

FOR LEASE



450 S Decatur Blvd, Las Vegas, Nevada 89107

J.A. KENNEDY
REAL ESTATE COMPANY

Property Overview

Details

- 3,672 sq ft Endcap unit
- APN# 138-36-613-005
- Site Address – 450 S Decatur Blvd, Las Vegas, Nevada 89107
- Property situated on the SWC of S Decatur Blvd and Alta Rd. 0.4 miles south of I-11.

Ask Price

- \$2.50 psf
- \$0.50 psf CAM (estimate)

Highlights

- The Property is in the heart of the Las Vegas Valley and sits within 5 miles of over 191,000 households and multiple commercial shopping centers that include Meadows Mall, Southern Nevada Community Health Center, and Arizona Charlies Hotel/Casino.
- High traffic area with over 57,000 AADT on Decatur Blvd and Alta Dr. 233,000 AADT on I-11.
- Current shopping center tenants – Starbucks, Wingstop, Pollo Campero, Nail and Beauty Salon

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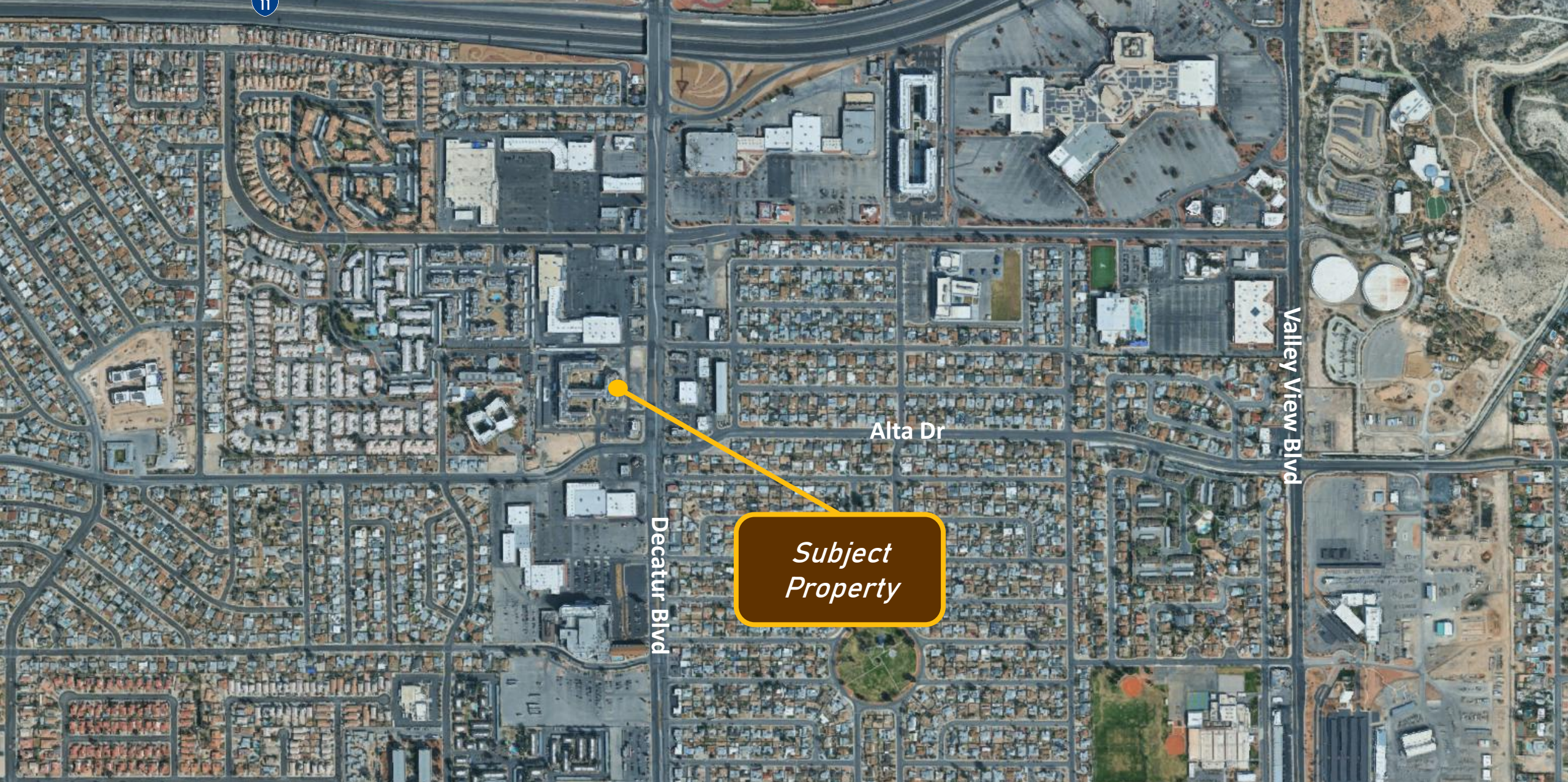
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*Subject
Property*

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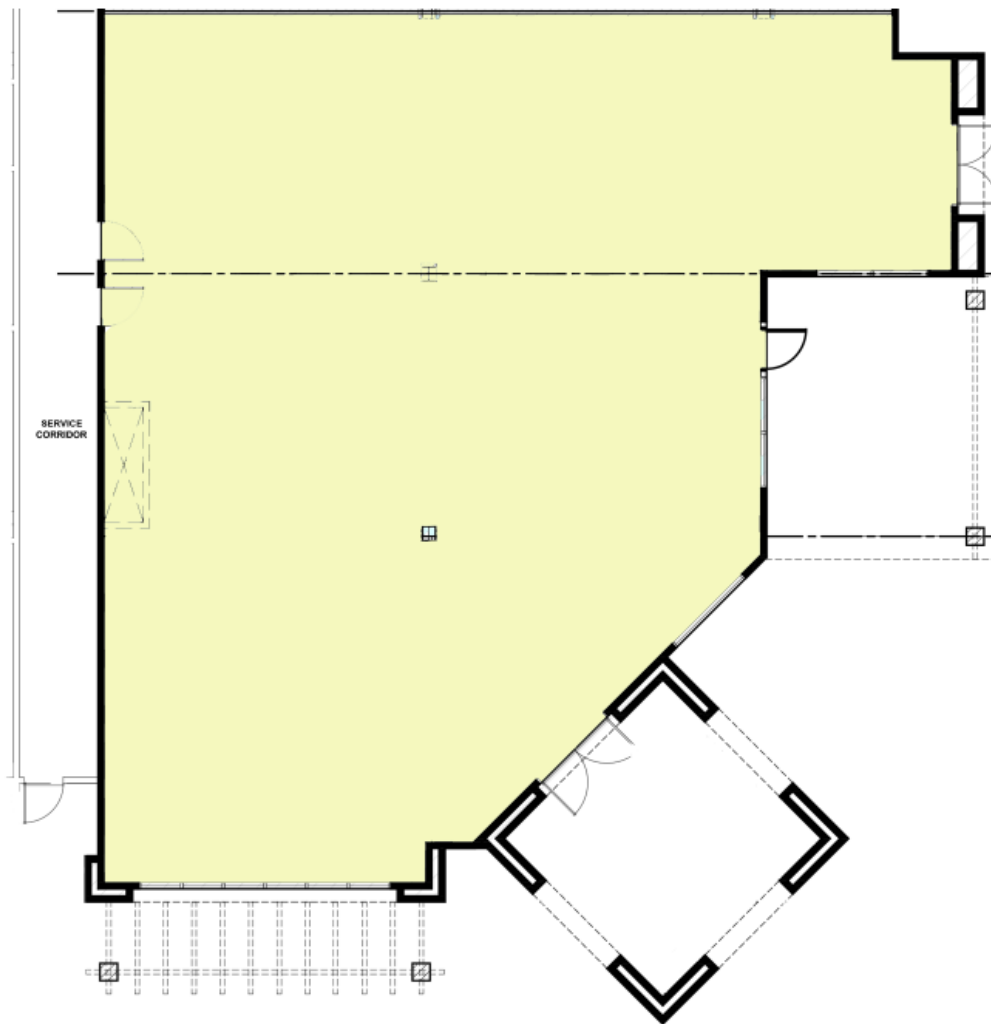
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Available Space



Available Space

Suite:	106-107
Total SF:	+/- 3,672
Lease Rate:	\$2.50 psf
CAM:	\$0.50 psf

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Contact

J.A. Kennedy Real Estate Company is a full-service real estate brokerage company headquartered in Las Vegas, Nevada.

A diversified company in nature, J.A. Kennedy Real Estate Company provides retail, office, industrial and raw land opportunities for sale and for lease throughout the greater Las Vegas Valley. With native Nevadans at the helm, we recognize the necessity of understanding not just the market in general, but the unique dynamics that make Las Vegas the first-class community that it is.

J.A. Kennedy Real Estate Company was founded in 2004 with the time-honored family traditions of honesty, hard work and uncompromising ethics. J.A. Kennedy Real Estate Company is the culmination of three generations of one family's involvement as owners and developers of real estate in the greater Las Vegas Valley. The Company's financial strength and reputation serves as the foundation for incredible accomplishments in this highly competitive and extremely cyclical industry.

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