

SEBAL AUTO CENTER

3401 - 3421 S. Decatur Boulevard, Las Vegas, NV 89102

AVAILABLE
For Lease



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SEBAL AUTO CENTER 3401 - 3421 S. Decatur Boulevard

+ Parcel ID	163-13-504-011
+ Zoning	Commercial General (C-G)
+ Year Built	1991
+ Property Size	±7,400 SF
+ Lot Size	±1.4 AC
+ Cross Streets	Pioneer Ave & Decatur Blvd
+ Submarket	West Central
+ Traffic Counts	Decatur Blvd ±39,000 VPD Desert Inn Rd ±43,200 VPD

Property Details



\$1.65 PSF NNN

Lease Rate



±1,800 SF

Available Space



West Central

Submarket

Demographics

Population	1 mile	3 miles	5 miles
2025 Population	±29,277	±153,292	±437,603
Ave. Household Income	1 mile	3 miles	5 miles
2025 Ave. Household Income	\$64,605	\$84,907	\$84,866

Property Highlights

- Automotive Users allowed!
- 120 / 240 volt • Single-phase power
- Large Drive in doors (12' x 14')
- Ideal central location on the busy Decatur Boulevard arterial
- Small offices
- Drive-through access
- Zoned for Commercial General (C-G)

Property Overview

Welcome to **Sebal Auto Center**, the ideal industrial space designed to elevate your business! **Suite 3** has a U-shaped warehouse, 2 drive-in doors (12' x 14'), and an office space within the suite provides a setting for administrative tasks and welcoming your customers.

Located on the west side of Decatur Boulevard between Desert Inn and Spring Mountain Road, Sebal Auto Center is the premier hub for Las Vegas business. Enjoy a strategic location that bypasses Strip traffic via Desert Inn Road, offering direct access to the east side, Chinatown, and luxury resorts. Connecting you to Allegiant Stadium and UMC, this site ensures unparalleled growth and visibility. Discover the perfect blend of accessibility and opportunity for your industrial needs.

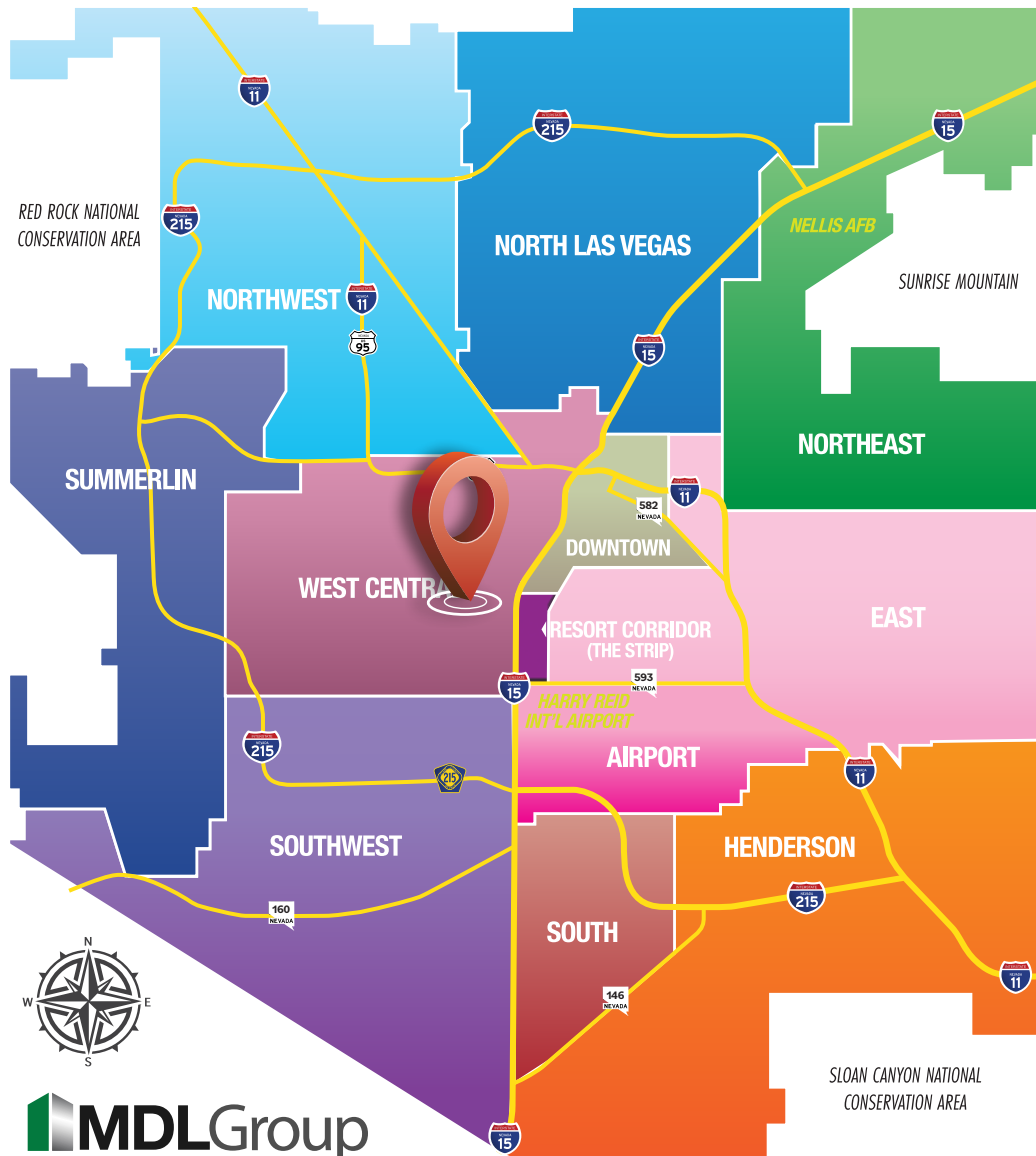
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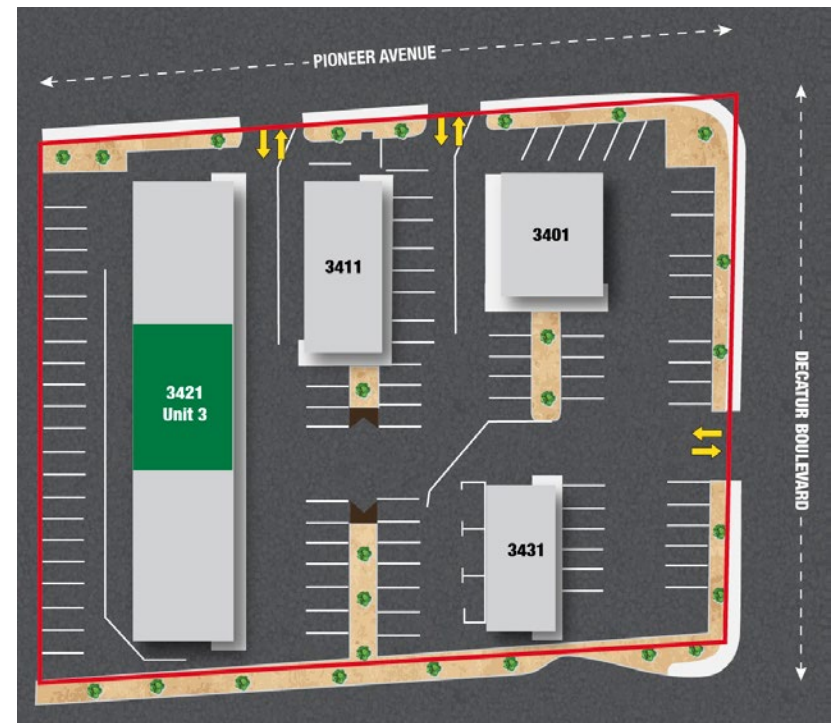


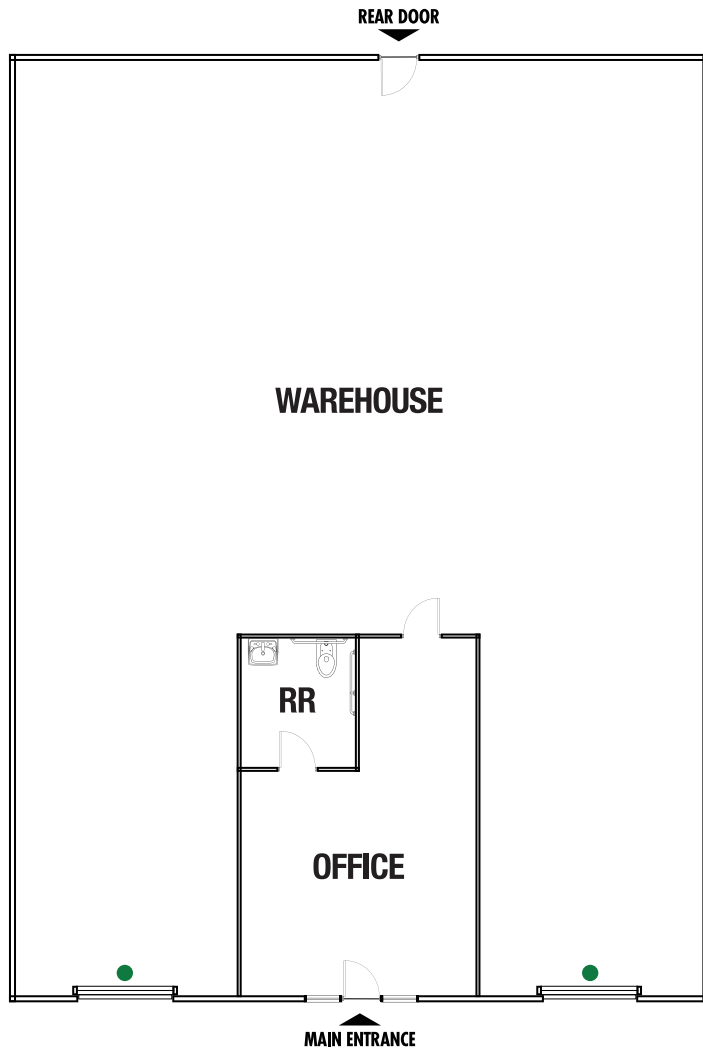
Points of Interest

- I-15 FWY: ± 1.8 miles
- I-11 / US-95 FWY: ± 3.1 miles
- Harry Reid Int'l Airport: ± 5.5 miles
- The Strip: ± 2.5 miles
- Downtown: ± 5.3 miles

Nearby Amenities

Positioned just minutes from Chinatown's vibrant culinary scene, businesses enjoy proximity to acclaimed dining staples such as Sparrow + Wolf, 888 Japanese BBQ, Chubby Cattle, and China Mama.





Lease Details



\$1.65 PSF NNN

Monthly Lease Rate



\$0.70 PSF

CAM Charges



\$4,230.00

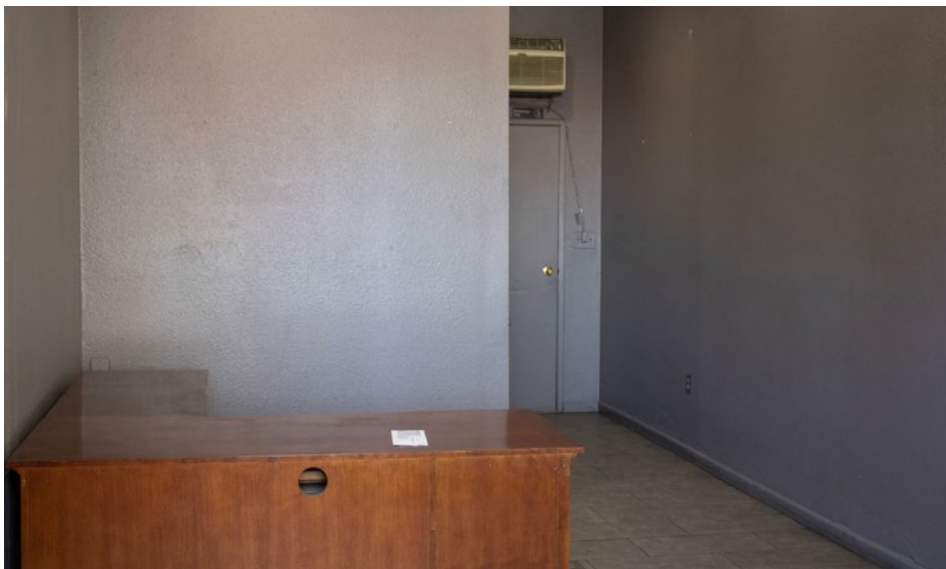
Monthly Rent

Suite Details

+ Total SF	±1,800
■ Office SF	±200
■ Warehouse SF	±1,600
+ Grade Level Doors	Two (2) drive-in 12' x 14' tall doors
+ Power	120/240 volt • Single-phase (to be verified by tenant)
+ Availability	Immediately

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

- Grade Level Door



Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across ± 435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts



$\pm 7,892$

Land Area
(Square Miles)



2,265,461

Population
(County Data per Census)



298

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com



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West Central

Synopsis

The West Central submarket is a critical infill region of Las Vegas, bounded by the I-15 to the east and the master-planned Summerlin community to the west, nestled between the Northwest and Southwest submarkets. This area is defined by a unique architectural tapestry, blending newer suburban neighborhoods with the historic “Rancho” corridor, famous for its vintage estate-style homes and mid-century modern residences along Rancho Boulevard.

As one of the most established and densely populated segments of the valley, it features a high concentration of multi-family housing and mature residential grids that maximize the available land. This density is anchored by robust retail hubs, most notably the world-renowned Chinatown along Spring Mountain Road, where a bustling three-mile corridor of diverse international dining and commerce serves as a major economic engine for the entire city.

Quick Facts



150,000

Est. Population
(as of 2025)



7,200

Pop. Density
(per square mile)



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Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

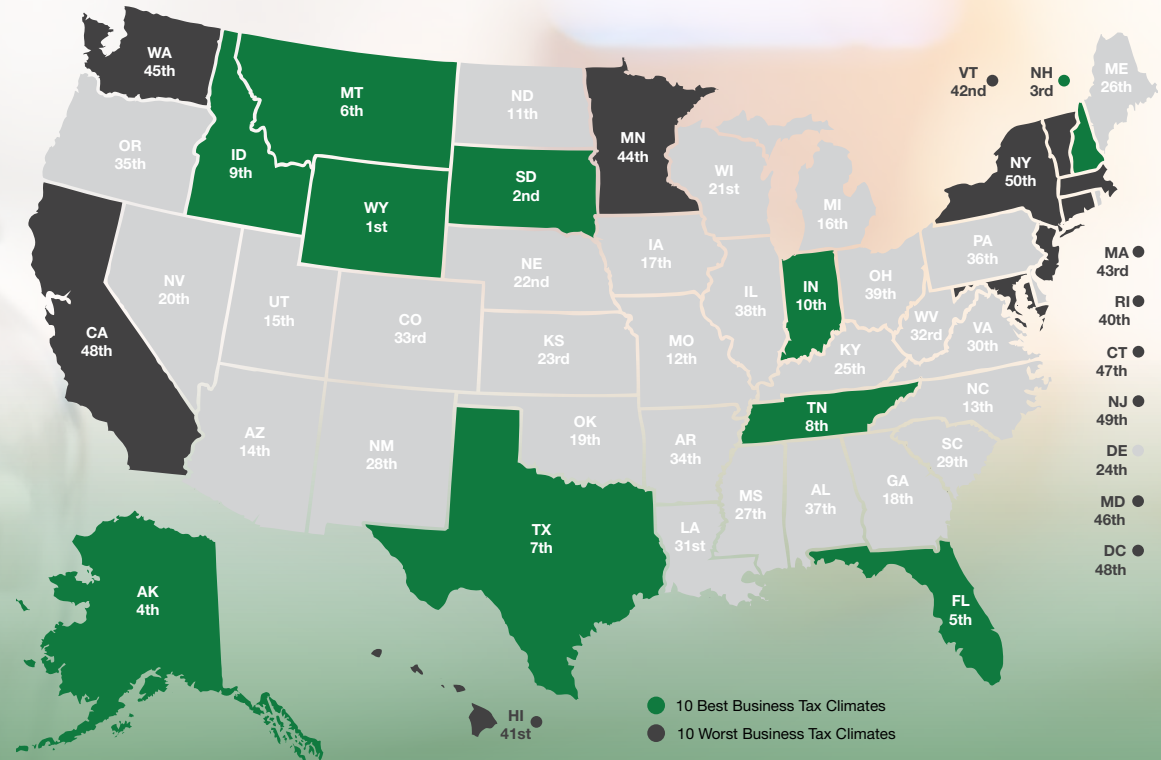
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

*Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org*

2025 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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