

FOR LEASE

Hacienda Arville Business Park
±5,314 – 10,698 SF

4505 W Hacienda Ave,
Las Vegas, NV 89118

SUITE C

SUITE C2

Property Summary

TOTAL SF AVAILABLE	±5,314 – 10,698 SF
OFFICE LEASE RATES	\$1.10-\$1.20 PSF NNN
CAMS	\$0.23 PSF
YEAR BUILT	1981
TOTAL BUILDING SF	±62,000 SF
LOT SIZE	±2.39 Acres
ZONING	M-1 (Light Manufacturing) Clark County

- Industrial space situated in the highly sought-after Southwest Submarket
- Fully built-out and move-in ready
- Grade level loading doors
- Shared Loading & Pony dock
- Fully Sprinklered
- Single and Three Phase Power
- Located in close proximity to both Interstate 15 and 215, the Las Vegas Strip, Allegiant Stadium, T-Mobile Arena and Harry Reid International Airport



OR TEXT 21963 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

[ARTI Terms of Service](#) | [ARTI Privacy Statement](#)



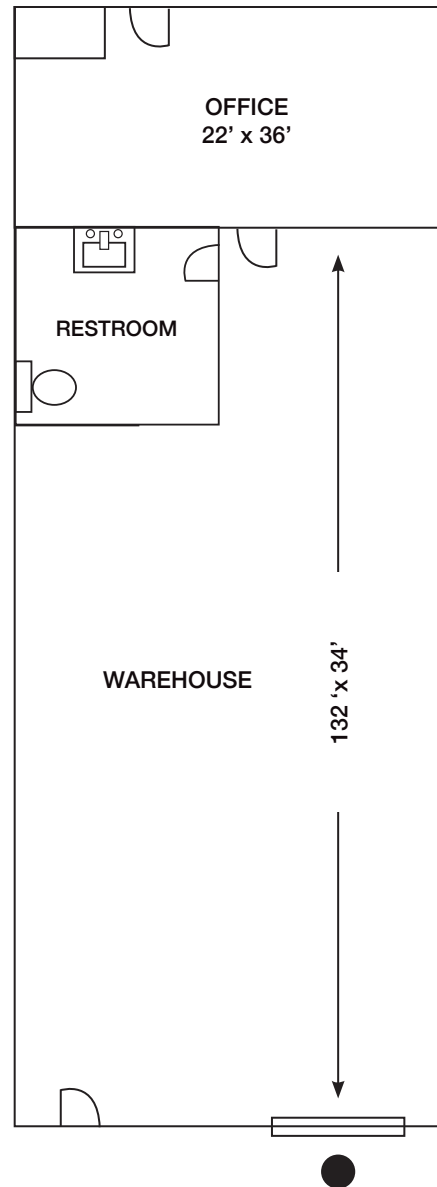
Site Plan



Property Details

Address	Total SF	Lease Rate	CAM	Total Monthly	Availability
4505 W Hacienda, Suite C	±5,384 SF	\$1.10/SF NNN	\$0.23	\$7,160.72	Available Now
4505 W Hacienda, Suite C2	±5,314 SF	\$1.20/SF NNN	\$0.23	\$7,599.02	Available Now
4505 W Hacienda, Suite C & C2	±10,698 SF	Negotiable	\$0.23	Negotiable	Available Now

Floor Plan - C

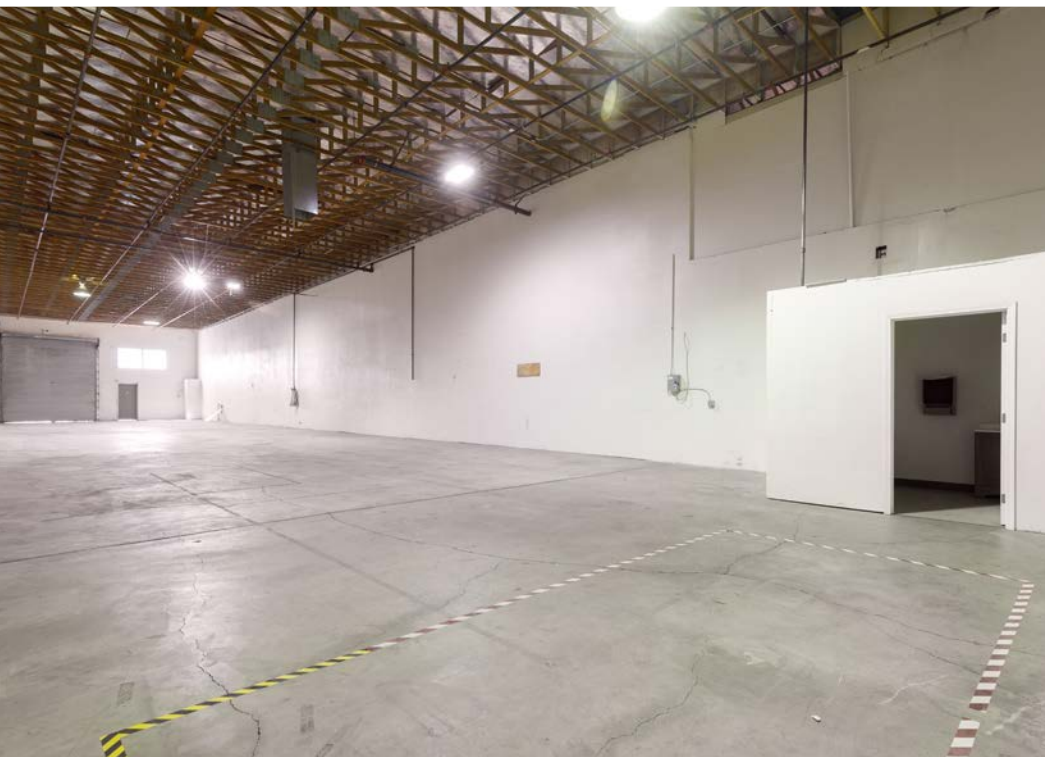


TOTAL SF AVAILABLE	±5,384 SF
LEASE RATES	\$1.10/SF NNN
CAM	\$0.23
TOTAL MONTHLY	\$7,160.72
POWER	Single Phase
GRADE DOOR	One (1) ±12'x 14'
CLEAR HEIGHT	±19'
ADDITIONAL FEATURES	Fully sprinklered, featuring an open office area, a restroom, and a shared loading dock.
AVAILABLE	Now

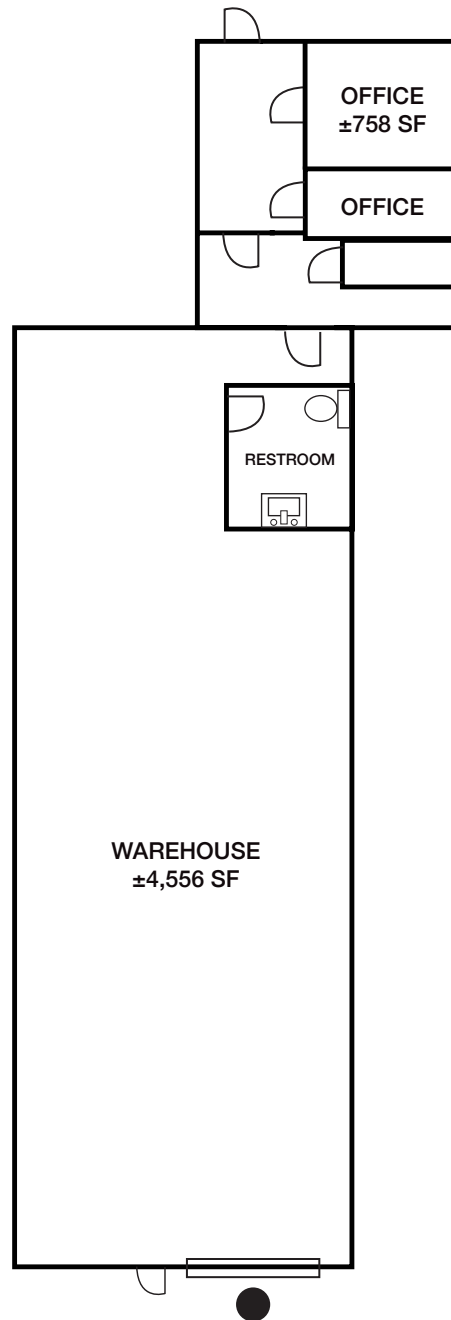
● **GRADE LEVEL ROLL UP DOOR**

DRAWINGS AND PLANS ARE NOT TO SCALE. ANY MEASUREMENTS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.

UNIT C



Floor Plan - C2

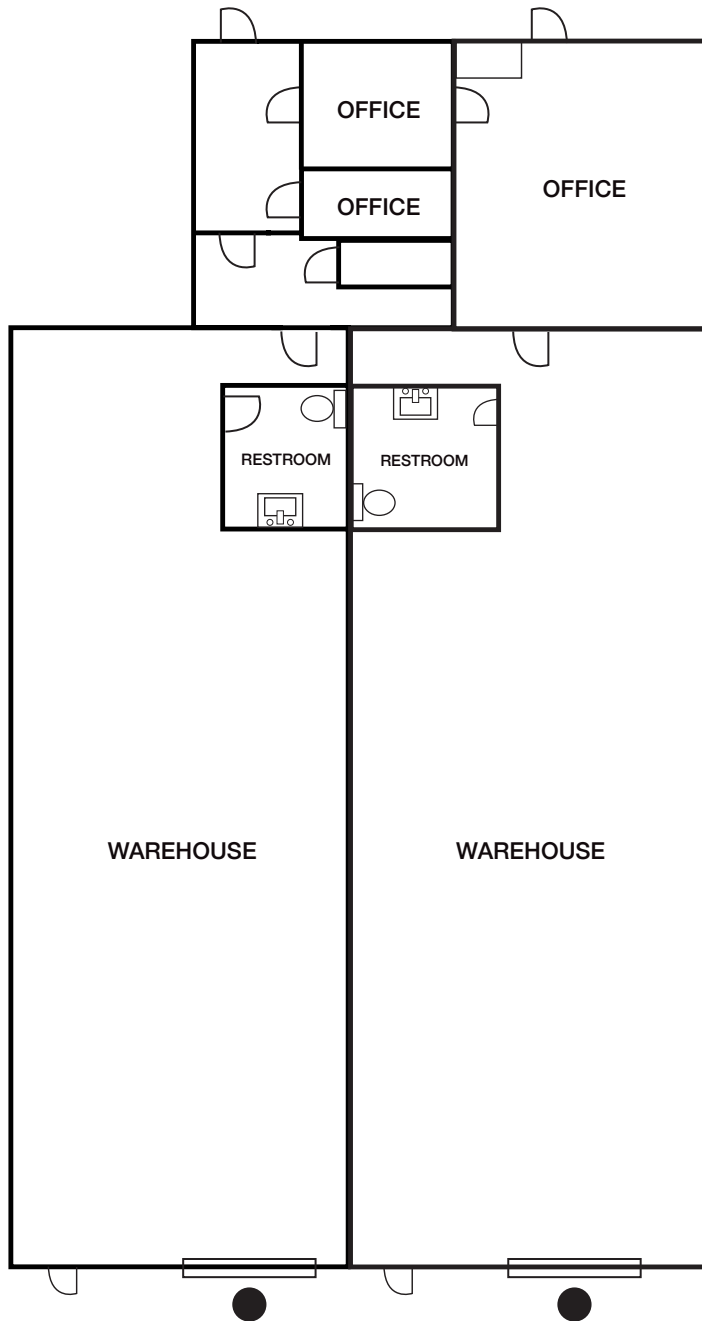


TOTAL SF AVAILABLE	±5,314 SF
LEASE RATES	\$1.20/SF NNN
CAM	\$0.23
TOTAL MONTHLY	\$7,599.02
POWER	3-Phase Power
GRADE DOOR	One (1) ±12'x 14'
CLEAR HEIGHT	±19'
ADDITIONAL FEATURES	Fully sprinklered, featuring two private offices, a restroom, and a shared loading dock.
AVAILABLE	Now

● GRADE LEVEL ROLL UP DOOR

DRAWINGS AND PLANS ARE NOT TO SCALE. ANY MEASUREMENTS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.

Floor Plan - C & C2



TOTAL SF AVAILABLE	±10,698 SF
LEASE RATES	Negotiable Contact Broker for More Information
CAM	\$0.23
POWER	Single & Three Phase
GRADE DOOR	Two (1) ±12'x 14'
CLEAR HEIGHT	±19'
ADDITIONAL FEATURES	Fully sprinklered, featuring an open office area, two private offices, two restrooms, and a shared loading dock.
AVAILABLE	Now

● **GRADE LEVEL ROLL UP DOOR**

DRAWINGS AND PLANS ARE NOT TO SCALE. ANY MEASUREMENTS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.



Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

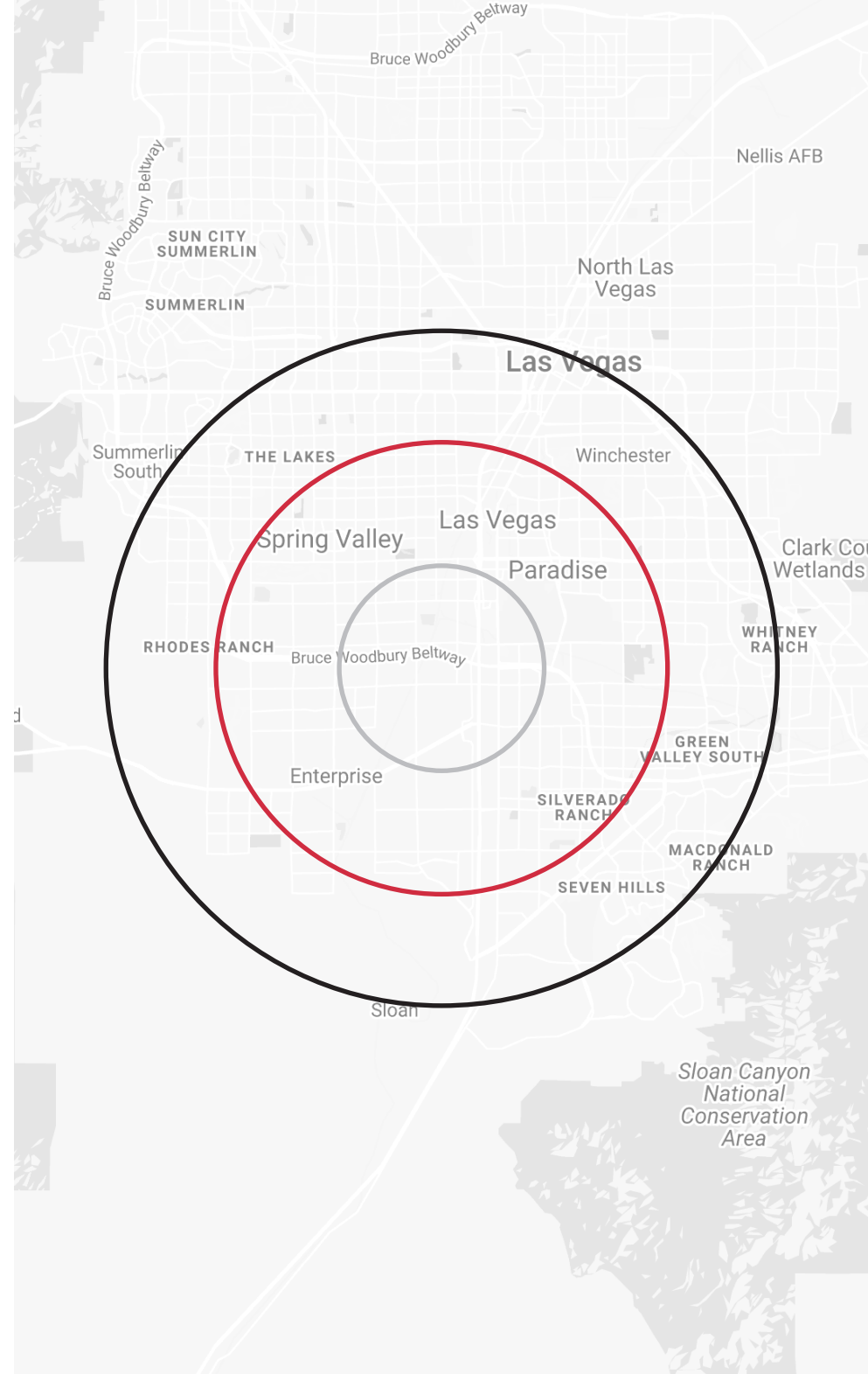


Demographics

POPULATION	1-mile	3-mile	5-mile
2023 Population	8,208	102,593	362,491
HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	3,913	44,602	150,065
INCOME	1-mile	3-mile	5-mile
2023 Average HH Income	\$78,163	\$72,559	\$81,739

Traffic Counts

STREET	CPD
I-15 / Hacienda Ave	242,000
I-15 / Tropicana Ave	74,000





Distance to Major Cities

Phoenix, Arizona	302 miles
Los Angeles, California	263 miles
Salt Lake City, Utah	427 miles
San Diego, California	330 miles
Denver, Colorado	754 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

[ARTI Terms of Service](#) | [ARTI Privacy Statement](#)
<https://brokerstechnology.com/terms-of-use/>
<https://brokerstechnology.com/privacy-policy/>

CLICK HERE



**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>

NAI Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 South Durango Drive,
Las Vegas, NV 89113
702.383.3383 | naiexcel.com

Erik Sexton, SIOR

LIC#S.0067183
702.768.9922
erik.sexton@naiexcel.com

Camila Rosales

LIC# S.0183916
702.609.3567
crosales@naiexcel.com

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.

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for interested parties intended use or purpose, or for any other use or purpose.