



Property Details

- Total Available 1,300 SF
- Monthly Rental:
- Rate: 1.00/psf
- NNN Estimated at \$0.45/psf per Mo.
- Min. 1,300 SF Max. 1,300 SF
- Property Type Office Professional
- Building Size 9,600 SF
- Year Built 1984
- Lot Size 1.30 AC
- Zoning Description M-1 Light Industrial
- 89 parking spaces
- Occupancy Classification B

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Space Description:

Move-in ready office with functional layout offices and one restroom. Individual storage unit roll-up doors are available.

Location Description

Located on the SEC of Valley View Blvd. and Sirius Ave. Close to I-15 and “The Las Vegas Strip” Las Vegas Convention Center along with McCarron Airport a Central West office market and near densely populated neighborhoods, schools, city of Las Vegas Jurisdiction.

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



3120 South Valley View Blvd Las Vegas, NV 89102



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#	SF Available	Rental Rate/SF/Mo.	Min Divisible SF	Max Contiguous	Lease Type Rate/SF/Mo.	Description
202	1,300/SF	\$1.00	1,300	1,300	NNN \$0.45	Buildout with several offices, a waiting reception, and one restroom with shower.
Mini Storage Units	120/sf	\$350.00 per month each total.	120 – 1000			Grade level roll up door 10' x 12'

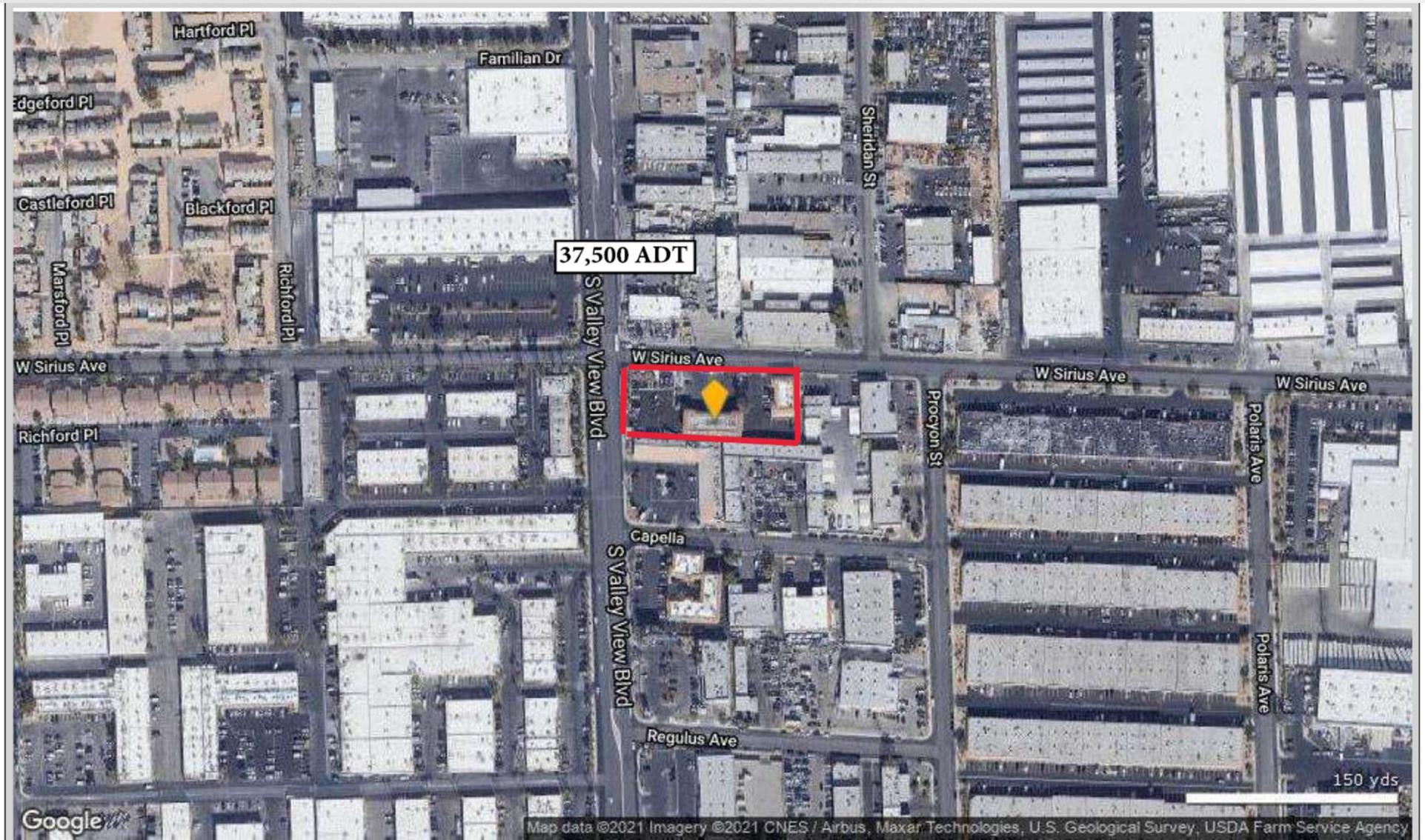


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Map

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Traffic Count Report

3120 S Valley View Blvd, Las Vegas, NV 89102

Building Type: **Class C Office**
 Class: **C**
 RBA: **6,000 SF**
 Typical Floor: **3,000 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Mo: **-**





Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 S Valley View Blvd	W Sirius Ave	0.05 S	2025	26,637	MPSI	.10
2 S Valley View Blvd	W Sirius Ave	0.05 S	2024	26,732	MPSI	.10
3 S Valley View Blvd	W Regulus Dr	0.04 N	2024	23,345	MPSI	.19
4 S Valley View Blvd	W Regulus Dr	0.04 N	2025	23,249	MPSI	.20
5 W Meade Ave	S Sheridan St	0.02 E	2024	1,384	MPSI	.20
6 W Meade Ave	S Sheridan St	0.02 E	2025	1,386	MPSI	.20
7 W Desert Inn Rd	S Valley View Blvd	0.06 W	2024	46,425	MPSI	.23
8 W Desert Inn Rd	S Valley View Blvd	0.06 W	2025	45,838	MPSI	.23
9 S Valley View Blvd	W Meade Ave	0.03 S	2025	25,493	MPSI	.24
10 S Valley View Blvd	W Meade Ave	0.03 S	2024	25,484	MPSI	.24



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1/27/2026

Floor Plan

