

FOR LEASE - ±960 SF – ±2,730 SF AVAILABLE

# LOCATION ONE COMMERCE CENTER

3850 WEST DESERT INN ROAD, LAS VEGAS, NV 89102



**STEVE NEIGER, CCIM**  
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License # NV-S.0078706.LLC



**LEASE RATE:**

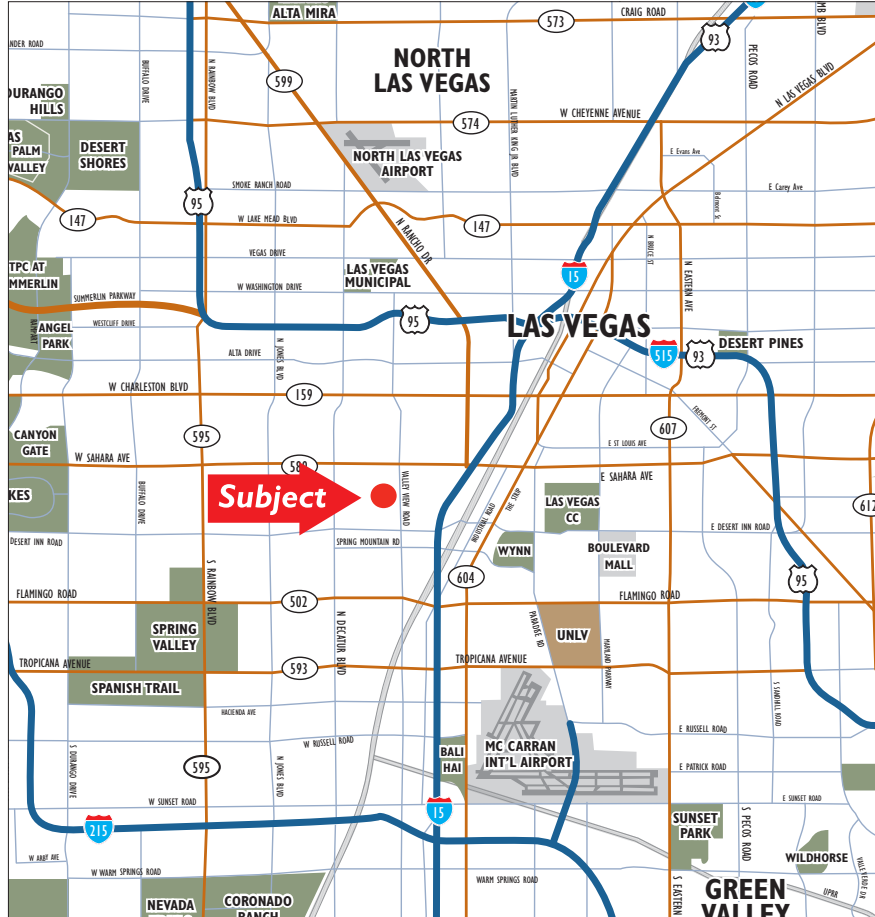
**\$1.49 PSF (NNN \$0.21 PSF)**

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Tremendous daytime and residential population density located immediately west of the Las Vegas Strip and the Las Vegas Convention Center, this property is situated on the primary East/West arterial of Southern Nevada, Desert Inn.

The area is a stable core of industrial and office complexes that thrives with activity every day of the week. Attractions in the immediate vicinity include the new entertainment attraction Area 15, and the super-hot culinary corridor that is Chinatown.

## PROPERTY DETAILS

- ±960 – ±2,730 SF Space Available
- Located less than 2.5 miles immediately west of the Las Vegas Convention Center, and even closer to the Las Vegas Strip
- Valley View Boulevard: 33,500 CPD  
Desert Inn Road: 51,000 CPD
- Anchored by very large office industrial park called Location One, there is a constant flow of traffic and exposure to hundreds of thousands of eyes at Commerce Center everyday.

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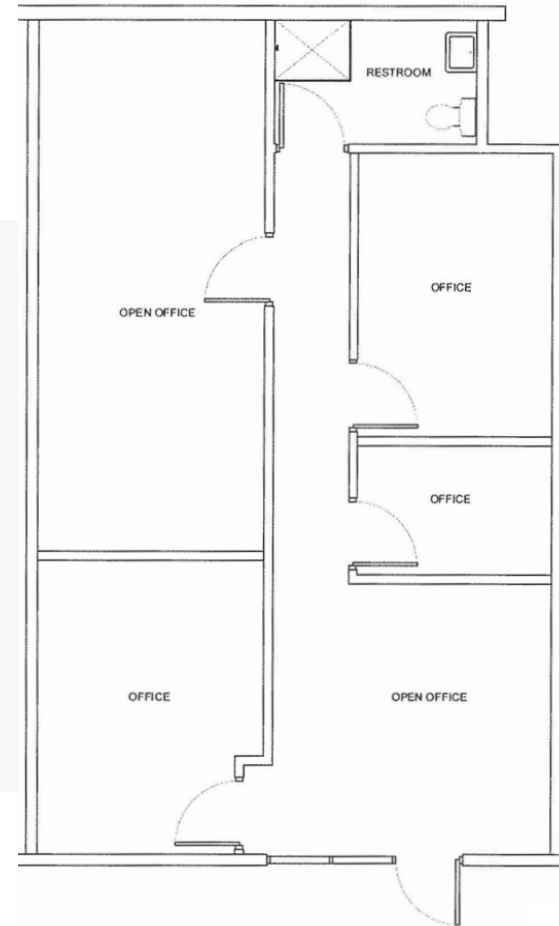
# LOCATION ONE COMMERCE CENTER

3850 WEST DESERT INN ROAD, LAS VEGAS, NV 89102

3850 W. DESERT INN ROAD  
**SUITE 108**

**±960 SF**

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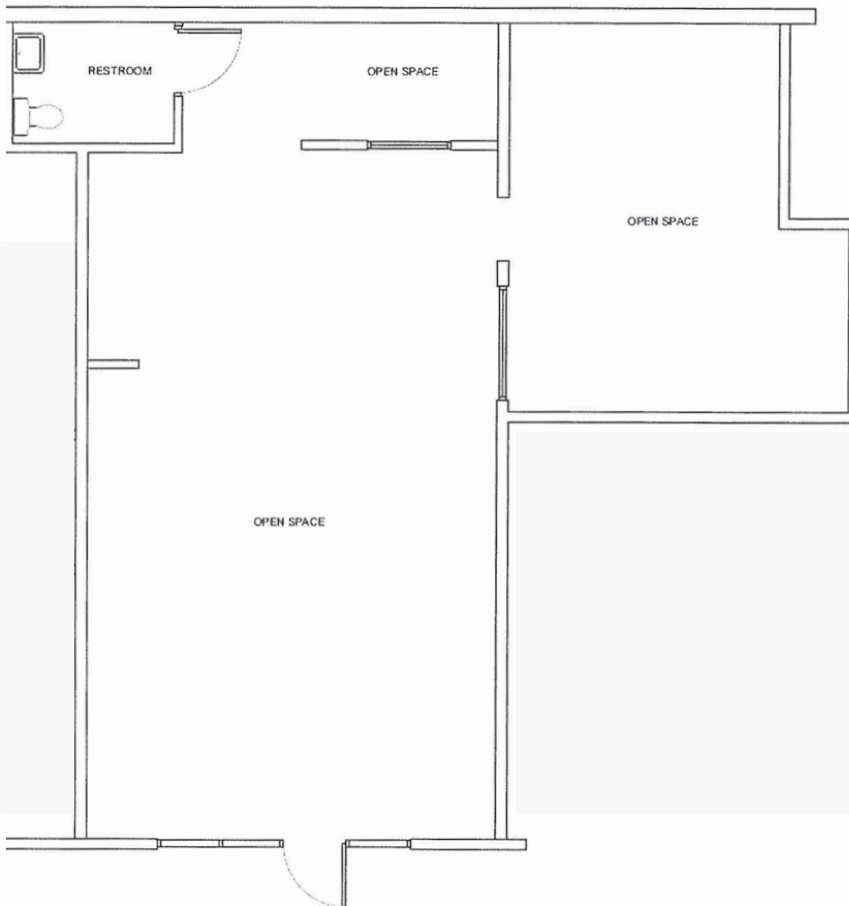
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3850 WEST DESERT INN ROAD, LAS VEGAS, NV 89102



3850 W. DESERT INN ROAD  
**SUITE 107**

**±1,102 SF**

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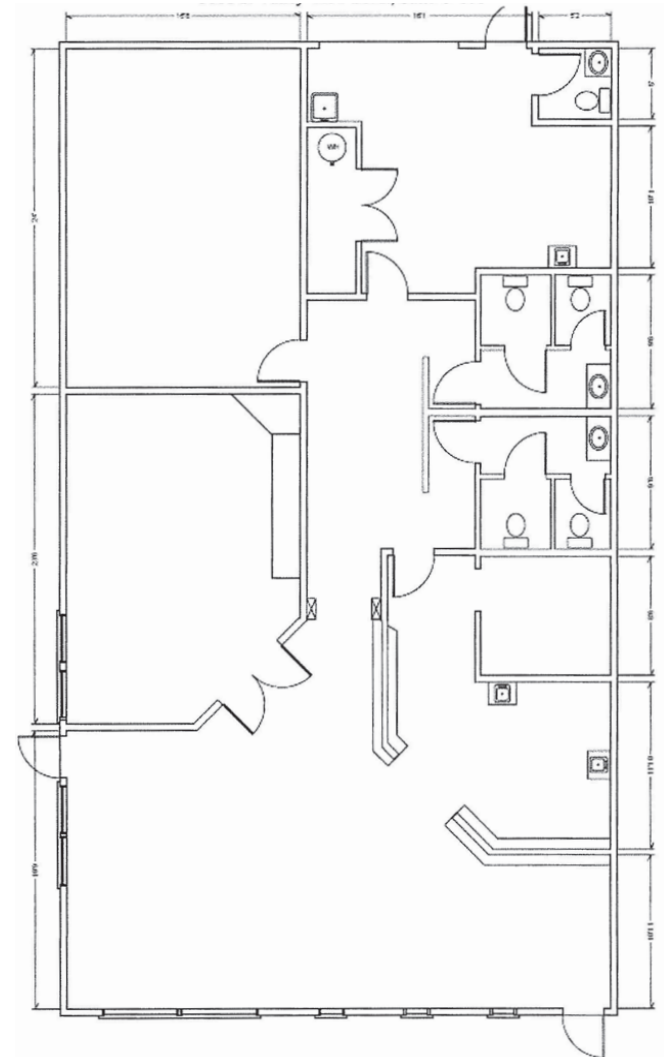
# LOCATION ONE COMMERCE CENTER

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3111 S. VALLEY VIEW BOULEVARD  
**SUITE O-101**

**±2,730 SF**

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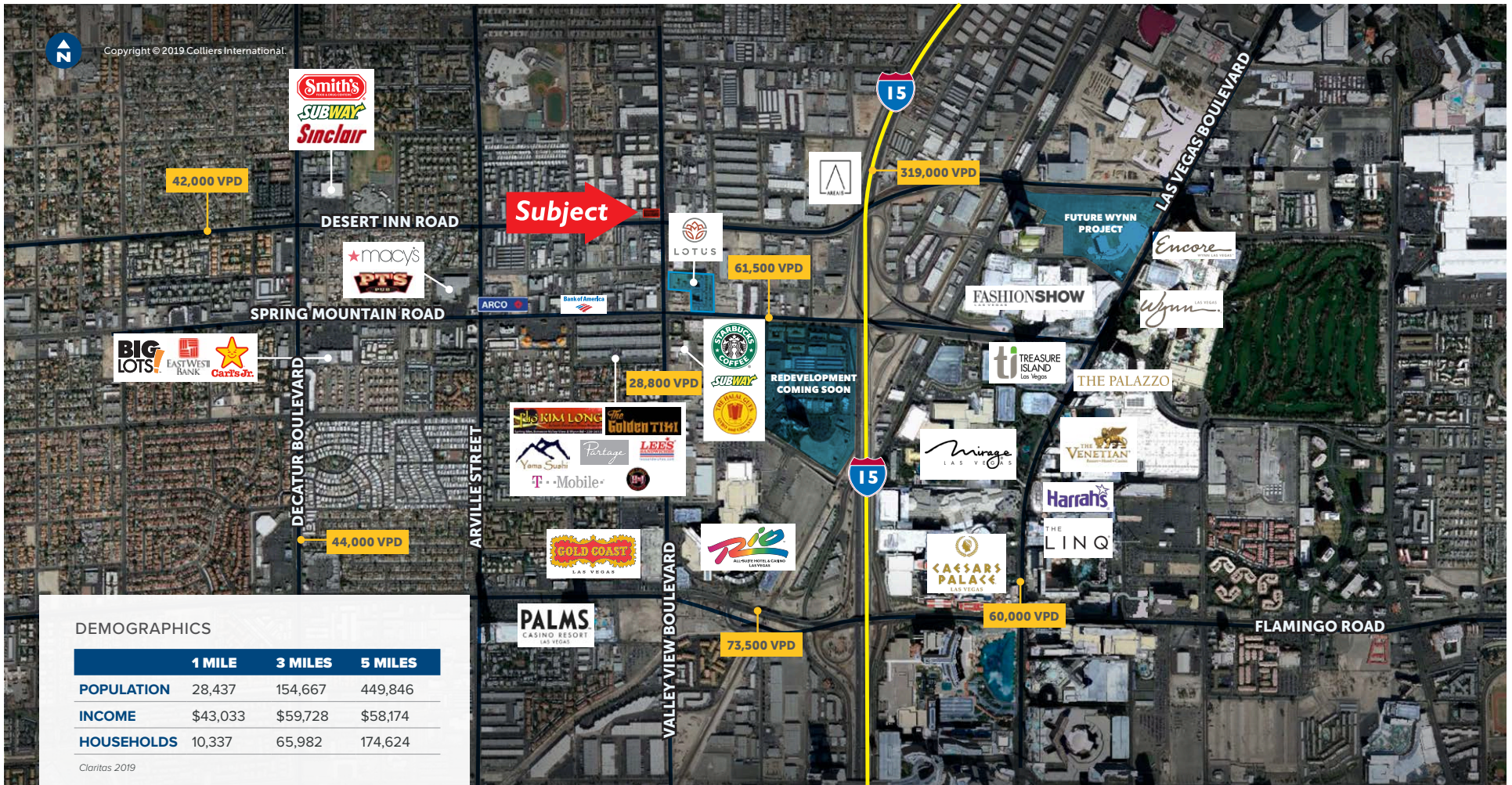


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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	28,437	154,667	449,846
INCOME	\$43,033	\$59,728	\$58,174
HOUSEHOLDS	10,337	65,982	174,624

Claritas 2019

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