



FOR LEASE

Multi-tenant Office | Showroom | Warehouse | Retail

SOUTH DECATUR BOULEVARD

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CBRE



Bodega Business Park is a strategically located development comprised of two buildings totaling $\pm 76,400$ SF along South Decatur Boulevard. This prime location offers excellent visibility and accessibility, with easy access to major freeways (I-215 and I-15) within 1 mile. The buildings are zoned for Industrial Park and Commercial General use and include features such as 18' clear height, fire sprinklers, glass storefront entries, and heavy parking (4.5/1,000 SF). The park's attractive landscaping and LED exterior lighting enhance its curb appeal and security. Bodega Business Park offers a flexibility for various business needs, including office, warehouse, showroom, and retail space.



Property Details

Property Size:	$\pm 76,400$ SF
Lot Size:	± 5.9 Acres
Available SF:	$\pm 5,206$ SF
Lease Rate:	\$1.99/SF (NNN)
CAMs:	\$0.30/SF
Oversized Ground-Level Loading Doors:	12' x 14'
Clear Height:	18'
Power:	3-Phase Power (Amps & Volts To be verified by Tenant)
Sprinkler System:	Sprinklered
Zoning:	Zoning: Industrial (IP)
Sub-Market:	Southwest Submarket
Parking Ratio:	4.5/1,000 SF
Years Built:	2002 & 2006
APNs:	163-36-601-040 & 163-36-601-042



**Decatur Boulevard Frontage
North of the I-215 Freeway**

Site Plan



SUITE	SIZE	LEASE RATE	CAMS	TOTAL MONTHLY	AVAILABILITY
SUITE A	±5,206 SF	\$1.99/SF	\$0.30/SF		AVAILABLE NOW

Suite A

AVAILABLE

±5,206 SF Office/Showroom/Warehouse Unit

±4,456 SF of HVAC office

±750 SF Warehouse

Lease Rate

Lease Rate: \$1.99/SF (NNN)

CAMs: \$0.30/SF

Suite Highlights

Open Office/Showroom

Four (4) Private Offices

Conference Room

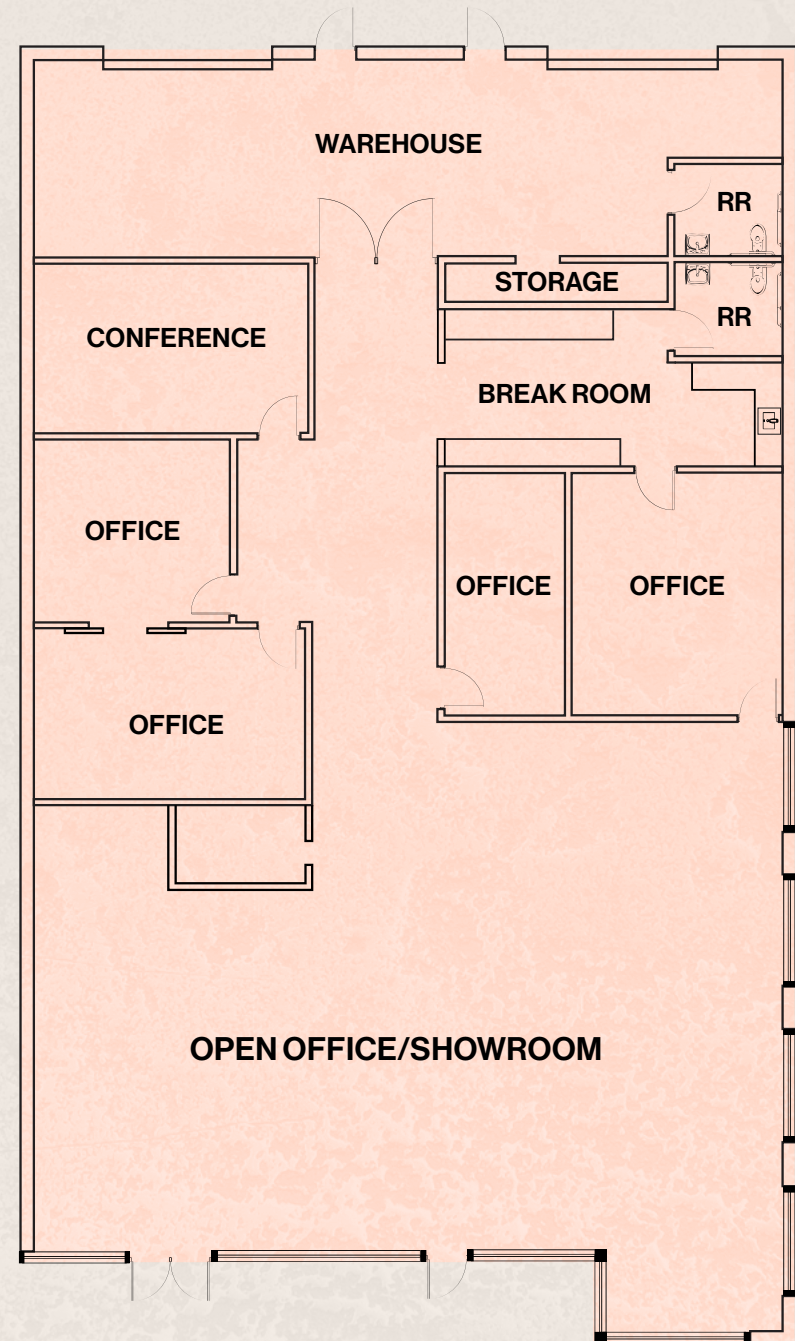
Storage

Break Area

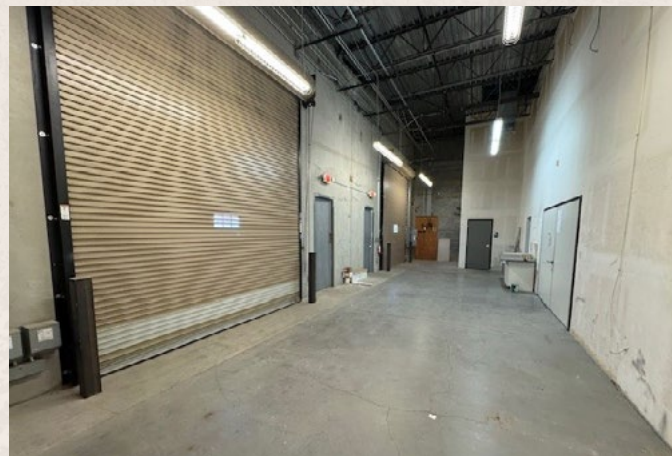
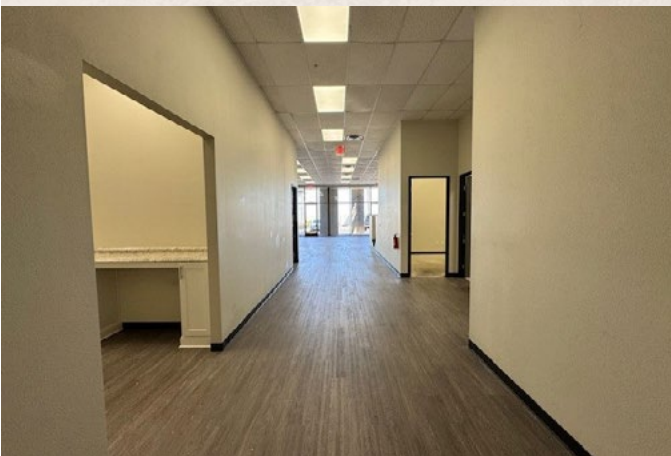
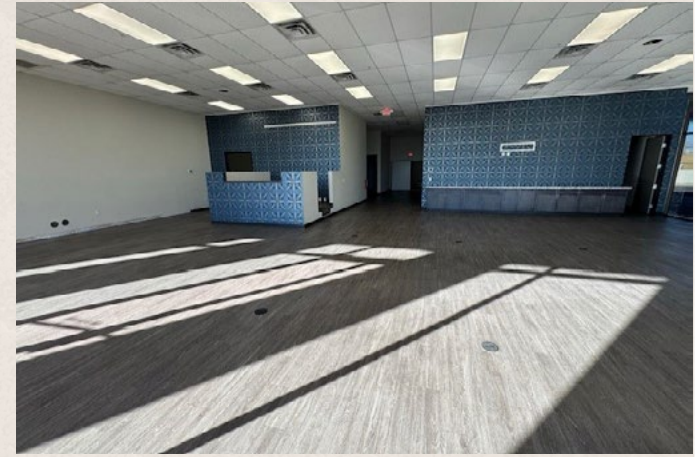
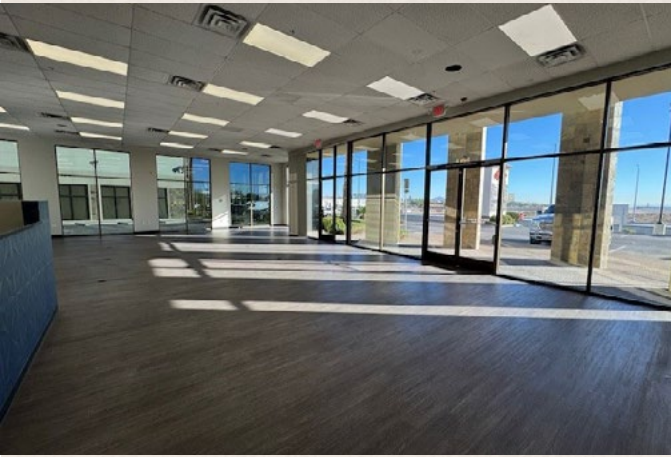
Two (2) Restrooms

Two (2) 12' x 14' Grade-Level Doors

18' Clear Height



Property Photos



Amenity Map



DESIGNATED
STADIUM DISTRICT

allegiant stadium

W Russell Rd

W Sunset Rd

W Warm Springs Rd

NV-593 W

LAS VEGAS STRIP

HARRY REID
INTERNATIONAL
AIRPORT

TOWN SQUARE LAS VEGAS

Apple Staples OLD NAVY
Fry's Yard House H&M
Fleming's WHOLE FOODS
AMC THEATRES The Container Store

MCCARRAN MARKETPLACE

Walmart PETSMART
LOWE'S ROSS DRESS FOR LESS Carl's Jr.
BANK OF AMERICA

MAJESTIC
RUNWAY CENTER

MCCARRAN
RENTAL CAR CENTER

LAS VEGAS SOUTH PREMIUM OUTLETS

verizon Nike Sprint
chico's BAMP'S BARS
FedEx
BUFFALO WILD WINGS VITAMIN WORLD IHOP

ARCO UPS

Carl's Jr.
ALOHA HAWAIIAN BBQ
UNRISE COFFEE

LAQUINTA
Hampton SUBWAY

E Warm Springs Rd

E Windmill Ln

Distances To:

Harry Reid Int'l Airport	5.8 miles
Las Vegas "Strip"	2.5 miles
I-15 Freeway	2.1 miles
I-215 Freeway	1.1 miles
Allegiant Stadium	1.9 miles

Bodega

Business Park

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