



109-110

FOR LEASE

1241 American Pacific Dr
Henderson, NV 89074

- Only Suite Available
- Unit May Be Subdivided into Two Units
- Vehicle and Non-Vehicle related are accepted

±8,980 SF RETAIL

Property Specs

LEASE RATE	\$1.25/SF NNN
CAM CHARGES	\$0.26/SF
TOTAL GLA	±8,980 SF
SUITES SF	109 ±4,240 SF 110 ±4,740 SF
MONTHLY RENT	109 \$6,402.40 110 \$7,147.40
LOT SIZE	±4 AC
YEAR BUILT	2003
ZONING	IG (General Industrial)

- Only one suite available in this busy automotive center. Two suites combined to create one larger suite for a total of 8,980 SF.
- Suite can be subdivided into two suites
 - Suite 109 - 4,240 SF
 - Suite 110 - 4,740 SF
- The suite can be used for auto body.
- The suite does not contain a paint booth.
- No smog, auto glass, Transmission uses allowed.
- Non automotive uses accepted.
- Each suite has assigned parking.



OR TEXT 21469 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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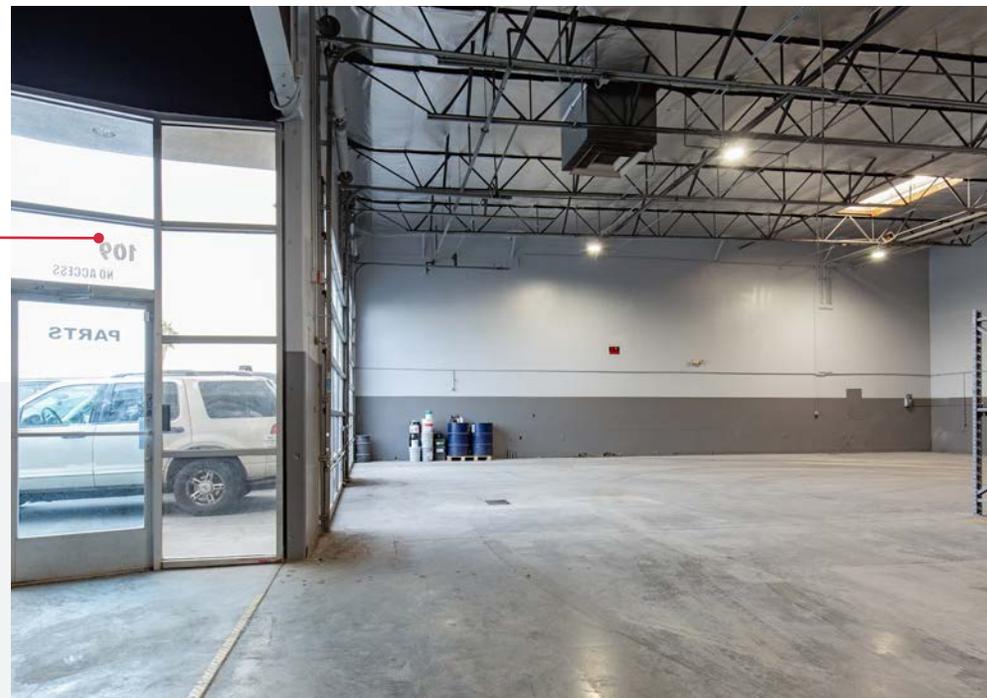


SUMMARY



PHOTOS

2003 YEAR BUILT **IG** ZONING **±8,980** TOTAL SF AVAILABLE



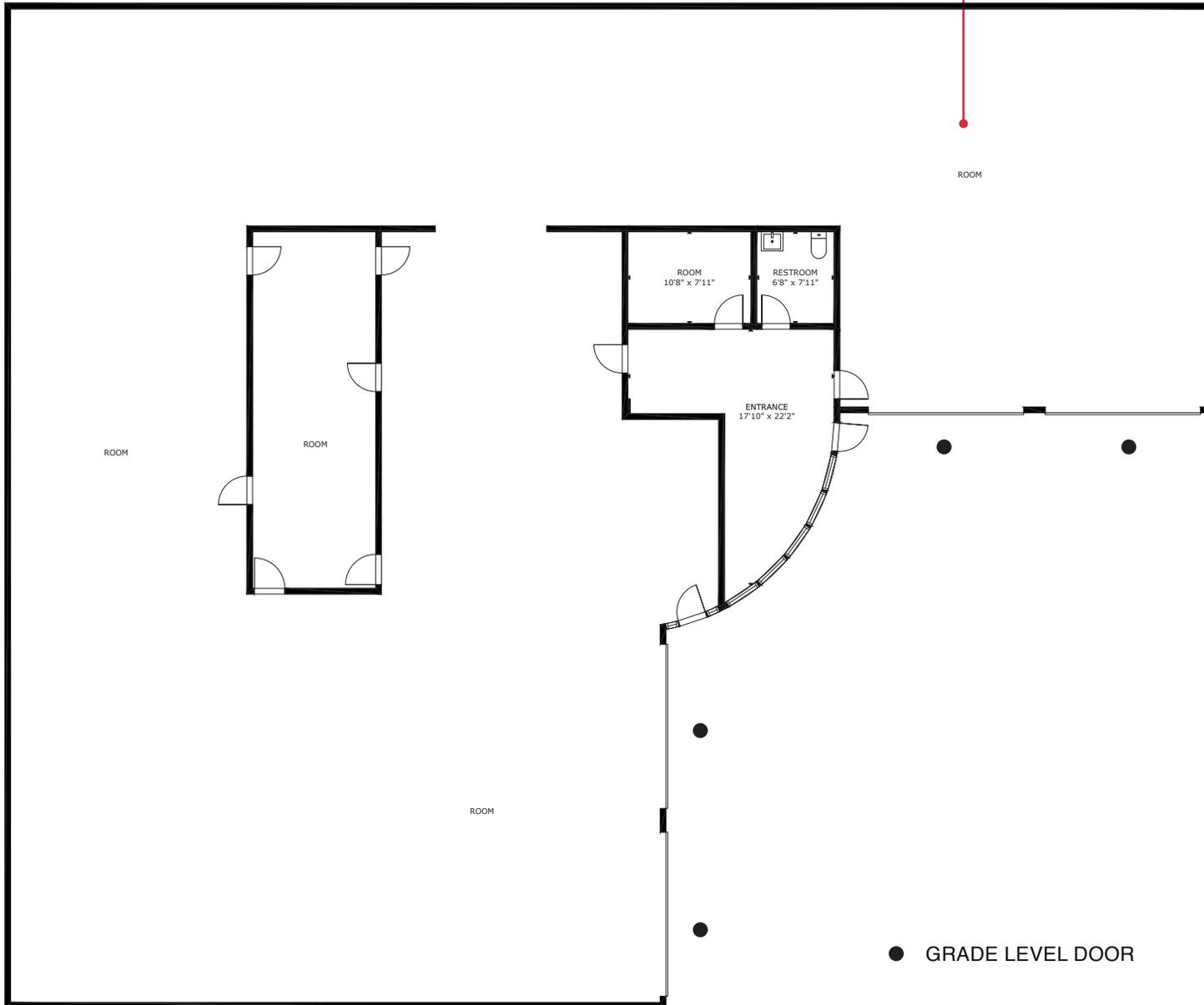
PHOTOS



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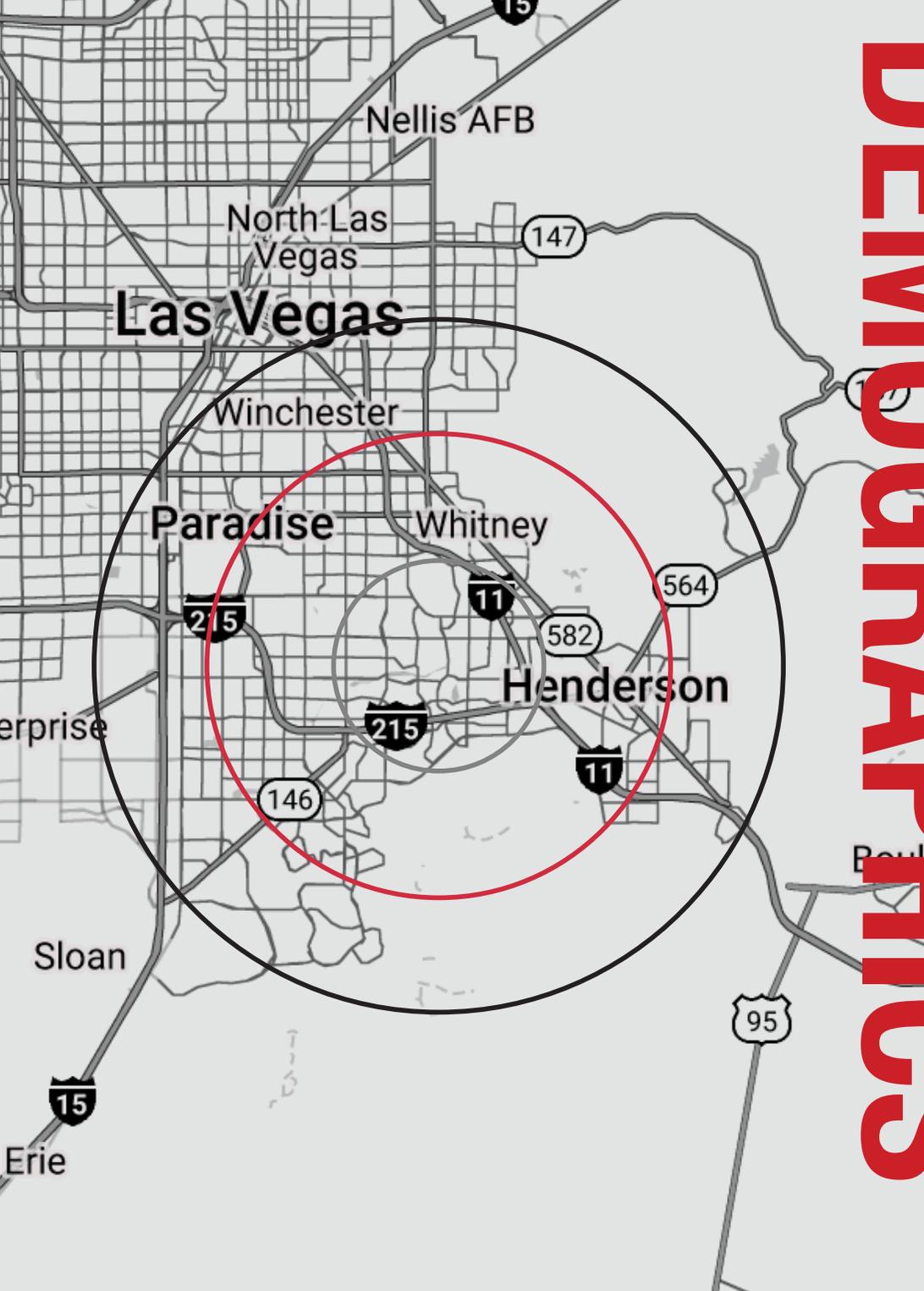
CLICK HERE
FOR A 3D TOUR



● GRADE LEVEL DOOR

Unit May Be Subdivided into Two Units.

FLOOR PLAN



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	17,972	124,416	314,583
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	7,686	51,037	124,301
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$98,508	\$116,999	\$109,423

Traffic Counts

STREET	AADT
I-215 / N Stephanie St	140,000
Gibson Rd	120,000t

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

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Summary Documents

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Maria Herman

LIC#BS.0027640
702.334.7280
mherman@naiaexcel.com

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