



# FOR SUBLEASE

7650 Dean Martin #104-106  
Las Vegas, NV 89139

- Located in the Southwest Submarket
- ±2 miles from the I-15 On-Ramp
- Six (6) Total Dock High Doors
- Two (2) Total Grade Level Doors
- 3 Phase Power

**±9,661 SF – ±22,312 SF  
OF CONTIGUOUS SPACE**

**NAIExcel**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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## Property Specs

LEASE RATE	<b>\$1.35/SF/NNN</b>
TOTAL AVAILABLE	<b>±22,312 SF</b>
AVAILABLE SUITE SF	<b>Suite 105   ±9,661 SF Suite 106   ±12,651 SF</b>
YEAR BUILT	<b>2002</b>
ZONING	<b>IP (Industrial Park)</b>
TYPE	<b>Industrial   Office/Retail Warehouse</b>
SUBLEASE EXPIRATION	<b>June 30, 2027</b>

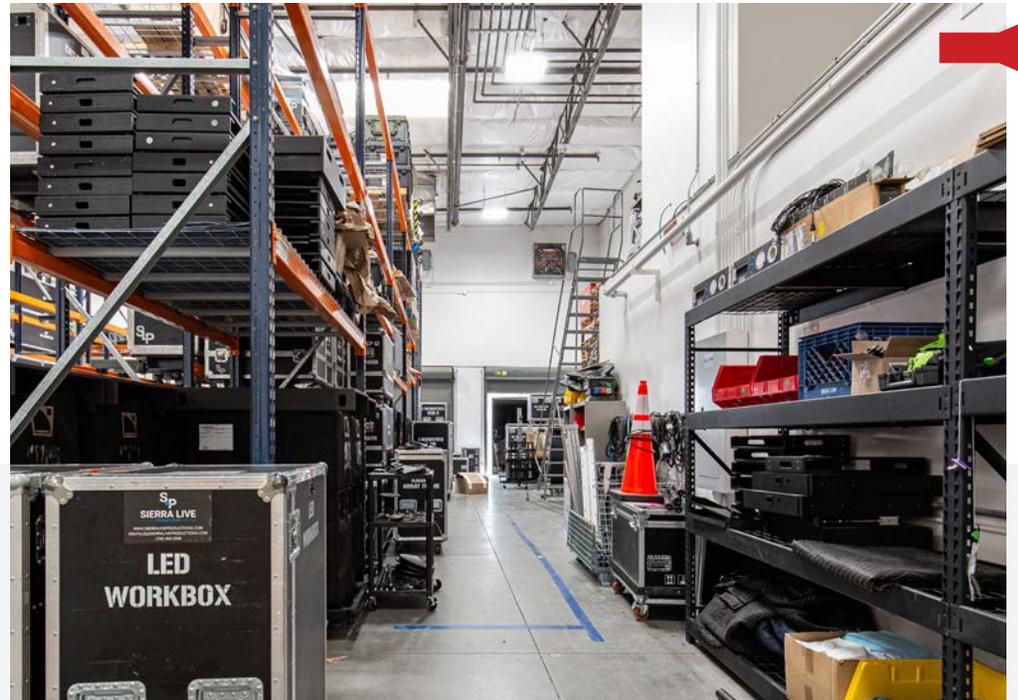
- Grade Level Doors: Three (3) 10'x14'
- Dock High Door: Six (6)
- Clear Height: 24ft
- Sprinklered - ESFR
- 3 Phase Power
- Evaporative Cooled Warehouse



OR TEXT 23462 TO 39200

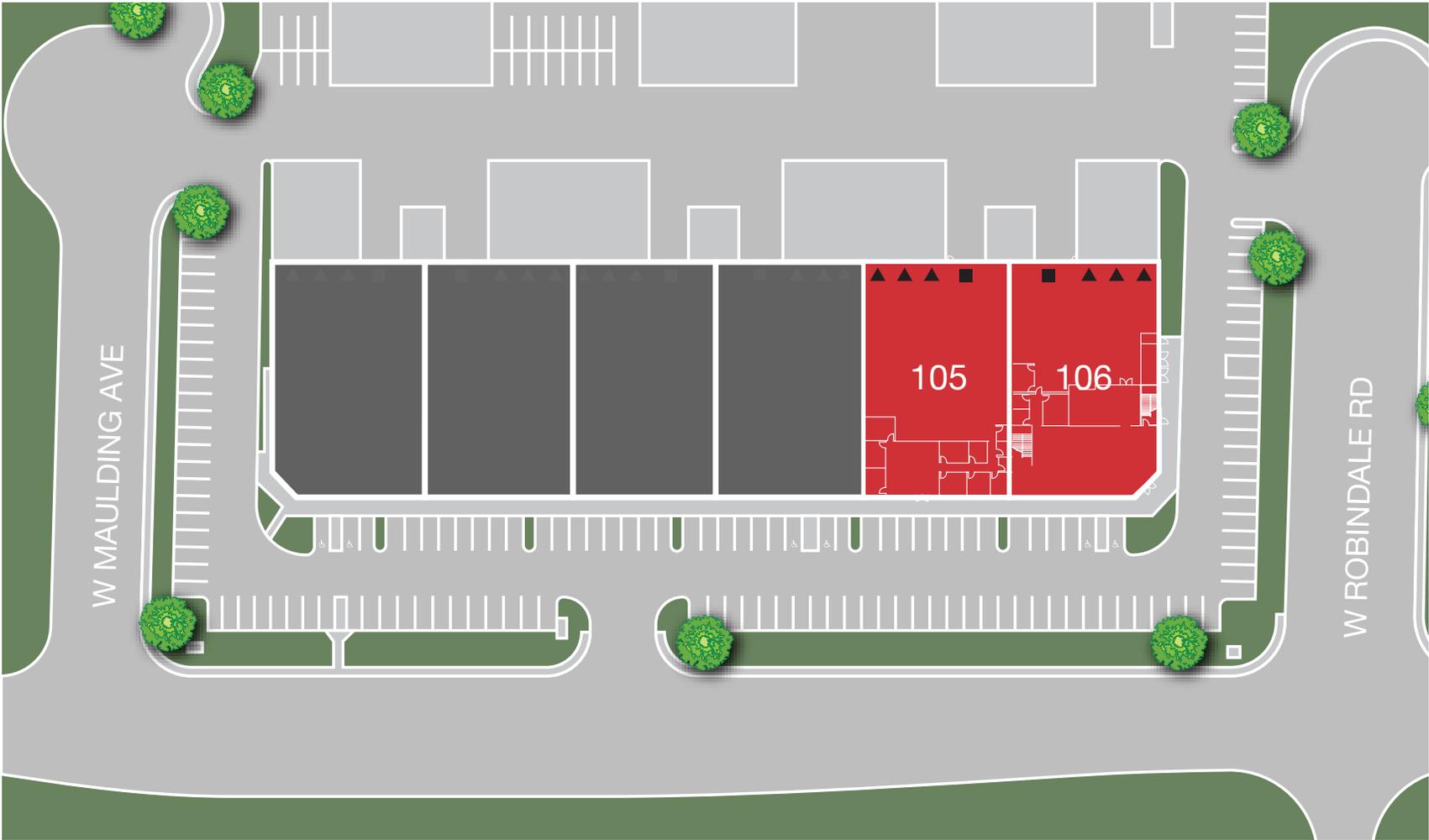
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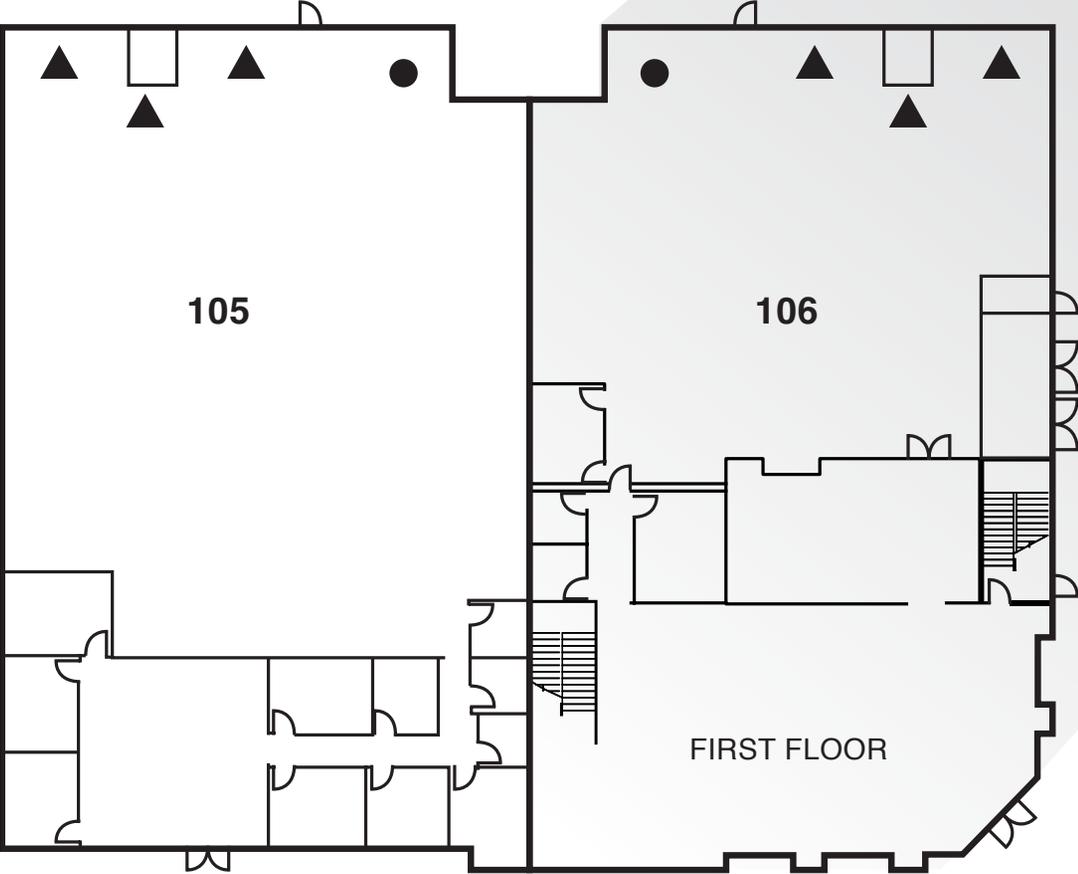
# SUMMARY

# SITE PLAN



# OPTION 1

105 - 106



SECOND FLOOR

105

106

FIRST FLOOR

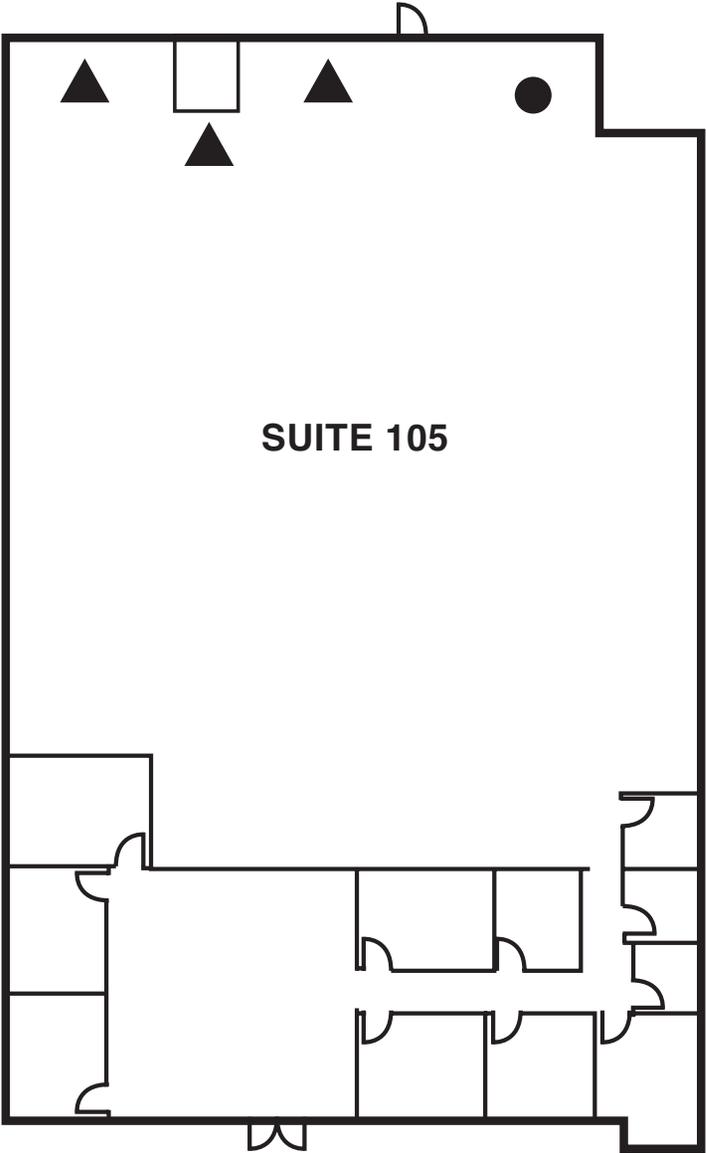
## 105 - 106

### Property Details

Total SF	±22,312
Office SF	±8,286
Lease Rate	\$1.35/SF NNN
CAM Rate	\$0.324 /SF
Total Monthly	\$37,350.28
Dock High Doors	Six (6)
Grade Level Doors	Two (2)

# FLOOR PLAN

# OPTION 2



### Property Details

Total SF	±9,661
Office SF	±2,249
Lease Rate	\$1.35/SF NNN
CAM Rate	\$0.324 /SF
Total Monthly	\$16,172.51
Dock High Doors	Three (3)
Grade Level Doors	One (1)

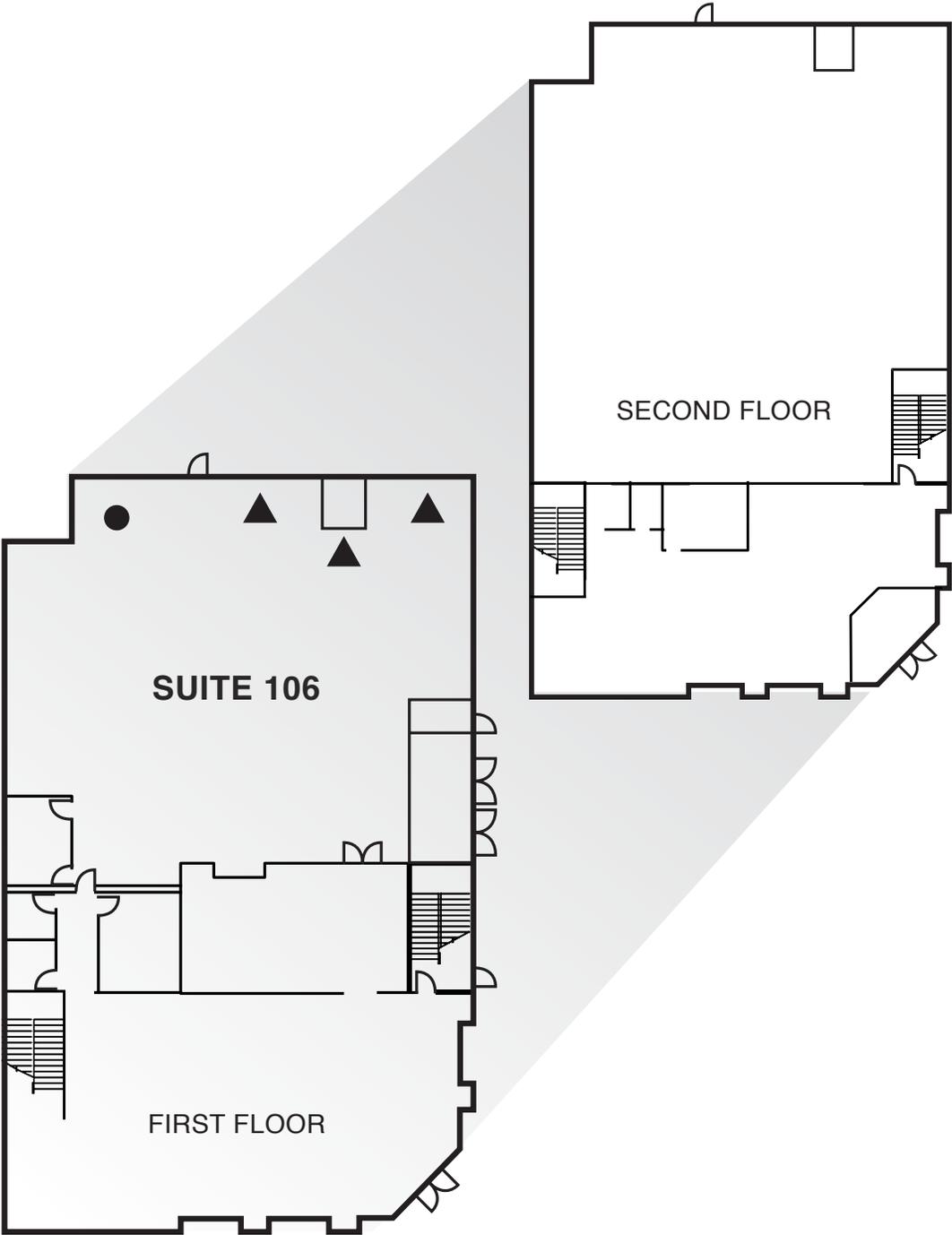
# FLOOR PLAN

# OPTION 3

# FLOOR PLAN

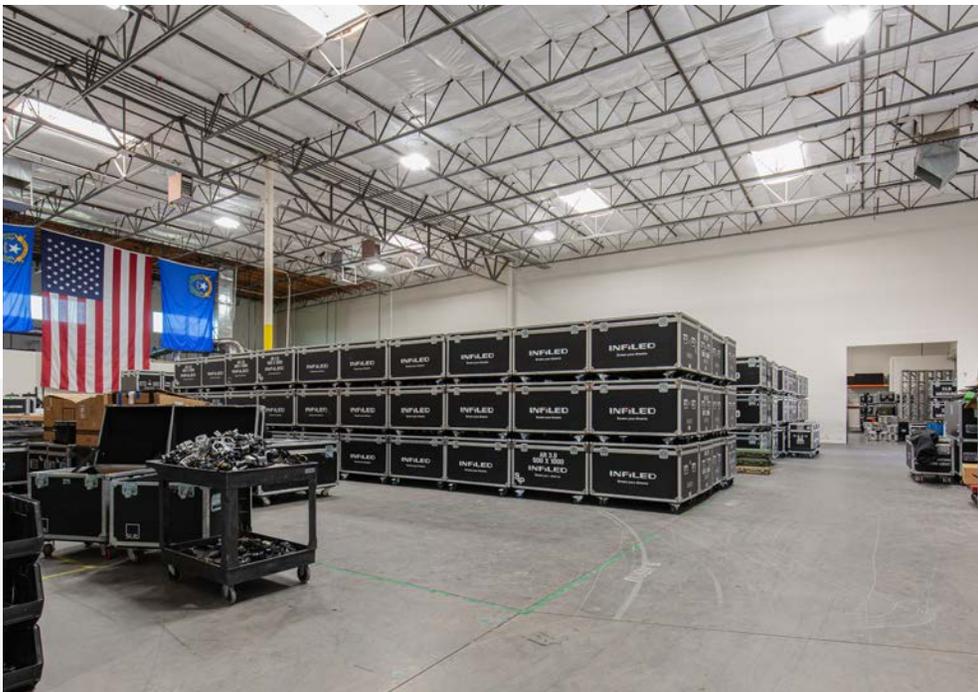
### Property Details

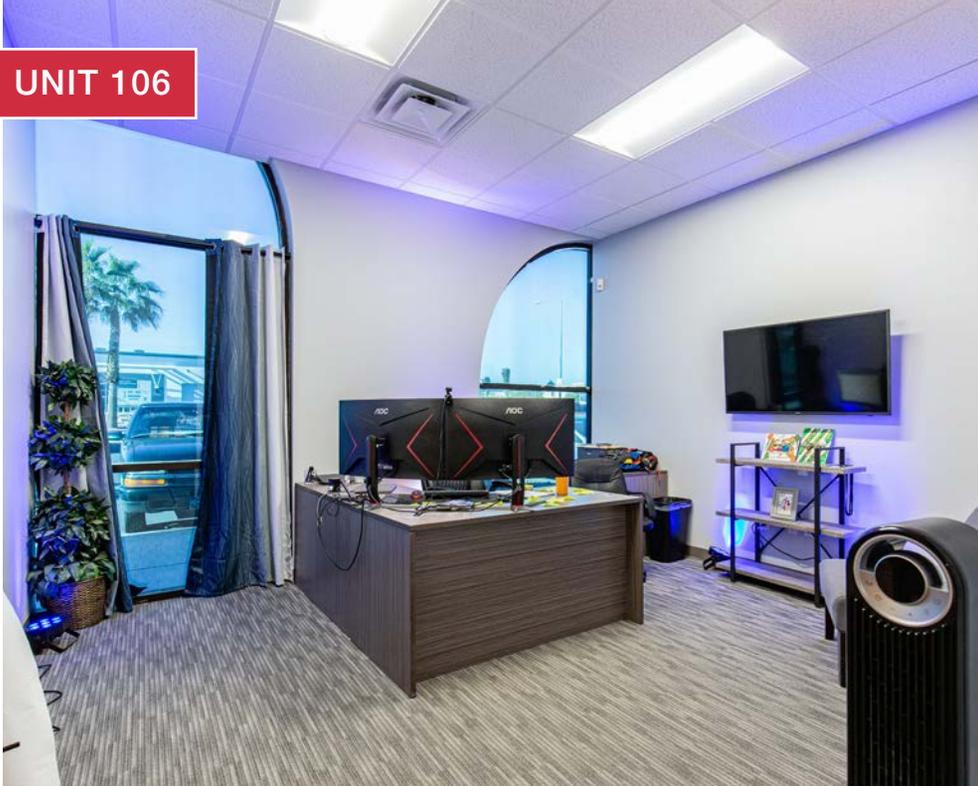
Total SF	±12,651 SF
Office SF	First Floor   ±3,623 SF Second Floor   ±2,414 SF
Lease Rate	\$1.35/SF NNN
CAM Rate	\$0.324 /SF
Total Monthly	\$21,177.77
Dock High Doors	Three (3)
Grade Level Doors	One (1)



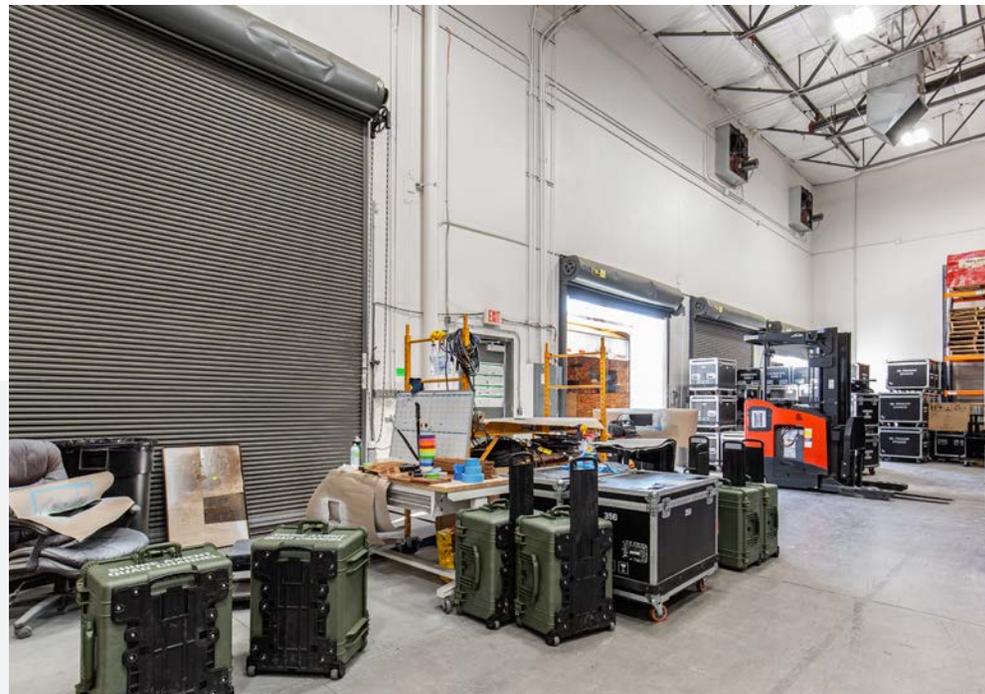


PHOTOS



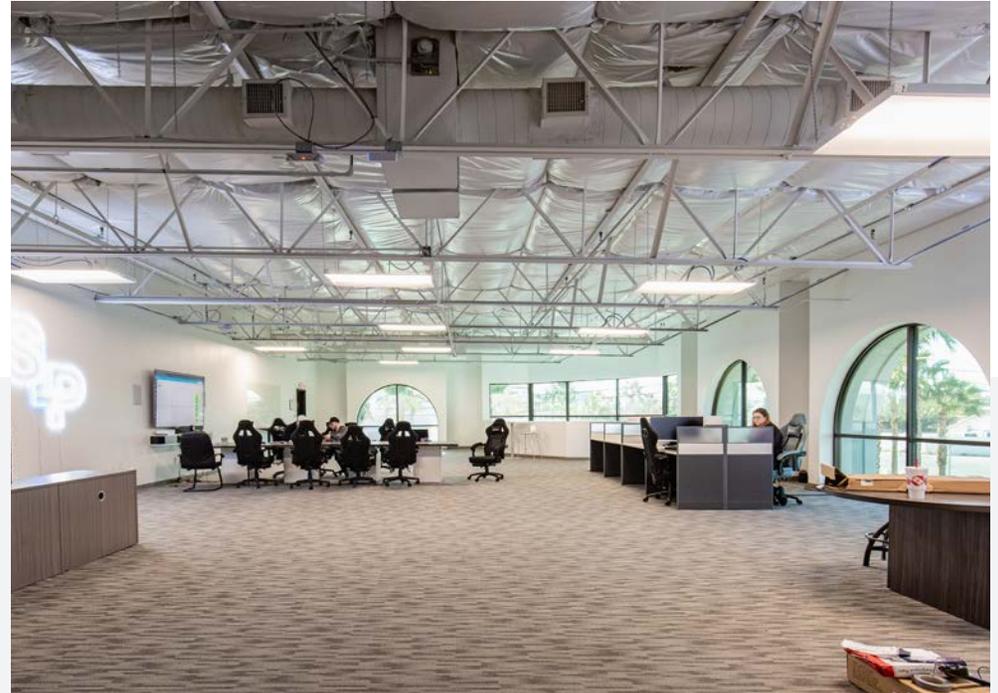
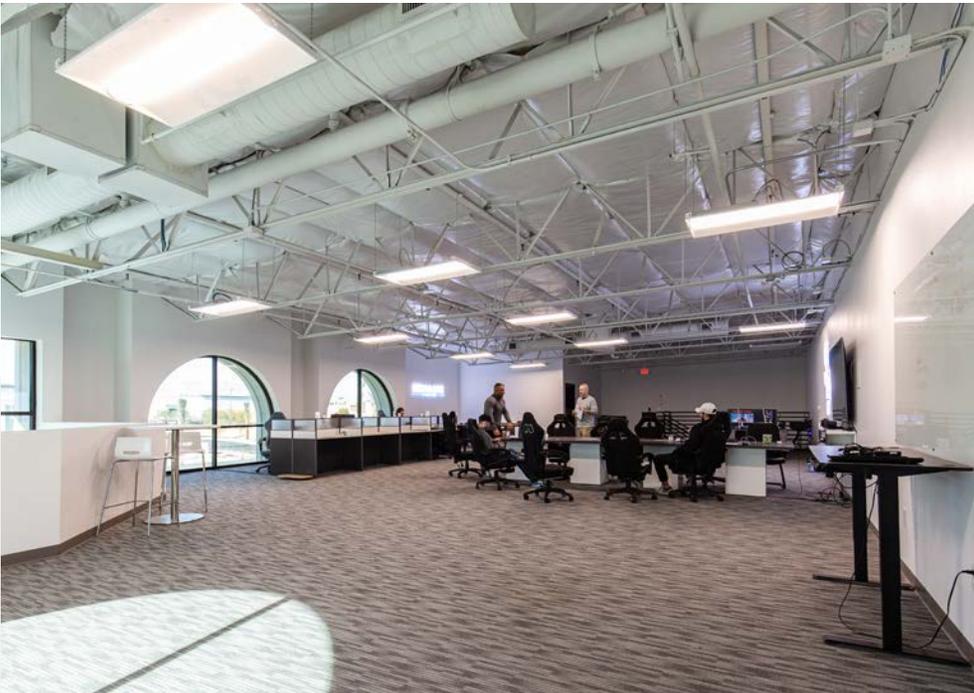


PHOTOS





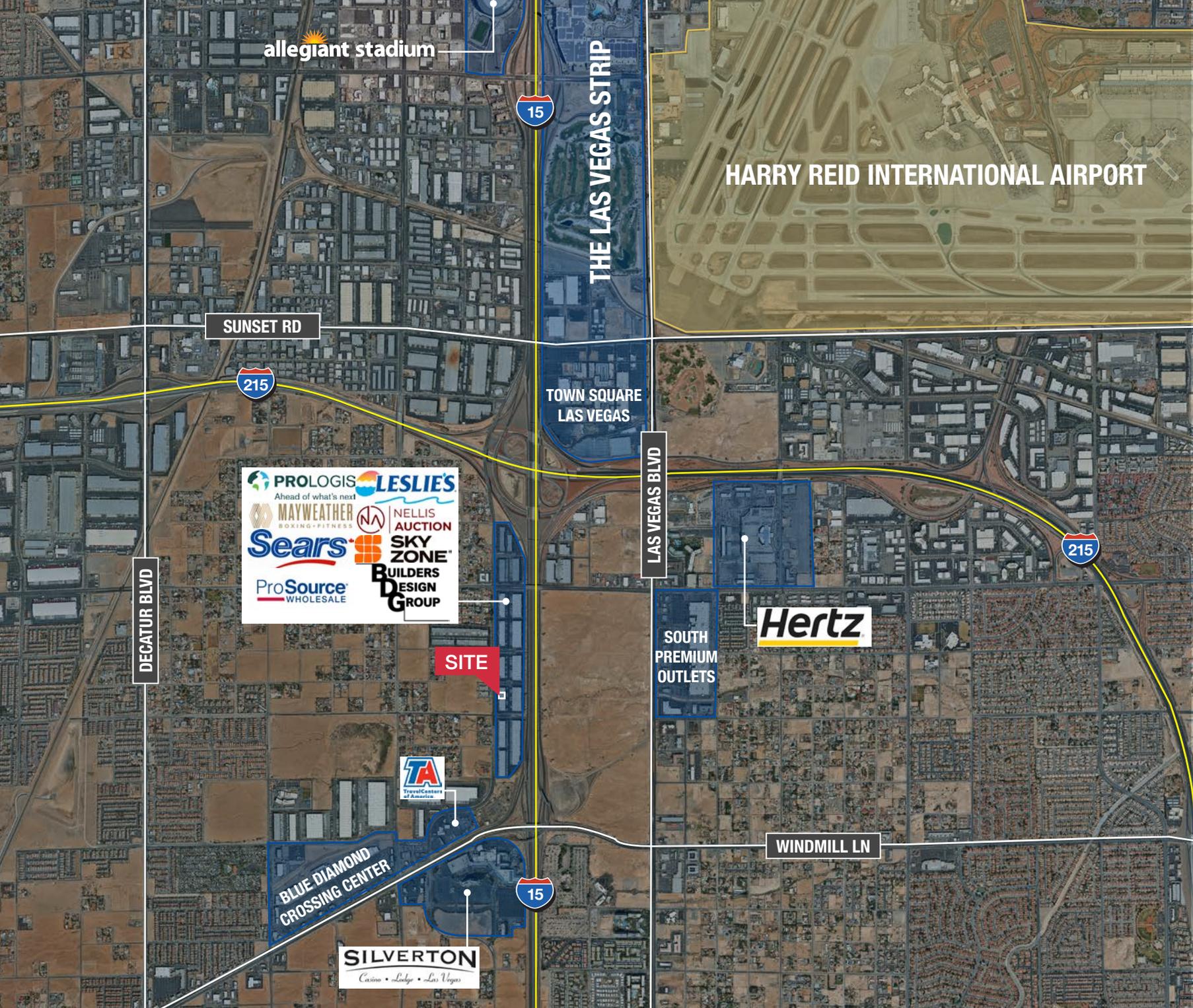
PHOTOS



# PHOTOS



# AREA MAP



allegiant stadium

THE LAS VEGAS STRIP

HARRY REID INTERNATIONAL AIRPORT

SUNSET RD

TOWN SQUARE LAS VEGAS

PROLOGIS Ahead of what's next  
MAYWEATHER BOXING • FITNESS  
Sears  
ProSource WHOLESALE  
LESLIE'S  
NELLIS AUCTION  
SKY ZONE  
BUILDERS DESIGN GROUP

LAS VEGAS BLVD

Hertz

SOUTH PREMIUM OUTLETS

SITE

DECATUR BLVD

TA  
TravelCenters of America

BLUE DIAMOND CROSSING CENTER

WINDMILL LN

SILVERTON  
Casino • Lodge • Las Vegas

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



# DEMOGRAPHICS

	1-mile	3-mile	5-mile
<b>POPULATION</b>			
2025 Population	3,666	85,231	354,944
<b>HOUSEHOLDS</b>			
2025 Households	1,544	32,736	142,298
<b>INCOME</b>			
2025 Average HH Income	\$116,891	\$120,887	\$110,672

## Traffic Counts

STREET	AADT
Dean Martin Dr	128,000
Warm Springs Rd	137,000

## 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

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