

COMMON GREASE  
INTERCEPTER



# FOR LEASE

## VANDREY PLAZA RETAIL SPACE FOR LEASE

6430 S. Decatur Blvd. Las Vegas, NV 89118

### OFFERING SUMMARY

<b>RENTAL RATE:</b>	<b>\$3.30 /SF/Mo + NNN</b>
Available:	961 SF
Gross Leasable Area:	8,542 SF
Year Built:	2021
Lease Type:	NNN \$0.55/SF/Mo (estimated)
Space Use:	Retail
Term:	3 - 5 Years
Center Type:	Strip Center
Zoning:	C - G (Commercial General)

### DESCRIPTION

Multi-Tenant Retail Building Located At Major Intersection Of SEC Decatur Blvd and TeCo Ave. With High Visibility And Great Frontage On Decatur Blvd. Prominent Signage Available.

Conveniently Located Less Than a Mile North of the 215 Beltway. Join Pikey Coffe, Kyoto Ramen And More!

### HIGHLIGHTS

- Potential Restaurant Space Now Available
- High visibility location at major intersection of SEC Decatur & Teco Ave
- Pylon signage available
- Conveniently located less than a mile north of the 215 beltway
- Great location for: Insurance, Tax, Clothing Boutique, Cell Phone Repair

Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information. Rates subject to change.

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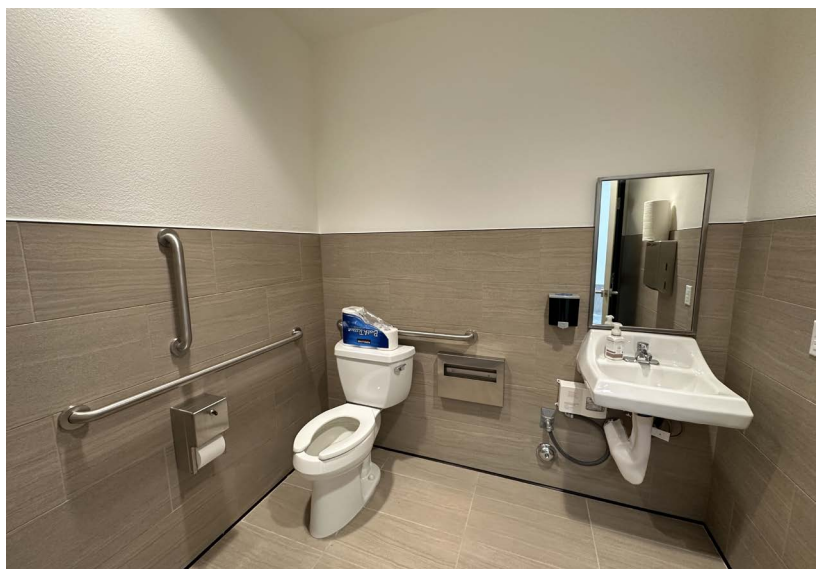
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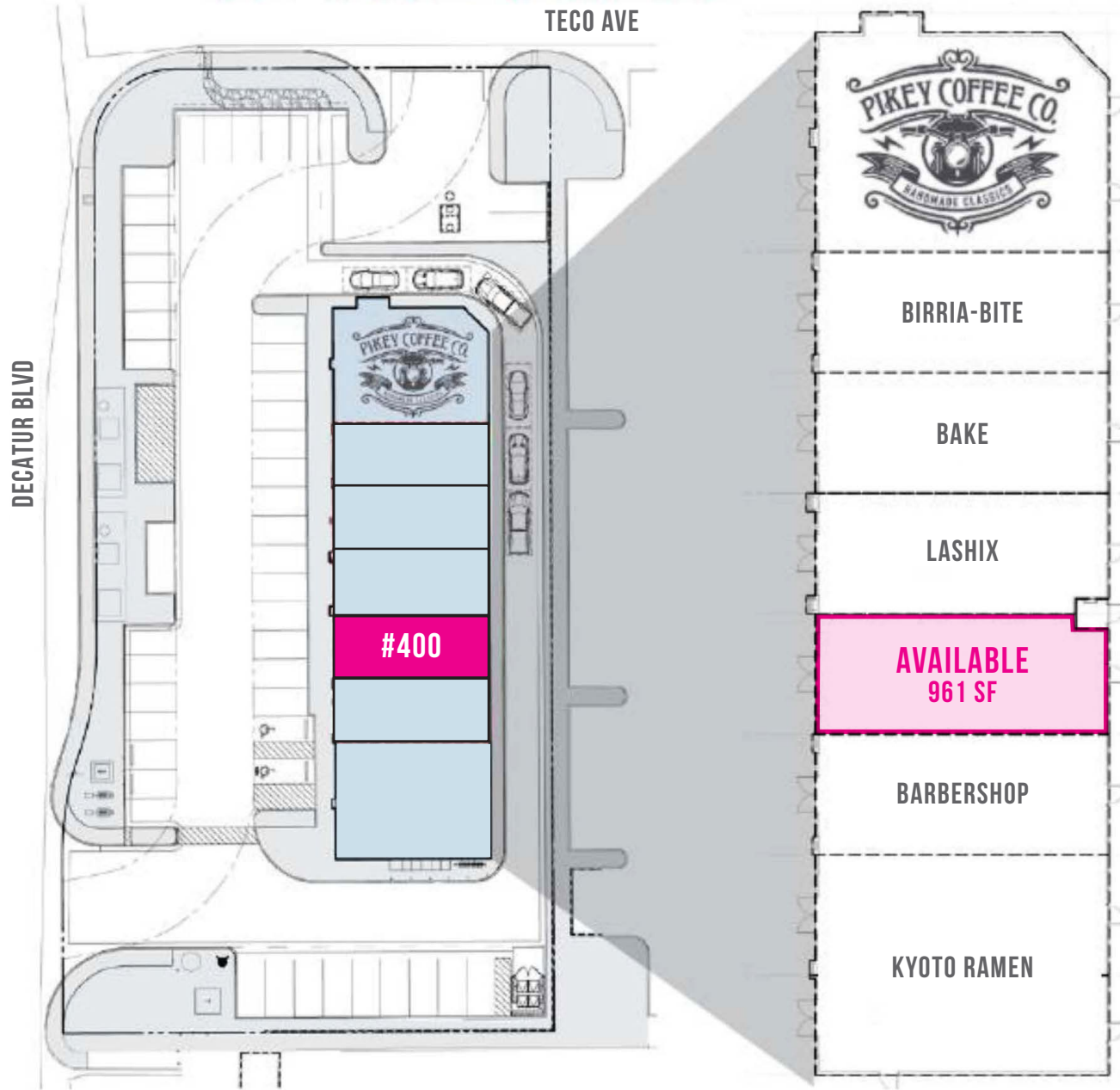
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 SITE PLAN • 961 SF AVAILABLE



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# LOCATION OVERVIEW



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