

# Valley View Business Park

3871 S. Valley View Boulevard  
Las Vegas, NV 89103



## Retail Suite For Lease

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**AVISON  
YOUNG**

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# The property

Valley View Business Park is a highly visible, centrally located property offering unmatched accessibility just minutes from The Strip, major transportation routes and thriving business corridors.

With flexible open layouts and ample parking, it's an ideal space for retail, showroom, creative office or service-based operations. Most units have grade doors making it possible for enhanced space versatility.

26k

square foot  
building

HTH

Wide range of  
tenant mix



1.81/1,000 sf  
parking ratio



Easy ingress / egress  
with multiple access  
points



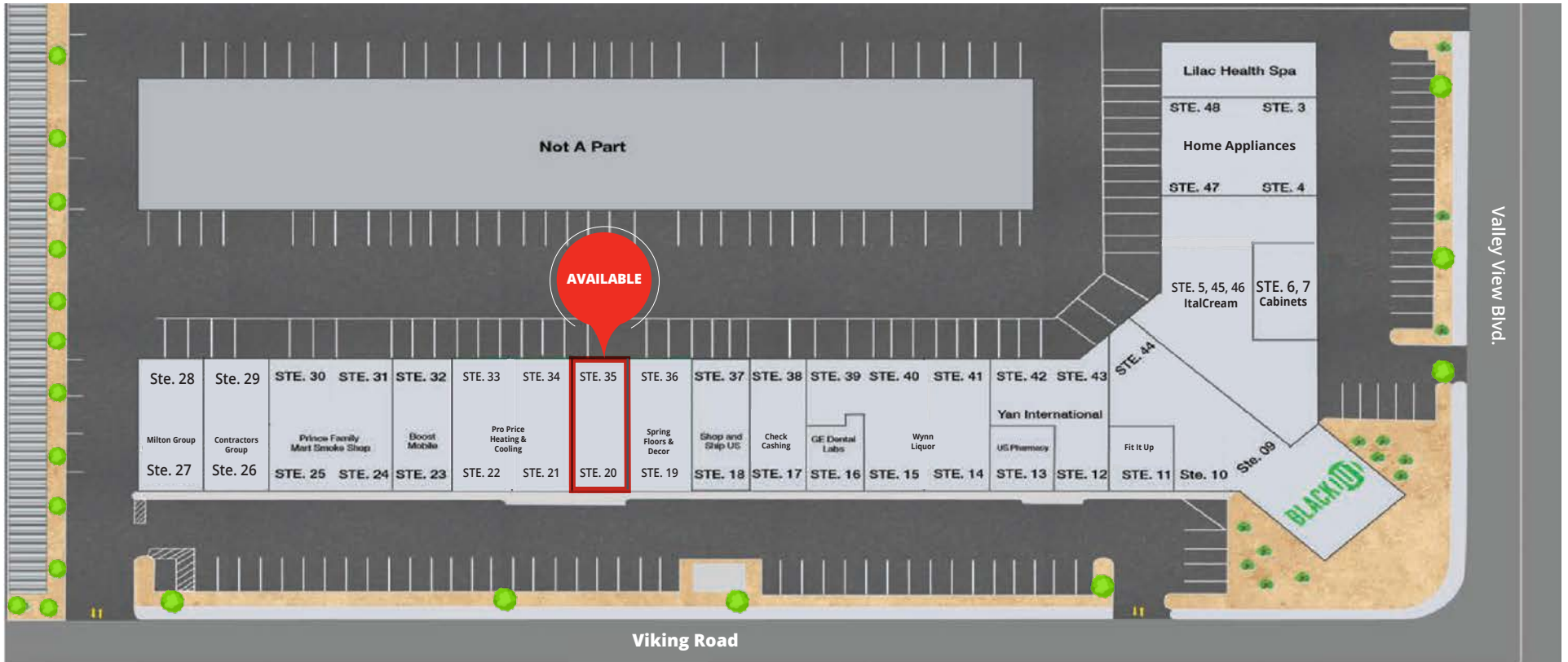
\$1.75 psf, NNN  
\$0.30 psf CAM



# Site plan

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Suite	Total Square Footage	Lease Rate	CAM's	Total Monthly Rent
20/35	±1,480	\$1.75 psf NNN	\$0.30 psf	\$3,034.00

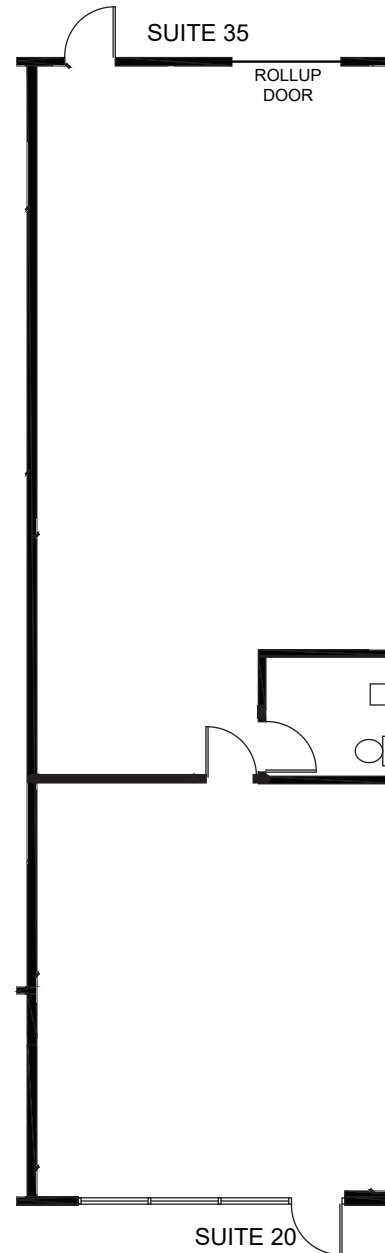
# Floor plan

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Suite 20 / 35  
**±1,480 sf**

- Asking Rate: \$1.75 PSF NNN
- \$0.30 PSF Estimated CAM's
- \$3,034.00 Monthly Rent



# Demographics

## Valley View Business Park

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### Population

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	17,400	156,535	403,909
2030 Projected Population	17,355	154,020	404,053
Projected Annual Growth 2025 to 2030	-45	-2,515	144
2025 Estimated Households	8,188	72,545	171,401
2030 Projected Households	8,341	72,437	173,887
Projected Annual Growth 2025 to 2030	153	-107	2,486
2025 Est. Median Age	37.5	38.3	38.2

### Household Income

2025 Est. Average Household Income	\$64,303	\$85,700	\$88,671
2025 Est. Median Household Income	\$50,127	\$59,166	\$64,220

### Education

2025 Est. Some College	22.5%	21.9%	21.7%
2025 Est. Bachelor Degree Only	15.6%	15.4%	15.5%

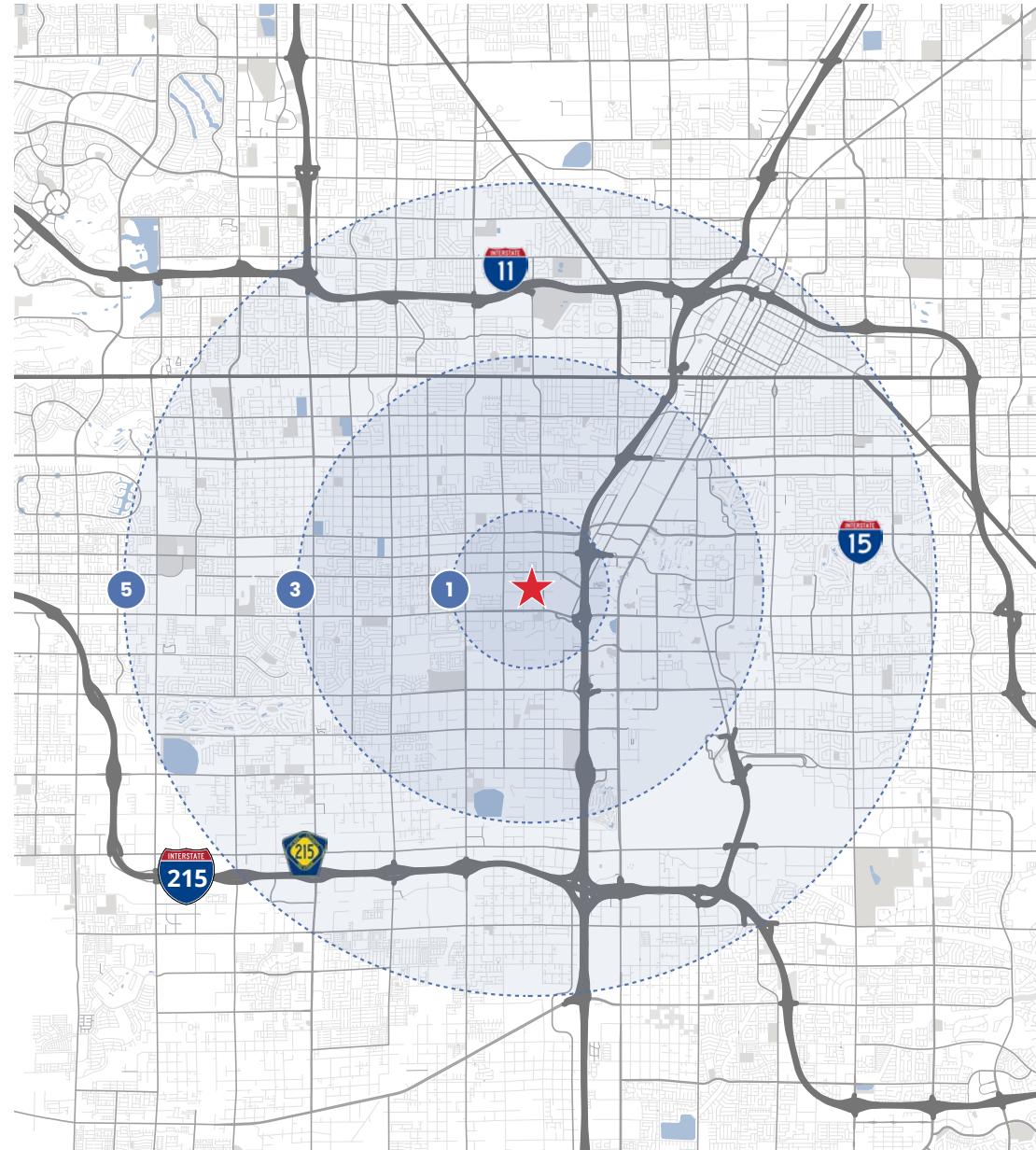
### Workforce

2025 White Collar Workers	39.4%	47.0%	48.5%
2025 Blue Collar Workers	60.6%	53.0%	51.5%

### Traffic counts

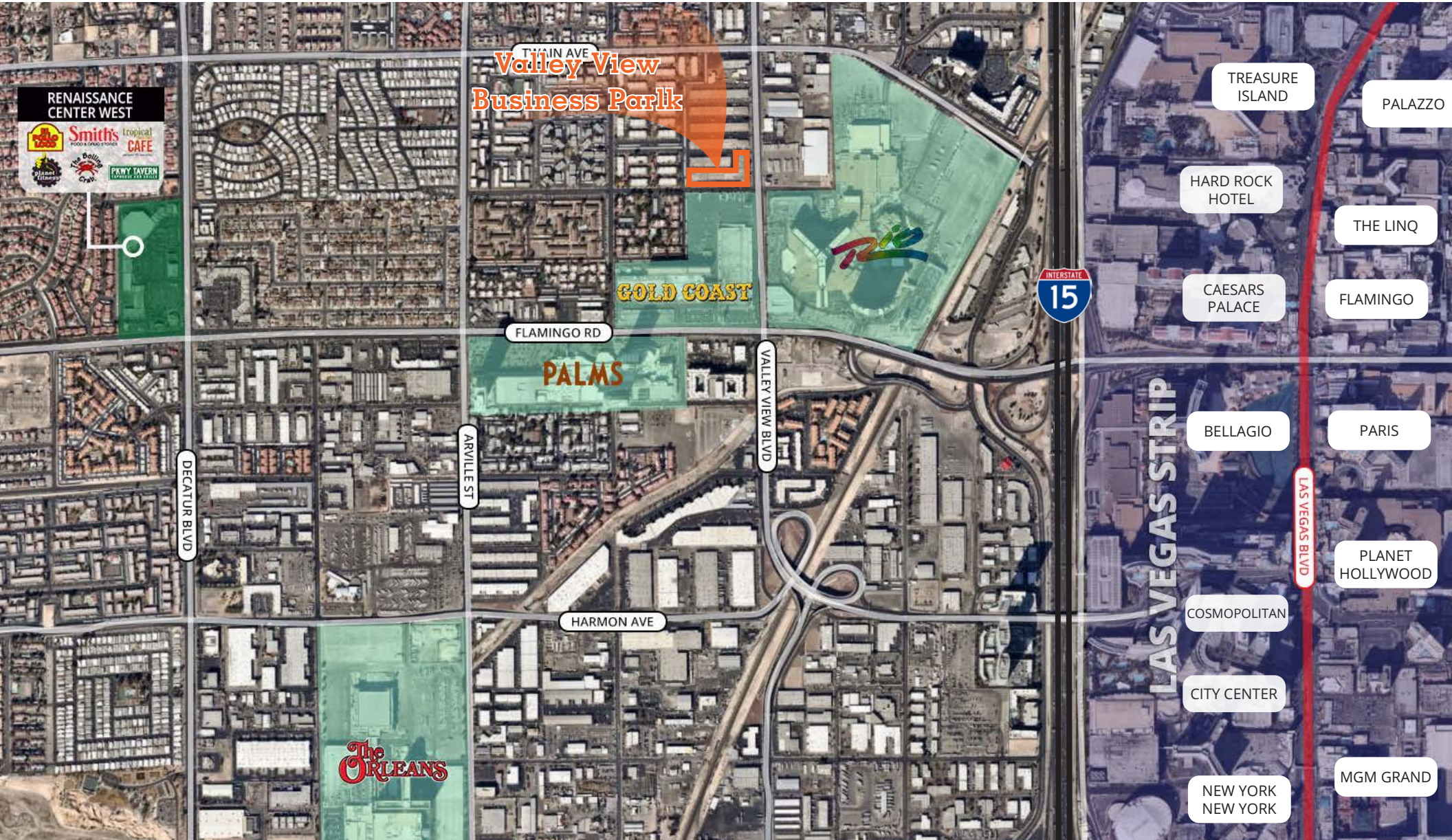


South Valley View Blvd. **±30,106 vpd**  
West Flamingo Road **±59,878 vpd**



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# Contact us



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Visit us online  
[avisonyoung.com](https://avisonyoung.com)

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