



FOR LEASE

5325 S Valley View
Las Vegas, NV 89118

- Major Renovations Recently Completed!
±10,000-47,984 SF Available With Yard Space
- Blocks From Allegiant Stadium
- Walking Distance To The Las Vegas Strip
- Easy Access To Both I-15 And 215 Freeways
For Seamless Connectivity Across The Valley
- Welcomes a variety of tenant uses, including automotive, fabrication, construction, fleet maintenance, studio/production, and fitness-related users.

UNDER NEW OWNERSHIP!

NAIExcel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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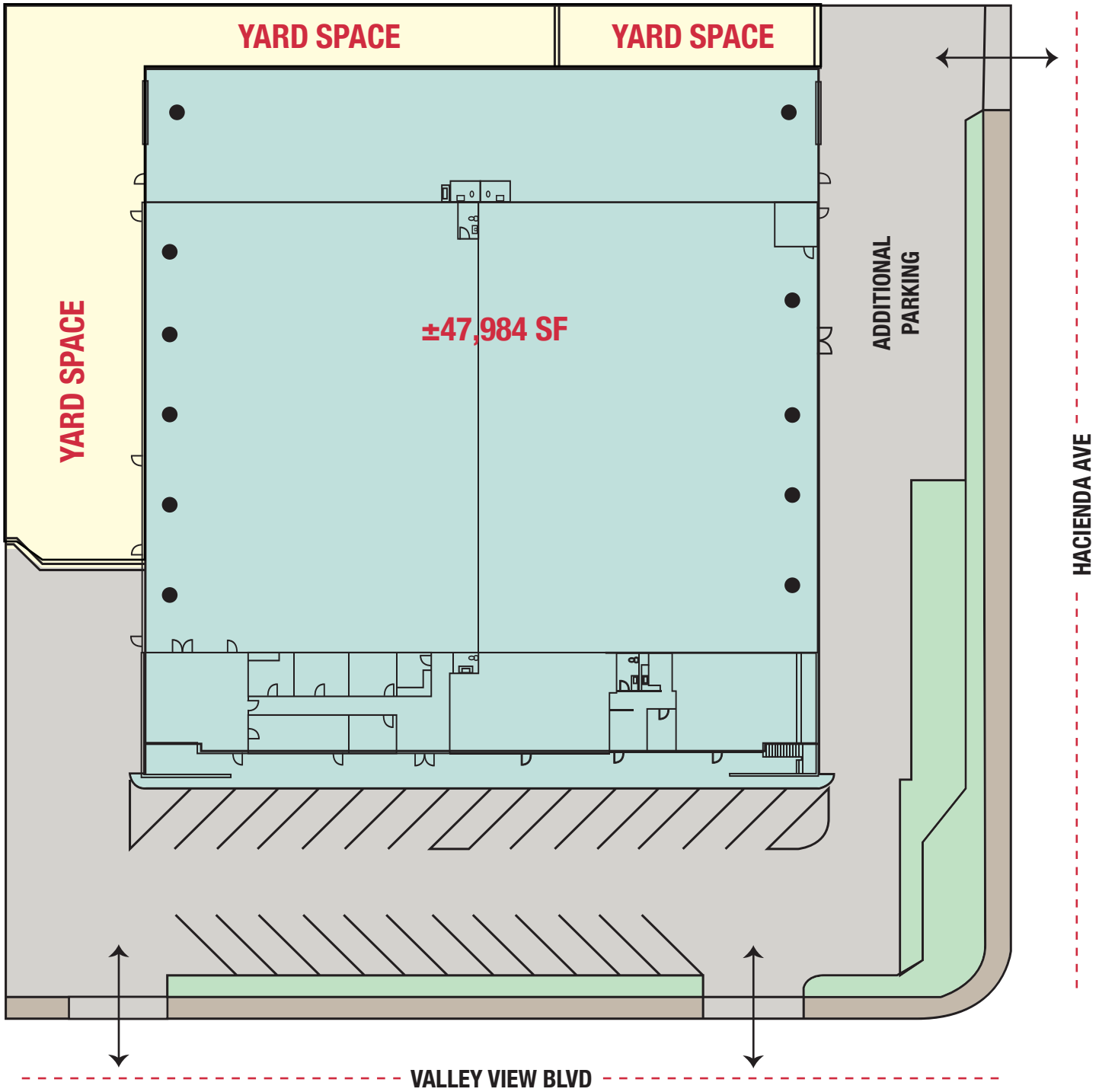


OPTION B-C



PHOTOS





SITE PLAN

Property Specs

Prime Industrial Space with High Visibility

Stadium View Commerce Center is a free-standing industrial property positioned on the signalized corner of Valley View Boulevard and Hacienda Avenue, offering strong frontage and signage visibility. Lease sizes range from approximately 10,000 to 47,984 SF, with secure, fenced yard space available. The property features 11 exterior roll-up doors and efficient warehouse access, making it well-suited for a variety of industrial users.

Premier Location in the Southwest Industrial Submarket:

- Less than 1 mile to I-15 Freeway
- Blocks from Allegiant Stadium
- Walking distance to the Las Vegas Strip
- Easy access to both I-15 and 215 Freeways for seamless connectivity across the valley

Major Renovations Completed in 2025 – Generous Tenant Improvements (TIs) Available!

Under new ownership, Stadium View Commerce Center has recently completed significant property upgrades, with generous tenant improvement allowances.



Planned Property Enhancements

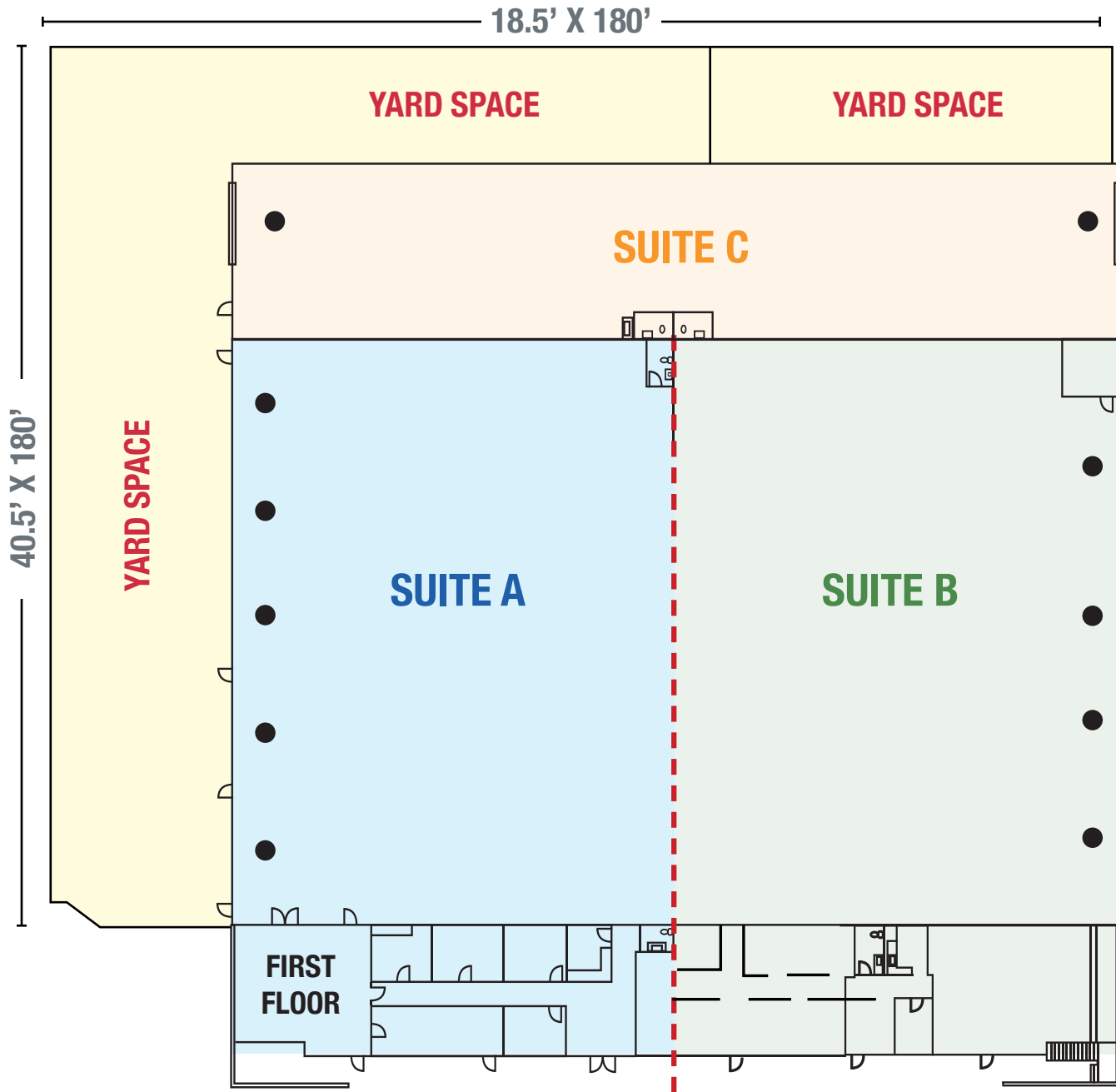
- New Parking Lot
- Redesigned Pylon Signage
- Updated Exterior Paint & Look
- Evaporative Coolers & HVAC System Repairs/Replacement
- New Office Finishes and Layouts
- Complete Project Rebrand with New Name & Logo
- 3-Phase Power – 800 Amps
- Clear Height: ±16-18'
- Fully Sprinklered
- 11 Grade Level Roll-Up Doors
 - Three (3) 14'x14' grade level doors
 - Six (6) 12'x12' grade level doors
 - Two (2) 24'x14' grade level doors



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SUITE A

- 15,572 Total SF
- Two-Story Office ±2,544 SF
- Warehouse ±13,028 SF
- Four (4) 12'x12' grade level doors
- One (1) 24'x14' grade level doors
- Fenced Yard
- Asking Rate: \$1.00 + \$0.32 NNN*
- Total Monthly \$20,555.04

SUITE B

- 15,572 Total SF
- Warehouse ±13,028 SF
- Two (2) 14'x14' grade level doors
- Two (2) 12'x12' grade level doors
- Two (2) Restrooms
- Street Frontage
- Asking Rate: \$1.00 + \$0.32 NNN*
- Total Monthly \$20,555.04

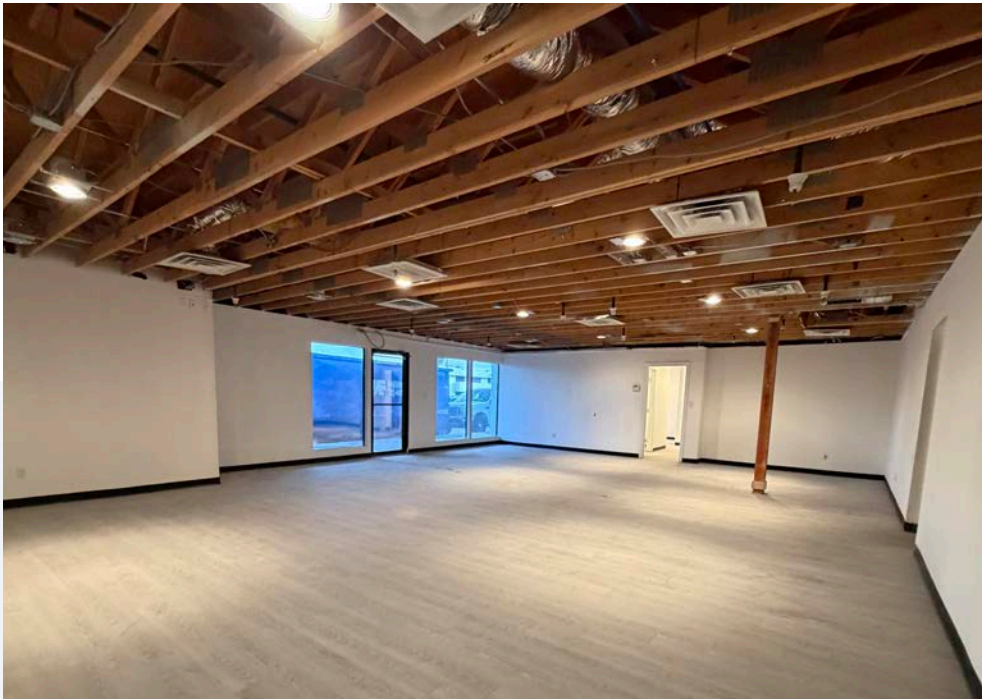
SUITE C

- 10,000 Total SF
- Asking Rate: \$1.00 + \$0.32 NNN*
- Total Monthly \$13,200.00
- Two (2) Restrooms
- One (1) 24'x14' grade level doors
- One (1) 14'x14' grade level doors
- Yard Space

*Teaser Rate for year one.



PHOTOS





PHOTOS





AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

SITE

allegiant stadium

TROPICANA AVE

LAS VEGAS BLVD

THE LAS VEGAS STRIP

HARRY REID INTERNATIONAL AIRPORT

VALLEY VIEW BLVD

SUNSET RD

15

215

15

215

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GROUP**

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