

For Lease

# Chinatown Industrial Flex Space with Yard



3448 S. Decatur Blvd.  
Las Vegas, NV 89102

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## Listing Snapshot



**\$2.00 PSF NNN**

Lease Rate



**± 5,000 SF**

Available Square Footage



**± 0.45 AC**

Yard Space

## Property Highlights

- Property features a fenced and secured outdoor yard, offering a valuable functional extension of the building
- Located in Chinatown, just off of the NEC of S. Decatur Boulevard and W. Spring Mountain Road
  - ± 5,000 SF total office/flex building
  - ± 3,200 SF warehouse
  - ± 1,800 SF office/retail
- Easy access to I-15 (± 246,000 CPD) and CC-215 (± 118,000 CPD)
- Three (3) roll-up doors
  - Doors 1 & 2: 14' H
  - Door 3: 10' H
  - 20' 8" clear height, 225 amps, 120/240 Volt, 3-Phase Power Panel
- Prominent pylon signage on S. Decatur Boulevard

## Demographics

	1-mile	3-mile	5-mile
2025 Population	30,659	151,405	437,290
2025 Average Household Income	\$63,458	\$85,357	\$84,870
2025 Total Households	12,725	64,193	180,777



## Aerial



## Airports



## Schools



## Retail



## Hotels / Casinos



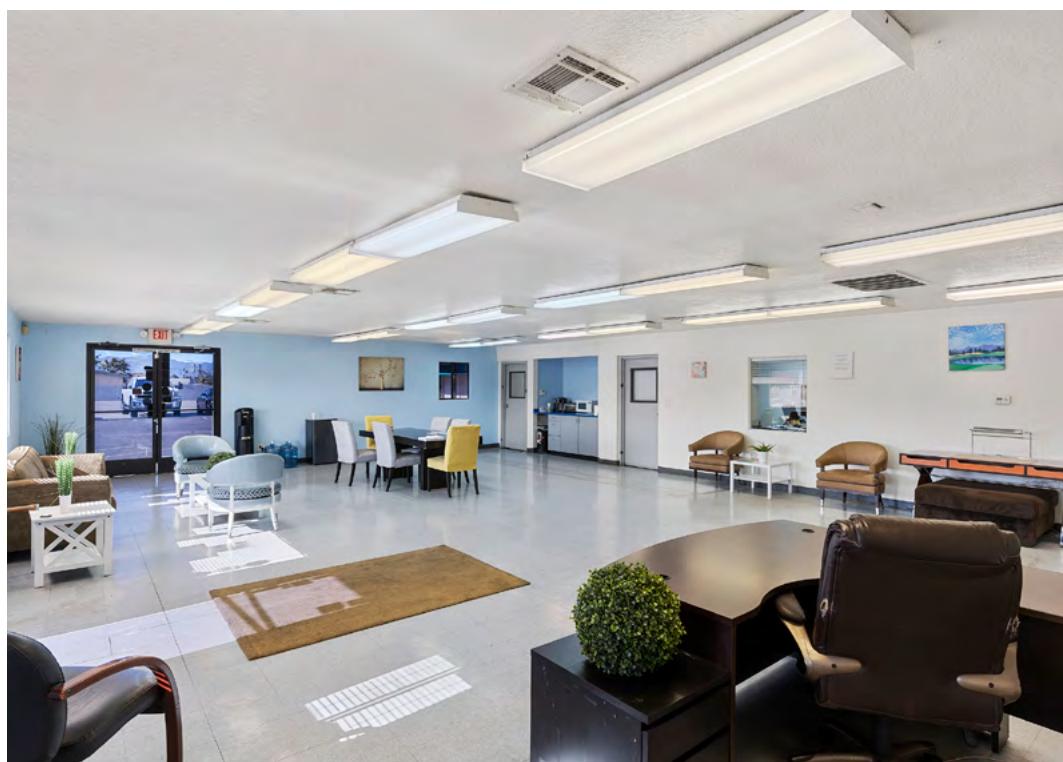
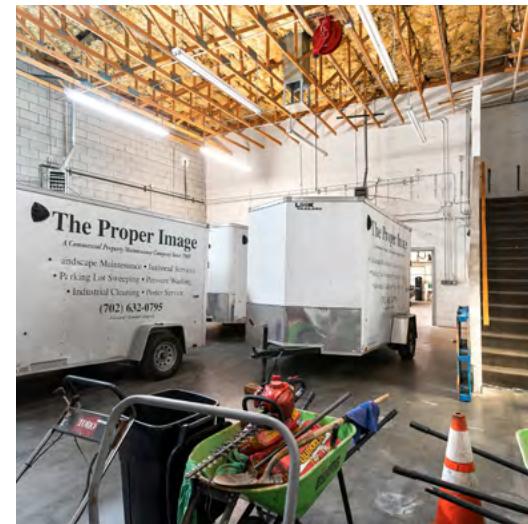
## Communities



# Parcel Map



## Property Photos



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