

FOR LEASE

1735 Athol Ave
Henderson, NV 89011

Henderson Office & Yard



Contact our team today!

KIT GRASKI

Director

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GEORGE OKINAKA

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graski retail team

roicre.com

PROPERTY HIGHLIGHTS

LARGE YARD SPACE FOR LEASE

1735 Athol Ave
Henderson, NV 89011

±1,200 SF OFFICE WITH PRIVATE YARD

The Graski Retail Team is pleased to present the opportunity to lease a ±1,200 SF office space within a ±36,000 SF enclosed yard at 1735 Athol Ave in Las Vegas, NV



PROPERTY HIGHLIGHTS

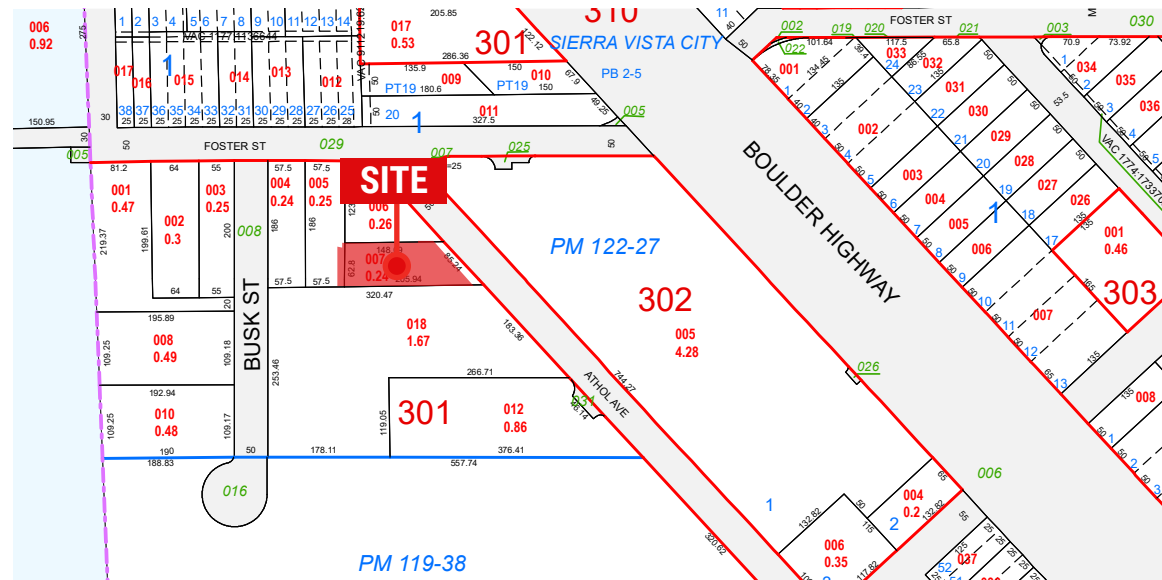
- ✓ Newly renovated ±1,200 SF office building
- ✓ Enclosed ±36,000 SF private yard
- ✓ 1 Phase - 225 amps of power
- ✓ Property is surrounded by various automotive related businesses, adjacent to Skyline Hotel & Casino

 **Contact Broker**
ASKING RENT

 **178-01-301-012**
APN

 **0.86 AC**
LAND AREA

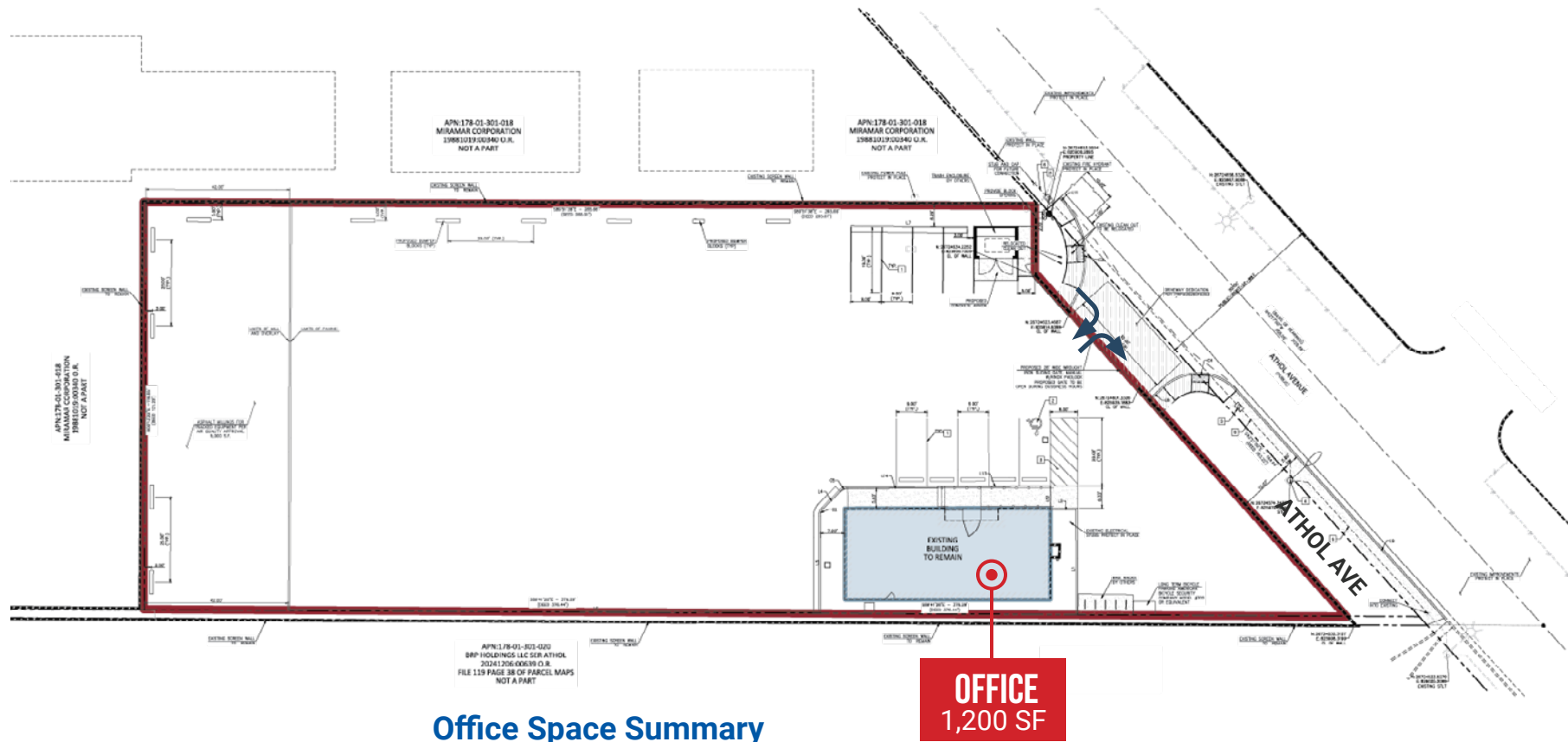
 **General Industrial (IG)**
ZONING



PROPERTY SITE PLAN

LARGE YARD SPACE FOR LEASE

1735 Athol Ave
Henderson, NV 89011



Office Space Summary

- ±1,200 SF
- Three (3) separate offices
- One (1) large conference room
- One (1) breakroom
- One (1) restroom

INTERIOR PHOTOS

LARGE YARD SPACE FOR LEASE

1735 Athol Ave
Henderson, NV 89011



PROPERTY OVERHEAD

LARGE YARD SPACE FOR LEASE

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Henderson, NV 89011



TRADE AREA AERIAL

LARGE YARD SPACE FOR LEASE

1735 Athol Ave
Henderson, NV 89011



AREA DEMOGRAPHICS



POPULATION

1 MILE	7,861
3 MILES	117,766
5 MILES	276,270



AVERAGE HOUSEHOLD INCOME

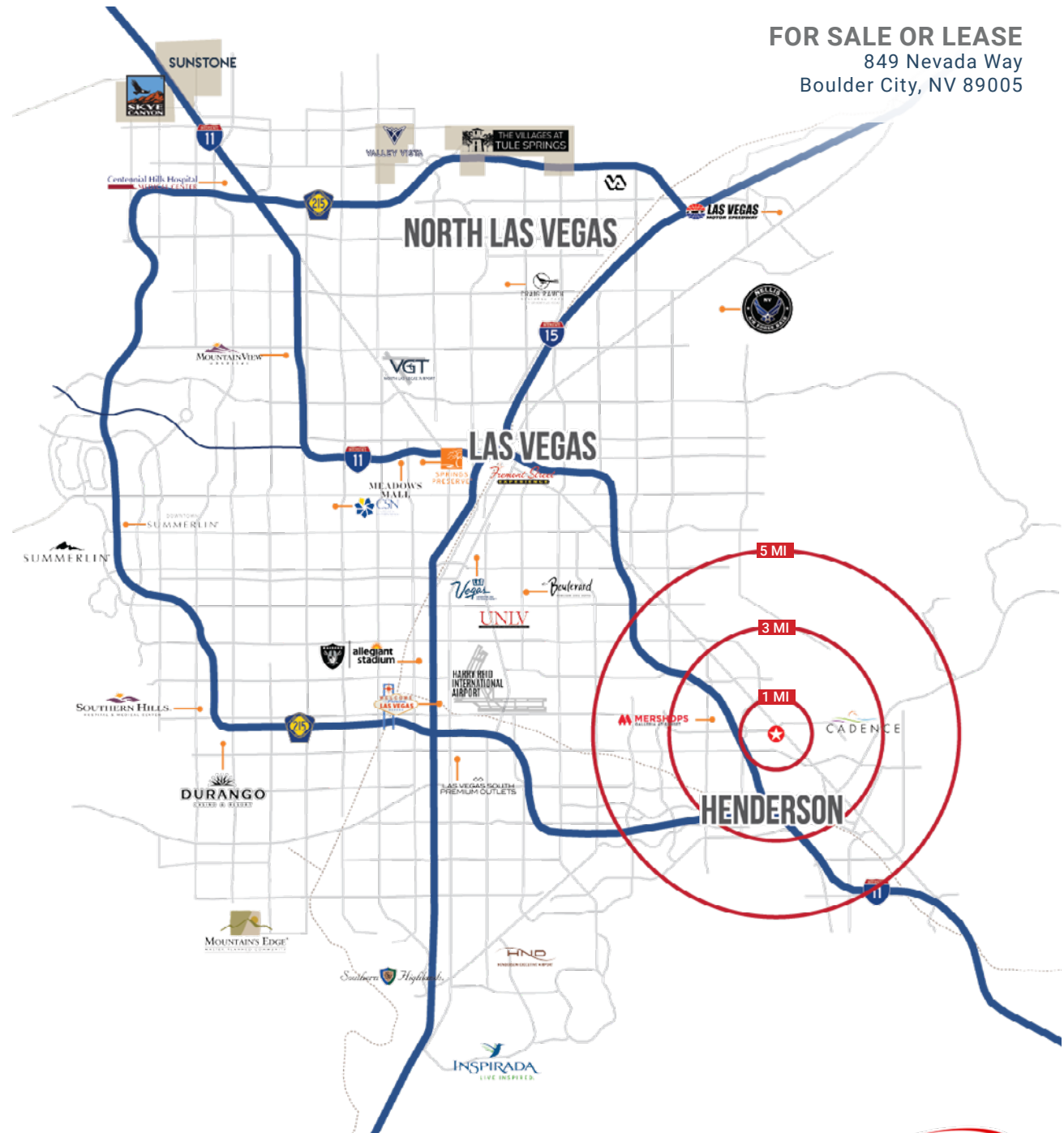
1 MILE	\$98,559
3 MILES	\$107,271
5 MILES	\$113,831



TRAFFIC COUNTS

BOULDER HWY	22,000 VPD
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Source:
SitesUSA 2025
TRINA, NV DOT 2024
ESRI 2026



FOR SALE OR LEASE
849 Nevada Way
Boulder City, NV 89005



1735 ATHOL AVE

Henderson, NV 89011



graskiretailteam

www.roicre.com



9121 W Russell Rd
STE 111
Las Vegas, NV 89148

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Let's keep in touch.



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