



**COLDWELL  
BANKER  
COMMERCIAL**  
PREMIER

FOR LEASE

CBCWORLDWIDE.COM

## CABRILLO

\$1.95 SF/month (NNN)

7935-7975 West Badura Ave  
Las Vegas, NV 89113

AVAILABLE SPACE  
1,132 SF

### FEATURES

- Easy access to the I-215 beltway off of Buffalo
- Upscale and Modern
- Restrooms in each space
- Turn-key office
- 36-60 month terms

### AREA

Cabrillo, mixed-use development, is located right off the I-215 Beltway between Buffalo Drive and Cimarron Road in the Southwest Sub market. Join Allstate Insurance, Orbis Solutions and many others. In between IKEA and The Arroyo Developments. The 10 commercial office spaces are located directly under luxury residential rental units. All commercial tenants have access to the residential amenities including gym, pool and business center.



### OFFICE

Lance Hamrick  
702 279 9666  
lance.hamrick@cbcvegas.com

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8290 W. Sahara Avenue, Suite 200, Las Vegas, NV 89117  
702.701.9700



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## OFFERING SUMMARY

Available SF:	1,132 SF
Lease Rate:	\$1.95 SF/month (NNN)
CAM / SF:	\$0.35
Year Built:	2008
Building Size:	404,139 SF
Zoning:	UV
Market:	Las Vegas Market
Submarket:	SW Las Vegas Market

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## PROPERTY OVERVIEW

The 10 commercial office spaces are located directly under luxury residential rental units. All commercial tenants have access to the residential amenities including gym, pool and business center Cabrillo, office mixed-use, is located right off the I-215 Beltway between Buffalo Drive and Cimarron Road in the booming Southwest. Surrounded by great shopping, beautiful office buildings, and a part of the luxurious Cabrillo community. In addition, there are numerous new commercial developments under construction or in the planning stages within close proximity

## PROPERTY HIGHLIGHTS

- Easy access to the I-215 beltway off of Buffalo
- Upscale and Modern
- Restrooms in each space
- Turn-key office
- 36-60 month terms



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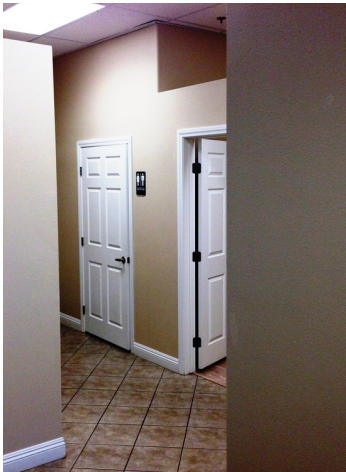




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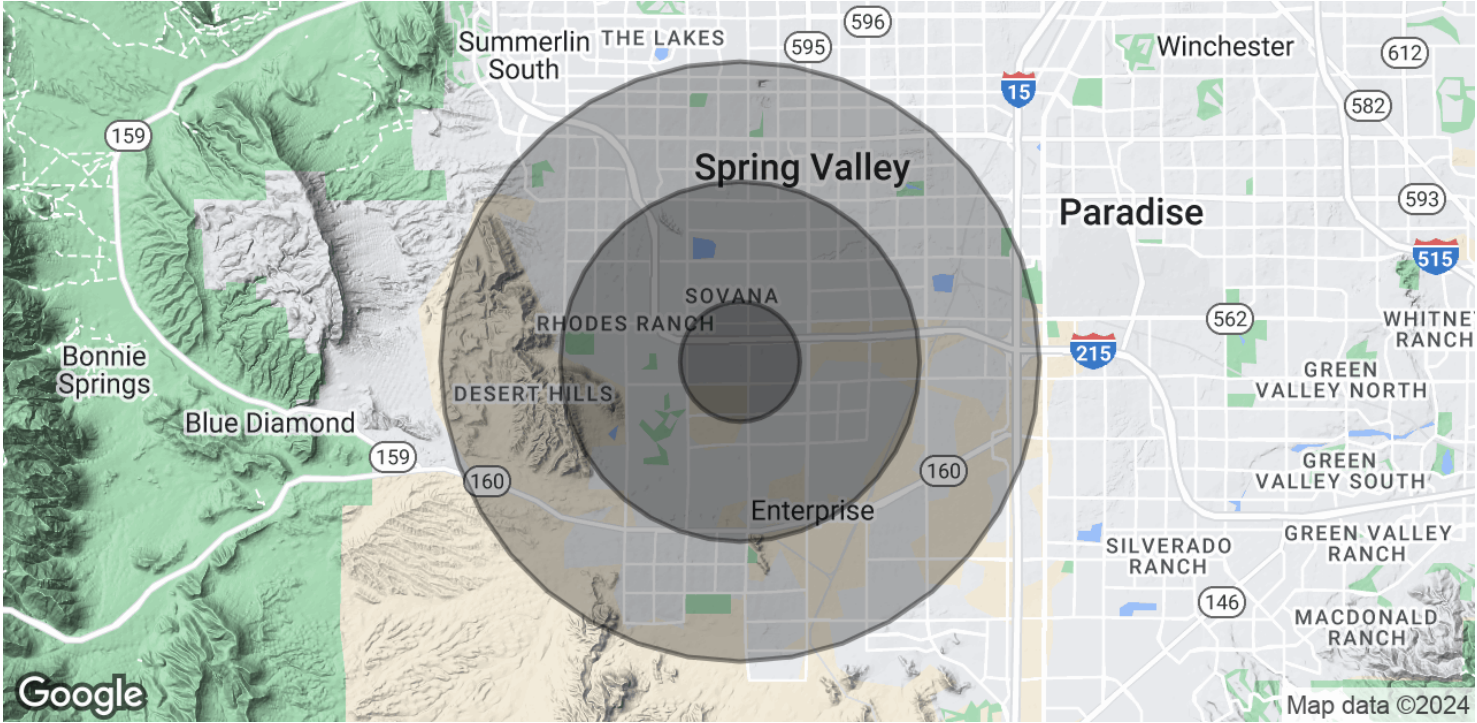
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,260	77,316	245,874
Average Age	35.9	35.3	36.1
Average Age (Male)	36.3	35.2	36.0
Average Age (Female)	35.4	35.4	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,228	31,082	97,608
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$75,604	\$88,074	\$77,094
Average House Value	\$322,613	\$347,297	\$317,987

\* Demographic data derived from 2020 ACS - US Census

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