



FOR LEASE

2570 - 2580 Duneville St
Las Vegas, NV 89146

- Convenient Central Location
- Popular Commercial Corridor

±1,000 SF AVAILABLE | OFFICE

Property Specs

LEASE RATE	\$1.57/SF
TOTAL AVAILABLE	Suite 102 ±1,000 SF
LEASE TYPE	Modified Gross
TYPE	Retail Neighborhood Center
YEAR BUILT	1985
ZONING	C-2

- Convenient, Central Location
- Tons of Parking
- Popular Commercial Corridor
- Across from Burlington



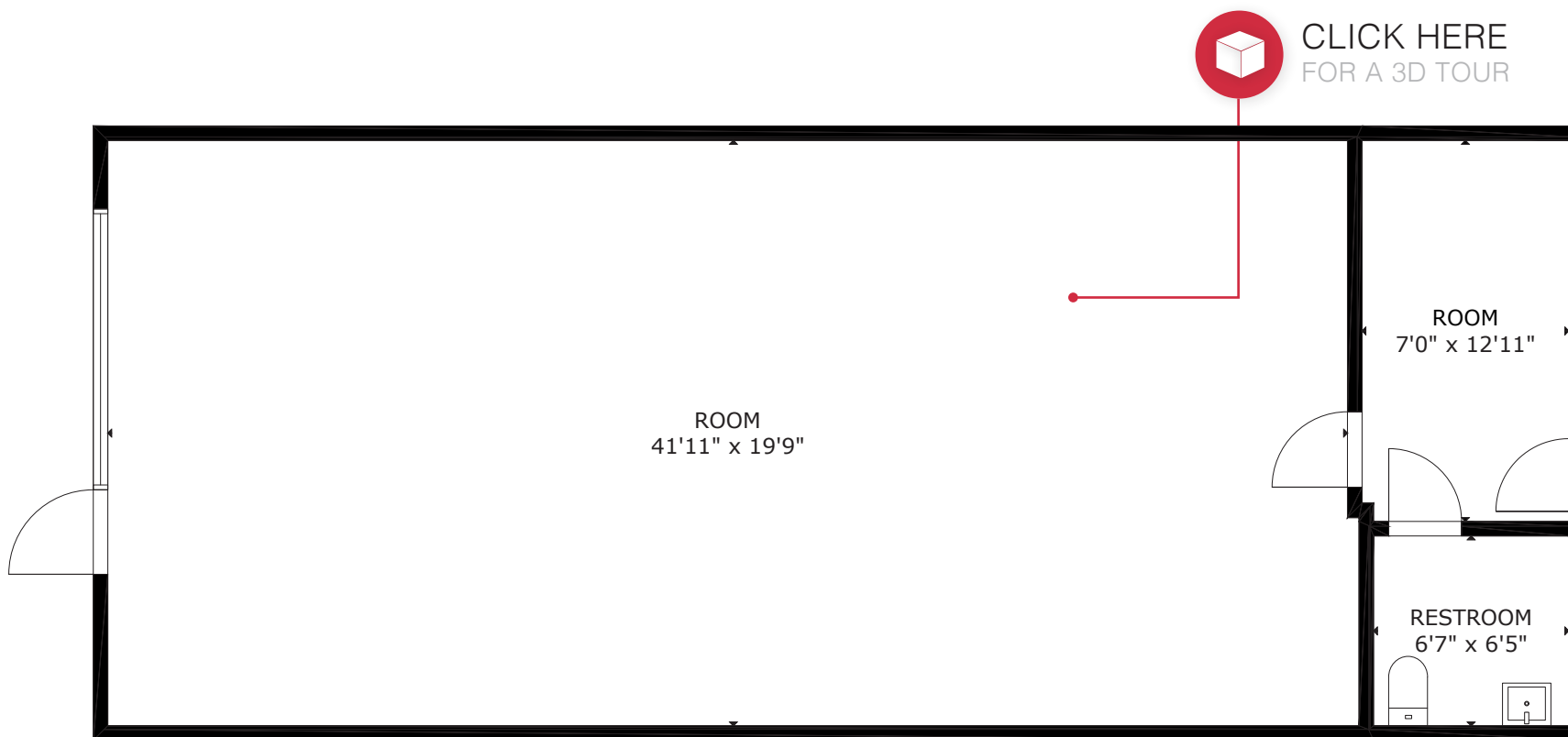
OR TEXT 22180 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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FLOOR PLAN



SUITE	TOTAL SF	LEASE RATE	LEASE TYPE	ZONING
102	±1,000 SF	\$1.57 PSF	Modified Gross	C-2

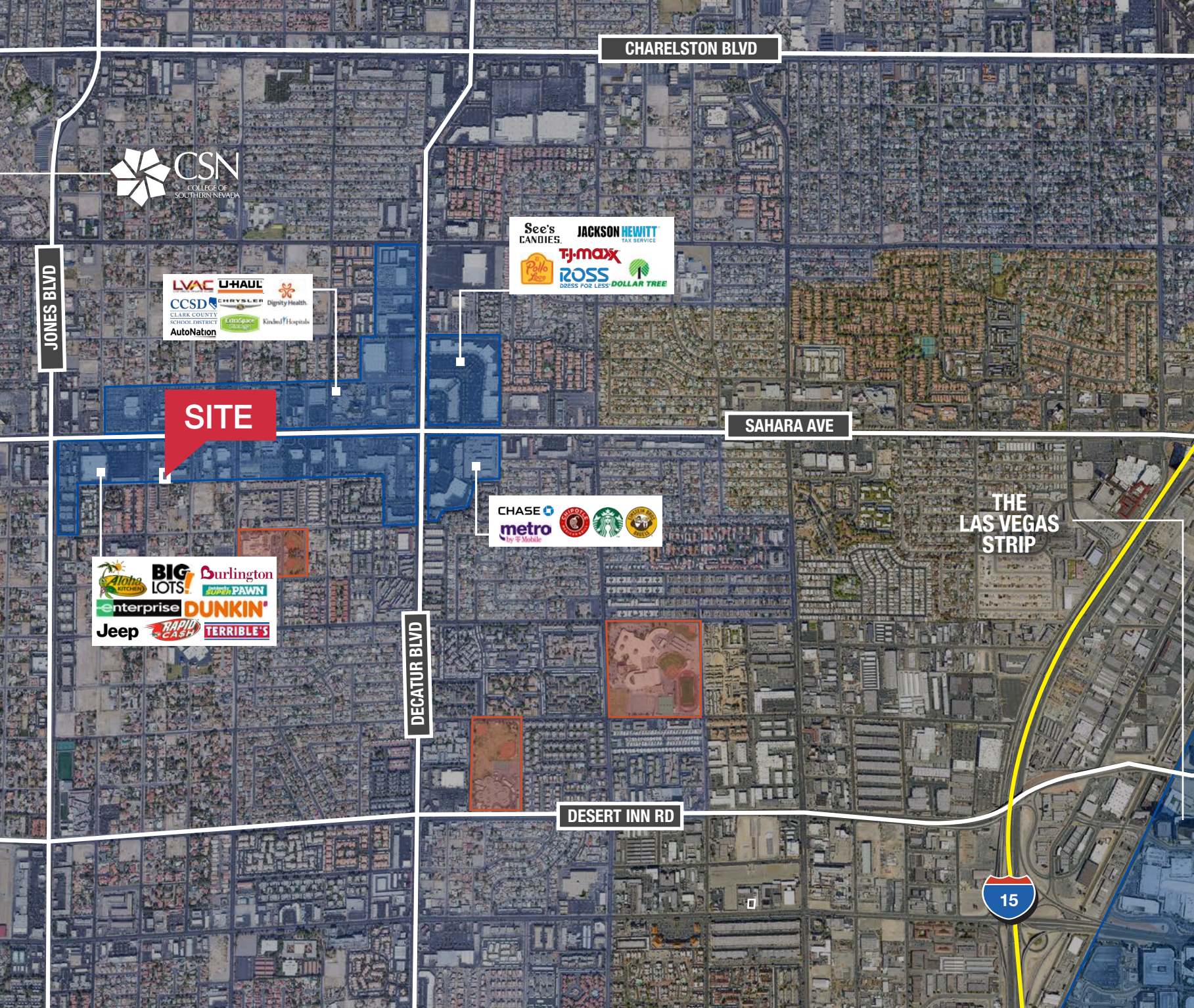
102



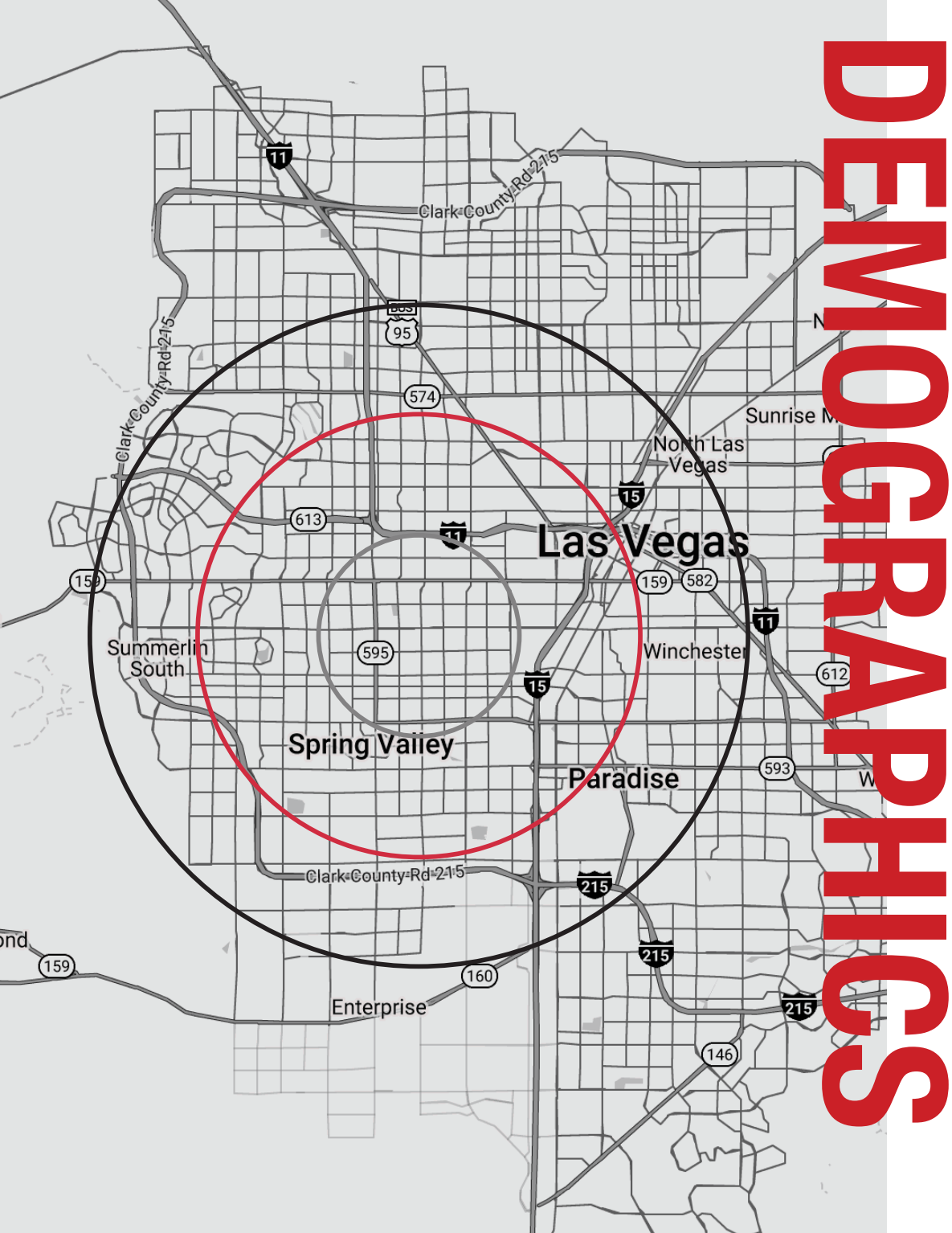
PHOTOS



AREA MAP



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



DEMOGRAPHICS

POPULATION

2025 Population

1-mile

15,471

3-mile

172,043

5-mile

463,196

HOUSEHOLDS

2025 Households

1-mile

5,891

3-mile

67,320

5-mile

190,332

INCOME

2025 Average HH Income

1-mile

\$87,227

3-mile

\$83,238

5-mile

\$87,714

Traffic Counts

STREET

West Sahara Avenue

Lindell Road

AADT

41,500

53,763

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

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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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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1.1 BIL

SF MANAGED

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PROFESSIONALS

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