

SALE / LEASE

2167 N DECATUR
2167 N Decatur Blvd Las Vegas, NV 89108



PROPERTY DESCRIPTION

Coldwell Banker Commercial is pleased to present this versatile 3,960-square-foot commercial building, zoned C-1, now available for lease or sale. This prime location offers numerous potential uses, from retail to storage, and more.

The property features a rear roll-up door, providing easy access for deliveries and operations. Over the years, it has been used for various businesses, including furniture sales, auto parts sales, and a convenience store. An additional structure in the rear offers ample storage space to support a wide range of commercial activities.

Situated in a highly trafficked area, the building is centrally located on North Decatur, just minutes from both US-95 and Business 95 (locally known as Rancho Drive). It is also in close proximity to the North Las Vegas Airport, offering excellent accessibility for businesses and customers alike.

Whether you're looking to expand or start your business, this property provides the perfect opportunity in a convenient, high-

OFFERING SUMMARY

Sale Price:	\$1,595,000
Lease Rate:	\$1.59 SF/month (NNN)
Available SF:	3,960 SF
Lot Size:	20,167 SF
Building Size:	3,960 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	436	2,048	7,518
Total Population	1,267	5,701	21,472
Average HH Income	\$65,894	\$58,899	\$59,611

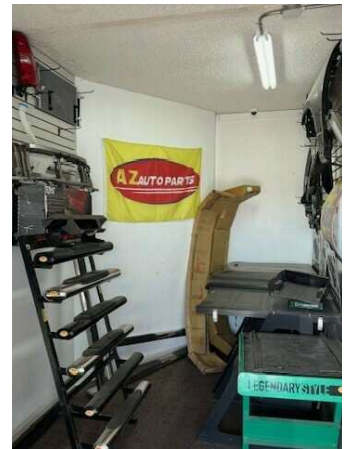
Lance Hamrick
(702) 279-9666



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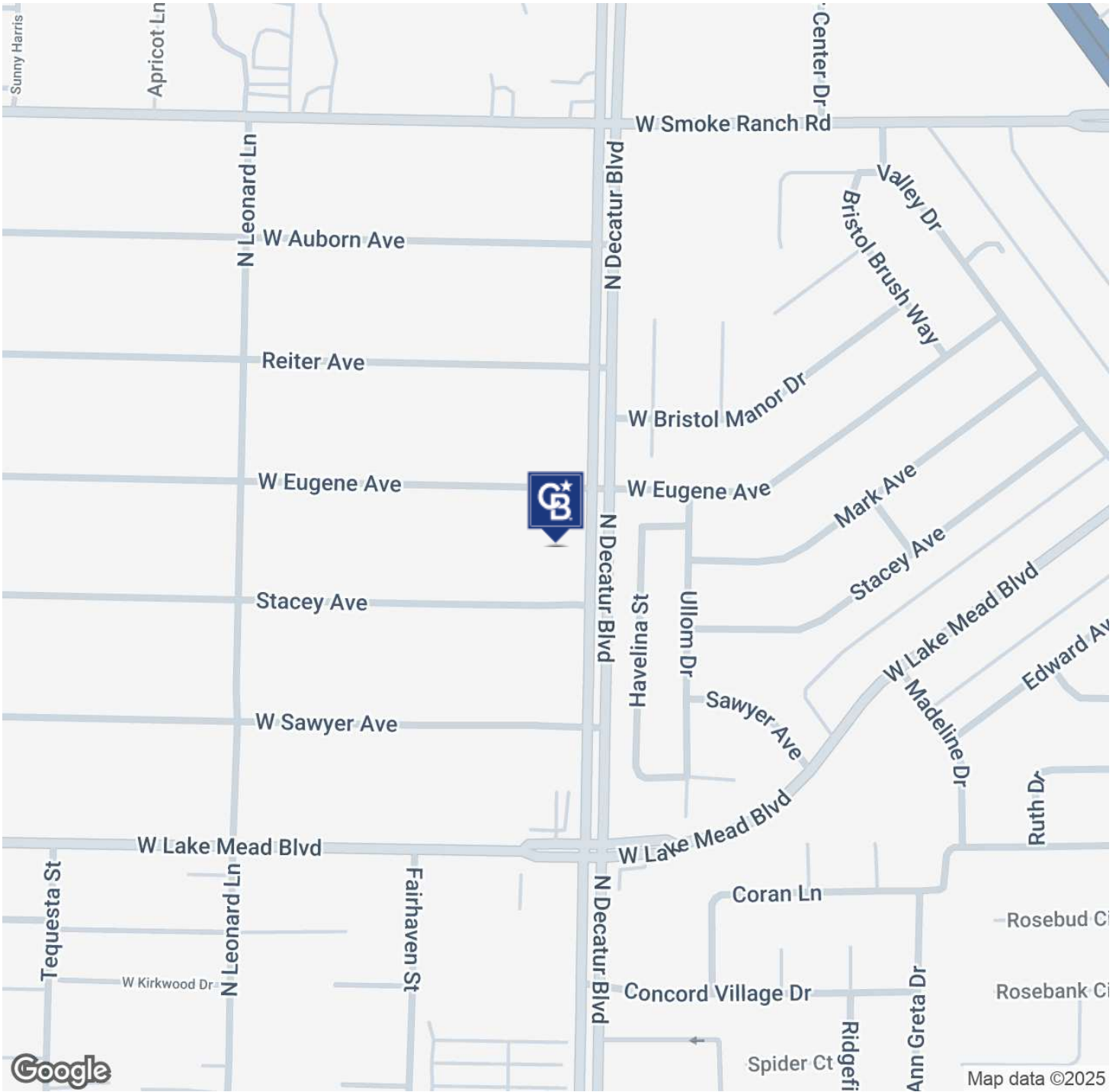


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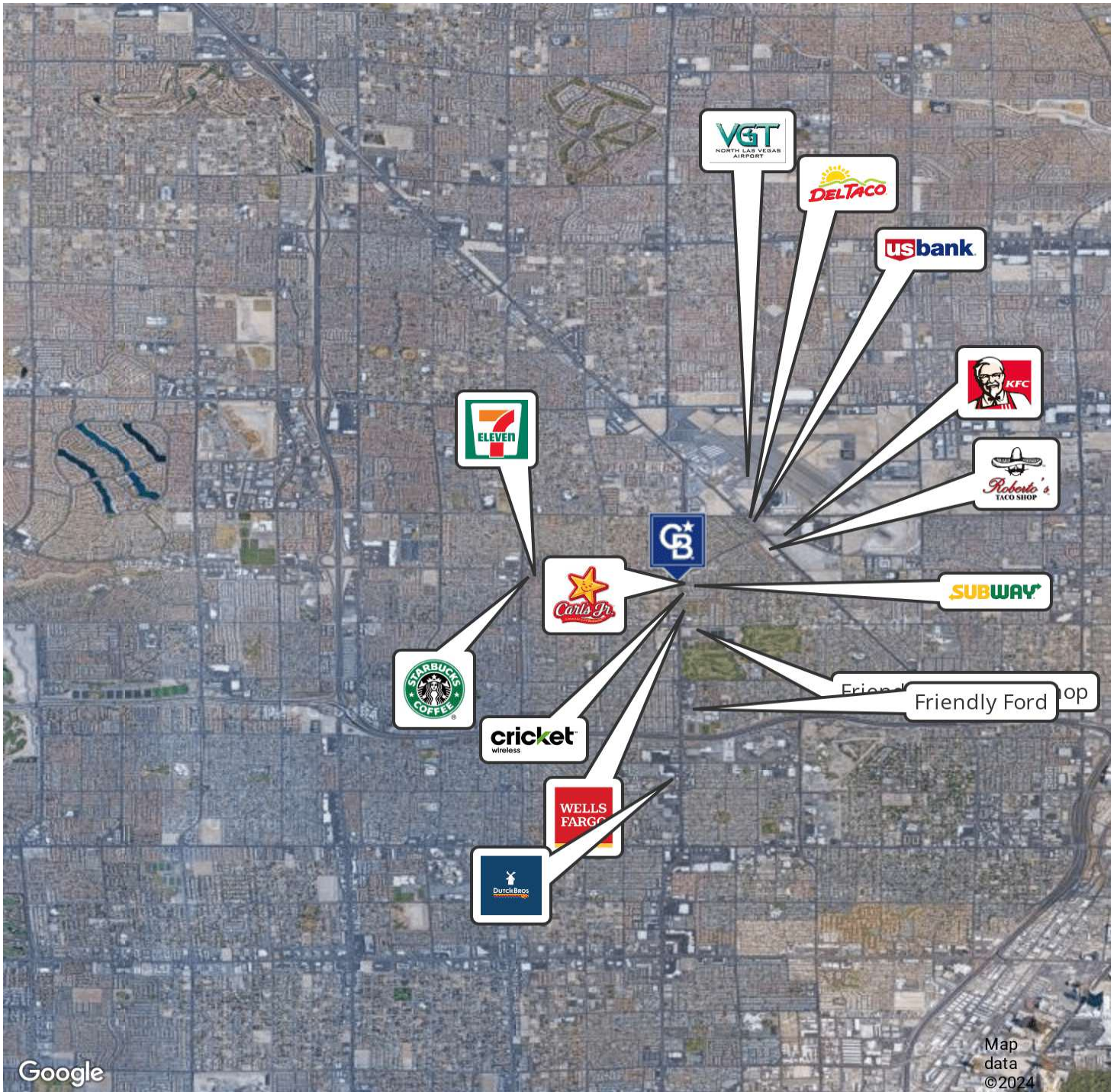
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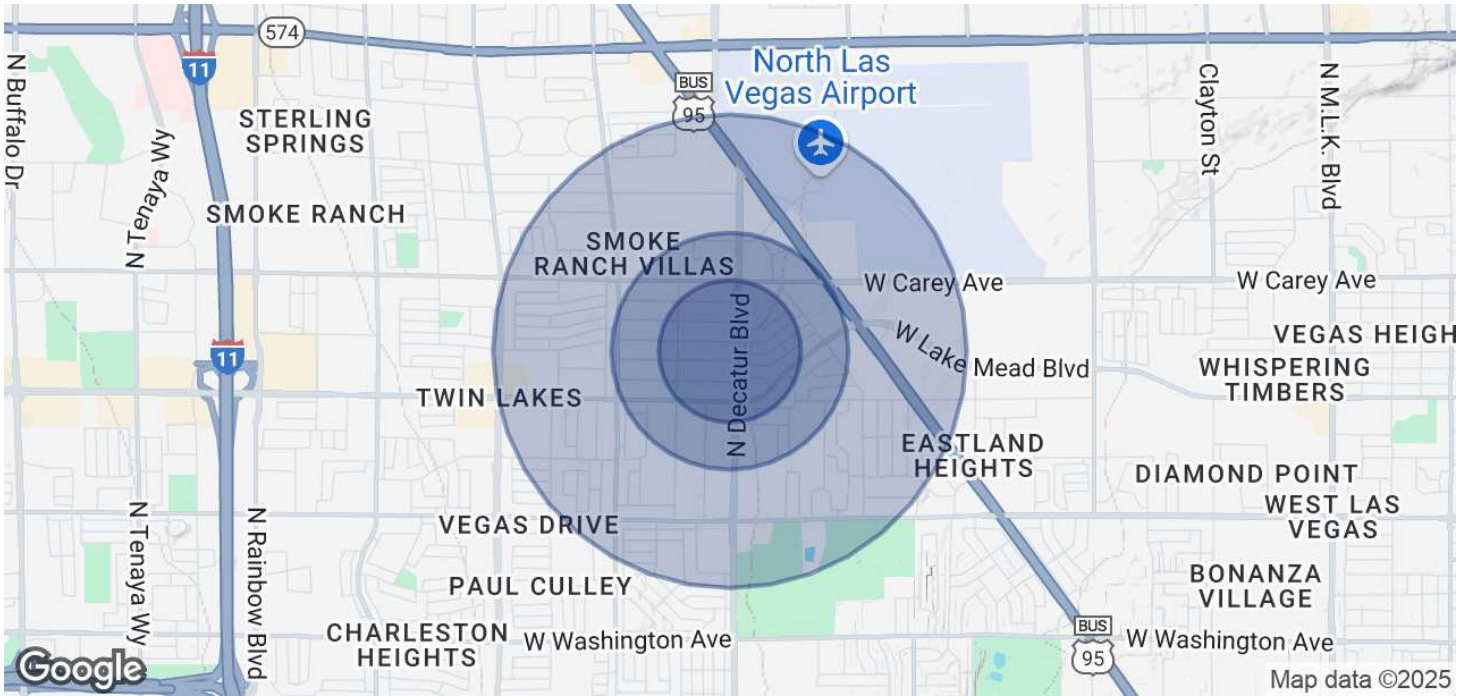


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,267	5,701	21,472
Average Age	39	38	36
Average Age (Male)	38	36	35
Average Age (Female)	40	38	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	436	2,048	7,518
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$65,894	\$58,899	\$59,611
Average House Value	\$479,745	\$440,073	\$396,172

Demographics data derived from AlphaMap

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