



For Lease

Valley View Business Park

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

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Property Highlights

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

- ±554 - 2,411 sf Available for Lease
- Retail/warehouse suite available with ample parking
- Zoning: Industrial Light (IL)
- Planned Land Use: Entertainment Mixed-Use (EM)
- Most units have grade doors
- Easy ingress/egress with multiple access points
- Units have excellent visibility
- 1 Block north of Flamingo Road and 1/2 mile west of the I-15/Flamingo exchange, across from the Rio Hotel & Casino
- Asking Rate: \$1.75 & \$2.50 psf NNN
- \$0.30 psf Estimated CAM's

Demographics

 Total Population	1-mile 16,356	3-miles 144,311	5-miles 387,398
 Median HH Income	1-mile \$42,513	3-miles \$48,232	5-miles \$51,330
 Median Home Value	1-mile \$209,277	3-miles \$296,331	5-miles \$304,875
 Total Households	1-mile 7,209	3-miles 62,323	5-miles 156,441
 Average Size Household	1-mile 2.3	3-miles 2.3	5-miles 2.5

**For more
information**

HILLARY STEINBERG

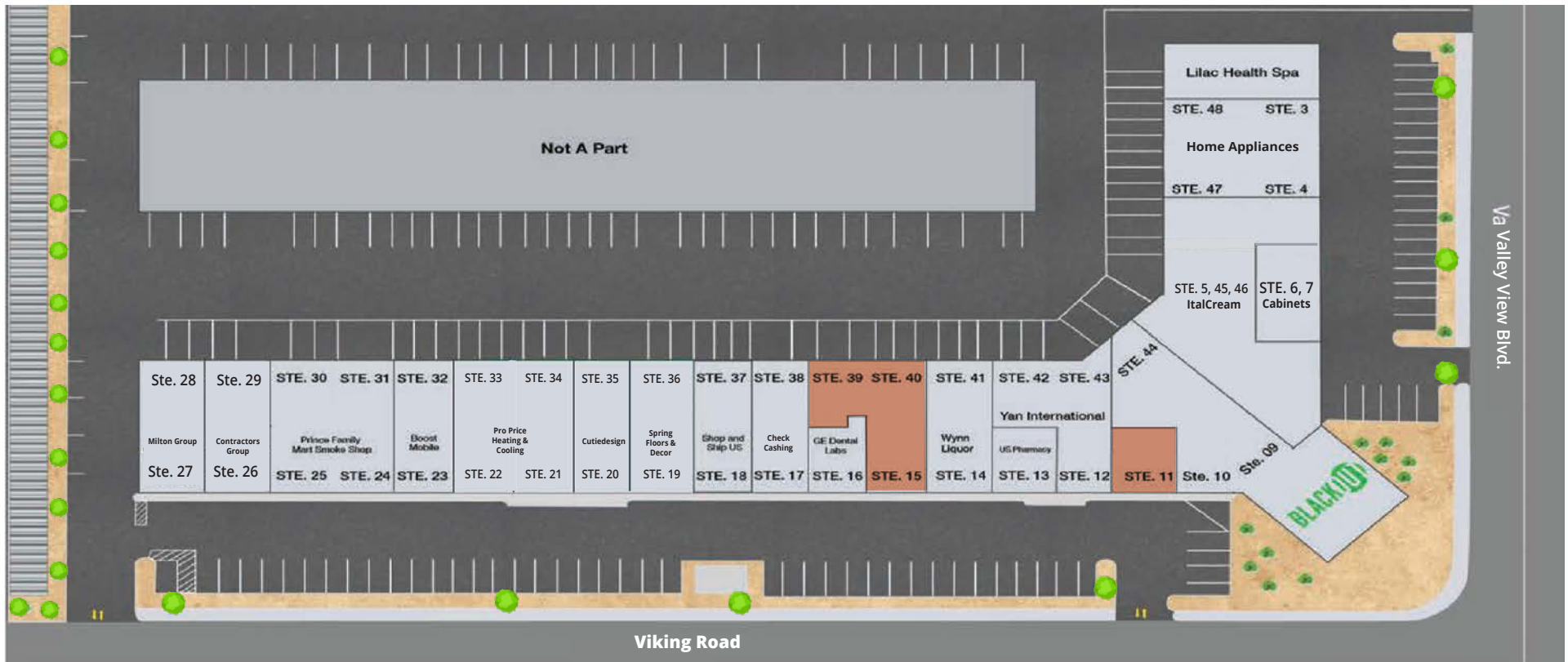
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Site Plan

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Suite	Total Square Footage	Lease Rate	CAM's	Total Monthly Rent
11	±554	\$2.50 psf NNN	\$0.30 psf	\$1,551.20
15/39/40	±2,411	\$1.75 psf NNN	\$0.30 psf	\$4,942.55

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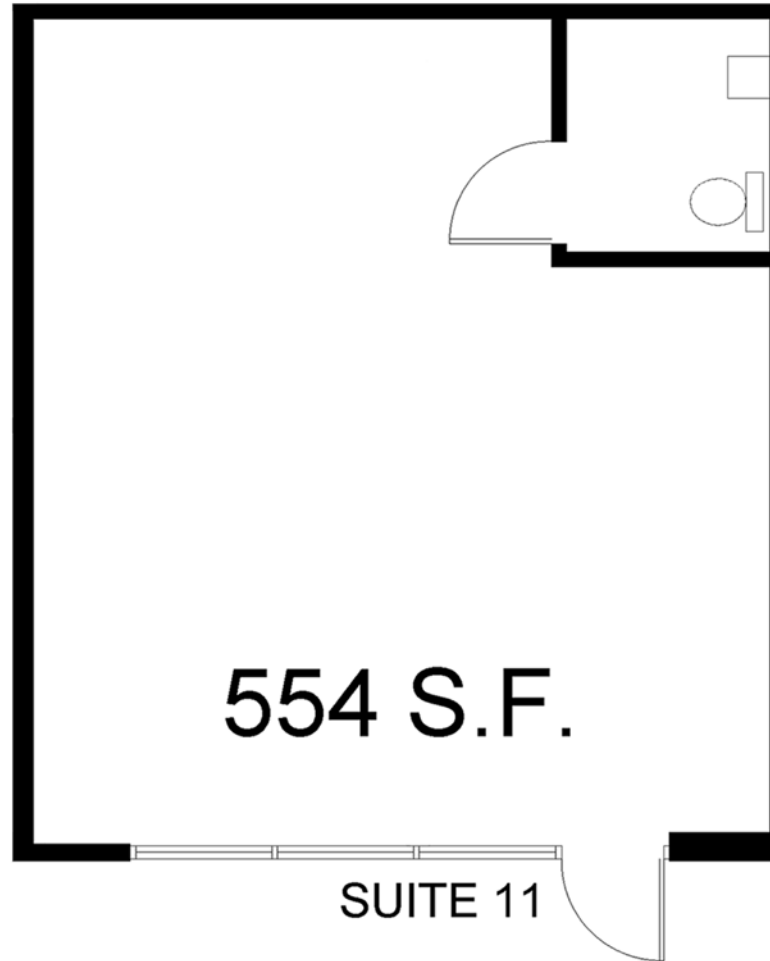
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Building 3871

Suite 11

- ±554 Total SF Available
- Asking Rate: \$2.50 PSF NNN
- \$0.30 PSF Estimated CAM's
- \$1,551.20 Monthly Rent



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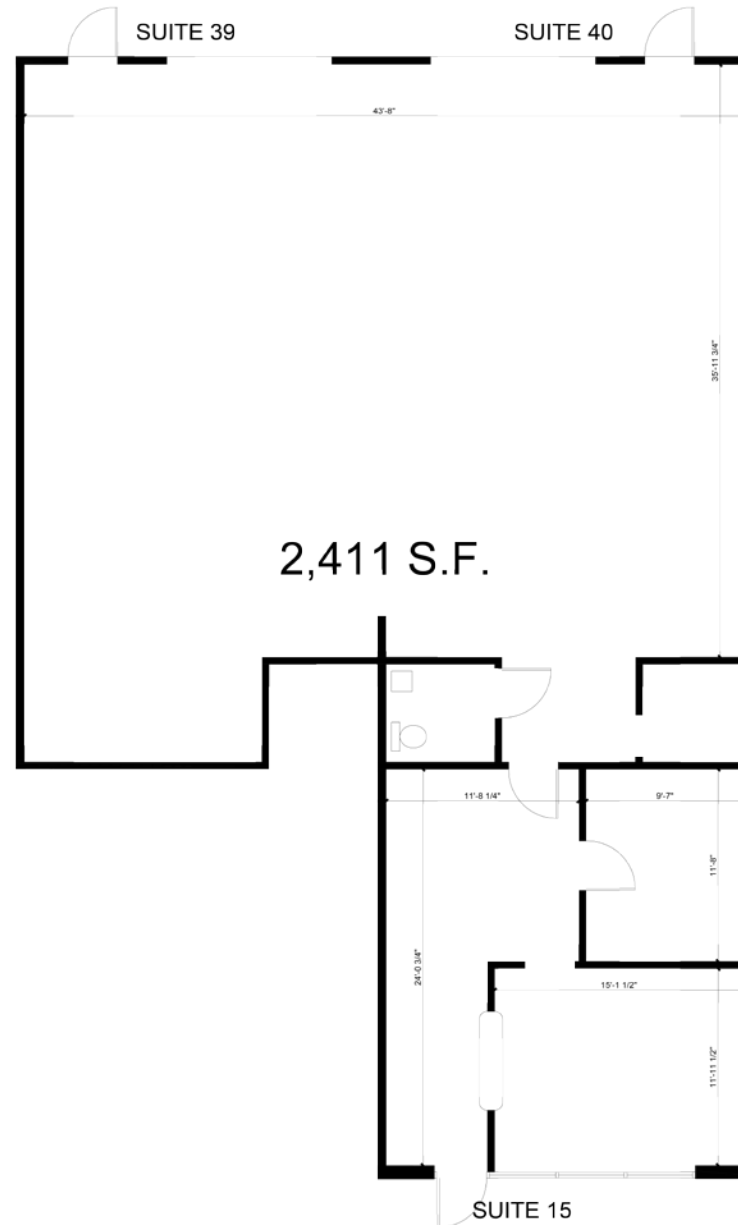
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Building 3871

Suite 15 / 39 / 40

- ±2,411 Total SF Available
- Asking Rate: \$1.75 PSF NNN
- \$0.30 PSF Estimated CAM's
- \$4,942.55 Monthly Rent



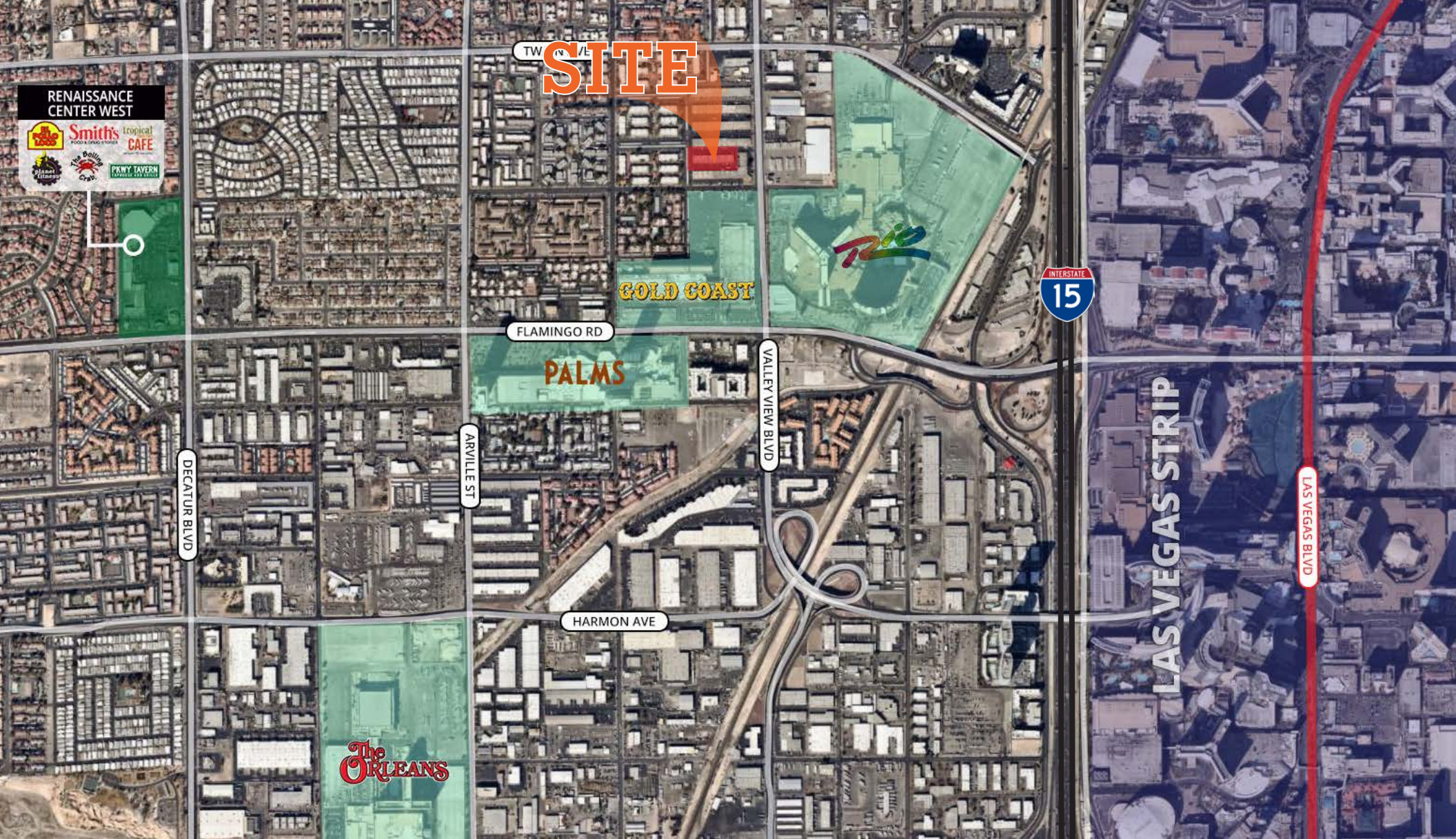
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