

**FOR LEASE
INDUSTRIAL WAREHOUSE**

±6,890 -13,780 SF
CG Zoning

7830 Eldorado Ln
Las Vegas, NV 89113



ELDORADO LN

BUFFALO DR

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

74493

Property Summary

| | |
|-----------------|-------------------------------------|
| LEASE RATE | \$2.25/SF/NNN/Mo |
| CAM CHARGES | \$0.25/SF/Mo |
| TOTAL AVAILABLE | ±6,890 - 13,780SF |
| MONTHLY RENT | \$17,225.00 – \$34,450.00/Mo |
| LOT SIZE | ±0.99 AC |
| YEAR BUILT | 2024 |
| ZONING | CG (General Commercial) |

- Great Southwest location
- Close to retail, residential, office, and industrial.
- Minutes from the 215 & S Durango exit
- Can be subdivided into two suites.
- Each suite has its own 2,036 sf fenced yard.
- 12' wide entrance gate to fenced yard.
- 25'x10' loading zone
- Four (4) grade level roll up doors 16'x14'
- Two (2) front building facing roll up doors and two in fenced yard.
- 24' clear ceiling height
- 800 amps, 400 per unit
- 3 phase, 277/480 v
- 24 parking spaces



OR TEXT 22506 TO 39200

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Area Map



Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

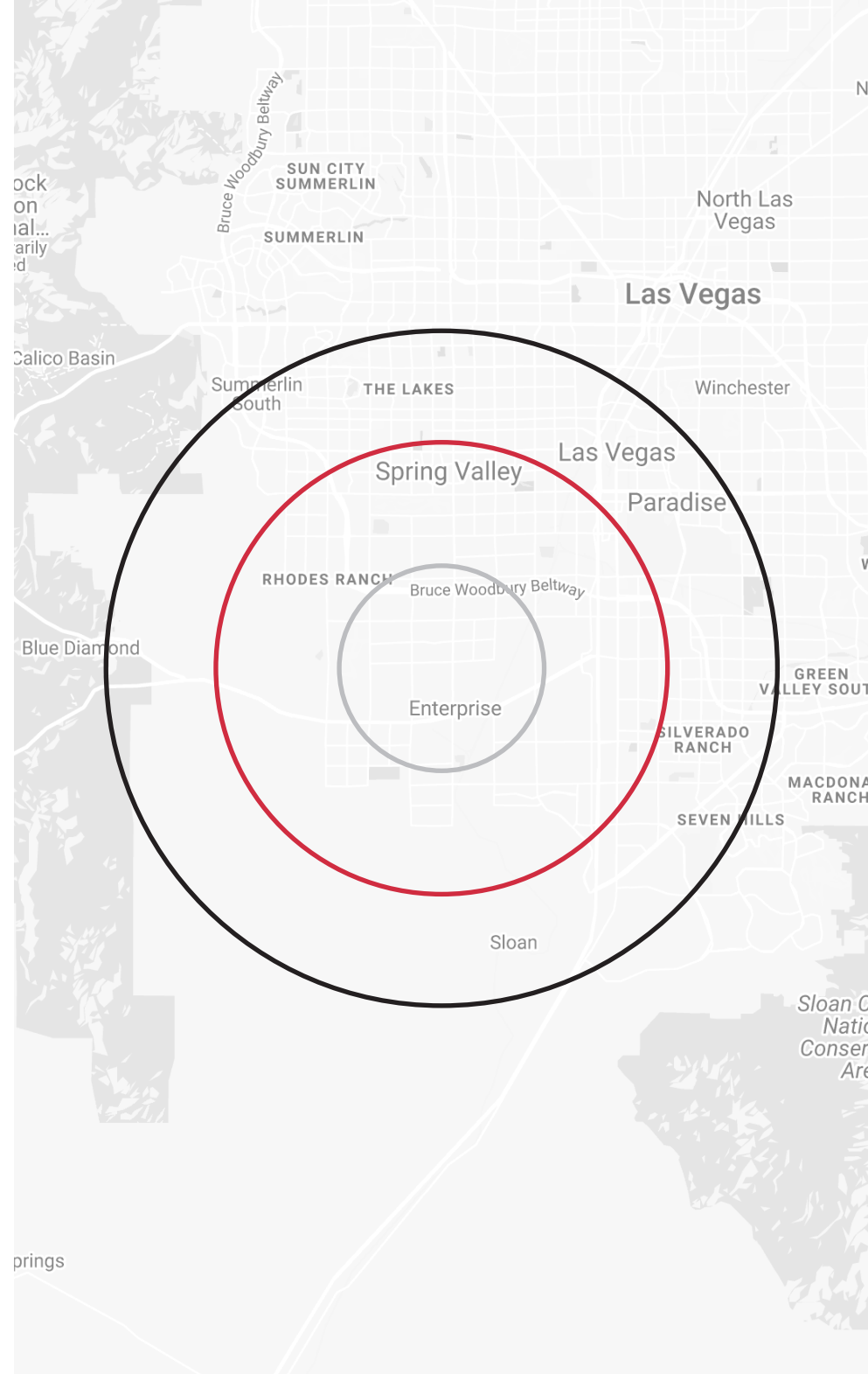


Demographics

| POPULATION | 1-mile | 3-mile | 5-mile |
|------------------------|---------------|---------------|---------------|
| 2023 Population | 11,690 | 142,560 | 338,294 |
| HOUSEHOLDS | 1-mile | 3-mile | 5-mile |
| 2023 Households | 4,488 | 52,414 | 126,602 |
| INCOME | 1-mile | 3-mile | 5-mile |
| 2023 Average HH Income | \$106,694 | \$111,408 | \$107,834 |

Traffic Counts

| STREET | CPD |
|------------------------------------|------------|
| S Buffalo Dr | 21,000 |
| S Durango Dr / E Rhodes Ranch Pkwy | 42,500 |





Distance to Major Cities

| | |
|-------------------------|-----------|
| Salt Lake City, Utah | 302 miles |
| Las Vegas, Nevada | 120 miles |
| Los Angeles, California | 387 miles |
| San Diego, California | 449 miles |
| Denver, Colorado | 630 miles |
| Phoenix, Arizona | 419 miles |

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

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