

VALLEY VIEW BUSINESS PARK

3855-3871 S VALLEY VIEW BLVD., LAS VEGAS NV 89103 | FOR LEASE



DAVID BAUMAN, SIOR, CCIM

Principal

○ (702) 490-0699

○ (702) 460-7013

dbauman@lee-associates.com

License: S.0182687

NICOLE CLOVIS

Principal

○ (702) 490-0699

○ (702) 250-7755

nclovis@lee-associates.com

License: S.0193945

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\$1.00 - \$1.75 PSF NNN

lease rate



\$0.26 PSF/Mo

CAM



±855 - 2,260 SF

suites available

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	18,002	151,018	398,904
2024 AVERAGE HOUSEHOLD INCOME	\$52,881	\$72,755	\$77,776
2024 TOTAL HOUSEHOLDS	8,164	67,993	164,468

PROPERTY HIGHLIGHTS

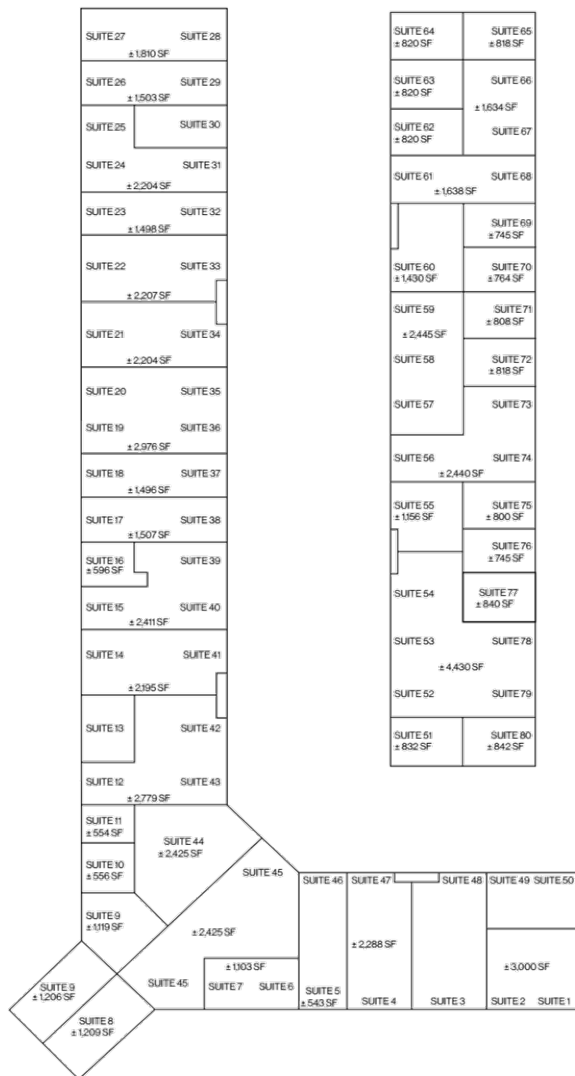
- Six-month intro rate of \$1.00-\$1.10 PSF NNN plus \$0.26 PSF CAM. After the intro period, rate is \$1.00 - \$1.75 PSF NNN plus \$0.26 PSF CAM.
- Ideal location for servicing The Las Vegas Strip
- Zoned M-1 (Light Manufacturing)
- 10' x 10' grade level roll up doors
- 12' clear height
- Evaporative cooled warehouse
- Excellent visibility and frontage along Valley View Blvd.
- Easy ingress/egress with multiple access points
- Entire project recently renovated
- Excellent tenant mix



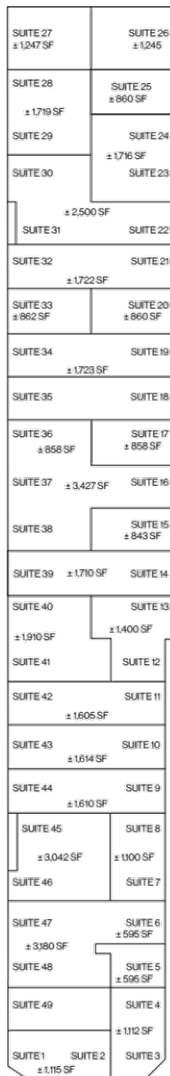
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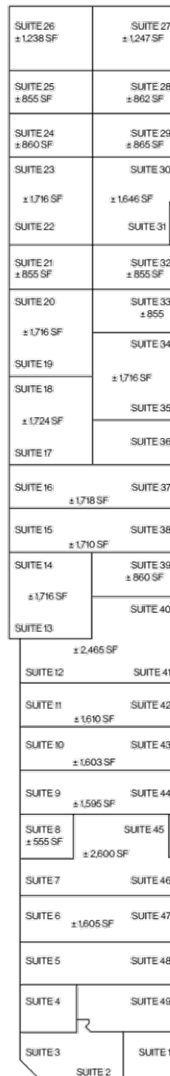
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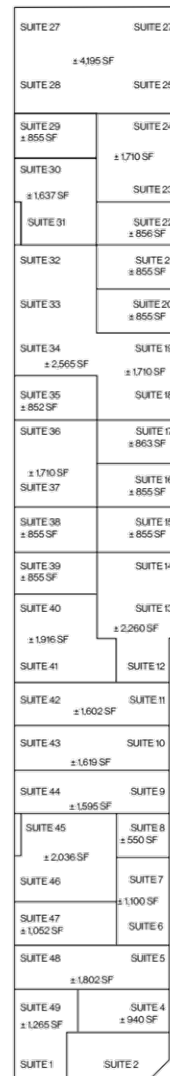
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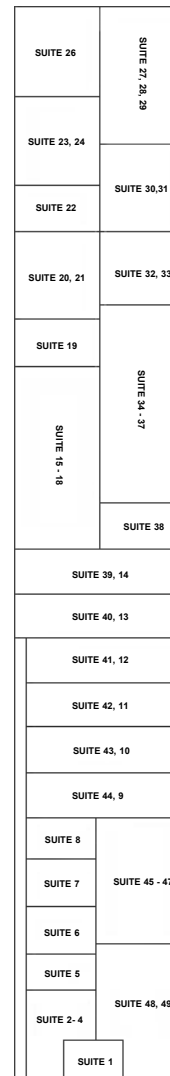
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3859



3855



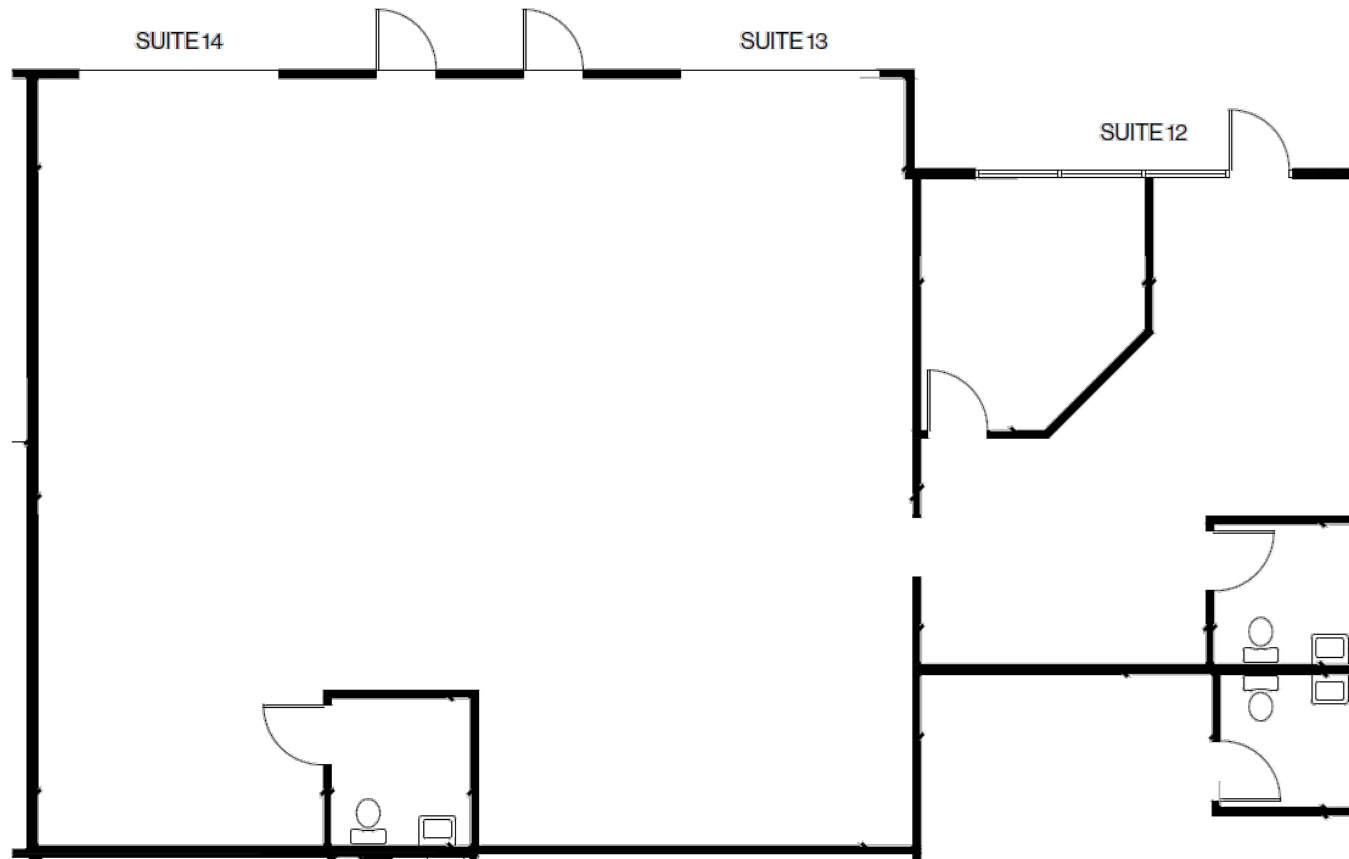
S VALLEY VIEW BLVD.

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Suites 12, 13 & 14 | $\pm 2,260$ SF

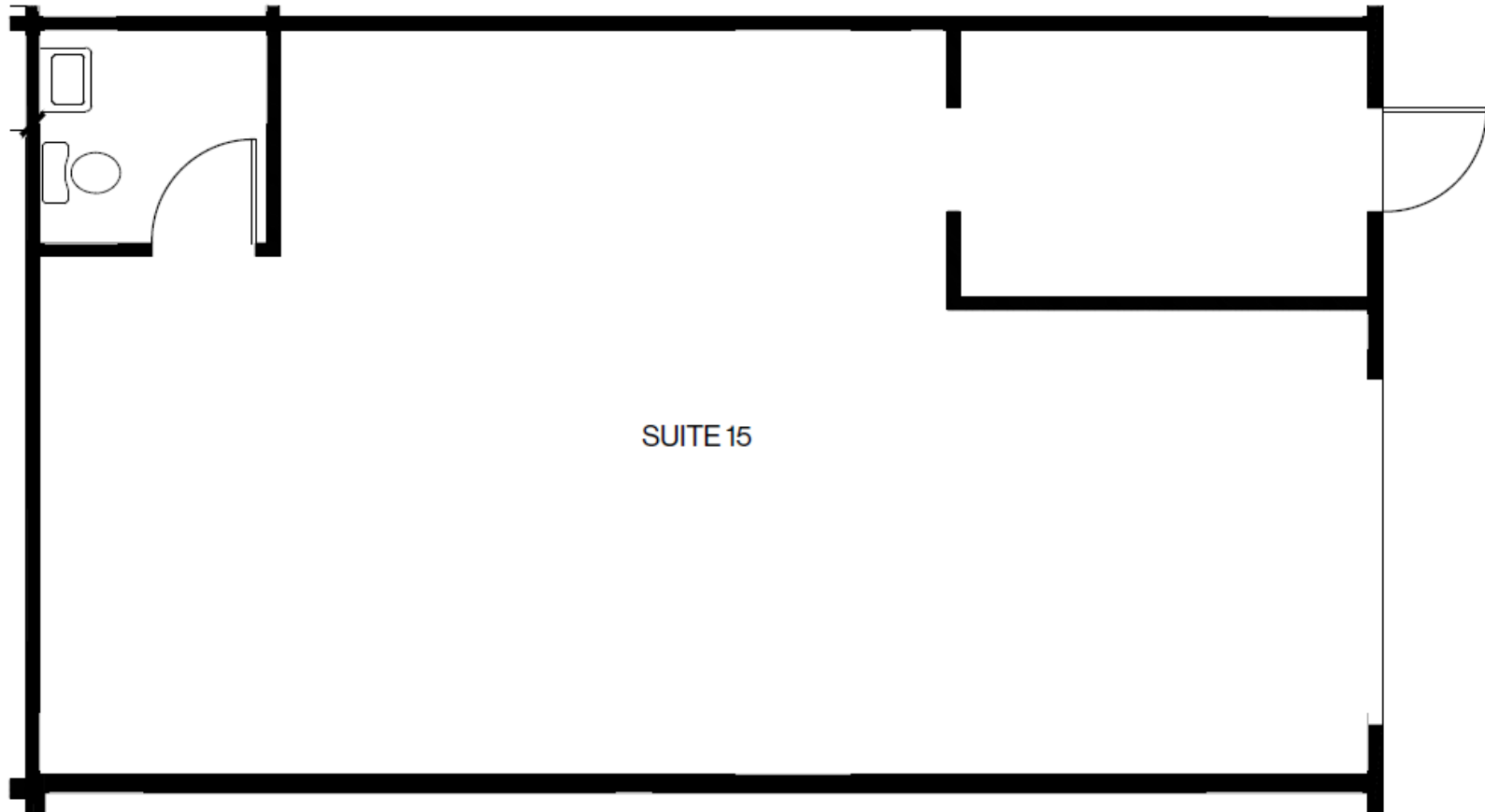
- Available suites for "Clean" automotive tint or wrap
- ± 855 - 2,260 SF available now



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Suite 15 | ±855 SF



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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LEE & ASSOCIATES OF LAS VEGAS LLC | B.0146492 | 8311 W SUNSET ROAD, SUITE 120 | LAS VEGAS, NV 89113

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