CAMERON DEWEY BUSINESS CENTER

4710 W DEWEY DRIVE | FOR LEASE





8708 SPANISH RIDGE AVE | SUITE 115, LAS VEGAS, NV 89148

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PROPERTY HIGHLIGHTS

- CAM fees are estimated at \$0.39 PSF/Mo.
- Zoned M-1 (Clark County)
- New paint and flooring throughout
- Fully fire sprinklered
- 10' x 12' grade level metal roll up doors in each unit
- 200 amps, 120/208V, 3-phase power to each unit
- Located in the Southwest submarket with quick access to CC-215,
 I-15 freeway and the Las Vegas Strip
- 1-mile north of I-215/Decatur Road interchange and 1-mile west of the I-15/Russell exchange, 1 mile west of the Las Vegas Raiders/Allegiant Stadium





DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	18,391	170,562	488,513
2024 AVERAGE HOUSEHOLD INCOME	\$92,920	\$96,670	\$97,779
2024 TOTAL HOUSEHOLDS	7,571	68,203	197,483



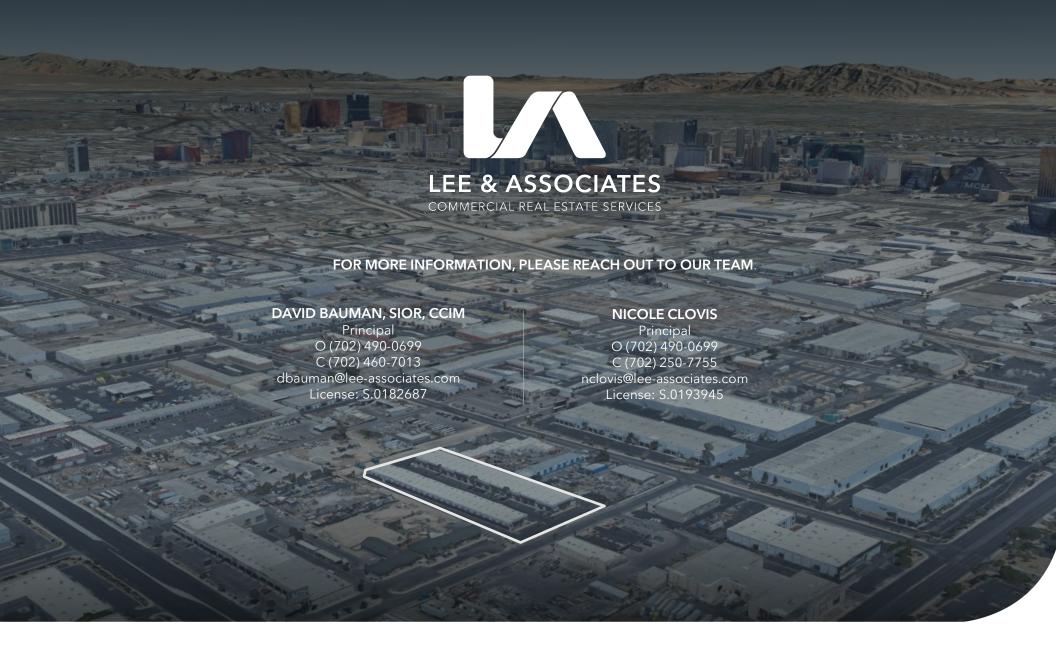
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Building 4710														1. 2. 1. 2. 1. 2.										
Suite 136	15 000 ST	Suite 134 ± 2,000 SF	Suite 132 ± 2,000 SF	Suite 130 ± 2,000 SF	Suite 128 ± 2,000 SF	Suite 126 ± 2.000 SF	Suite 124	±2,000 SF Suite 122	±2,000 SF	Suite 120 ± 2,000 SF	Suite 118	16 000, H	Suite 116 ± 2,000 SF	Suite 114 ±2,000 SF	Suite 112 ± 2,000 SF	Suite 110 ± 2.000 SF	Suite 108	±2,000 SF	±2,000 SF Suite 104	± 2,000 SF	Suite 102 ± 2,000 SF	Suite 100 ±2,000 SF		8
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Suite 147 ±1,200 SF	Suite145 ±1,200SF	Suite 143 ±1,200 SF	Suite 141 ± 1,200 SF	Suite139 ±1,200SF	Suite 137 ±1,200SF	Suite135 ±1,200SF	Suite 133 ± 1,200 SF	Suite 131 ± 1,200 SF Suite 129	±1,200 SF	Suite 127 ± 1,200 SF	Suite 125 ± 1,200 SF	Suite 123 ± 1,200 SF	Suite 121 ± 1,200 SF	Suite 119 ± 1,200 SF	Suite 117 ±1,200 SF	Suite 115 ± 1,200 SF	Suite 113 ±1,200SF	Suite 111 ±1,200 SF	Suite 109 ±1,200SF	±1,200SF	± 1,200SF	±1,200SF	±1,200SF	80
Building 4760																								







LEE & ASSOCIATES OF LAS VEGAS | BS.1000716 | 8708 SPANISH RIDGE AVE, SUITE 115, LAS VEGAS, NV 89148

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