

# CAMERON DEWEY BUSINESS CENTER

4710 W DEWEY DRIVE | FOR LEASE



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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

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**\$1.25 PSF NNN**

Lease rate



**±1,200 - 4,000 SF**

Spaces available

## 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

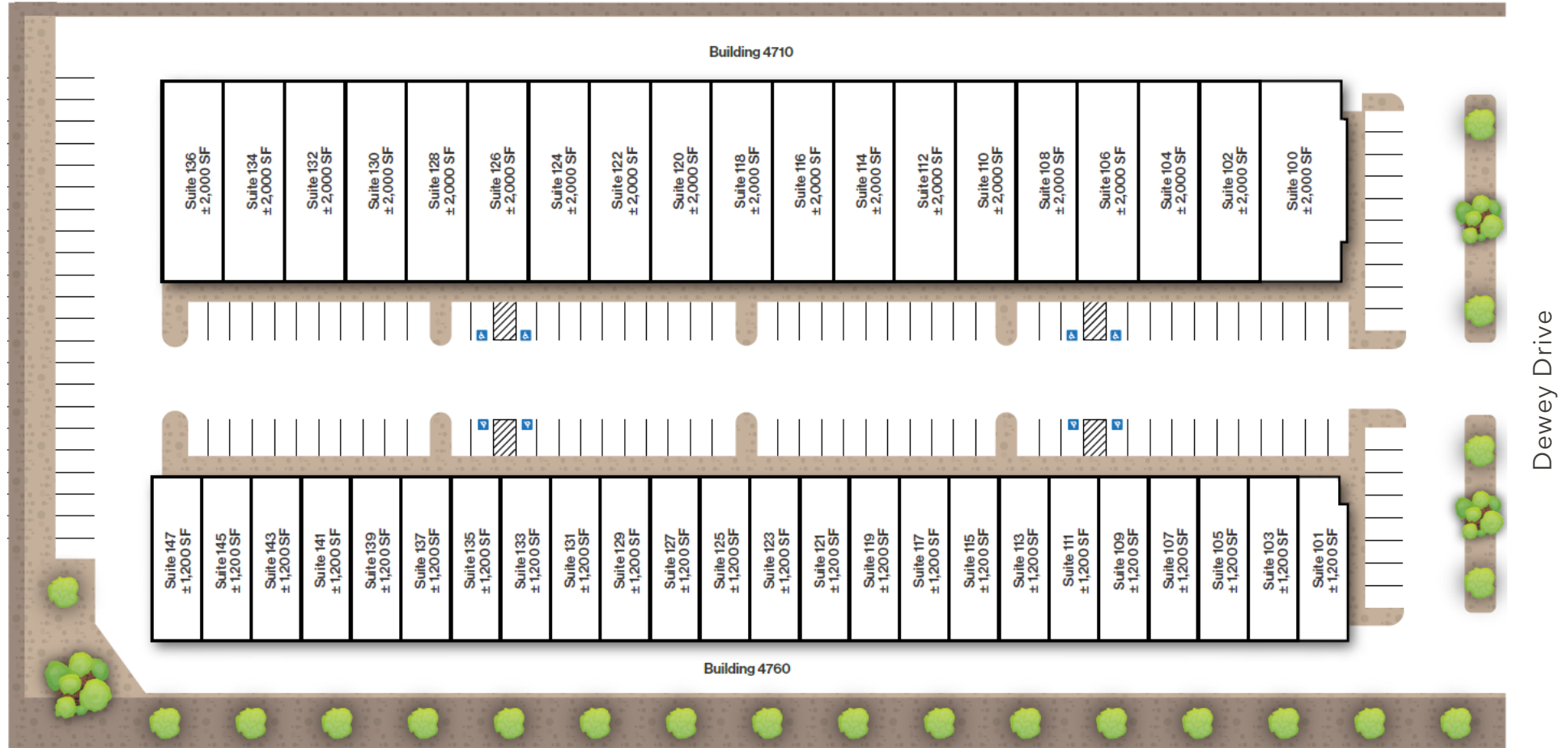


## DEMOGRAPHICS

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

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FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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