

**FOR LEASE**

±20,000 SF | BUILD TO SUIT

SWC Decatur & Wagon Trail Ave  
Las Vegas, NV 89118

**PAD**



# Property Summary

AVAILABLE	<b>Ground Lease or BTS</b>
LAND AREA	<b>±20,000 SF</b>
BUILDING SIZE	<b>up to 3,020 SF Build-To-Suit</b>
YEAR BUILT	<b>2008</b>
CAMS	<b>\$0.39</b>

- Fully improved pad is ready for your building
- Easy access to center with ingress and egress off of Wagon Trail Ave. from Decatur or Sunset
- Come join Uber and The Penalty Box Hockey Store
- Can accommodate a building up to ±3,020 SF
- Tenant to verify utilities and specs with owner
- 2" water line, 6" Sewer line and power stubbed to pad
- Seconds from the Decatur/215 on ramp
- Strong Demographics
- Highly sought after southwest location
- Great visibility from the 215 Beltway
- Going to work side of street with 40,000 CPD

FOR MORE INFORMATION



**CLICK HERE**

OR TEXT 16046 TO 39200





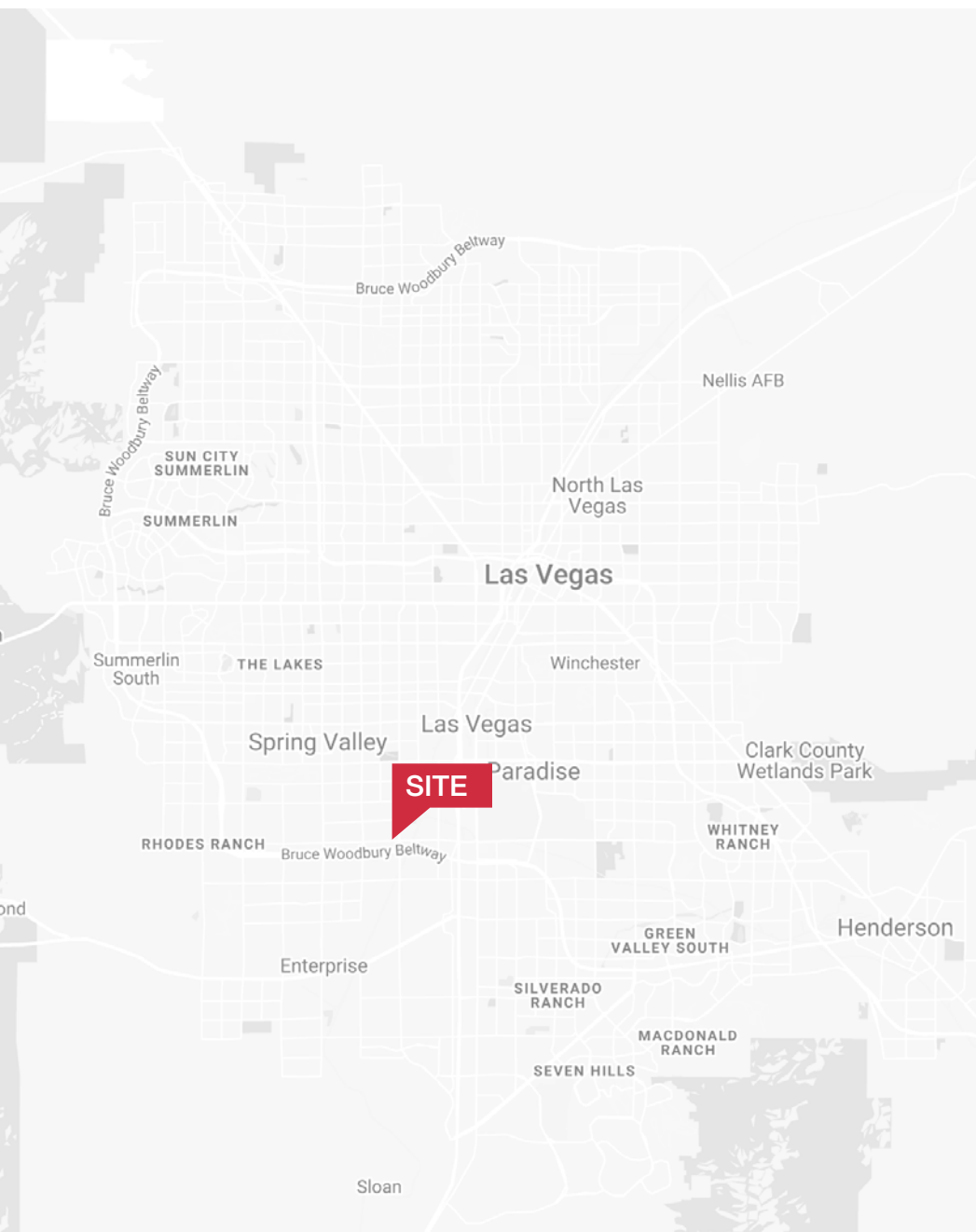
# Area Map

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





# Area Map

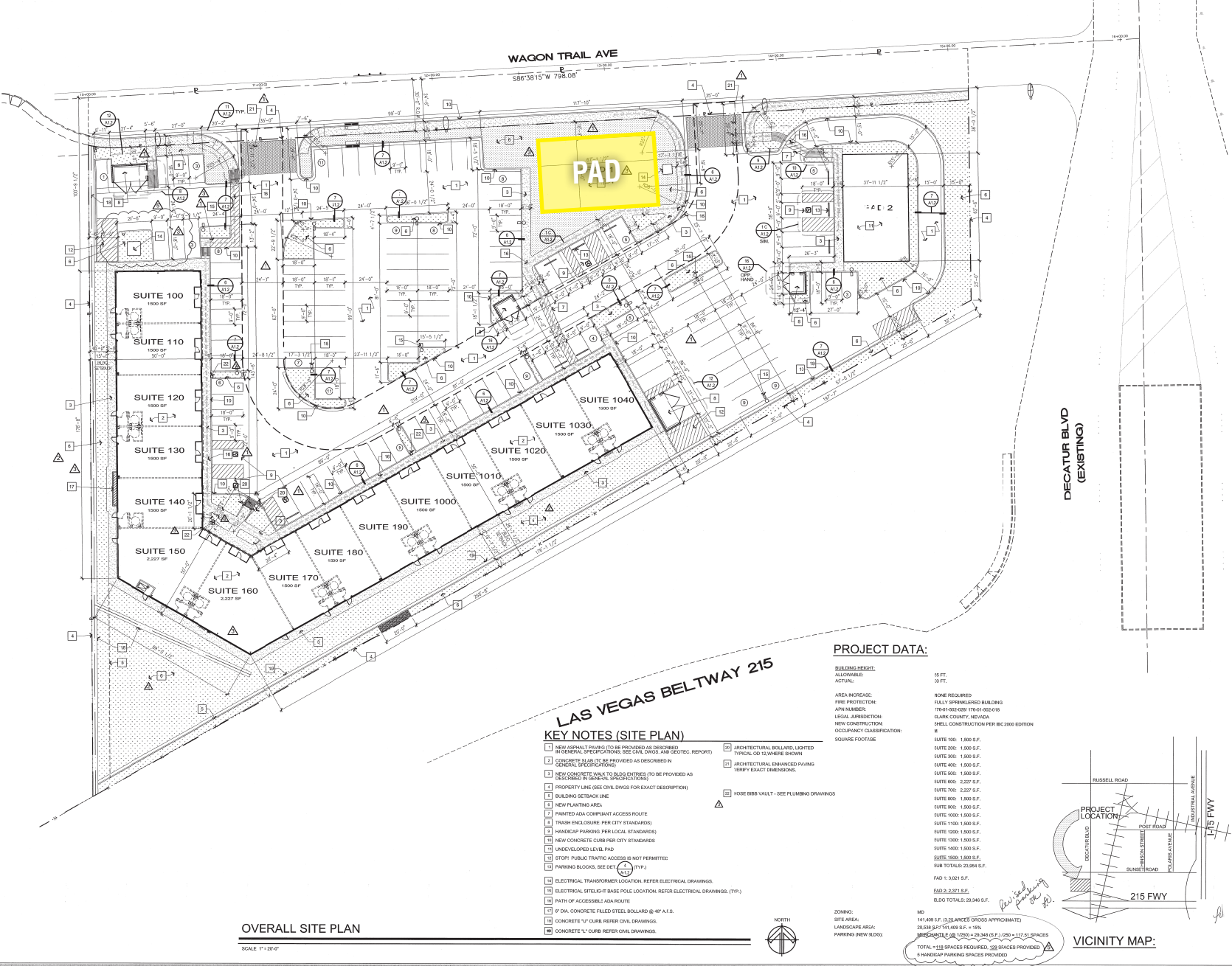


# Site Plan





# Parcel Map









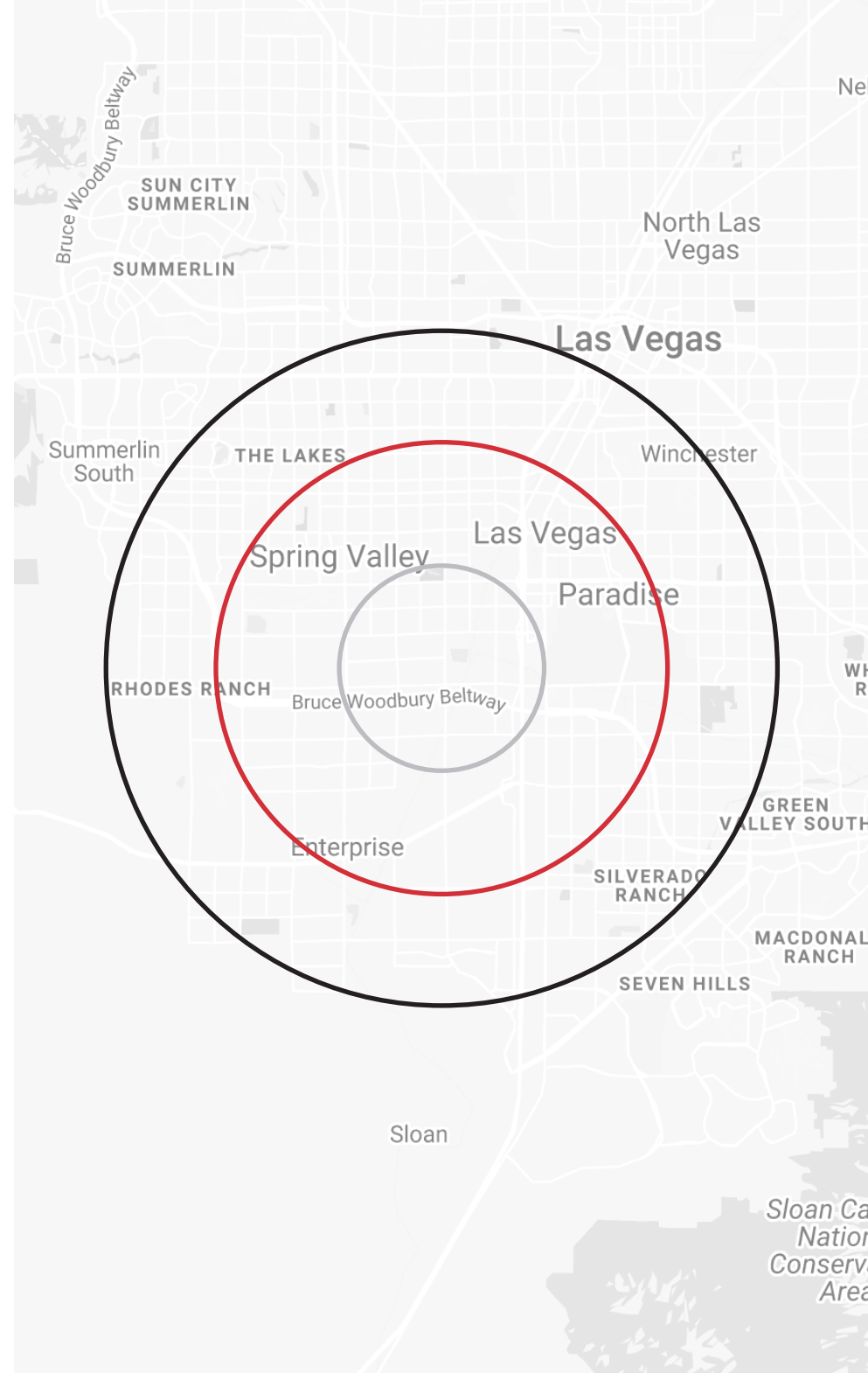


# Demographics

POPULATION	1-mile	3-mile	5-mile
2021 Population	1,453	102,492	344,600
HOUSEHOLDS	1-mile	3-mile	5-mile
2021 Households	504	39,552	138,585
INCOME	1-mile	3-mile	5-mile
2021 Average HH Income	\$124,288	\$96,648	\$91,223

## Traffic Counts

STREET	CPD
S Decatur Blvd / W Sunset Rd	48,500
Bruce Woodbury Beltway / S Valley View Blvd	199,000
S Decatur Blvd / Oquendo Rd	36,000







### Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles



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INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>

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