

# FOR LEASE HENDERSON OFFICE & YARD

1735 Athol Ave  
Henderson, NV 89011

AVAILABLE NOW



## Contact our team today!

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graski retail team  
roicre.com



# PROPERTY HIGHLIGHTS

## ±1,200 SF OFFICE WITH PRIVATE YARD

The Graski Retail Team is pleased to present the opportunity to lease a ±1,200 SF office space within a ±36,000 SF enclosed yard at 1735 Athol Ave in Henderson, NV.

### PROPERTY SUMMARY

- ✓ Newly renovated ±1,200 SF office building.
- ✓ Enclosed ±36,000 SF private yard.
- ✓ 1 Phase - 225 amps of power, up to 800 amps available.
- ✓ Property is surrounded by various automotive related businesses, adjacent to Skyline Hotel & Casino.



**Contact Broker**  
ASKING RENT



**# 178-01-301-012**  
APN



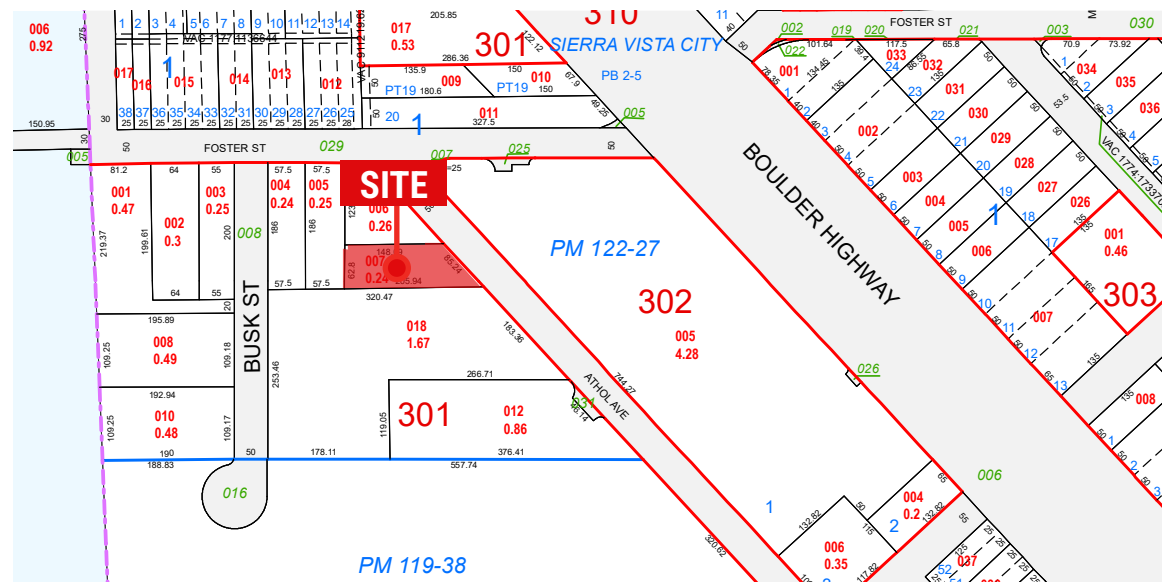
**0.86 AC**  
LAND AREA



**General Industrial (IG)**  
ZONING

### LARGE YARD SPACE FOR LEASE

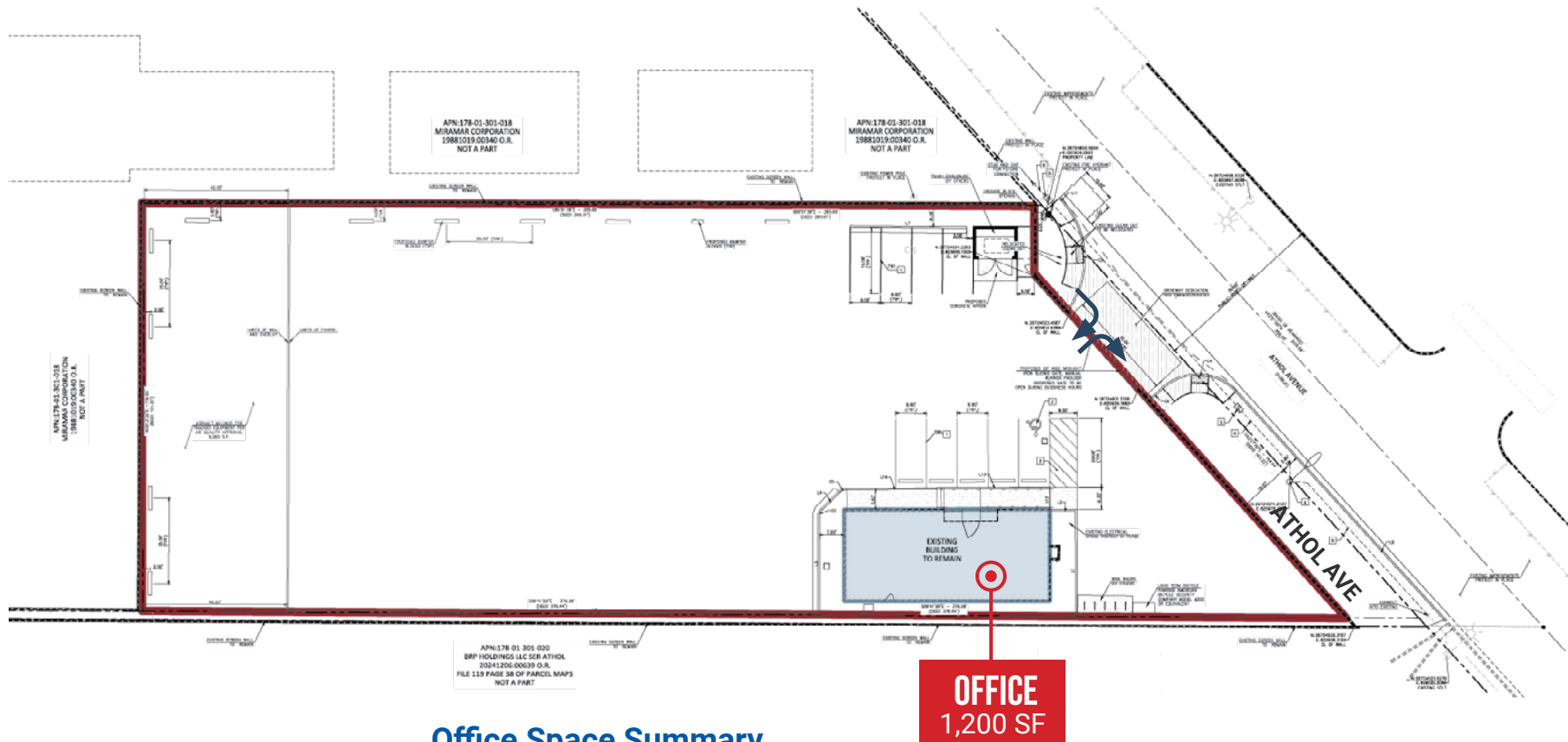
1735 Athol Ave  
Henderson, NV 89011



# PROPERTY SITE PLAN

**LARGE YARD SPACE FOR LEASE**

1735 Athol Ave  
Henderson, NV 89011



## Office Space Summary

- ±1,200 SF
- Three (3) separate offices
- One (1) large conference room
- One (1) breakroom
- One (1) restroom

# INTERIOR PHOTOS

## LARGE YARD SPACE FOR LEASE

1735 Athol Ave  
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# PROPERTY OVERHEAD

## LARGE YARD SPACE FOR LEASE

1735 Athol Ave  
Henderson, NV 89011





# TRADE AREA AERIAL

## LARGE YARD SPACE FOR LEASE

1735 Athol Ave  
Henderson, NV 89011





# AREA DEMOGRAPHICS



## POPULATION

|         |         |
|---------|---------|
| 1 MILE  | 8,301   |
| 3 MILES | 121,836 |
| 5 MILES | 279,340 |



## AVERAGE HOUSEHOLD INCOME

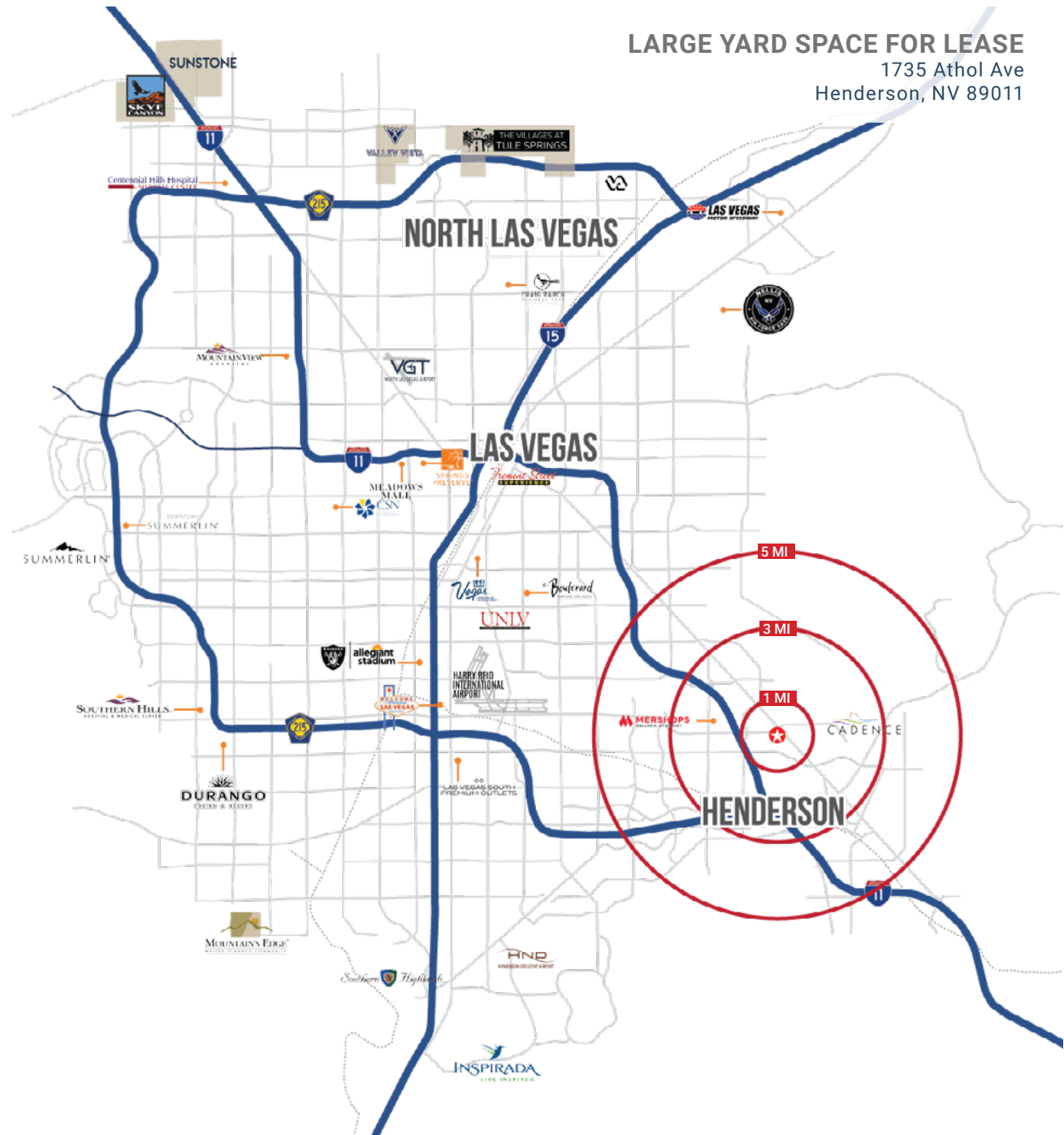
|         |           |
|---------|-----------|
| 1 MILE  | \$87,540  |
| 3 MILES | \$108,100 |
| 5 MILES | \$115,723 |



## TRAFFIC COUNTS

|             |            |
|-------------|------------|
| BOULDER HWY | 26,100 VPD |
|-------------|------------|

Source:  
SitesUSA 2026  
TRINA, NV DOT 2025  
ESRI 2026







# 1735 ATHOL AVE

Henderson, NV 89011



**graski**retailteam

[roicre.com](http://roicre.com)



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Las Vegas, NV 89148

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Let's keep in touch.



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