For Lease

Valley View Business Park

3871 S. Valley View Blvd., Las Vegas, NV 89103

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AVISON YOUNG

Property Highlights

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- ±1,480 - 2,411 sf Available for Lease
- Retail/warehouse suites available with ample parking
- Zoning: Industrial Light (IL)
- Planned Land Use: Entertainment Mixed-Use (EM)
- Most units have grade doors
- Easy ingress/egress with multiple access points
- Units have excellent visibility
- 1 Block north of Flamingo Road and 1/2 mile west of the I-15/Flamingo exchange, across from the Rio Hotel & Casino
- Asking Rate: $1.55 & $1.75 psf NNN
- $0.30 psf Estimated CAM's

Demographics

	1-mile	3-miles	5-miles
Total Population	16,356	144,311	387,398
Median HH Income	$42,513	$48,232	$51,330
Median Home Value	$209,277	$296,331	$304,875
Total Households	7,209	62,323	156,441
Average Size Household	2.3	2.3	2.5

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Site Plan

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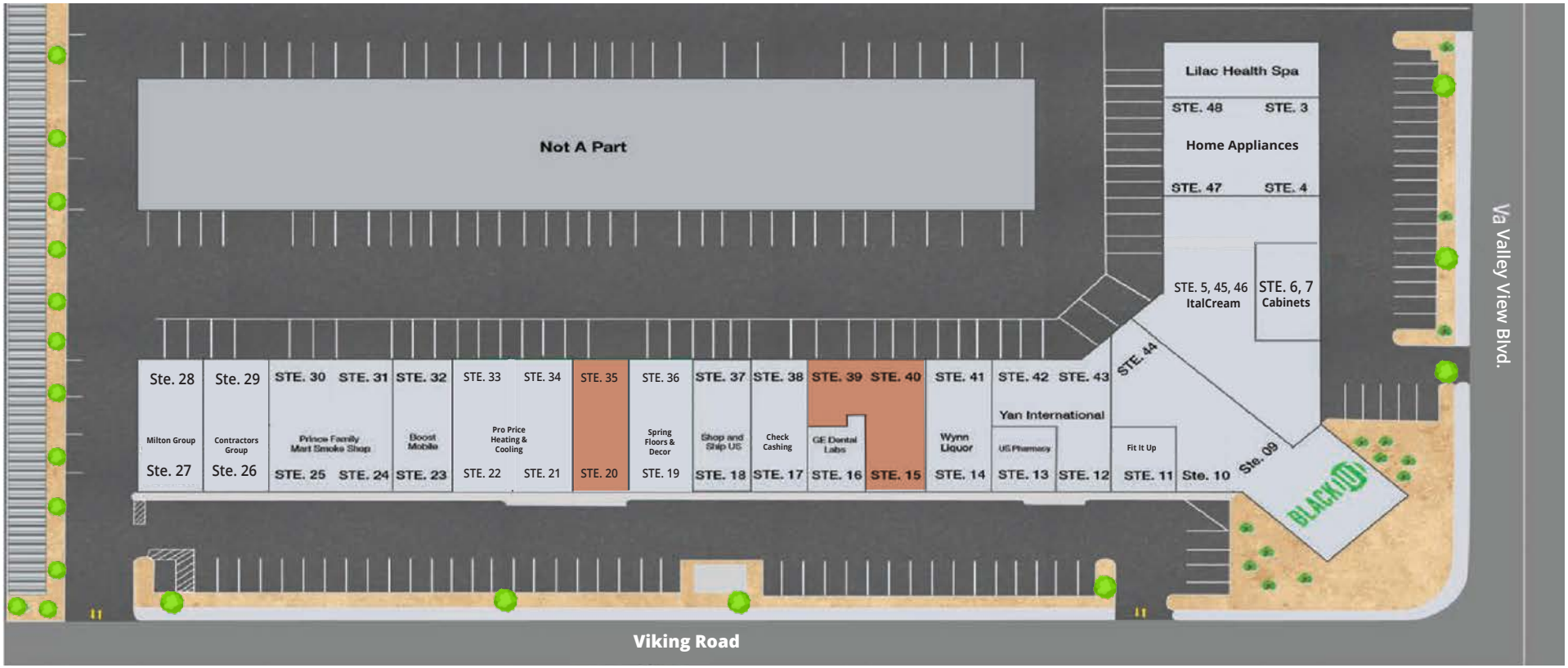

Suite	Total Square Footage	Lease Rate	CAM's	Total Monthly Rent
20/35	±1,480	$1.75 psf NNN	$0.30 psf	$3,404.00
15/39/40	±2,411	$1.55 psf NNN	$0.30 psf	$4,942.55

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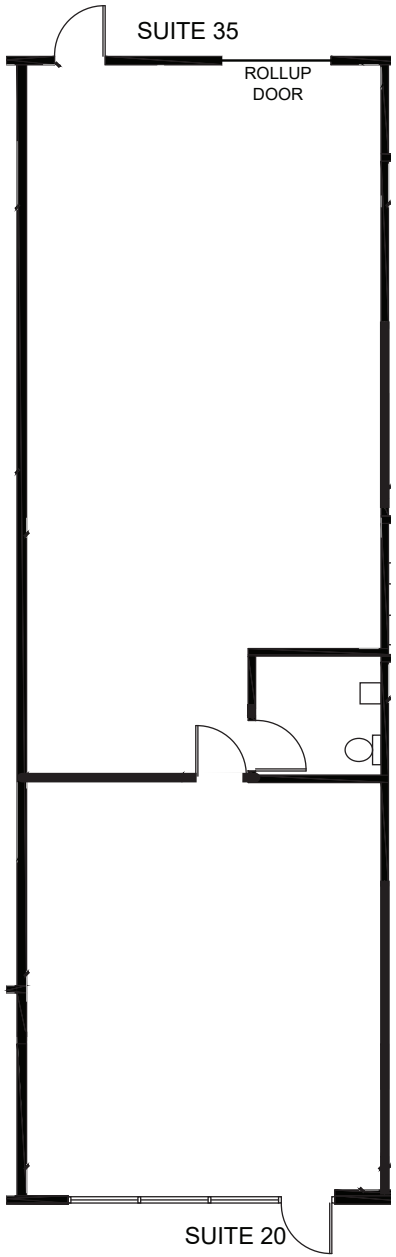
Building 3871

Suite 20 / 35

- ±1,480 Total SF Available
- Asking Rate: $1.75 PSF NNN
- $0.30 PSF Estimated CAM's
- $3,034.00 Monthly Rent



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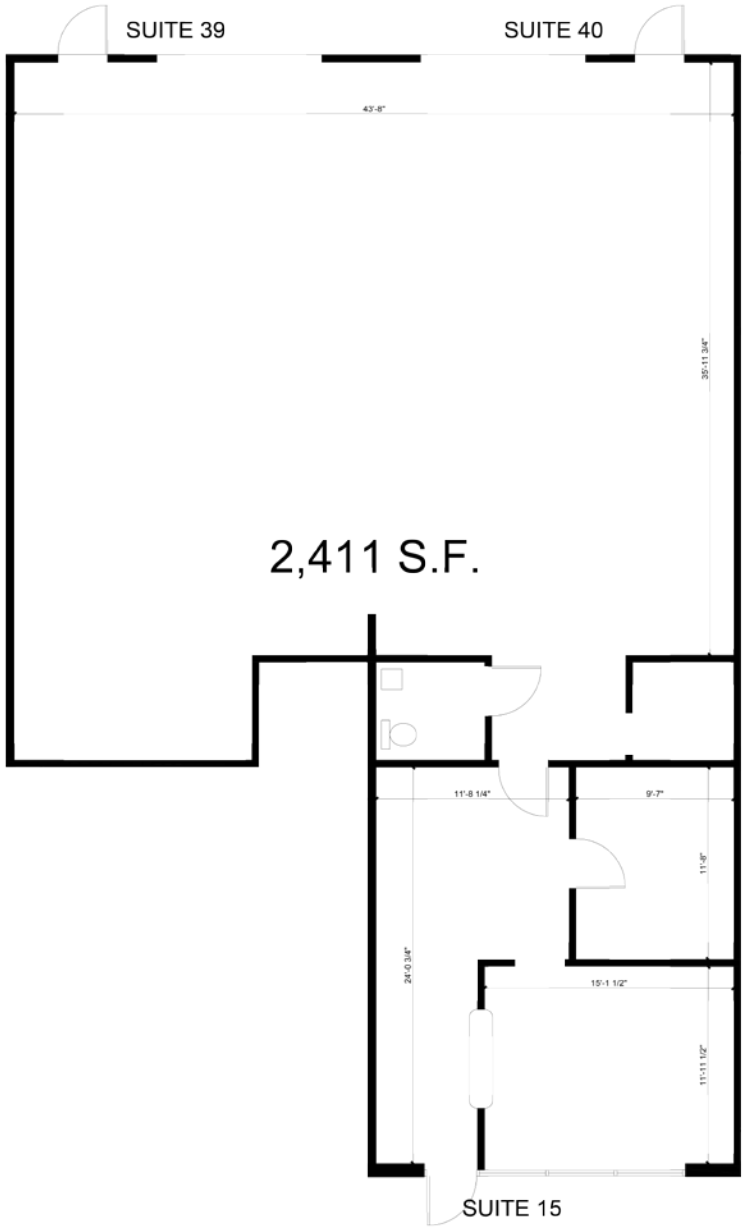
Building 3871

Suite 15 / 39 / 40

- ±2,411 Total SF Available
- Asking Rate: $1.55 PSF NNN
- $0.30 PSF Estimated CAM's
- $4,460.35 Monthly Rent



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