



**FOR LEASE**

5325 S Valley View  
Las Vegas, NV 89118

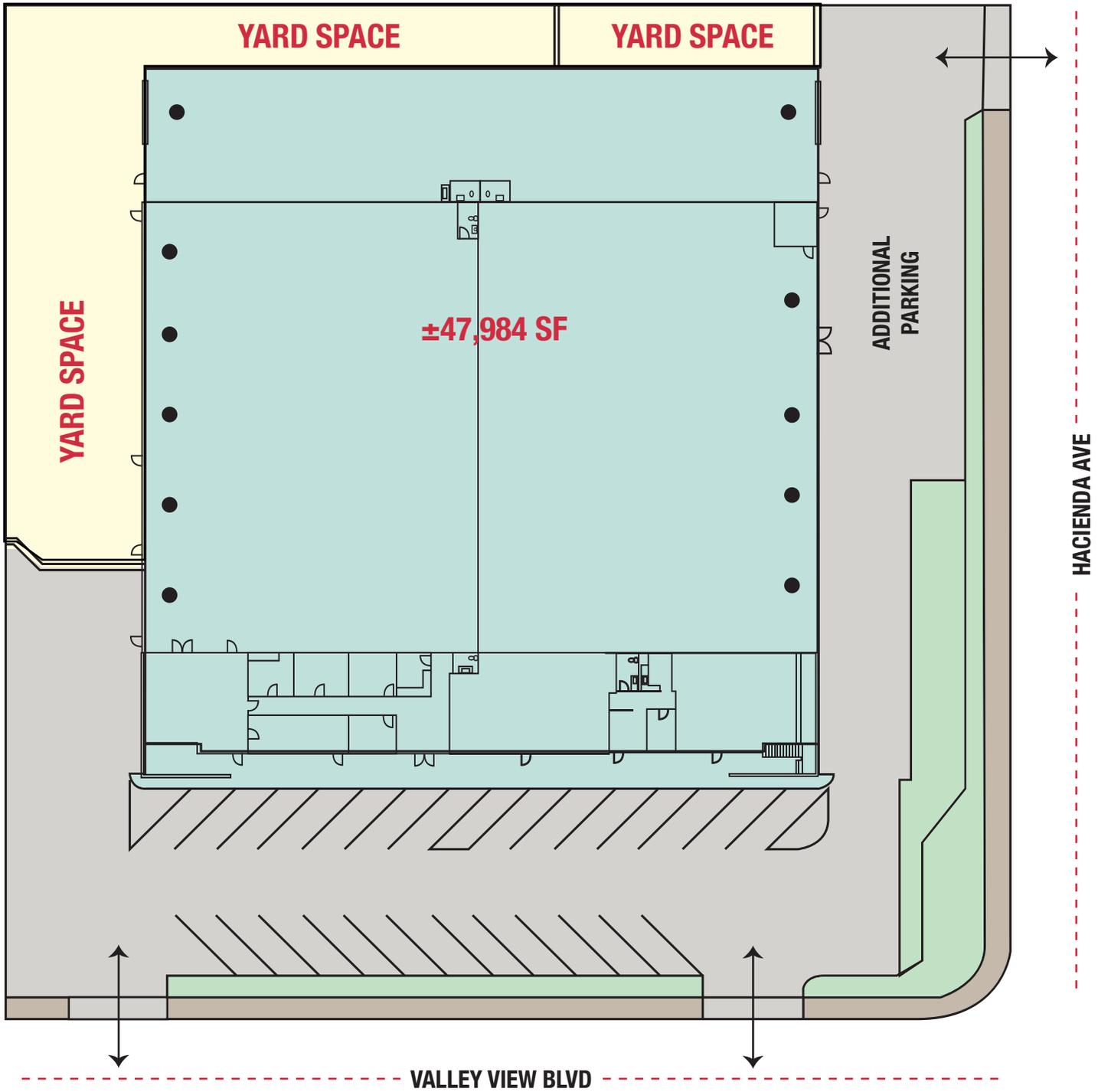
- Major Renovations Recently Completed!  
±10,000-47,984 SF Available With Yard Space
- Blocks From Allegiant Stadium
- Walking Distance To The Las Vegas Strip
- Easy Access To Both I-15 And 215 Freeways
- For Seamless Connectivity Across The Valley
- Welcomes a variety of tenant uses, including automotive,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

**UNDER NEW OWNERSHIP!**



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

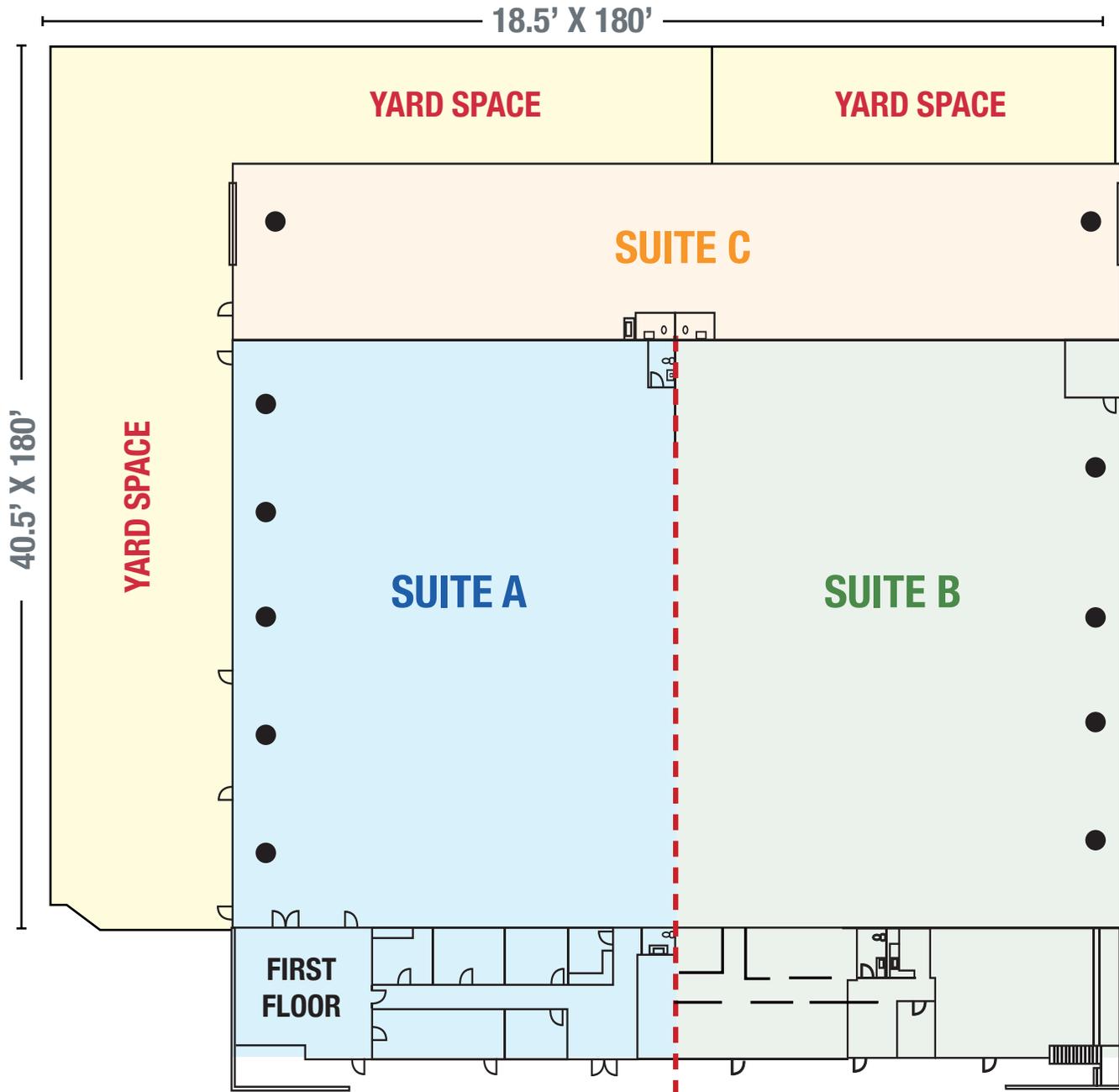
- New Parking Lot
- Redesigned Pylon Signage
- Updated Exterior Paint & Look
- Evaporative Coolers & HVAC System Repairs/Replacement
- New Office Finishes and Layouts
- Complete Project Rebrand with New Name & Logo
- 3-Phase Power – 800 Amps
- Clear Height: ±16-18'
- Fully Sprinklered
- 11 Grade Level Roll-Up Doors



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## SUITE A

- 15,572 Total SF
- Two-Story Office ±2,544 SF
- Warehouse ±13,028 SF
- Five (5) Roll up 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
- Four (4) Roll up Doors
- Two (2) Restrooms
- Street Frontage
- Asking Rate: \$1.00 + \$0.32 NNN\*
- Total Monthly \$20,555.04

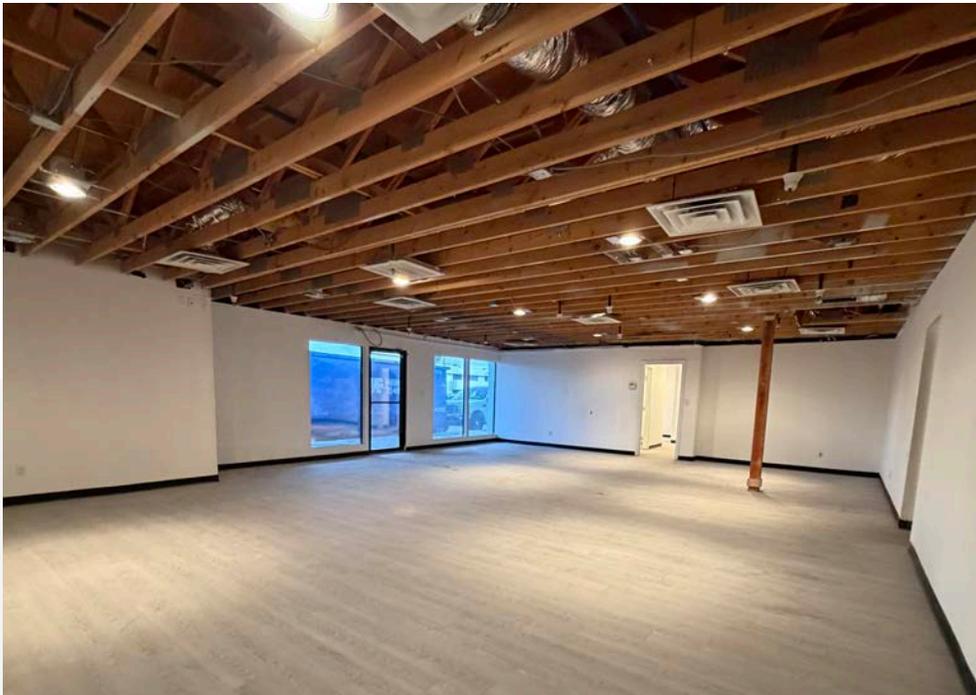
## SUITE C

- 10,000 Total SF
- Asking Rate: \$1.00 + \$0.32 NNN\*
- Total Monthly \$13,200.00
- Two (2) Restrooms
- Two (2) Roll Up 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

SUNSET RD

VALLEY VIEW BLVD

15

215

15

215

# TERMS & CONDITIONS

## **Terms and Conditions**

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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