

± 9,300 SF Street-front Retail With Warehouse

4740 SOUTH DECATUR BOULEVARD
LAS VEGAS, NV 89103



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Available Square Footage: ± 9,300 SF

Lease Type: Sublease; thru 9/2033

Lease Rate: \$1.45/SF/mo. MG

Utilities: To be determined

Zoning: CM Corridor Mixed-Use
(Clark County)

Traffic Counts: 36,000 ADT (Decatur Blvd.)

Residential Population

One Mile Radius	23,295
Three Mile Radius	123,186

Daytime Employee Population

One Mile Radius	18,358 employees
Three Mile Radius	137,534 employees

Annual Household Income

One Mile Radius	\$69,398
Three Mile Radius	\$81,016

Great opportunity to lease industrial space with retail frontage on busy Decatur Boulevard. The available endcap provides approximately 3,200 square feet of street-facing retail showroom space, along with roughly 6,100 square feet of clear span warehouse space.

The eastern (rear) portion of the building is occupied by long-time tenant Harbor Freight Tools. Harbor Freight Tools brings hundreds of daily shoppers to the property, and adds additional exposure to the available unit.

- High visibility street-front showroom & clear span warehouse space on Decatur Boulevard
- The property is located in the Southwest industrial submarket with close proximity to the Las Vegas Strip, I-15 and the 215 Beltway
- Warehouse features clear span construction with no interior support columns- perfect for automotive users, forklift maneuvering and more
- Vehicle and delivery access consists of four grade level roll-up doors ranging from 12' to 16' in width; all loading doors are 10' high
- Less than two miles to I-15 & The Las Vegas Strip



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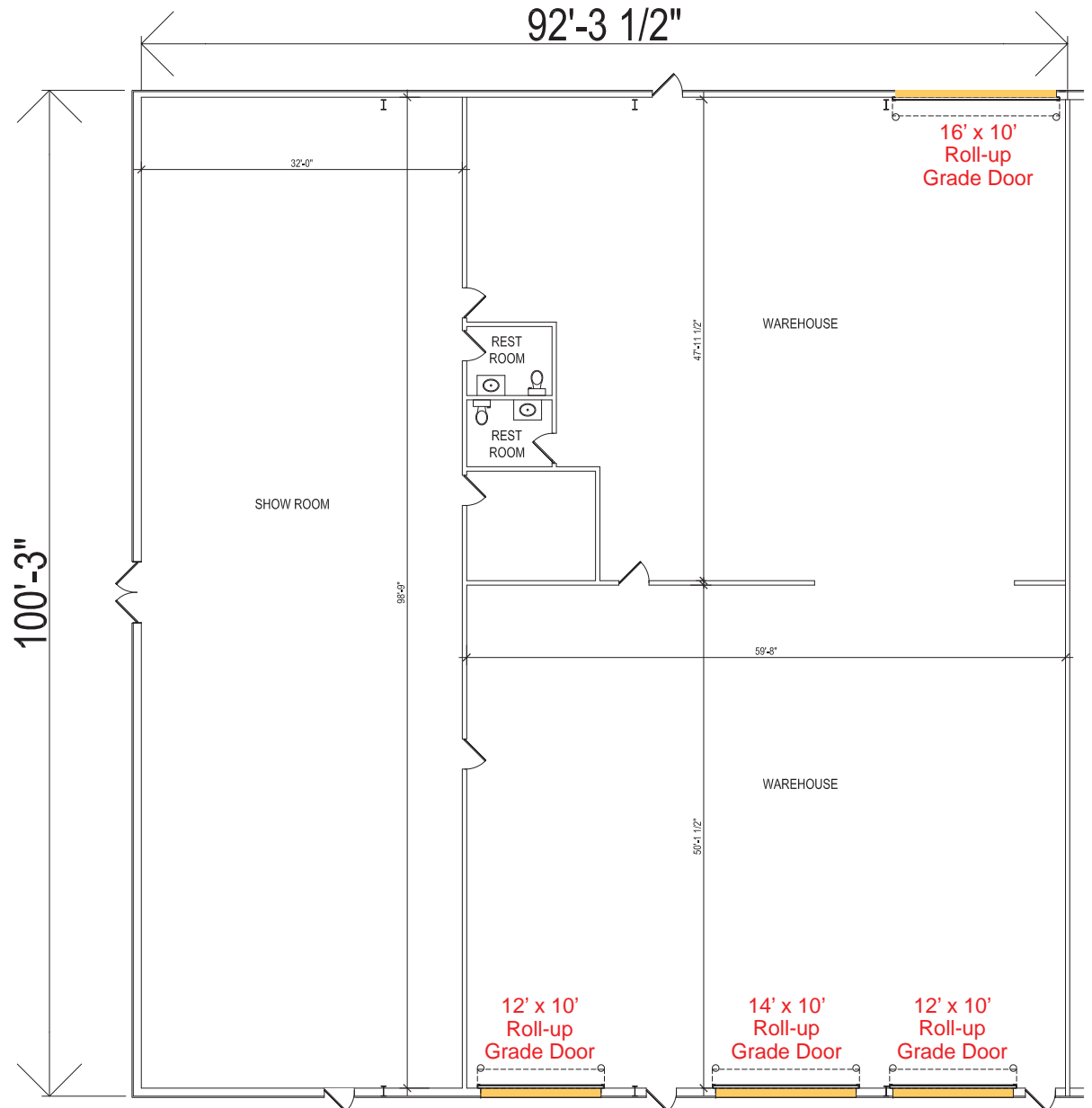
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Floor Plan & Features

- ± 3,200 SF of HVAC showroom & office
- ± 6,100 SF of evaporative cooled warehouse
- Four grade level loading doors in warehouse:
 - Two 12' W x 10' H grade level loading doors
 - One 14' W x 10' H grade level loading door
 - One 16' W x 10' H grade level loading door
- Up to 15' clear height
- 400 amps, 120/208 volt, 3-phase (to be verified)
- Fully fire sprinklered
- Street-front building signage
- Ten (10) parking spaces directly in front of showroom; ample additional spaces along the south of the property and large parking lot on the east side.



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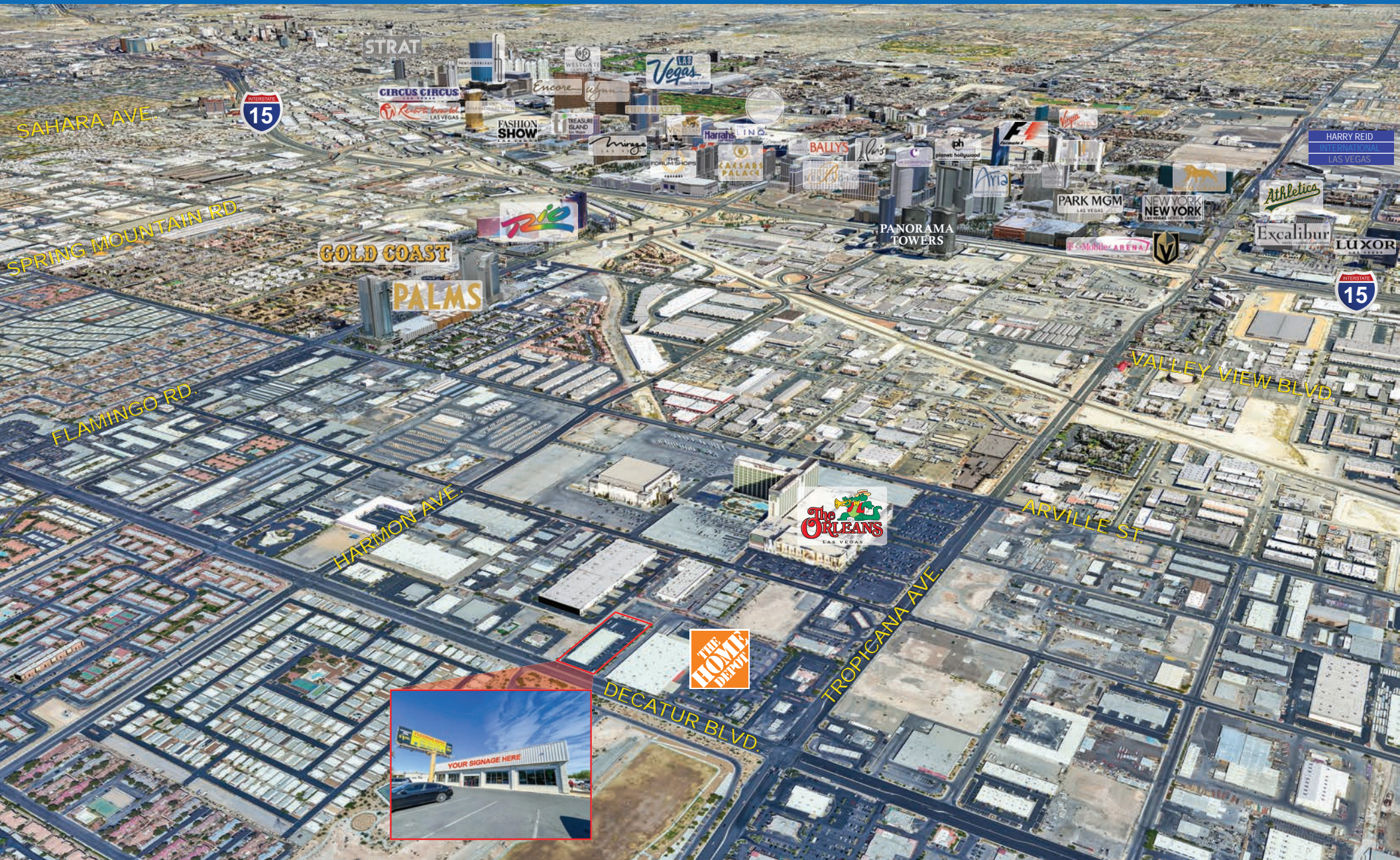
Photos & Video

 **YouTube** [Click here for the interior video tour](#)



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