd | Las Vegas, NV 89102



Excess Automotive Dealership

2025 S. Decatur Blvd | Las Vegas, NV 89102



11,000 SF

BUILDING

+/- 1.31 AC

LOT SIZE

\$15,000/mo

+ NNN

LEASE RATE

TAMI LORD

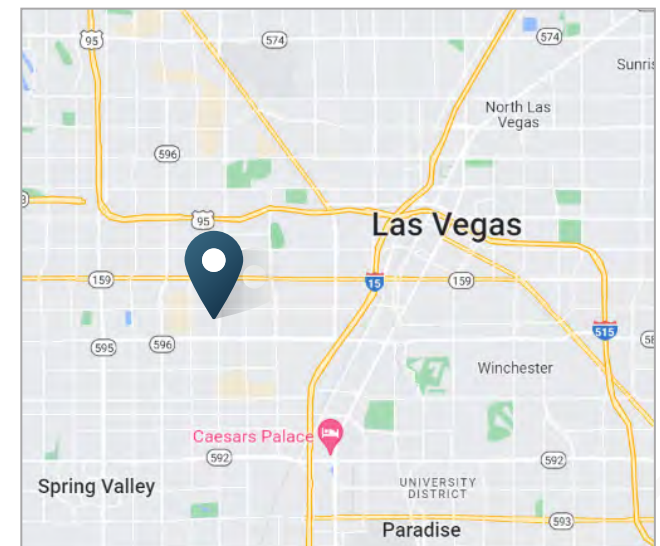
303.390.5244

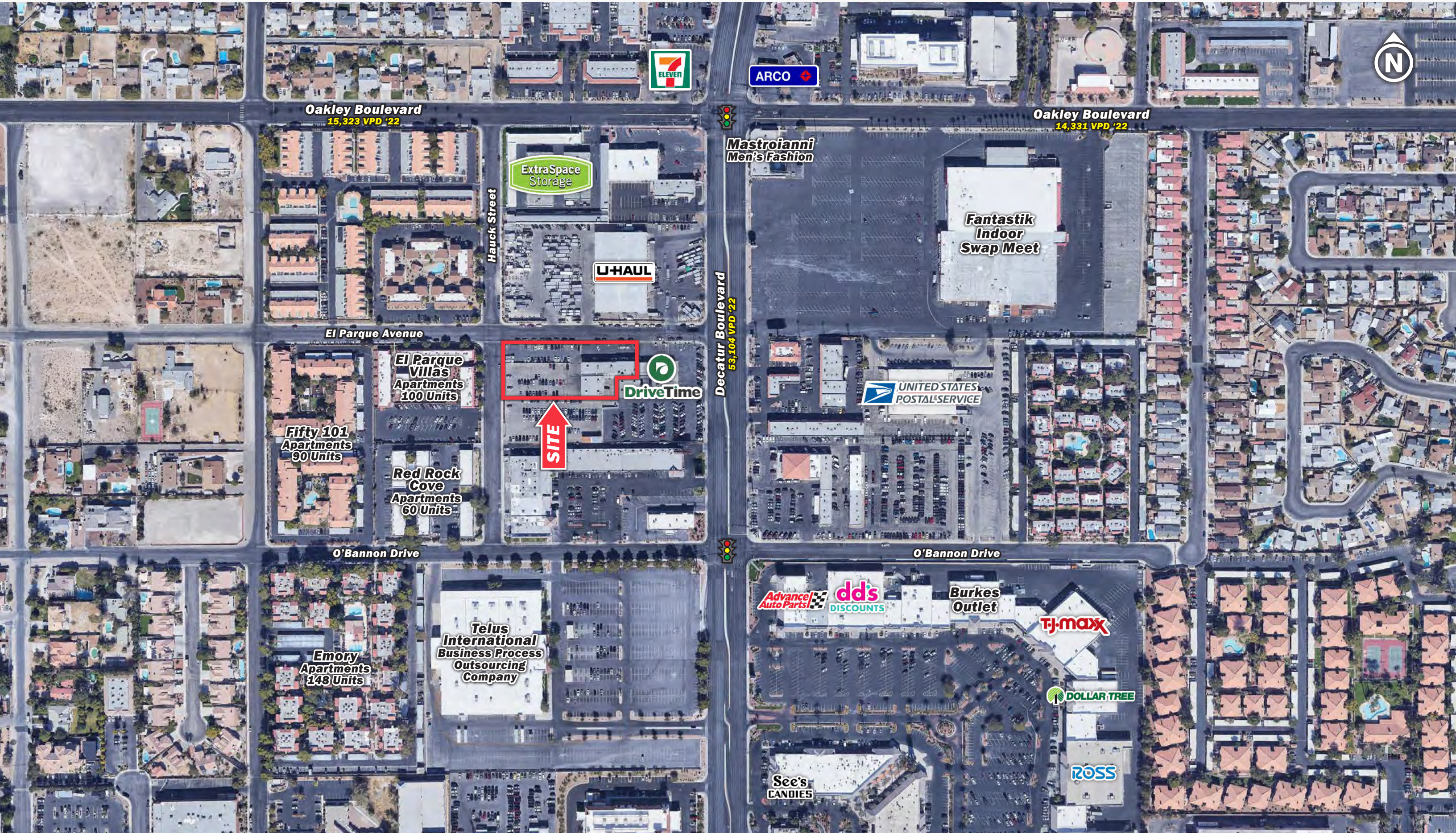
tami.lord@srs.com

NV #B-1001815

ABOUT THE PROPERTY

- 11,000 SF building with multiple rollup doors
- 1.31 acre paved, fenced, and well-lit secured lot
- Close proximity to the West Sahara Automotive Dealership cluster
- Lease expires 2/28/2026 with additional term opportunity
- Zoning - C2
- Tenant self insures & maintains Property
- Annual Property Taxes (pro-rata estimate): \$5,859.00





2025 South Decatur Boulevard
Las Vegas, Nevada 89102



Excess Automotive Dealership

2025 S. Decatur Blvd | Las Vegas, NV 89102



DEMOGRAPHIC HIGHLIGHTS (2022)

1 MILE

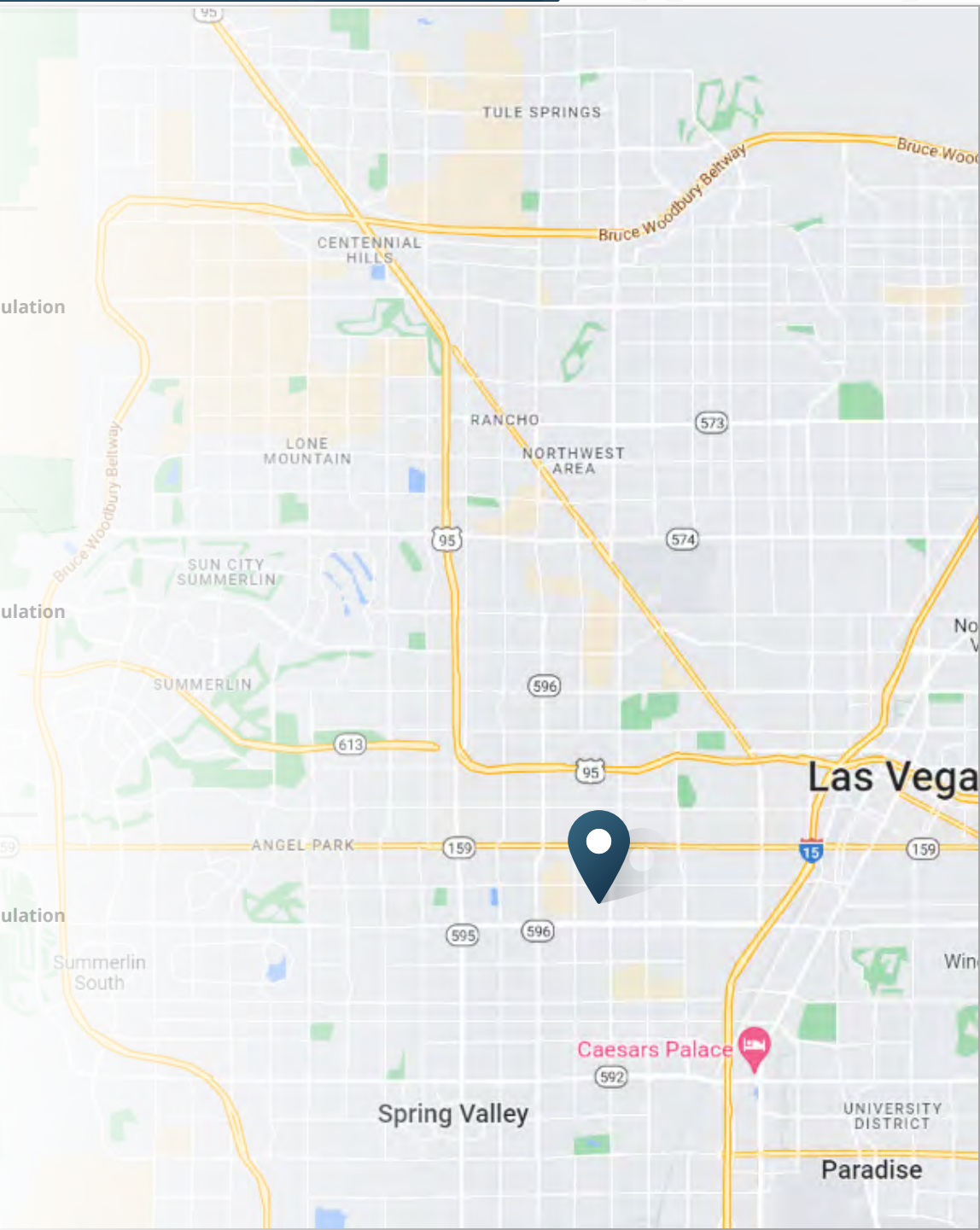
22,208	22,637	\$107,592	8,999
2022 Population	2027 Population	Avg Household Income	Daytime Population

3 MILES

164,024	167,336	\$113,301	72,590
2022 Population	2027 Population	Avg Household Income	Daytime Population

5 MILES

471,118	188,236	\$127,619	175,377
2022 Population	2027 Population	Avg Household Income	Daytime Population



SOURCE





6623 Las Vegas Boulevard S
Suite 390
Las Vegas, NV 89110

Tami Lord
Senior Vice President
303.390.5244
tami.lord@srsre.com
NV #B-1001815

SRSRE.COM

© SRS

The information presented was obtained from sources deemed reliable;
however SRS does not guarantee its completeness or accuracy.