



For Lease

Valley View Business Park

3871 S. Valley View Blvd., Las Vegas, NV 89103

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**AVISON
YOUNG**

Property Highlights

3871 S. Valley View Blvd., Las Vegas, NV 89103

- ±1,503 - 3,313 sf Available for Lease
- Retail/warehouse suites available with ample parking
- Zoning: Industrial Light (IL)
- Planned Land Use: Entertainment Mixed-Use (EM)
- All units have grade doors
- Easy ingress/egress with multiple access points
- Units have excellent visibility
- 1 Block north of Flamingo Road and 1/2 mile west of the I-15/Flamingo exchange, across from the Rio Hotel & Casino
- Asking Rate: \$1.50 PSF NNN
- \$0.30 PSF Estimated CAM's

Demographics

 Total Population	1-mile 16,356	3-miles 144,311	5-miles 387,398
 Median HH Income	1-mile \$42,513	3-miles \$48,232	5-miles \$51,330
 Median Home Value	1-mile \$209,277	3-miles \$296,331	5-miles \$304,875
 Total Households	1-mile 7,209	3-miles 62,323	5-miles 156,441
 Average Size Household	1-mile 2.3	3-miles 2.3	5-miles 2.5

**For more
information**

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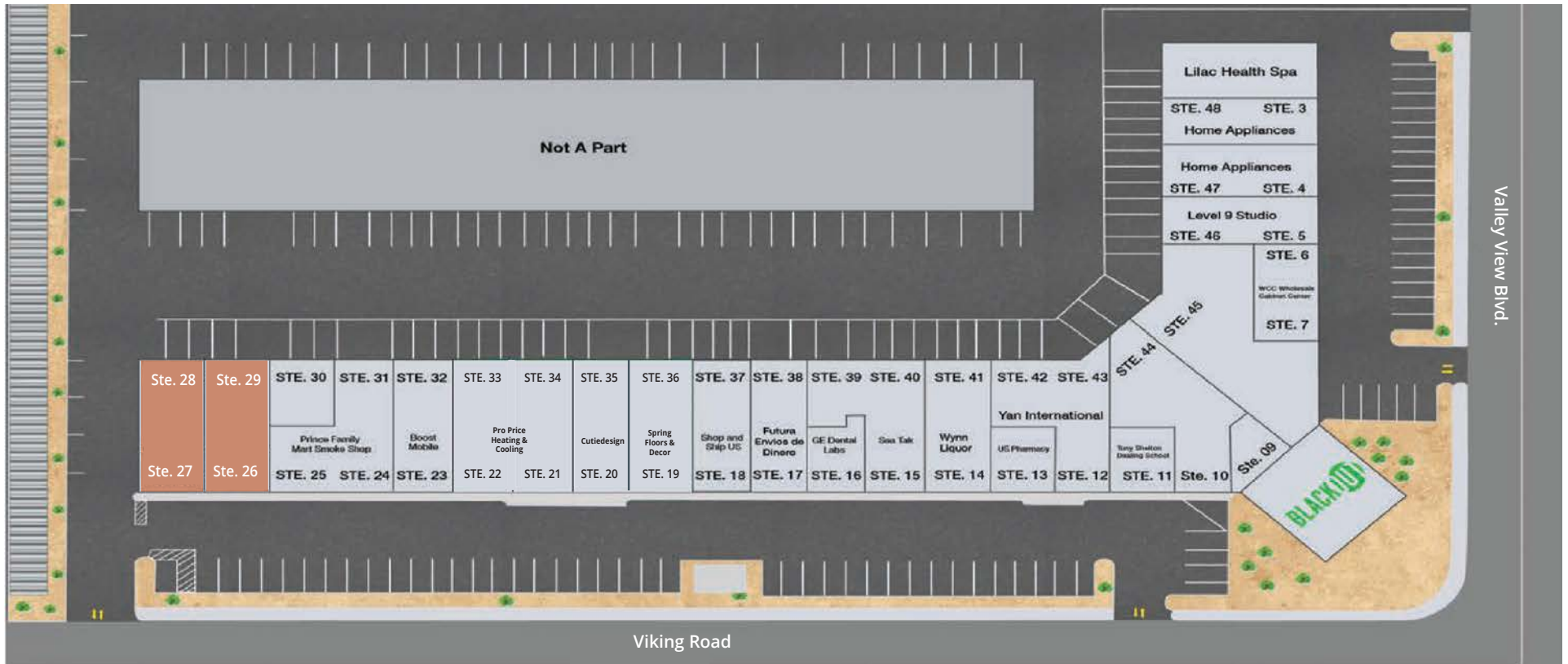
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Site Plan

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Suite	Total Square Footage	Lease Rate	CAM's	Total Monthly Rent
26/29	±1,503	\$1.50 PSF NNN	\$0.30 PSF	\$2,705.40
27/28	±1,810	\$1.50 PSF NNN	\$0.30 PSF	\$3,258.00
26/29 & 27/28	±3,313	\$1.50 PSF NNN	\$0.30 PSF	\$5,963.40

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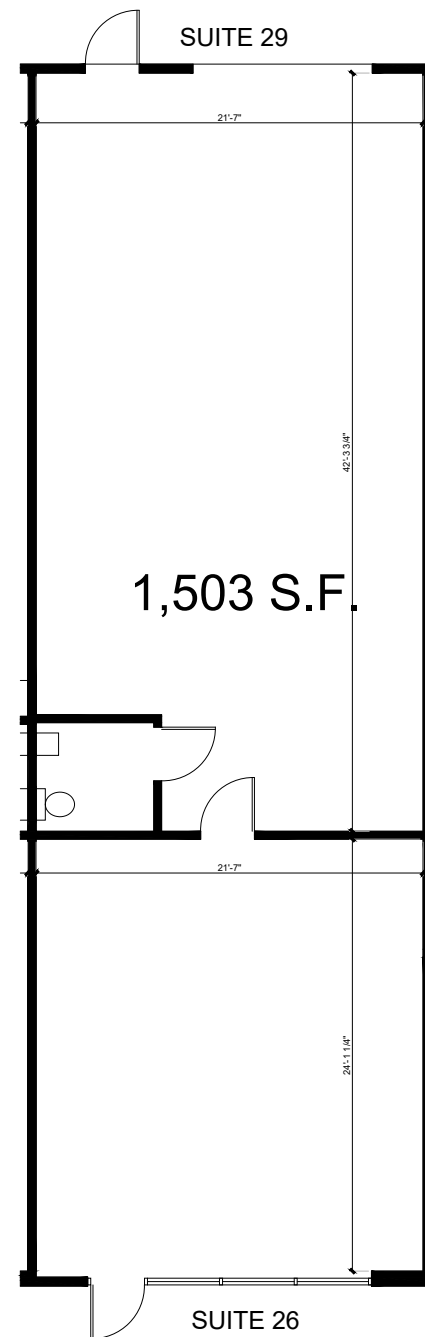
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Building 3871

Suite 26 / 29

- ±1,503 Total SF Available
- Asking Rate: \$1.50 PSF NNN
- \$0.30 PSF Estimated CAM's
- \$2,705.40 Monthly Rent



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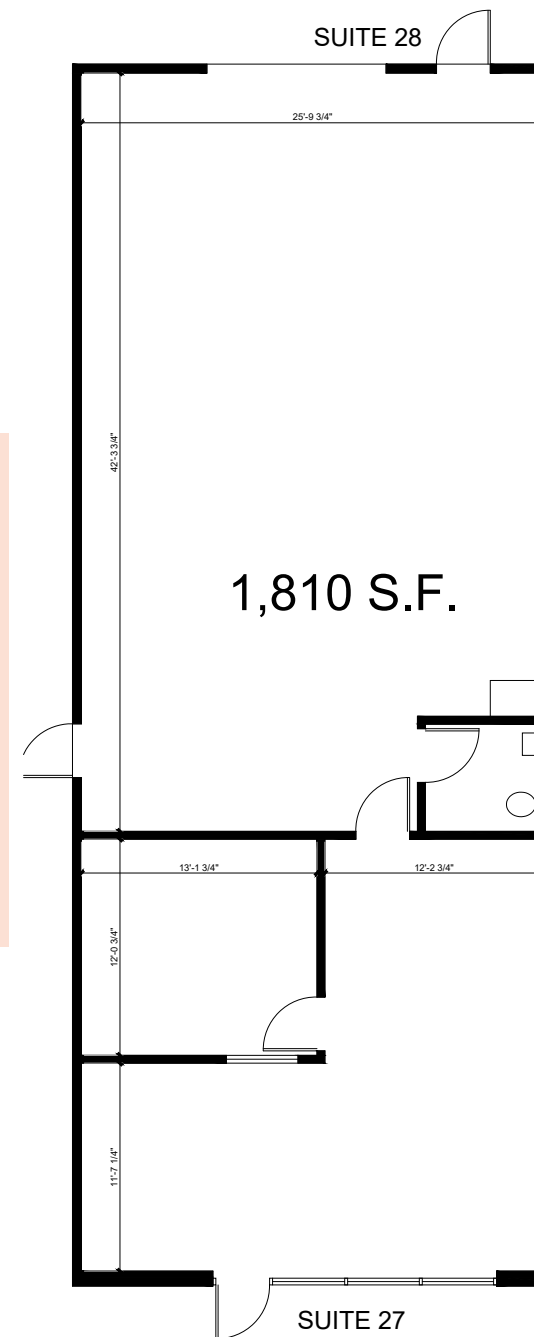
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Building 3871

Suite 27 / 28

- ±1,810 Total SF Available
- Asking Rate: \$1.50 PSF NNN
- \$0.30 PSF Estimated CAM's
- \$3,258.00 Monthly Rent



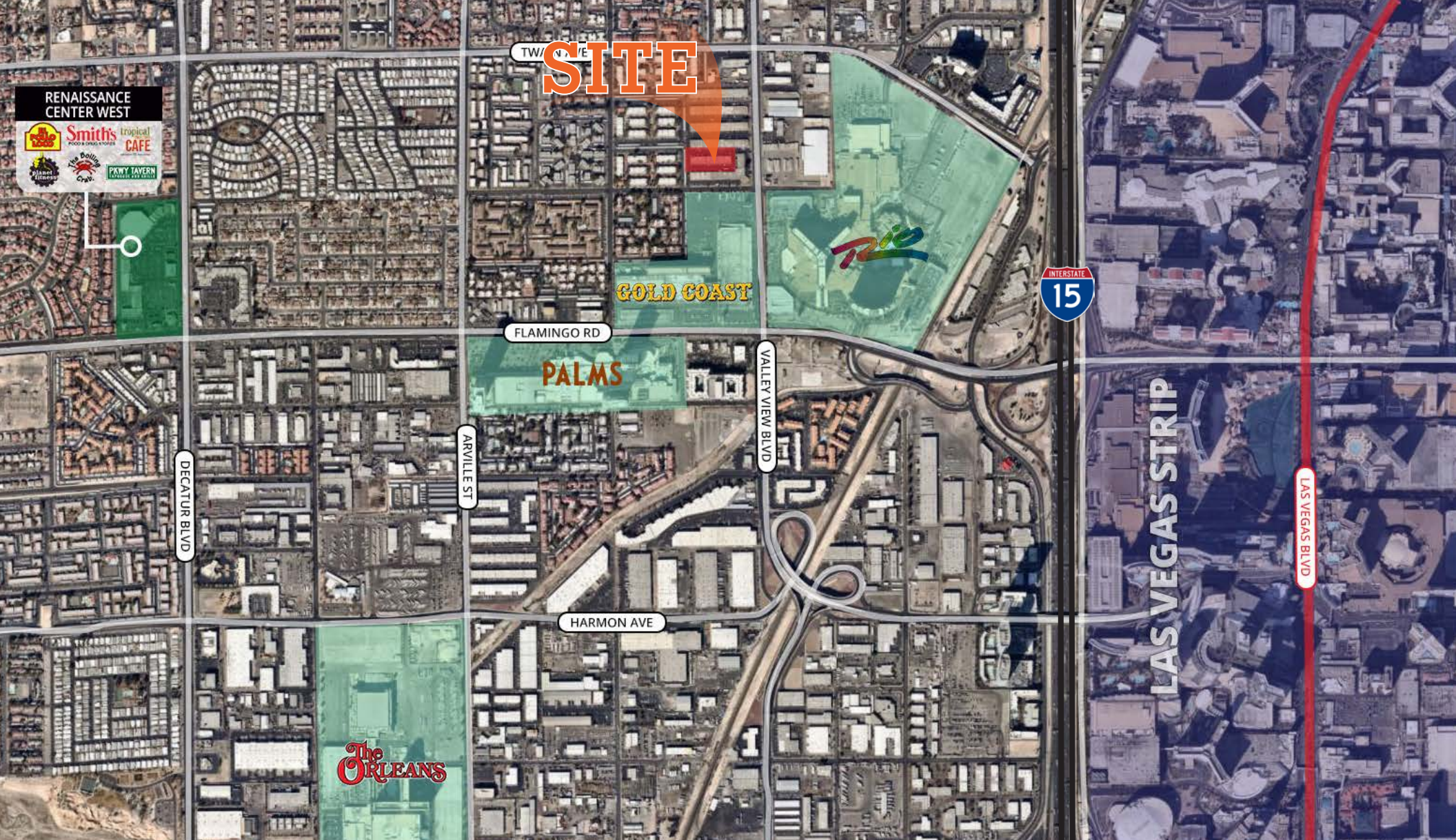
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