



**For Lease**

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**0.86 AC**

**Price Per Month:  
\$15,000**

**Las Vegas**

## Property Information

Property Name	3731 S Valley View Blvd
Address	3731 S Valley View Blvd
City/State/Zip	Las Vegas, NV 89103
Parcel ID	162-18-702-003
Rentable Area	0.86 AC   37,462 SF
Lot Size	0.86 Acres
Parking Ratio	2.27/1000 SF
Access	S Valley View
Monthly Rent	\$15,000
Lease Structure	Absolute Triple Net

# Property Highlights

- ✔ The property consists of approximately ±0.86 acres (37,462 square feet) available for ground lease.
- ✔ The property features approximately 170 linear feet of frontage along South Valley View Boulevard.
- ✔ Traffic counts on South Valley View Boulevard exceed 26,000 vehicles per day, providing strong exposure.
- ✔ The property is located approximately two miles from the Las Vegas Strip and 2.2 miles from Las Vegas Boulevard.



# Property Demographics

	2-Miles	5-Miles	10-Miles
Area Population (2025)	81,078	422,336	1,765,728
Area Population (2020)	65,469	392,779	1,674,728
Average Household Income	\$77,673	\$77,633	\$94,209

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# SITE PLAN

