

# DECATUR PAVILION

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

AVAILABLE  
For Lease

±8,250 SF  
Suite can be demised



5960 South Jones Boulevard  
Las Vegas, Nevada 89118  
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[www.mdlgroup.com](http://www.mdlgroup.com)

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Leasing Details



**\$1.29 PSF NNN**  
 Lease Rate



**\$0.27 PSF**  
 CAM Charges



**±8,250 SF**  
 Space Available

Property Highlights

- ±58,175 SF office / warehouse / showroom development situated on ±3.89 acres
- 100% HVAC suites
- 20' Clear height
- 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

Demographics

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

## DECATUR PAVILION

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Zoned for Industrial Light (IL)

## 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.



## DECATUR PAVILION

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



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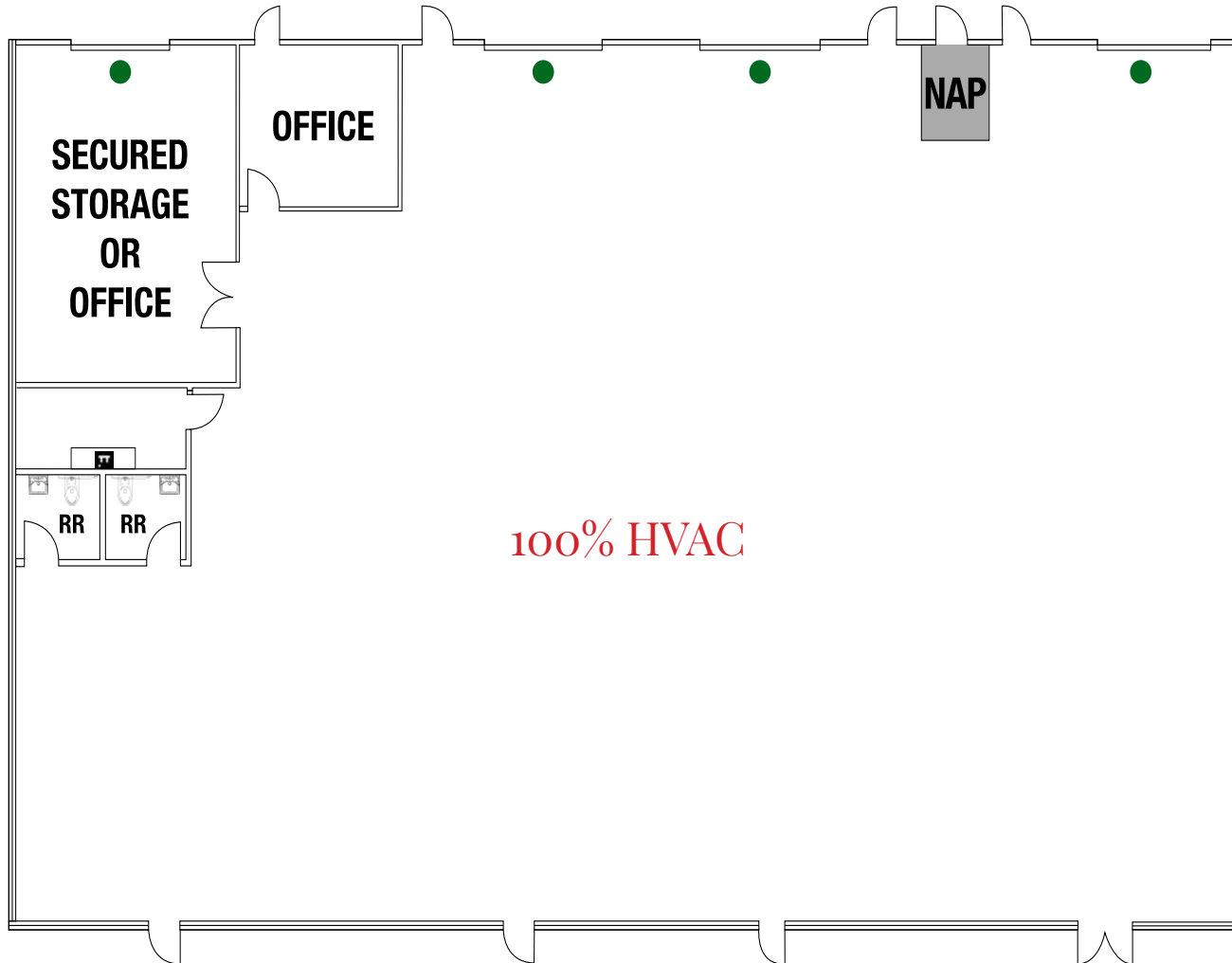


### Suite Details

Building	Suite	Total SF	Monthly Lease Rate	Monthly CAM Charges	Monthly Rent	Available
5240 S Decatur Blvd.	4 - 7	±8,250	\$1.29 PSF NNN	\$0.27 PSF	\$12,870.00	Immediately

**DECATUR PAVILION**

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**For Lease****5240 - Suites 4 - 7 Details**

+ Total SF:	±8,250
+ Lease Rate:	\$1.29 PSF NNN
+ CAM Charges:	\$0.27 PSF
+ Monthly Base Rent:	\$12,870
+ Clear Height:	±20'
+ Restrooms:	2
+ Grade Level Doors:	4
+ 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



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# 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](http://www.clarkcountynv.gov), [data.census.gov](http://data.census.gov), [lvgea.org](http://lvgea.org), [www.wikipedia.com](http://www.wikipedia.com)

# Nevada Tax Advantages

## NEVADA

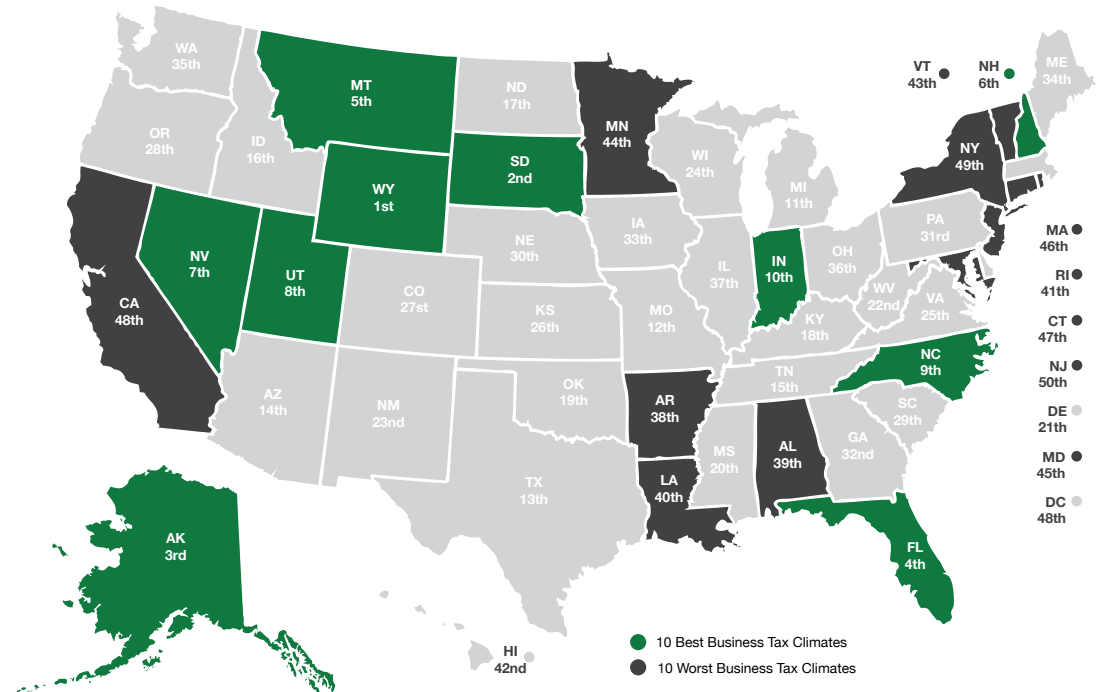
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking  
California ranks 48th, Arizona 14th,  
Idaho 16th, Oregon 28th and Utah  
8th.

### 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

## 2024 State Business Tax Climate Index



## Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 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](http://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](http://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	--