



FOR
LEASE

5351 S Decatur Blvd
Las Vegas, NV 89118

±1,633 SF | INDUSTRIAL

NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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 **THE
SEXTON
GROUP**

Property Specs

LEASE RATE	\$1.30 PSF NNN
NNN FEES	\$0.40 PSF
TOTAL SF	±1,633 SF
MONTHLY RENT	\$2,776.10
PYLON SIGN	\$100/MO

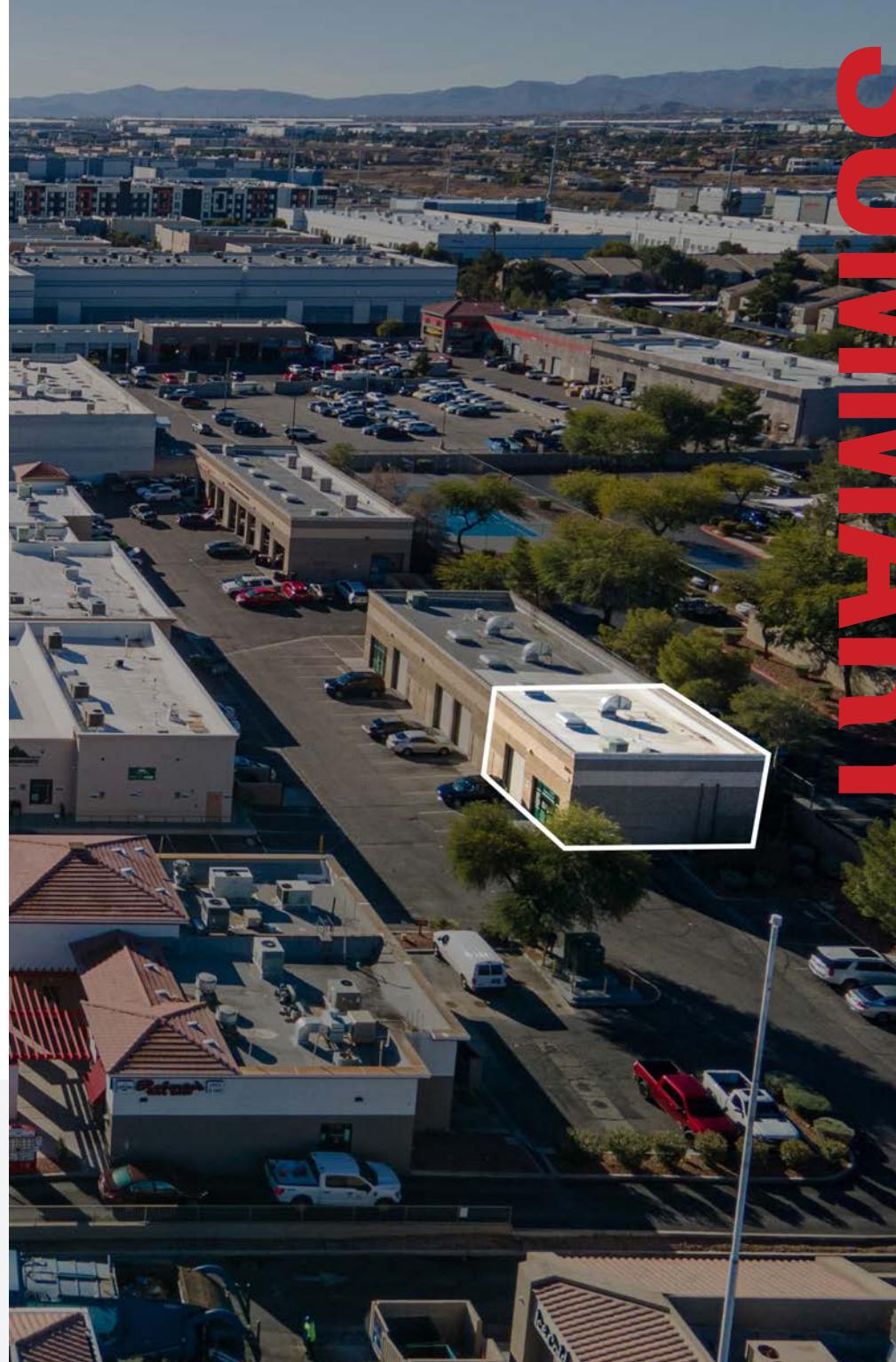
- One (1) Grade Level Loading Door
- Functional Office Space with a reception area, restroom and one private office
- Includes an additional storage area
- Located in the Southwest Submarket near I-15 and Allegiant Stadium
- Offers Quick Freeway Access to I-15 & 215



FOR MORE INFO
[CLICK HERE](#)

OR TEXT 23449 TO 39200
Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

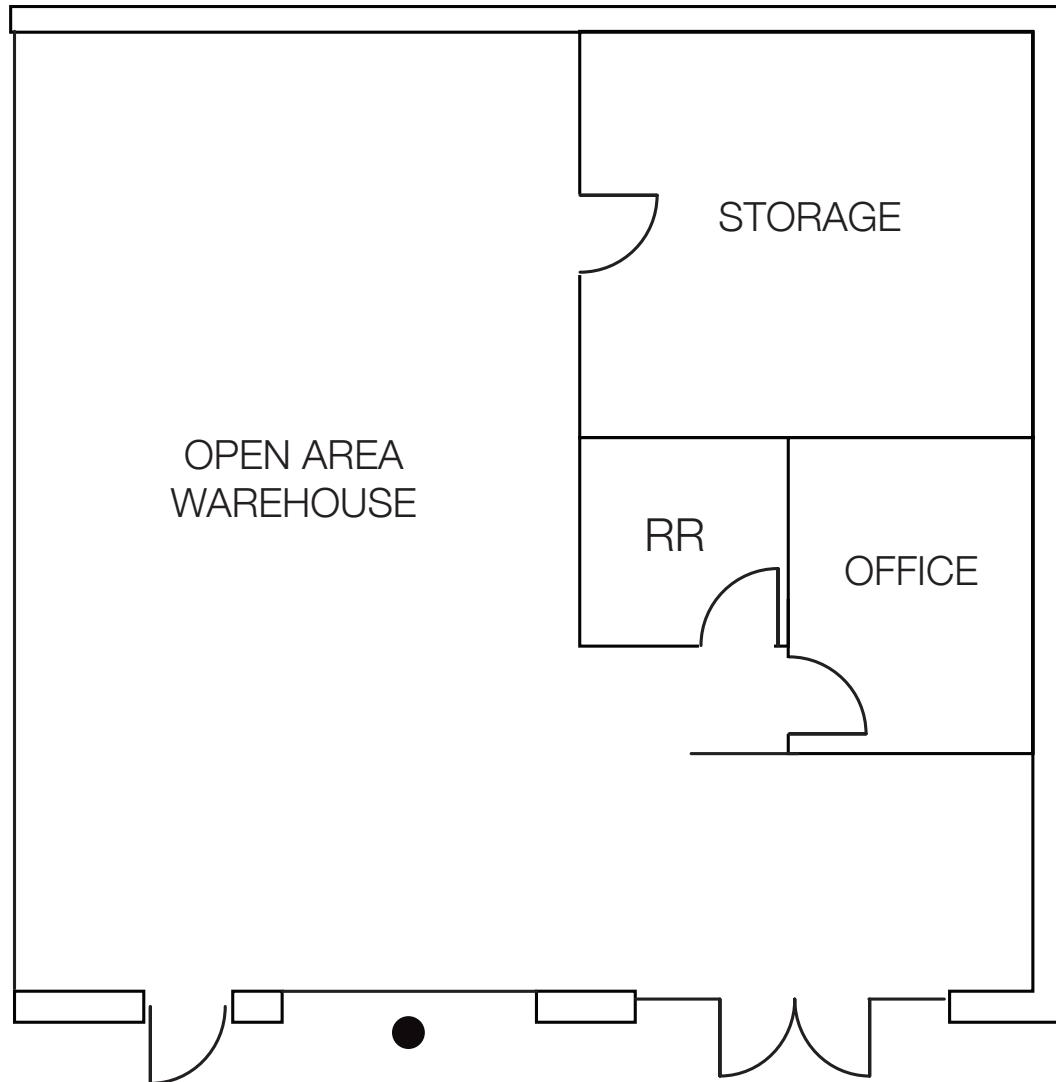
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South



Floor Plan

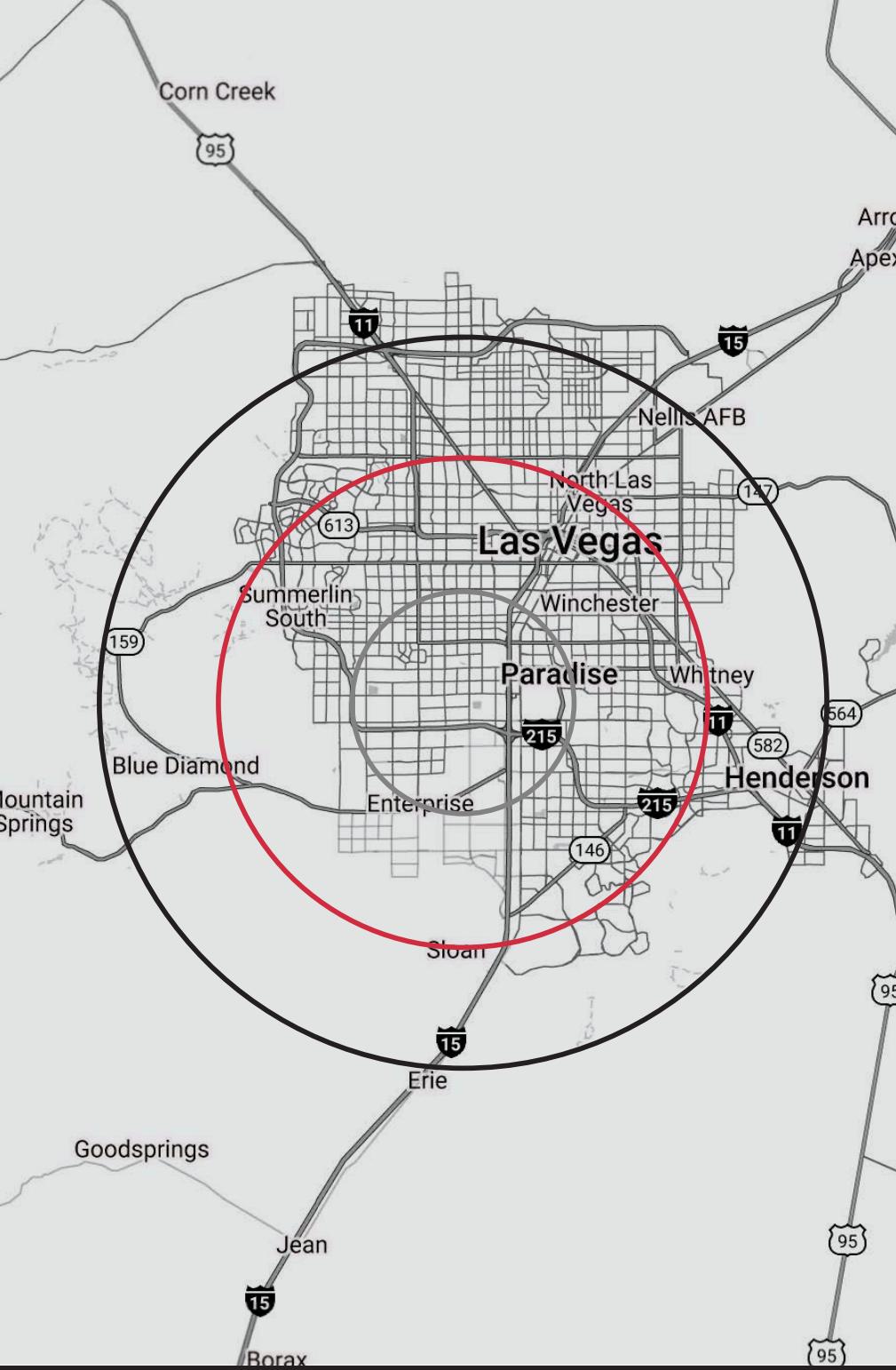


Total SF	Lease Rate	NNN	TOTAL MONTHLY	PYLON SIGN
1,633 SF	\$1.30 PSF/NNN	\$0.40 PSF	\$2,776.10	\$100/Mo

MAP



Demographics



POPULATION	1-mile	3-mile	5-mile
2025 Population	16,190	115,982	375,027
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	7,172	48,449	155,816
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$81,042	\$88,961	\$95,263

Traffic Counts

STREET

AADT
36,500
22,700

S Decatur Blvd

W Russell Rd

Cities Nearby

Los Angeles, California	273 miles
Phoenix, Arizona	302 miles
Salt Lake City, Utah	418 miles
San Diego, California	334 miles
Denver, Colorado	75 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Vegas. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



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325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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