

ATV PERFORMANCE

FOR LEASE
± 920 SF Warehouse
CAMEO CENTER

3060
N Nellis Blvd
Suite #2
N Las Vegas

OFIR BARASHY
(702) 325-9673
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License # BS.146149

Property Snapshot



± 920 SF
Available SF



\$1.42 / SF
Lease Rate



\$0.16 / SF
CAM

Property Features

- 8x8' Roll-up Door
- 12' Ceiling Height
- 100-125A Single-phase Electric
- HVAC Equipped
- 3 Uncovered Parking Stalls



The information herein was obtained from sources deemed reliable; however Barashy Group makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



HVAC equipped, 12-foot ceilings, private restroom, and dedicated parking—ideal for light industrial or storage uses.



VIDEO TOUR

Vicinity Map

Located in the dynamic Sunrise Manor submarket of North Las Vegas, Suite 2 at Cameo Center offers ±920 SF of clean, fully HVAC'd warehouse space ideal for light industrial, storage, or creative uses.

Positioned along the high-traffic Nellis Boulevard corridor, the property enjoys excellent visibility, strong surrounding demographics, and convenient access to major routes like Craig Road and I-15.

Within 5 Miles



Nellis Air Force Base



North Vista Hospital



Lowe's Home Improvement



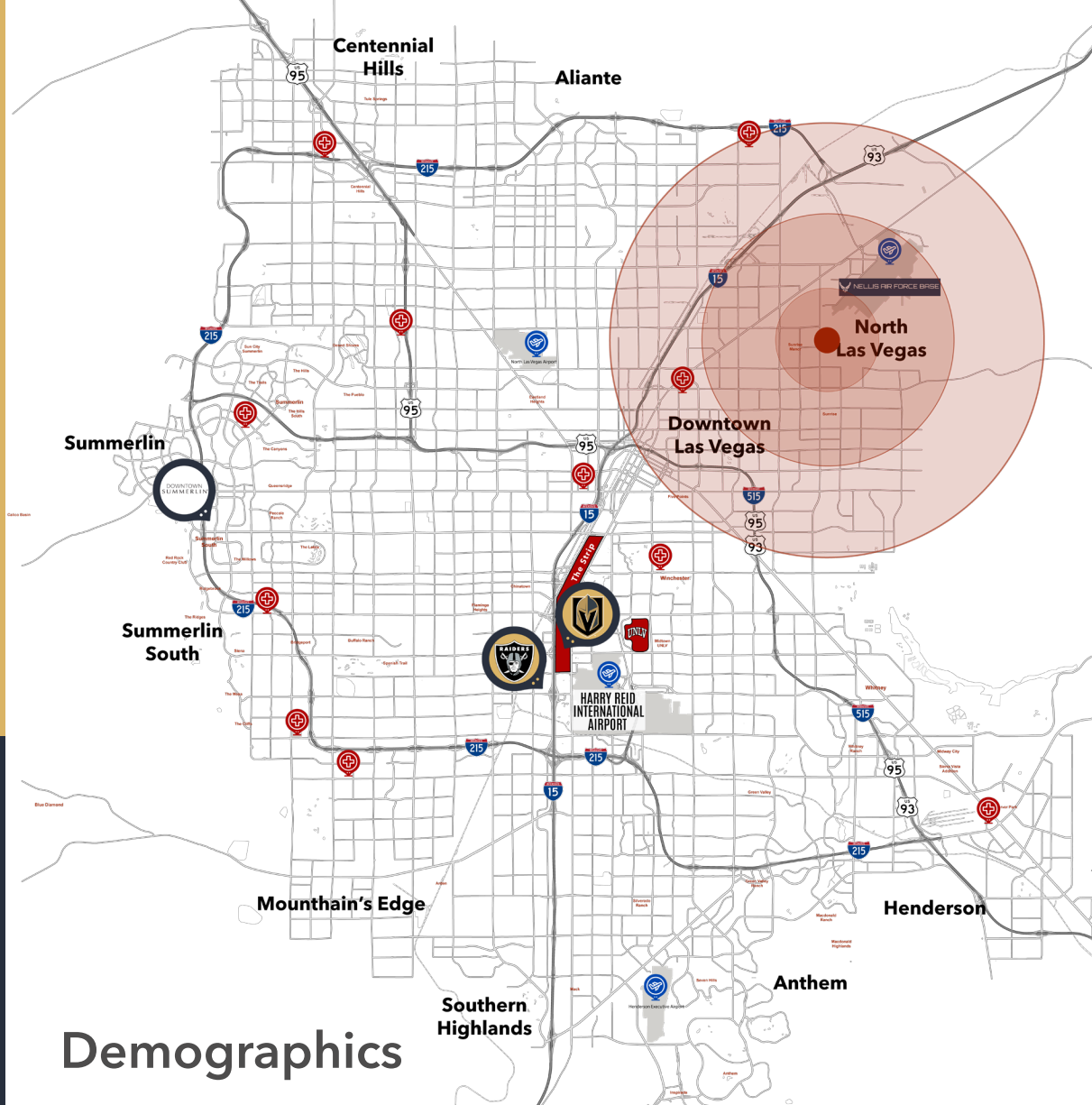
Cannery Casino & Hotel



LV Motor Speedway



Sam's Club



Demographics

Population	1-mile	3-mile	5-mile
2023 Population	4,438	145,177	333,620
Income	1-mile	3-mile	5-mile
2023 Average Household Income	\$42,870	\$66,311	\$70,005
Households	1-mile	3-mile	5-mile
2023 Total Households	1,498	43,226	103,419



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**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEVADA
PROPERTIES