



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

- 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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SUMMARY

SUITE 110

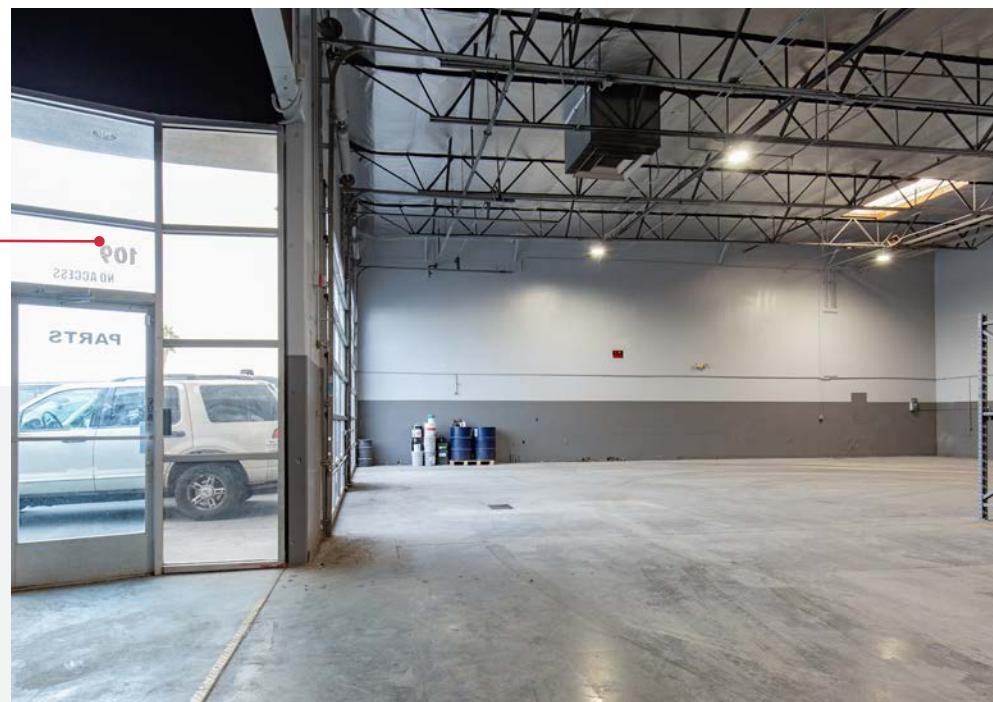


PHOTOS

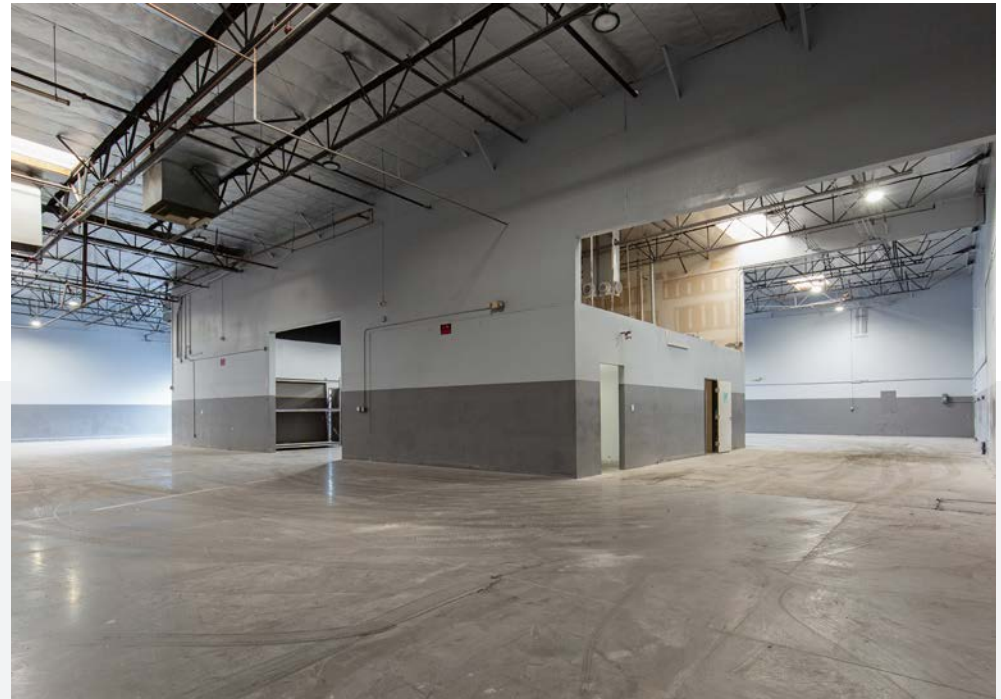
2003
YEAR BUILT

IG
ZONING

±4,740
TOTAL SF AVAILABLE



SUITE 110



PHOTOS

SUITE 115

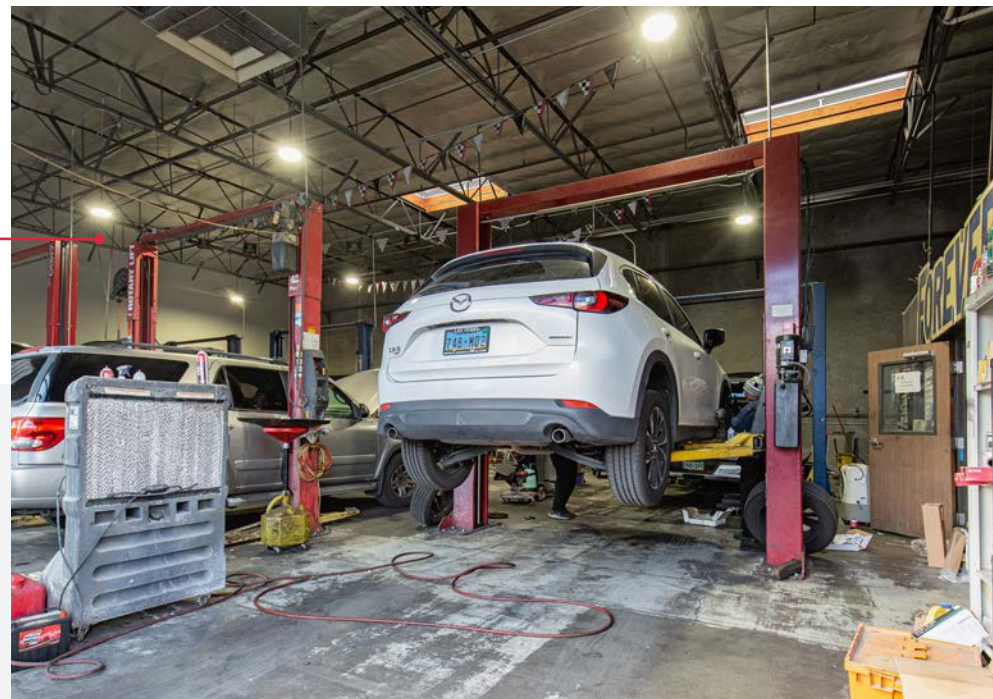


PHOTOS

2003
YEAR BUILT

IG
ZONING

±4,000
TOTAL SF AVAILABLE



SUITE 115



PHOTOS



AREA MAP

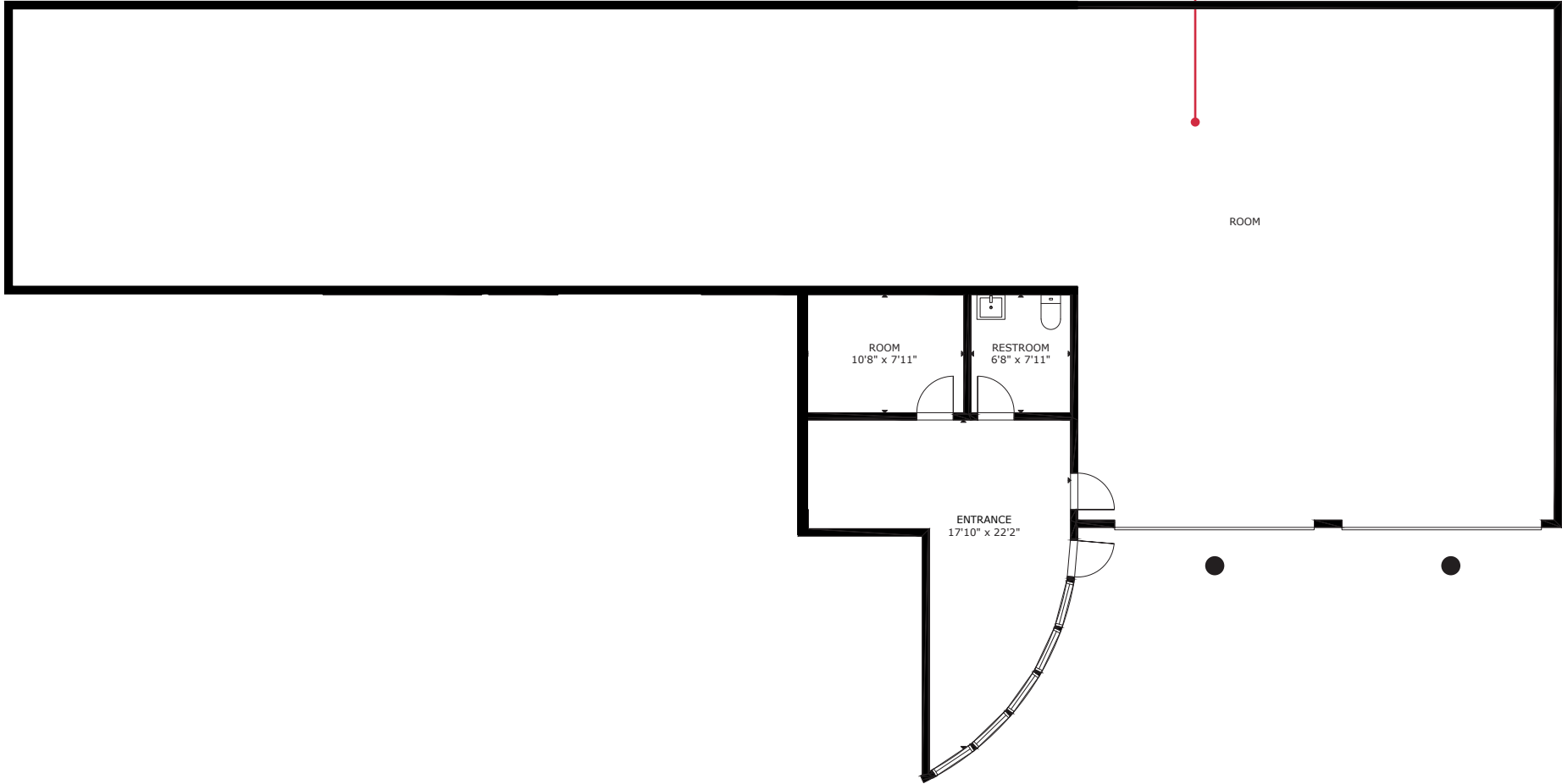


- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

SUITE 110

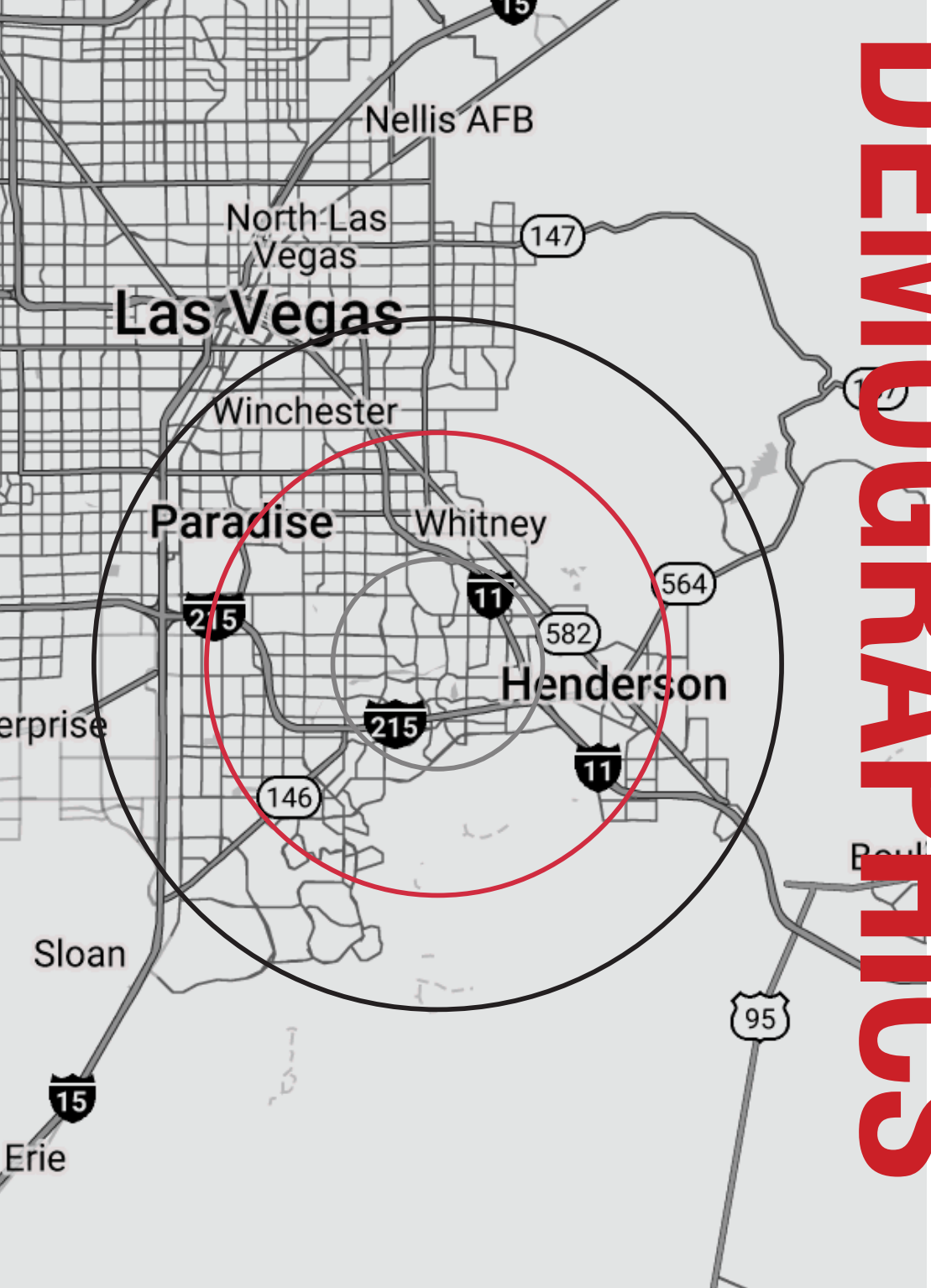


CLICK HERE
FOR A 3D TOUR



● GRADE LEVEL DOOR

FLOOR PLAN



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

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Summary Documents

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