

For Lease

Valley View Business Park



3859-3871 S. Valley View Blvd.
Las Vegas, NV 89103

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Listing Snapshot



\$1.00 - \$1.50 NNN
Lease Rate



± 855 - 2,565 SF
Available Square Footage



\$0.25 PSF
CAM

Property Highlights

- **Seeking Clean Automotive Users for Suites 12-15 only**
 - “Clean” Automotive tint or wrap
 - ± 2,260-3,115 SF available February 2025
- Six-month introductory rate of \$1.00 - \$1.10 PSF NNN plus \$0.25 PSF CAM. After the introductory period rate is \$1.30 - \$1.40 PSF NNN plus \$0.25 PSF CAM
- Ideal location for servicing The Las Vegas Strip
- Zoning: M-1 (Light Manufacturing)
- All units have grade doors
- Project has excellent visibility and frontage along Valley View Blvd.
- Easy ingress/egress with multiple access points
- Entire project recently renovated
- Excellent tenant mix
- The property is surrounded by dense residential and multifamily complexes boasting high demographics and traffic counts
- 1 Block north of Flamingo Rd. and 1/2 mile west of the I-15 Freeway/Flamingo exchange, across from the Rio Hotel & Casino

Demographics

	1-mile	3-mile	5-mile
2024 Population	18,002	151,018	398,904
2024 Average Household Income	\$52,881	\$72,755	\$77,776
2024 Total Households	8,164	67,993	164,468





Schools



Retail



Hotels / Casinos



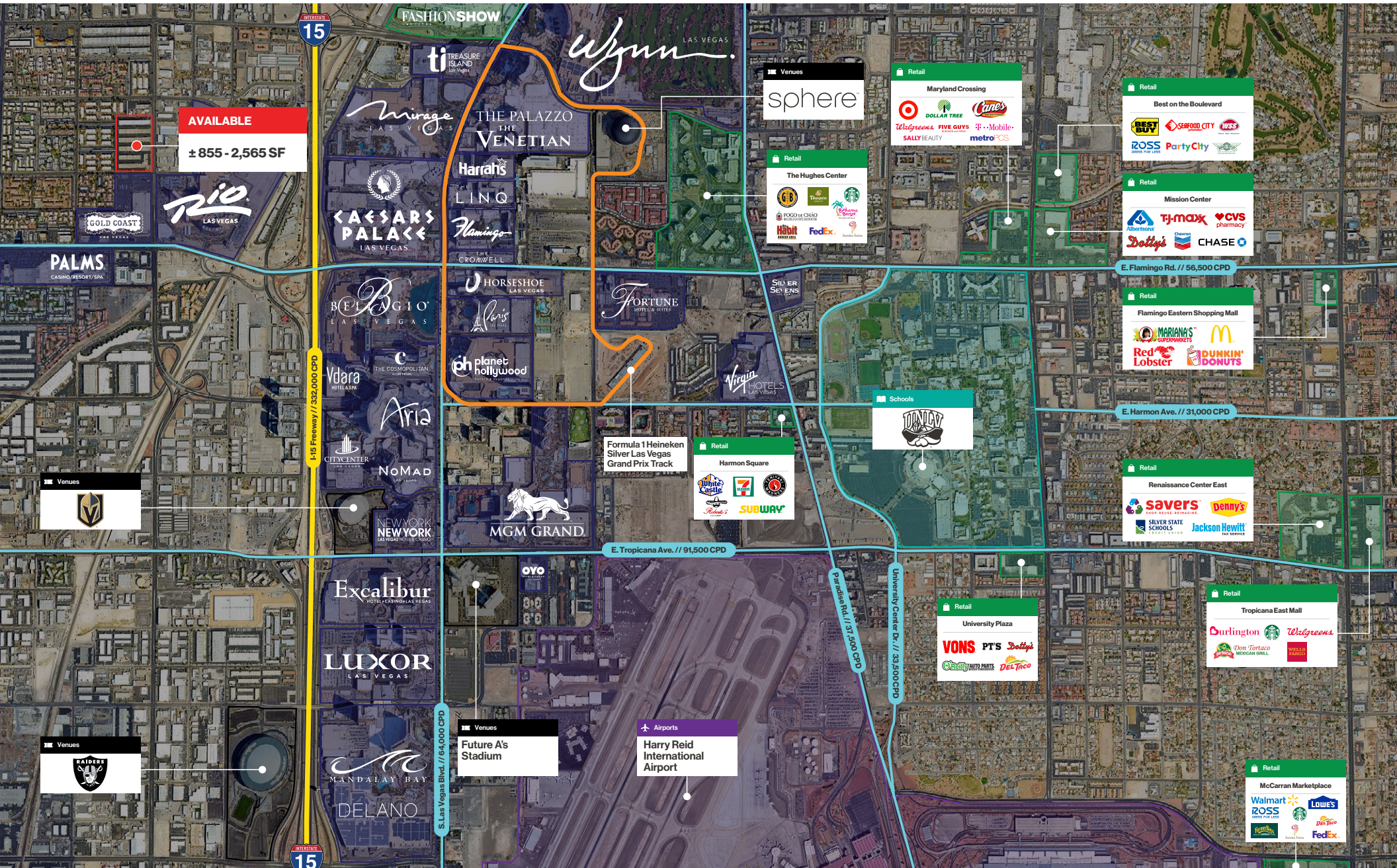
Airports



Venues



Formula 1 Track





Airports
Harry Reid
International Airport

Venues
Vegas Golden Knights

Venues
Oakland Raiders

Las Vegas Strip

AVAILABLE
± 855 - 2,565 SF

I-15 Freeway // 332,000 CPD

15

W. Flamingo Rd. // 56,500 CPD

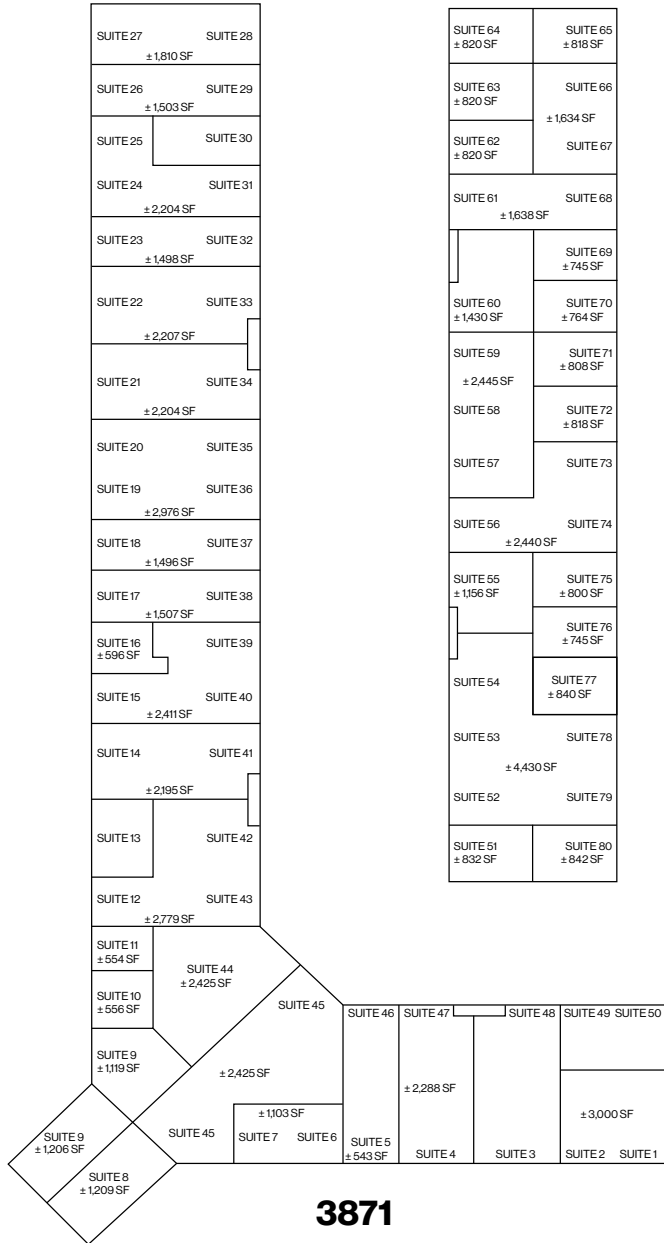
W. Viking Rd.

S. Valley View Blvd. // 13,200 CPD

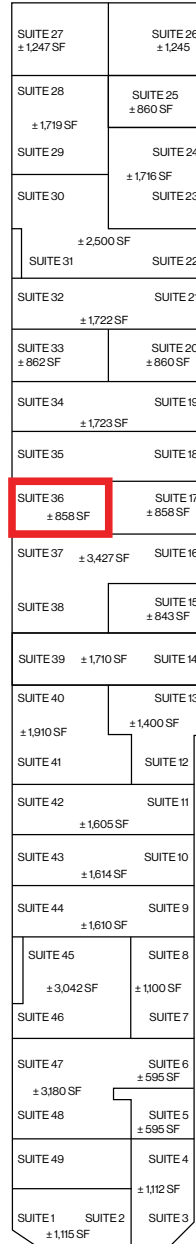
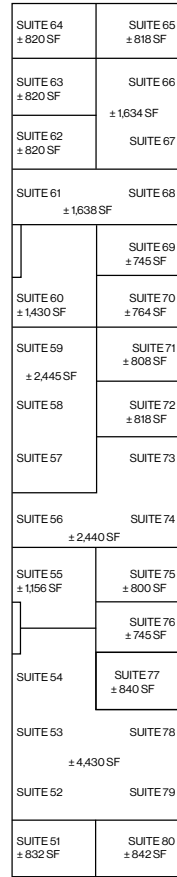
W. Twain Ave. // 20,400 CPD

Floor Plan

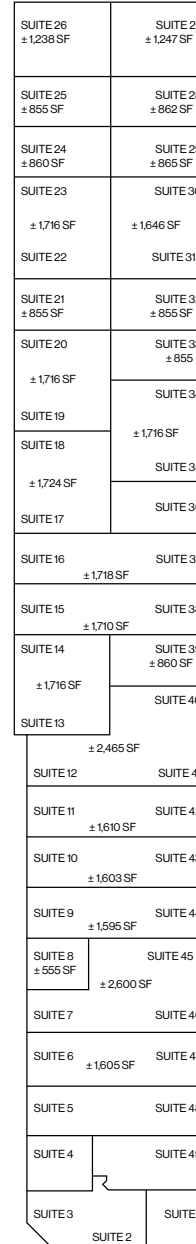
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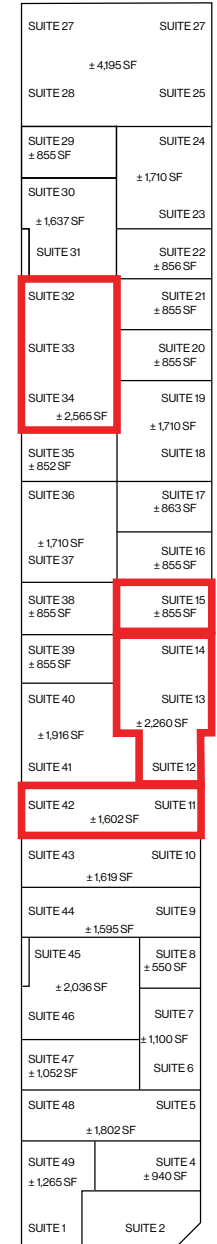
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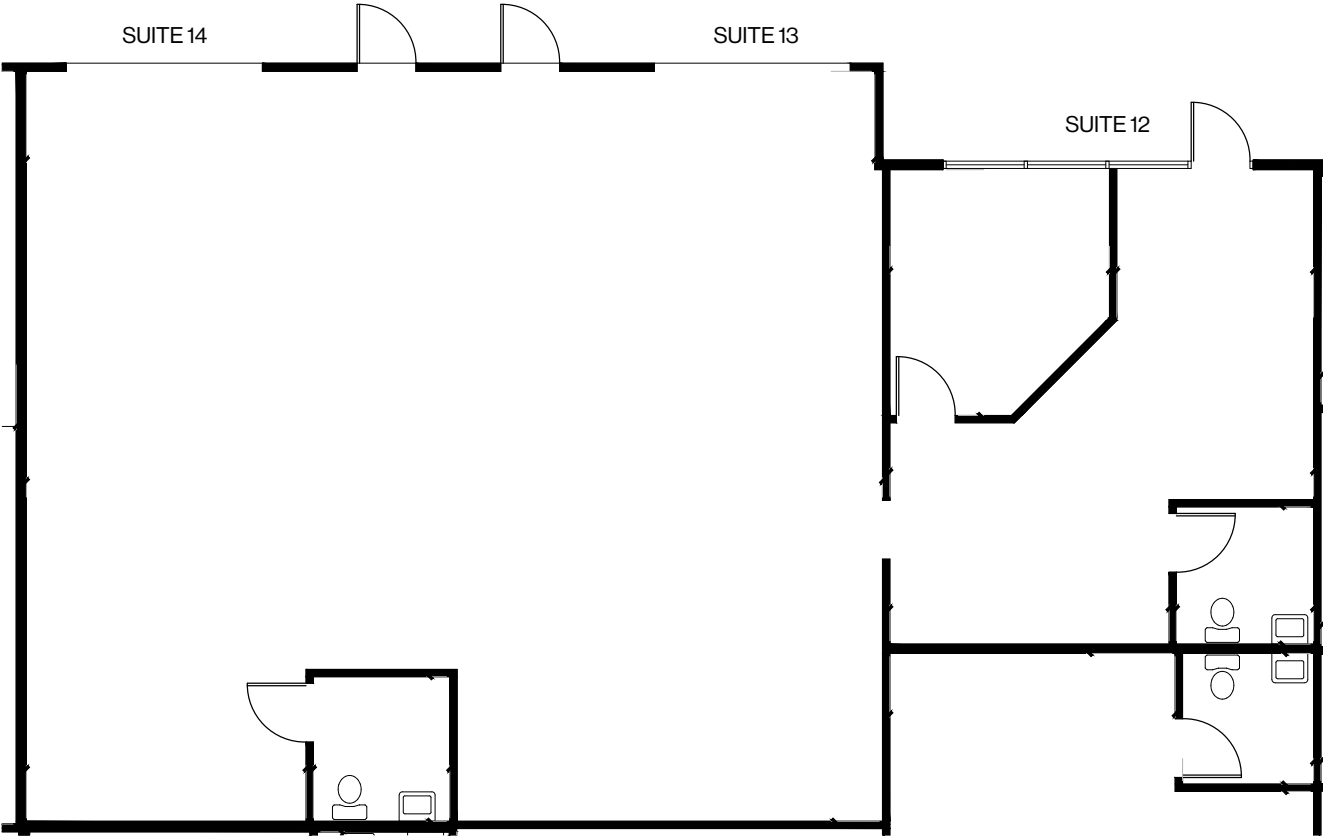


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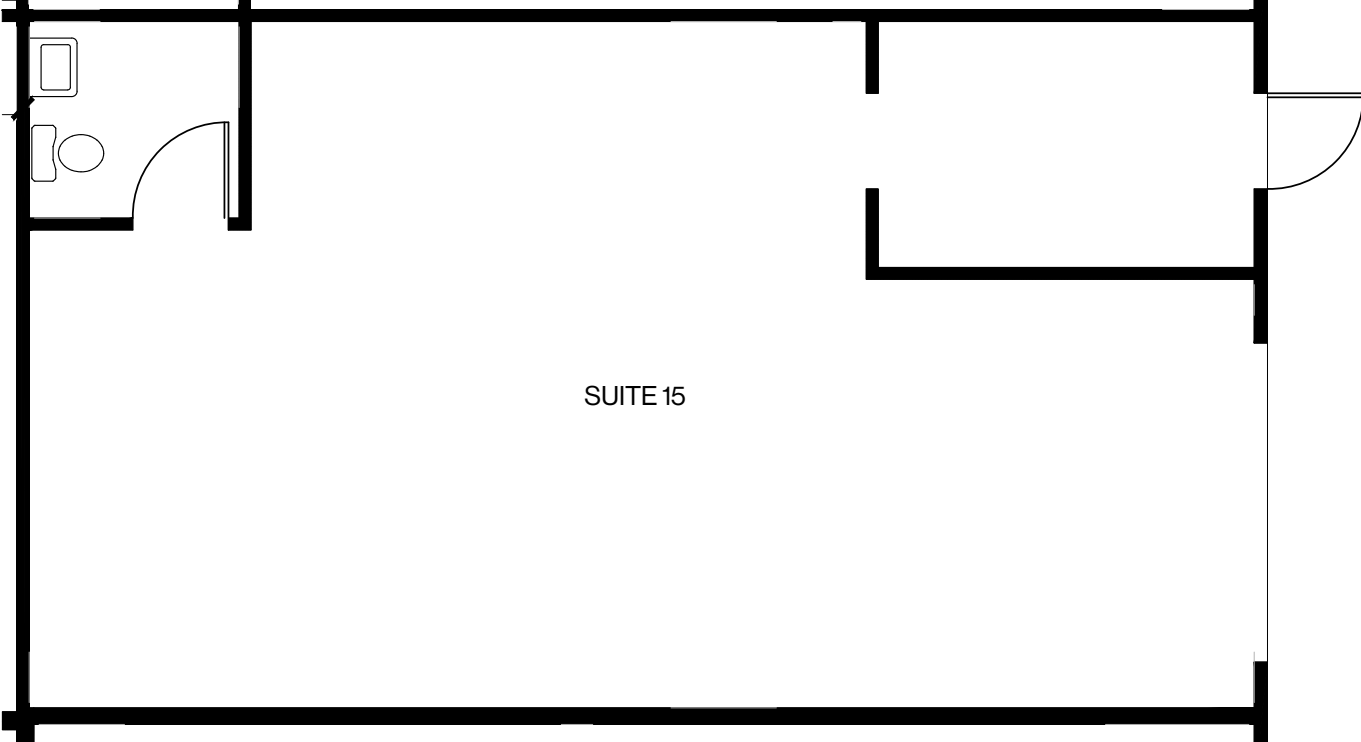
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Floor Plan | Suites 12, 13, & 14
± 2,260 SF



Floor Plan | Suite 15

± 855 SF

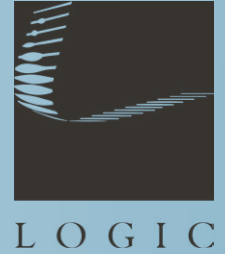


Property Photos



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For inquiries please reach out to our team.

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