



FOR  
LEASE

1241 American Pacific Dr  
Henderson, NV 89074

- Two Suites Available
- Vehicle and Non-Vehicle Related Are Accepted

**±8,740 SF RETAIL**

## Property Specs

LEASE RATE	<b>\$1.25/SF NNN</b>
CAM CHARGES	<b>\$0.28/SF</b>
TOTAL GLA	<b>±8,980 SF</b>
SUITES SF	<b>110   ±4,740 SF</b> <b>115   ±4,000 SF</b>
MONTHLY RENT	<b>110   \$7,252.20</b> <b>115   \$6,120.00</b>
LOT SIZE	<b>±4 AC</b>
YEAR BUILT	<b>2003</b>
ZONING	<b>IG (General Industrial)</b>

- Two suites available in this busy automotive center.
- The suite can be used for auto body.
- The suite does not contain a paint booth.
- No smog, auto glass, Transmission uses allowed.
- Non automotive uses accepted.
- Each suite has assigned parking.
- Suite 110:** This vacant suite contains two roll up doors, a private office, inventory racks, lobby area and a bathroom.
- Suite 115:** This suite contains four roll up doors, a private office, two bathrooms, a lobby area and installed lifts. Although occupied, suite may be toured. Tenant to vacate mid-February.



OR TEXT 21469 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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SOONHOP

SUITE 110



**2003**

YEAR BUILT

**IG**

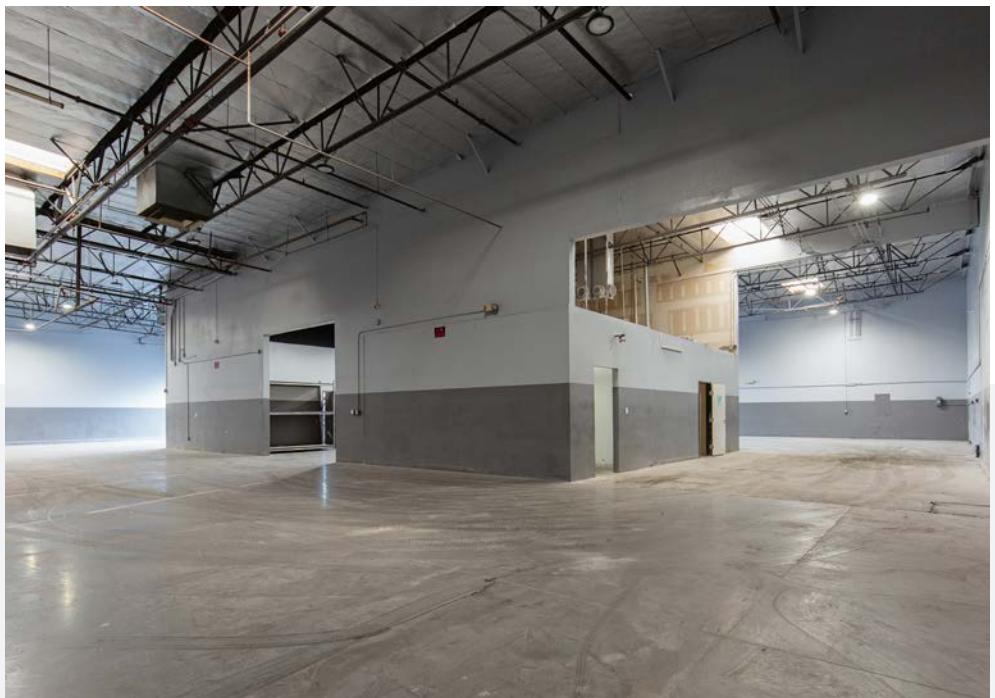
ZONING

**±4,740**

TOTAL SF AVAILABLE



**SUITE 110**



**PHOTOS**

**SUITE 115**

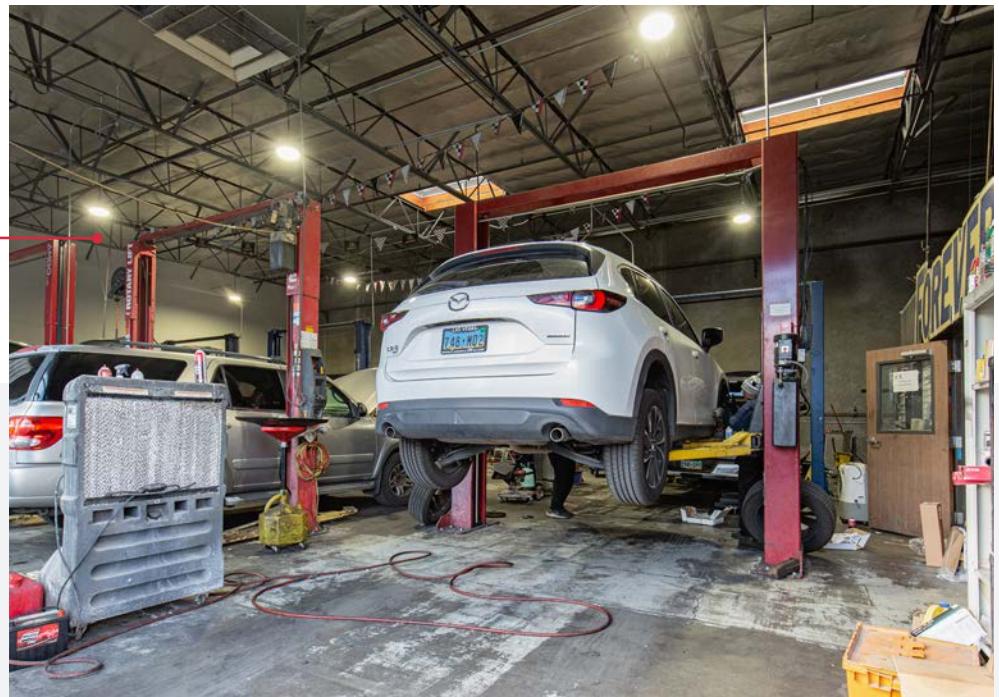


**2003**   **IG**   **±4,000**

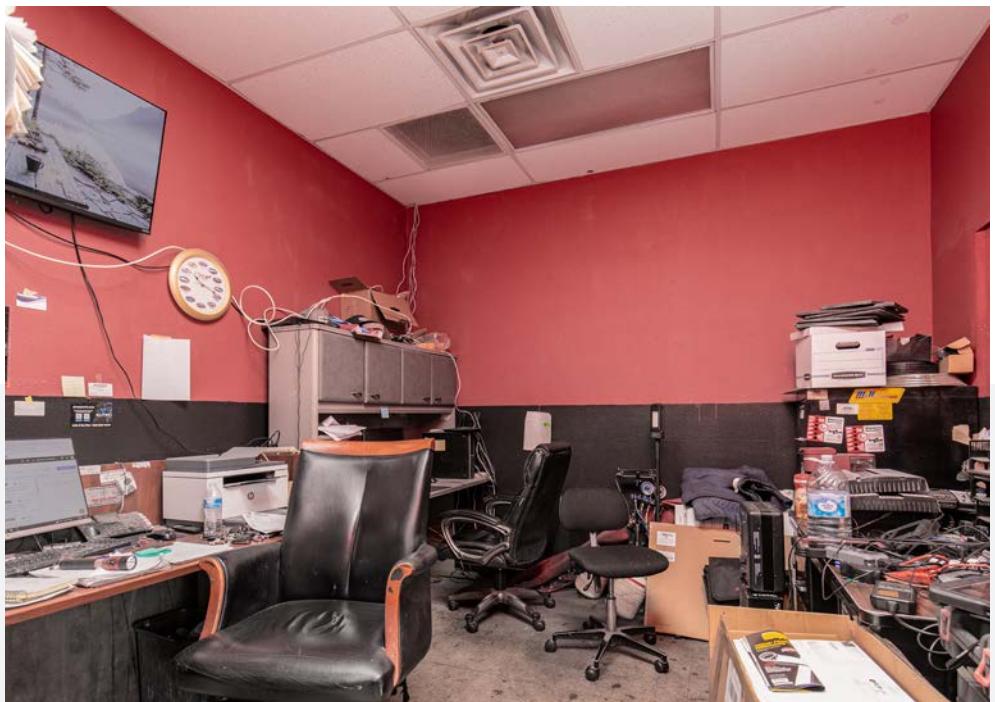
YEAR BUILT

ZONING

TOTAL SF AVAILABLE



**SUITE 115**



# AREA MAP

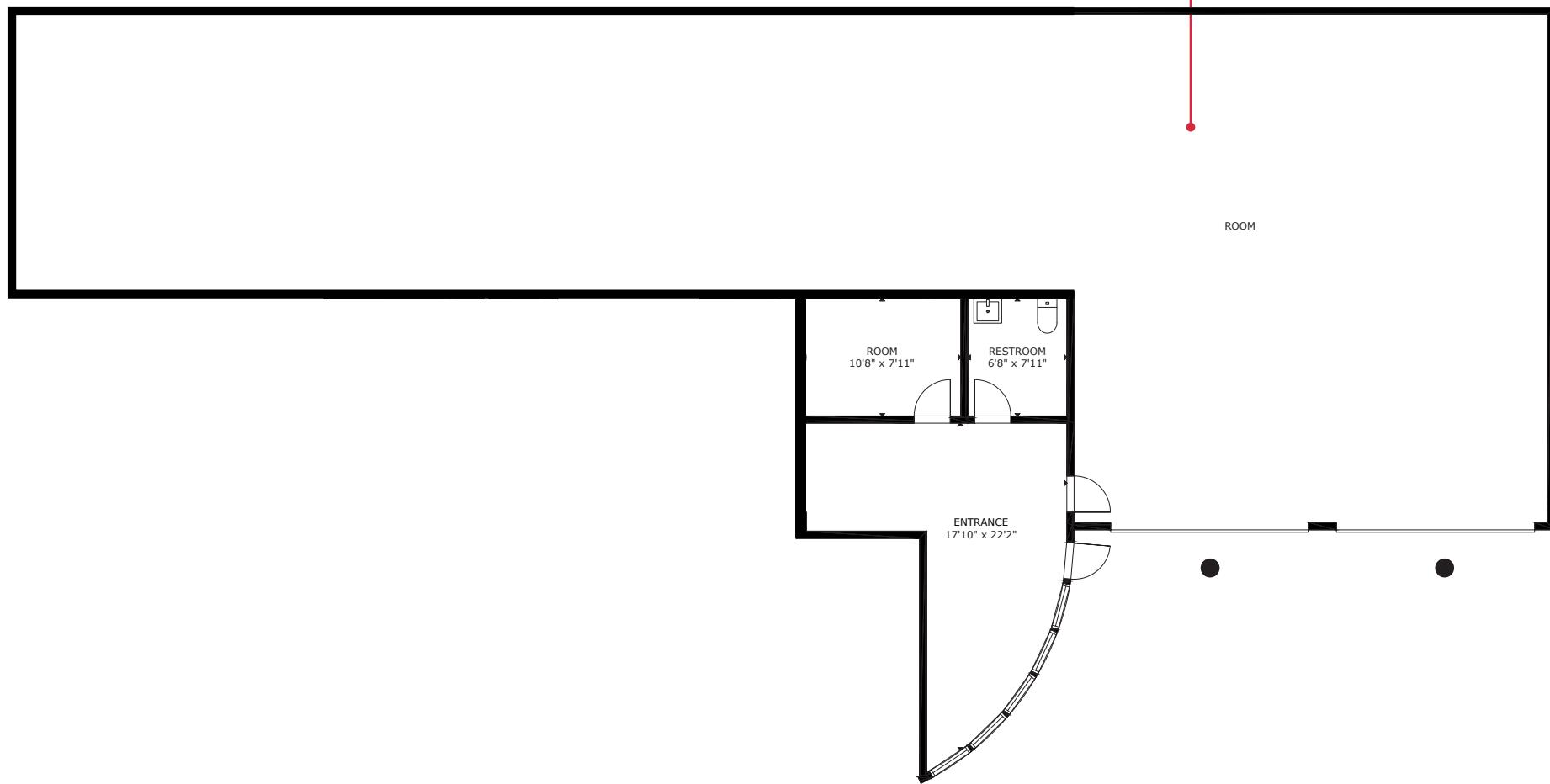


# Floor Plan

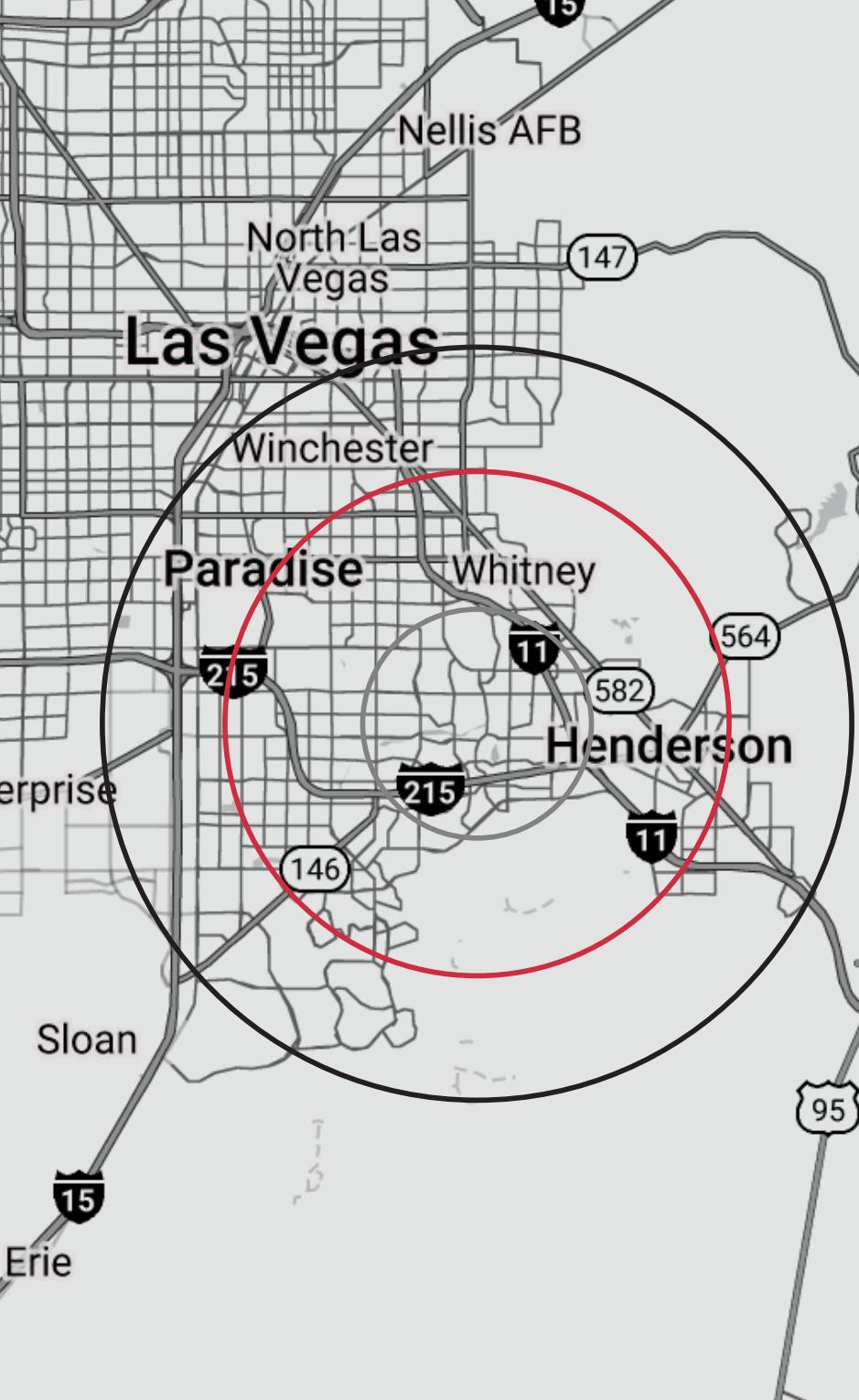
SUITE 110



CLICK HERE  
FOR A 3D TOUR



● GRADE LEVEL DOOR



# Demographics

POPULATION	1-mile	3-mile	5-mile
2024 Population	17,972	124,416	314,583
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	7,686	51,037	124,301
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$98,508	\$116,999	\$109,423

## Traffic Counts

STREET	AADT
I-215 / N Stephanie St	140,000
Gibson Rd	120,000t

## Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

# TERMS & CONDITIONS

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 S Durango Dr  
Las Vegas, Nevada 89113  
702.383.3383 | [naiexcel.com](http://naiexcel.com)

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**1.1 BIL**

SF MANAGED

**5,800+**

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**Maria Herman**

LIC#BS.0027640  
702.334.7280  
[mherman@naiexcel.com](mailto:mherman@naiexcel.com)