



NAIExcel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 South Durango Drive,
Las Vegas, NV 89113
702.383.3383 | naiexcel.com

5031 Wagon Trail Ave | Suite 107-109 | Las Vegas, NV 89118

Maria Herman

LIC#BS.0027640
702.334.7280
mherman@naiexcel.com

Property Summary

LEASE RATE	\$1.50/SF NNN
CAM CHARGES	\$0.35
BASE RENT + CAMS	Suite 107-109 \$8,325.00
SPACE AVAILABLE	± 4,500 SF
LOT SIZE ACRES	±3.05
YEAR BUILT	2008
ZONING	C-2

- Former yoga studio, recently remodeled
- Seconds from the Decatur/215 on ramp
- Strong Demographics
- Highly sought after southwest location
- Great visibility from the 215 Beltway
- Going to work side of street
- Traffic Counts: 40,000 CPD

FOR MORE INFORMATION



CLICK HERE

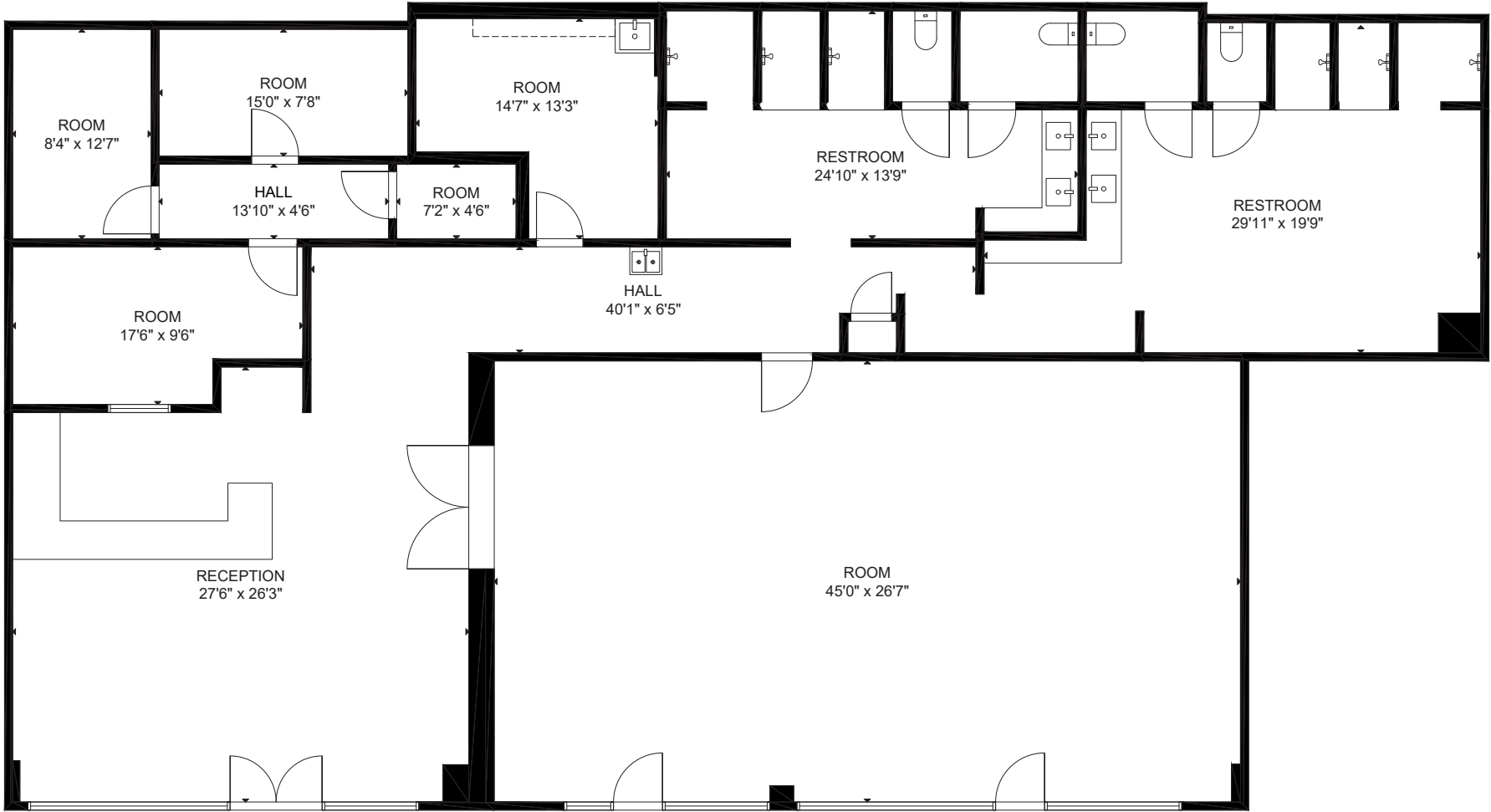
OR TEXT 17385 TO 39200



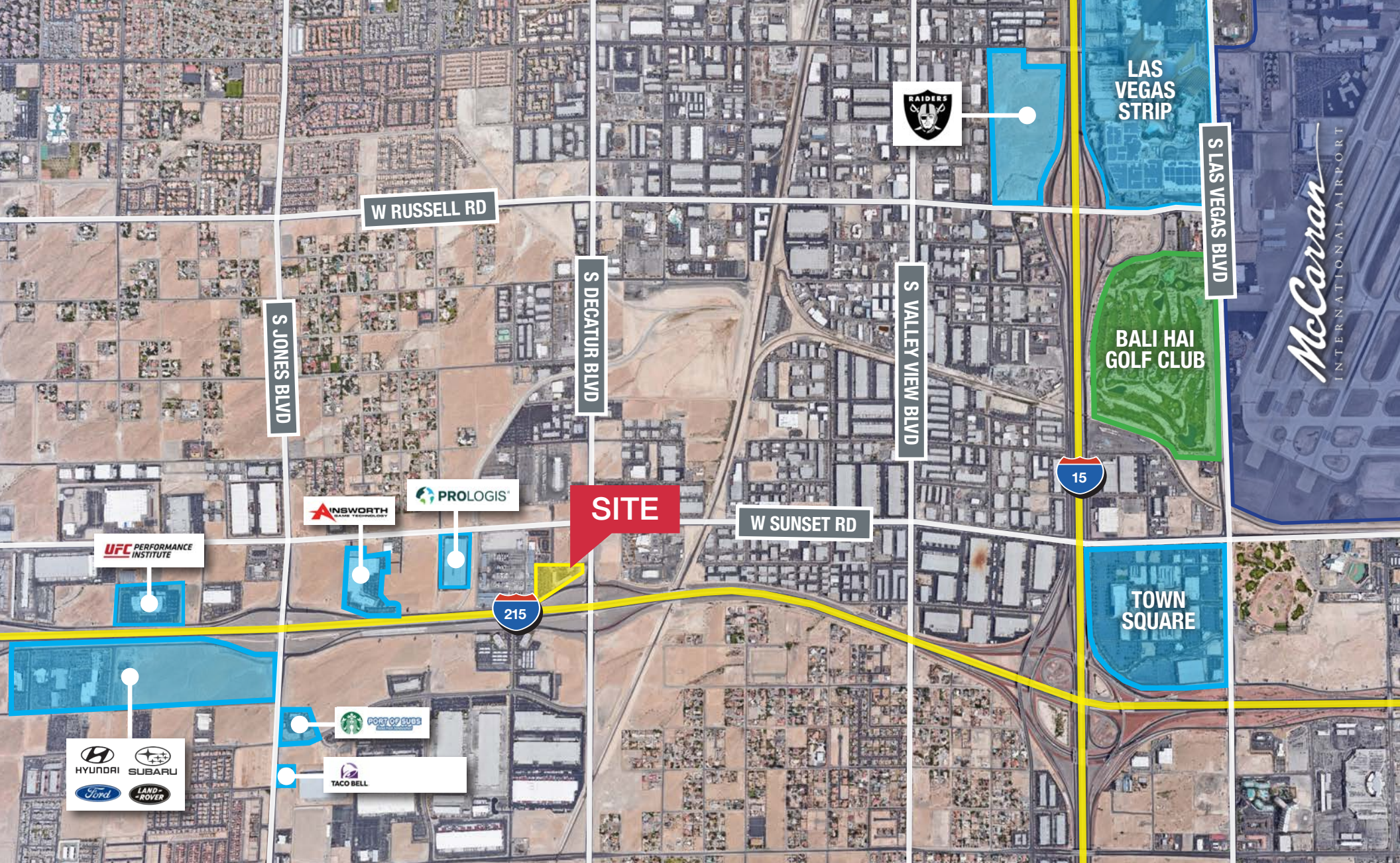
Floor Plan - 107-109



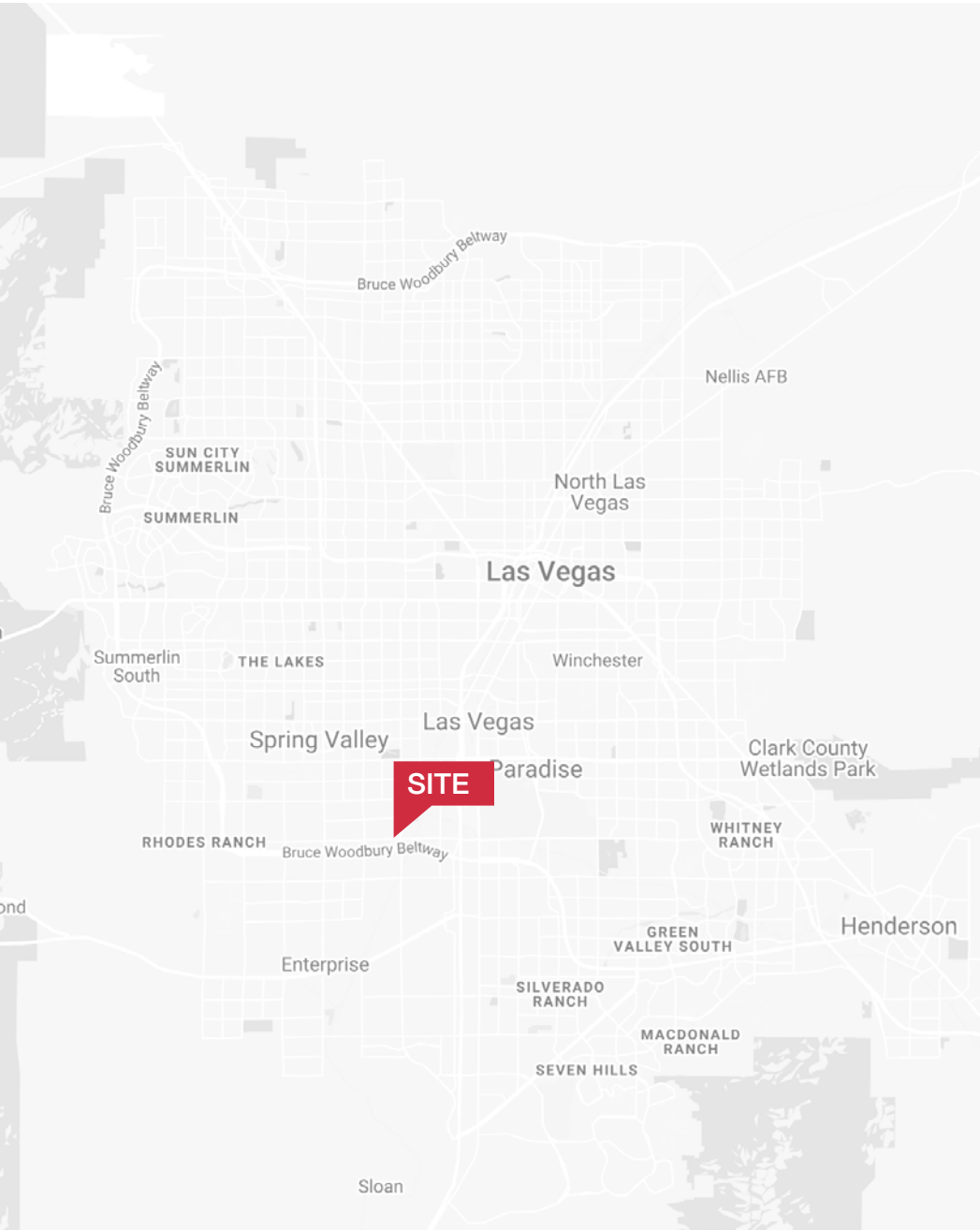
CLICK HERE
FOR A 3D TOUR



Area Map



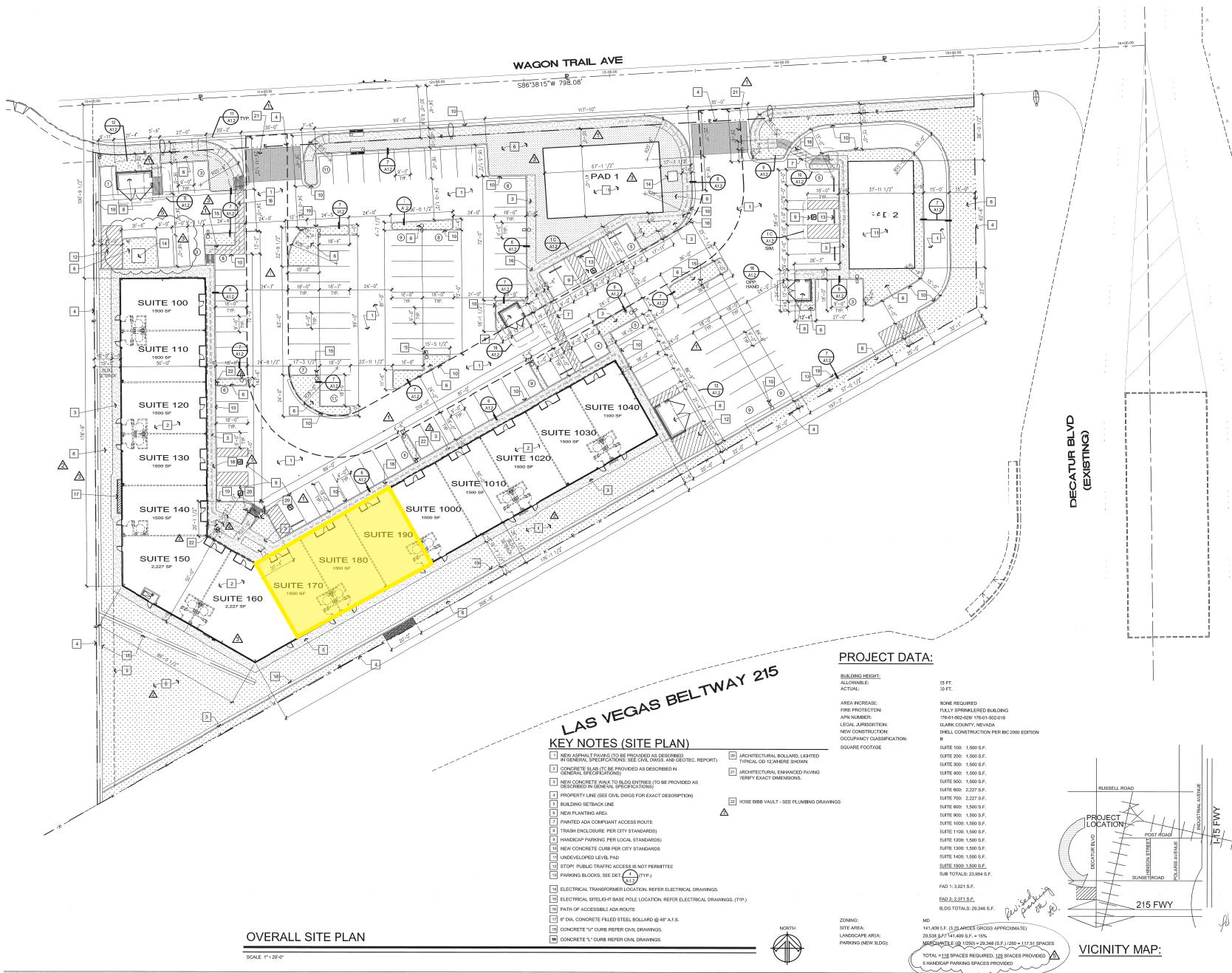
Area Map



Site Plan



Parcel Map





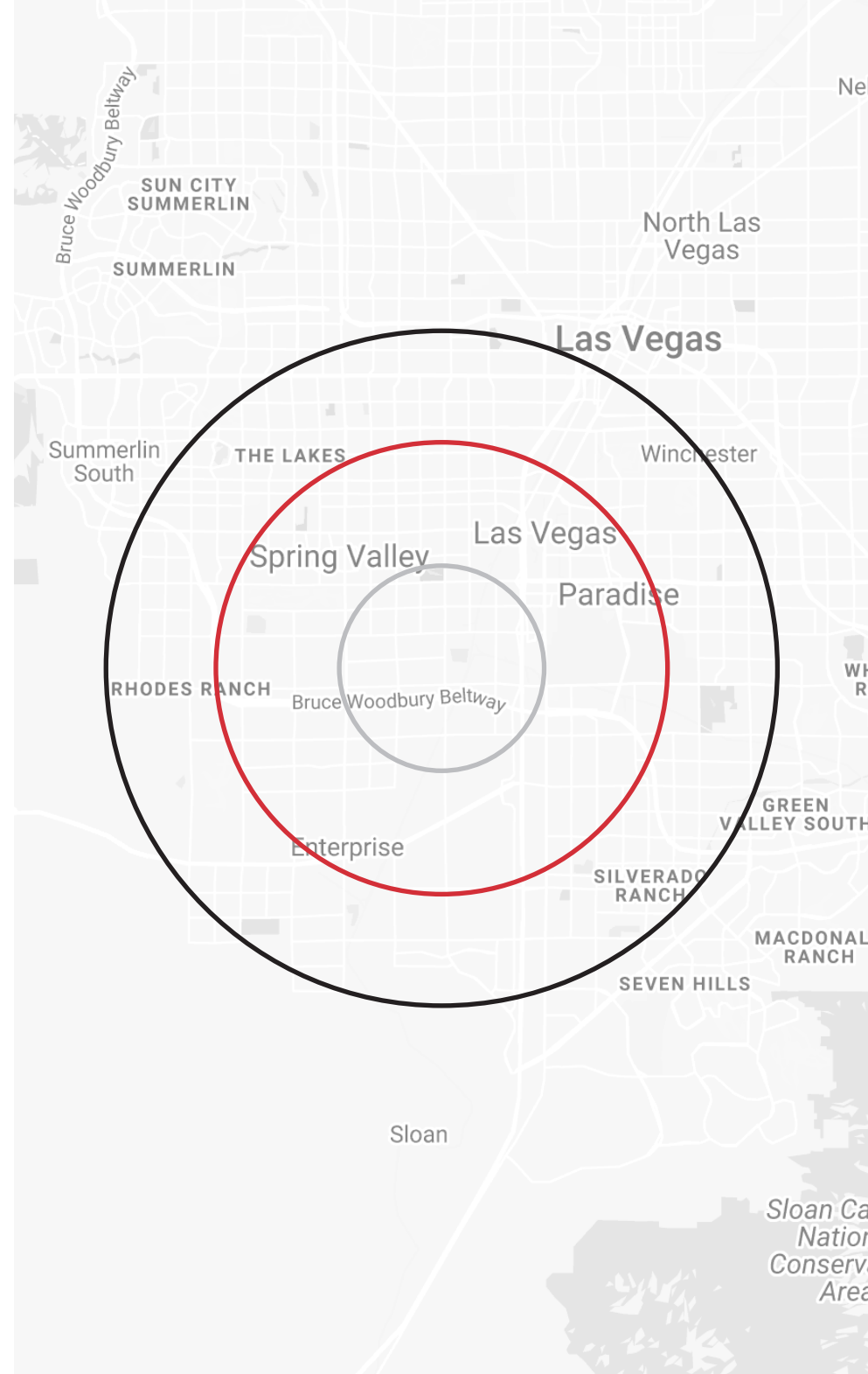


Demographics

POPULATION	1-mile	3-mile	5-mile
2019 Population	1,350	94,662	332,088
HOUSEHOLDS	1-mile	3-mile	5-mile
2019 Households	472	37,212	130,818
INCOME	1-mile	3-mile	5-mile
2019 Average HH Income	\$90,550	\$79,689	\$74,018

Traffic Counts

STREET	CPD
S Decatur Blvd / W Sunset Rd	42,000
Bruce Woodbury Beltway / S Valley View Blvd	193,000
S Decatur Blvd / Oquendo Rd	36,000





Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

CLICK HERE



**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 South Durango Drive,
Las Vegas, NV 89113

702.383.3383 | naixel.com

Maria Herman

LIC#BS.0027640

702.334.7280

mherman@naixel.com

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.

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for interested parties intended use or purpose, or for any other use or purpose.