



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

5031 Wagon Trail Ave | Suite 100 & 101 | Las Vegas, NV 89118

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Property Summary

LEASE RATE	\$1.50/SF NNN
CAM CHARGES	\$0.33
BASE RENT + CAMS	Suite 100 \$1,916.46 Suite 101 \$3,549.00
SPACE AVAILABLE	±1,053 - 3,003 SF
LOT SIZE ACRES	±3.05
YEAR BUILT	2008
ZONING	C-2

- Former church suite available
- 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
- Fully improved pad available for ground lease

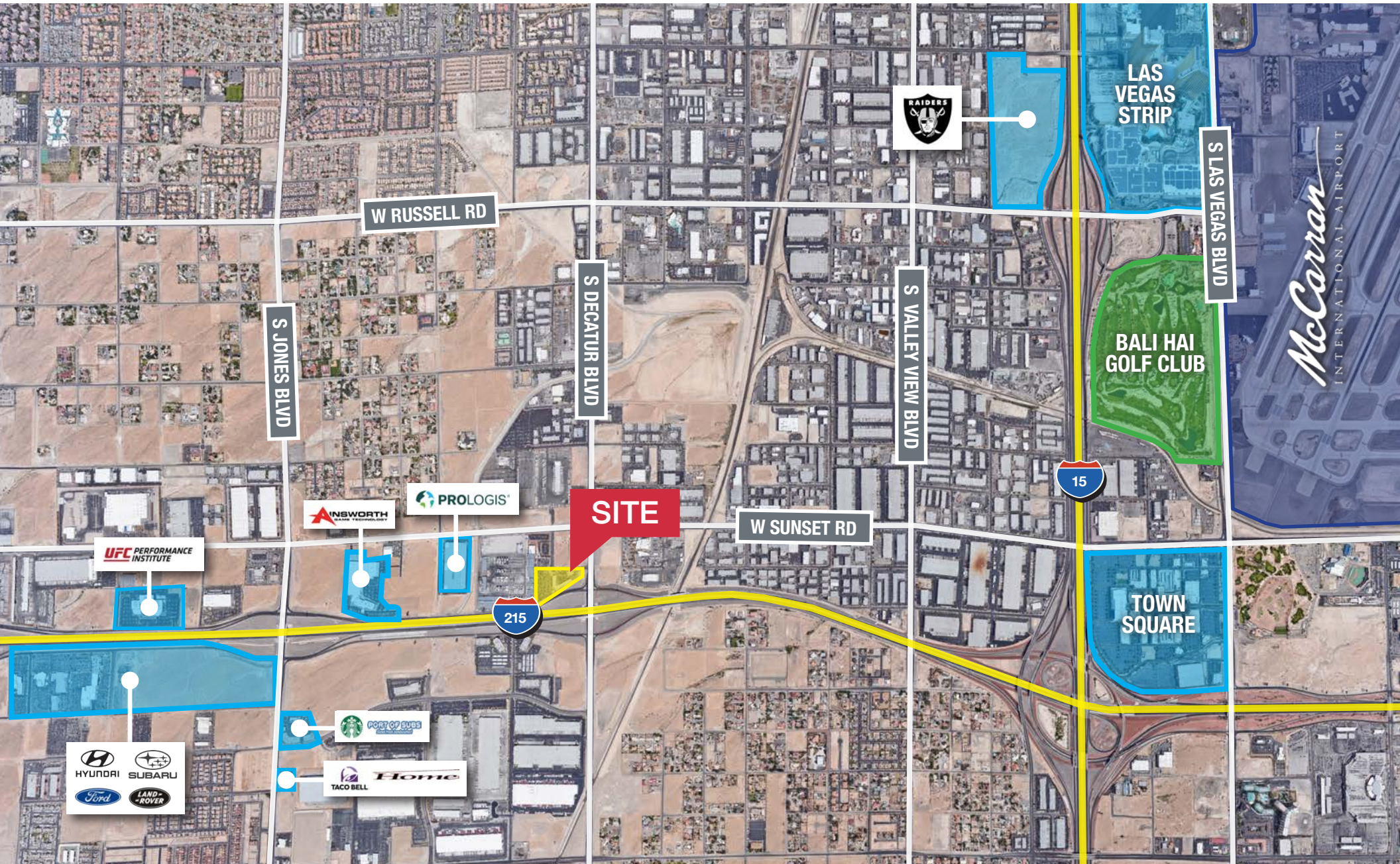
FOR MORE INFORMATION



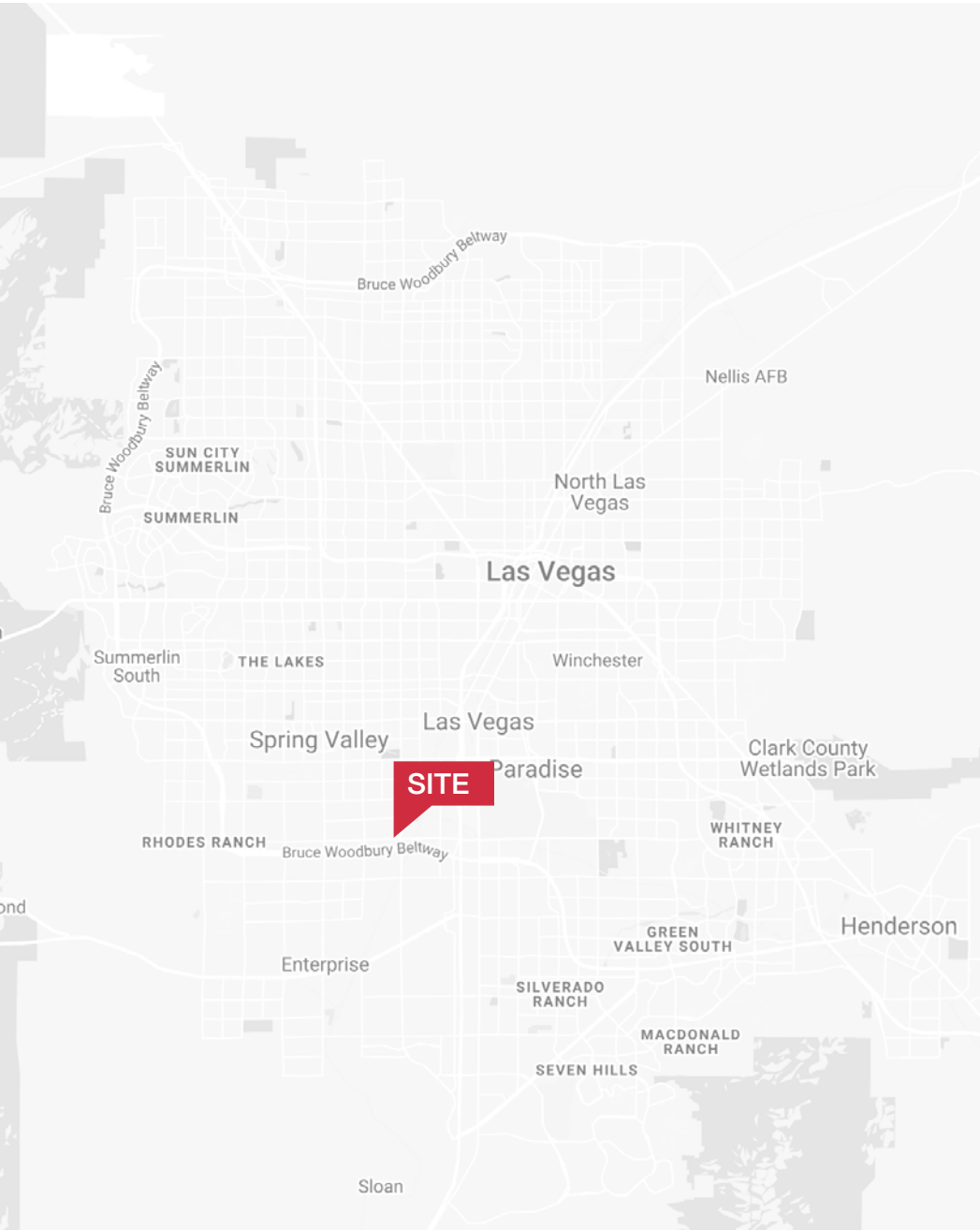
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Area Map



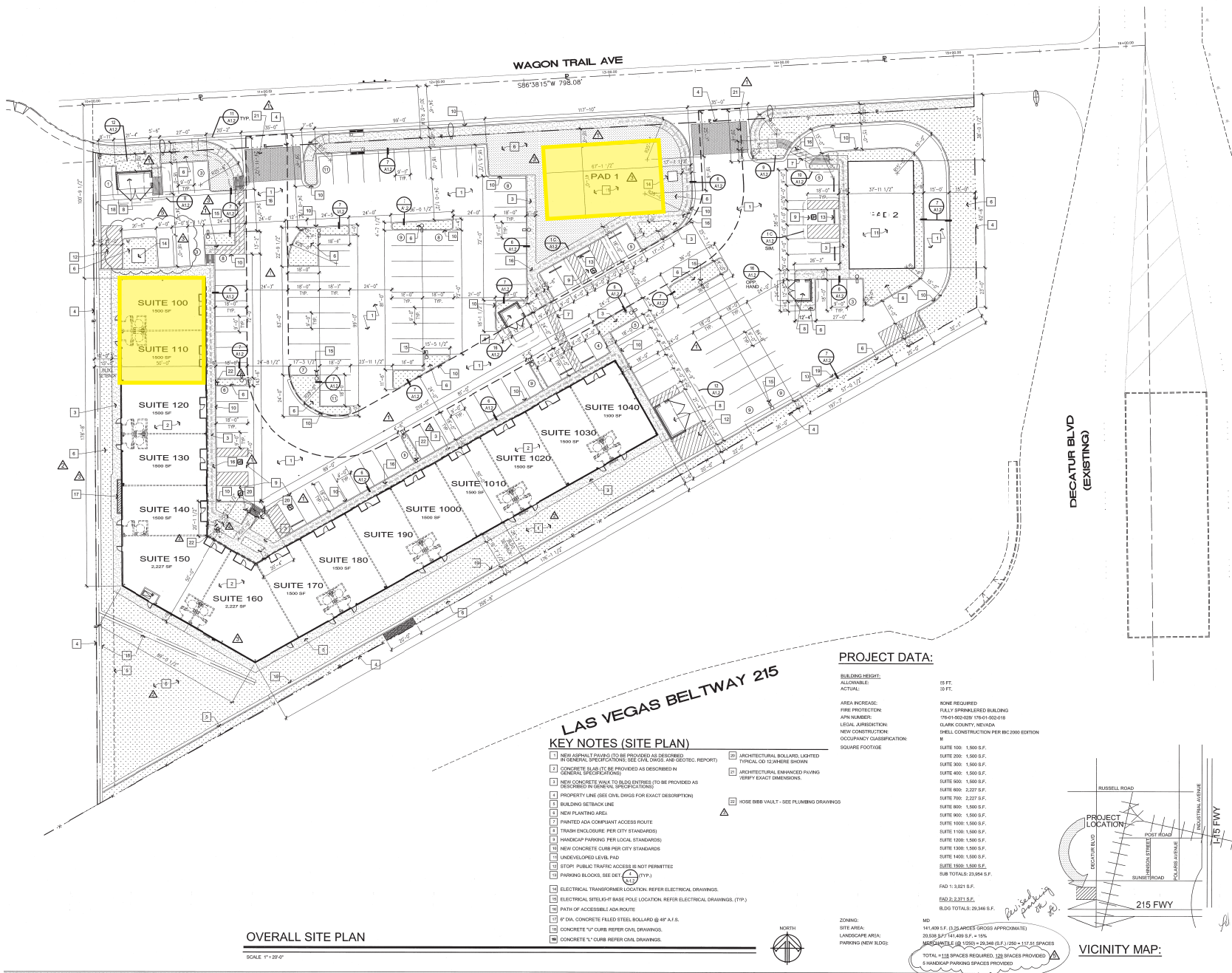
Area Map



Site Plan



Parcel Map

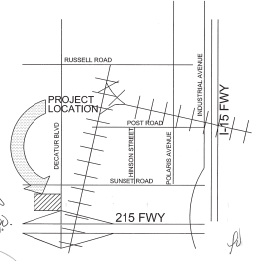


KEY NOTES (SITE PLAN)

- 1 NEW ASPHALT DRIVE (TO BE PROVIDED AS DESCRIBED IN GENERAL SPECIFICATIONS, SEE CIVIL DWS. AND GEOTECH. REPORT)
- 2 CONCRETE CURB TO BE PROVIDED AS DESCRIBED IN GENERAL SPECIFICATIONS
- 3 NEW CONCRETE WALK TO BUILD ENTRIES (TO BE PROVIDED AS DESCRIBED IN GENERAL SPECIFICATIONS)
- 4 PROPERTY LINE (SEE CIVIL DWS FOR EXACT DESCRIPTION)
- 5 BUILDING SETBACK LINE
- 6 NEW PLANTING AREA
- 7 PAINTED ADA COMPLIANT ACCESS ROUTE
- 8 TRASH ENCLOSURE PER CITY STANDARDS
- 9 HANDICAP PARKING PER LOCAL STANDARDS
- 10 NEW CONCRETE CURB PER CITY STANDARDS
- 11 UNDEVELOPED LEVEL PAD
- 12 STOP: PUBLIC TRAFFIC ACCESS IS NOT PERMITTED
- 13 PARKING BLOCKS, SEE CIVIL (TYP.)
- 14 ELECTRICAL TRANSFORMER LOCATION, REFER ELECTRICAL DRAWINGS.
- 15 ELECTRICAL SITE(S) OF BASE POLE LOCATION, REFER ELECTRICAL DRAWINGS. (TYP.)
- 16 PATH OF ACCESSIBLE WALK ROUTE
- 17 6" DIA. CONCRETE FILLED STEEL BOLLARD @ 4' A.P.S.
- 18 CONCRETE "C" CURB REFER CIVIL DRAWINGS.
- 19 CONCRETE "T" CURB REFER CIVIL DRAWINGS.
- 20 ARCHITECTURAL ISOLAND, UNLIMITED TYPICAL, QD 12 (WHERE SHOWN)
- 21 ARCHITECTURAL ENHANCED PAVING (PER EXACT DIMENSIONS)
- 22 ROSE HEBB VAULT - SEE PLUMBING DRAWINGS

PROJECT DATA:

BUILDING HEIGHT:	15 FT.
ALLOWABLE:	15 FT.
ACTUAL:	15 FT.
AREA INCREASE:	NONE REQUIRED
FIRE PROTECTION:	FULLY SPRINKLERED BUILDING
APN NUMBER:	750-190-000-1000-000-0000
LEGAL APPROPRIATION:	CLARK COUNTY, NEVADA
NEW CONSTRUCTION:	SHELL CONSTRUCTION PER IBC 2000 EDITION
OCCUPANCY CLASSIFICATION:	OFFICE
SQUARE FOOTAGE:	
SUITE 100	1,900 S.F.
SUITE 110	1,900 S.F.
SUITE 120	1,900 S.F.
SUITE 130	1,900 S.F.
SUITE 140	1,900 S.F.
SUITE 150	2,227 S.F.
SUITE 160	2,227 S.F.
SUITE 170	1,900 S.F.
SUITE 180	1,900 S.F.
SUITE 190	1,900 S.F.
SUITE 1000	1,900 S.F.
SUITE 1010	1,900 S.F.
SUITE 1020	1,900 S.F.
SUITE 1030	1,900 S.F.
SUITE 1040	1,900 S.F.
SUB TOTAL:	23,948 S.F.
PAD 1	3,801 S.F.
PAD 2	2,271 S.F.
BLDG TOTALS:	23,948 S.F.



CONTRACTOR:
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OVERALL SITE PLAN
WAGON TRAIL VILLAGE
DECATUR AVENUE & 215 FREEWAY
LAS VEGAS NEVADA

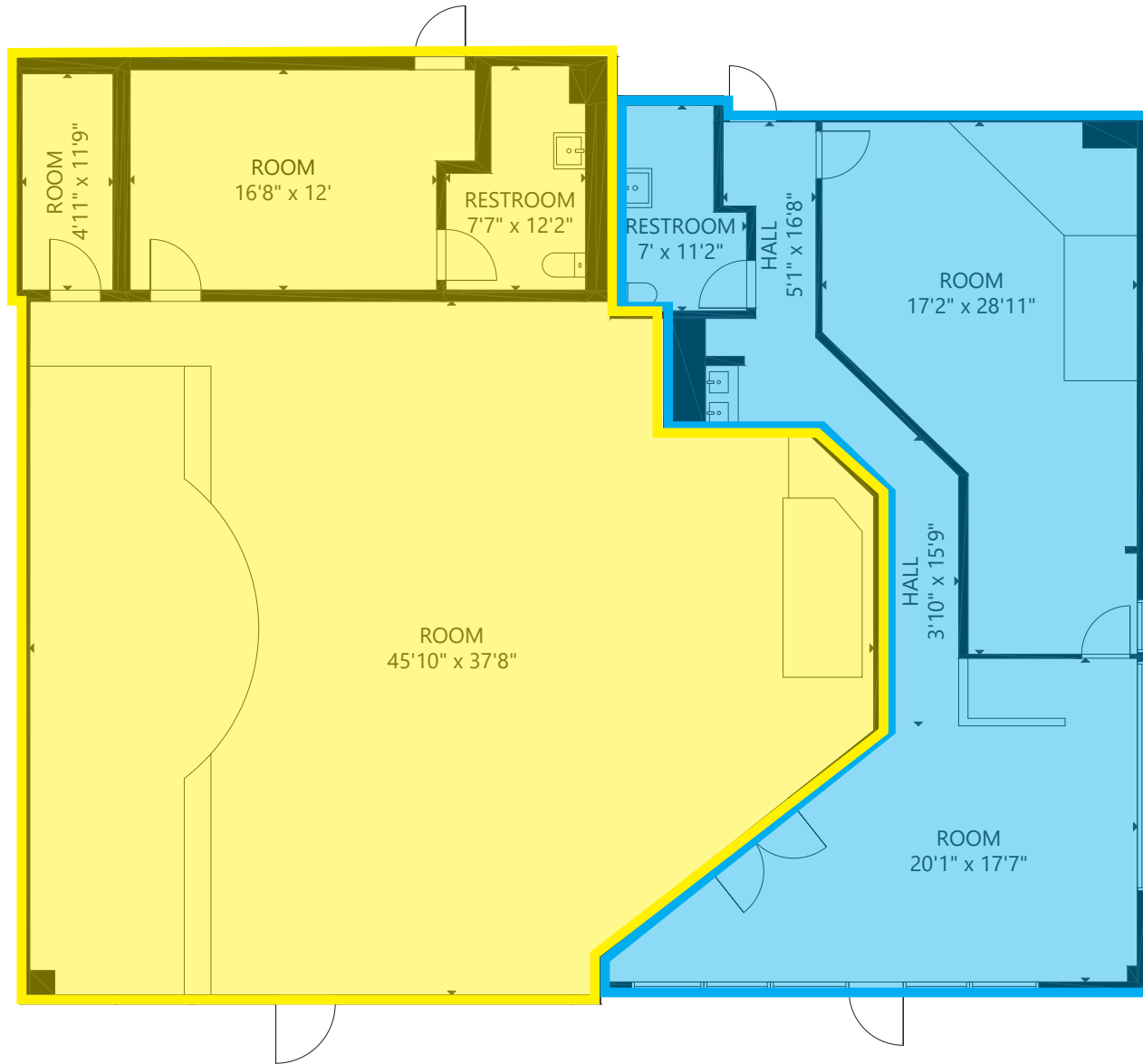
11-21-07 COUNTY COMMENTS
11-29-07 COUNTY COMMENTS
12-10-07 OFFICE COORDINATION
12-20-07 OFFICE COORDINATION



DRAWN BY: BC
CHECKED BY: BW
JOB NUMBER: 05-185
DATE: 03-01-2007

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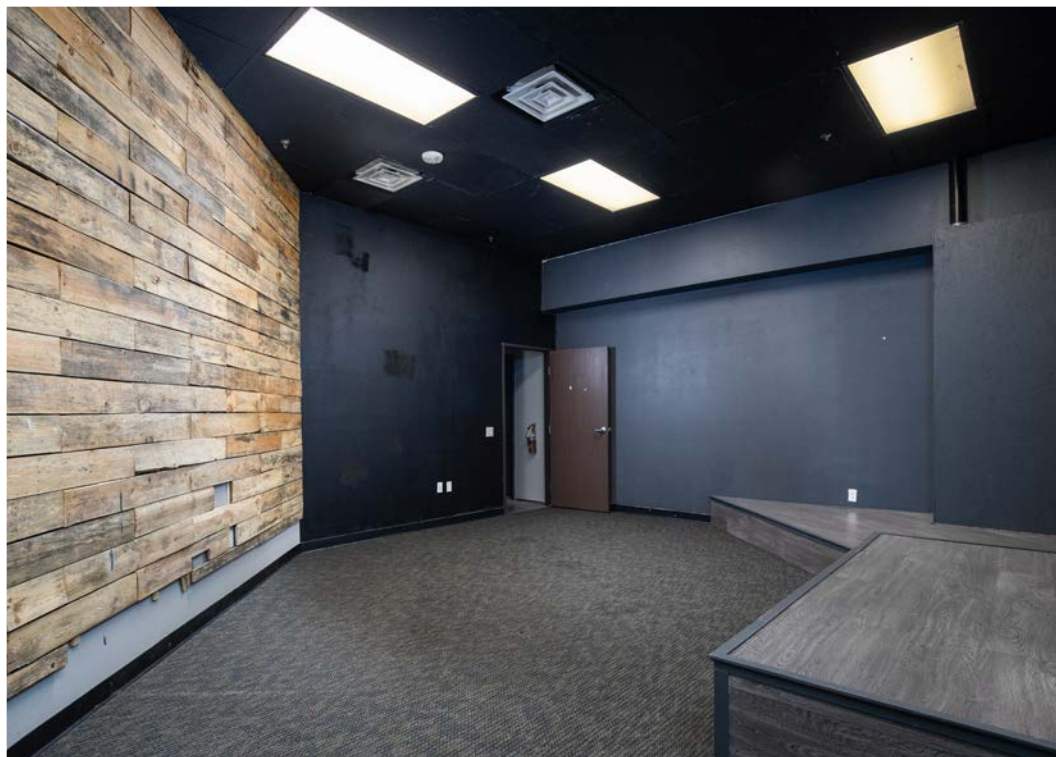
Floorplan

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A FOR 3D TOUR



-  SUITE 101
-  SUITE 100





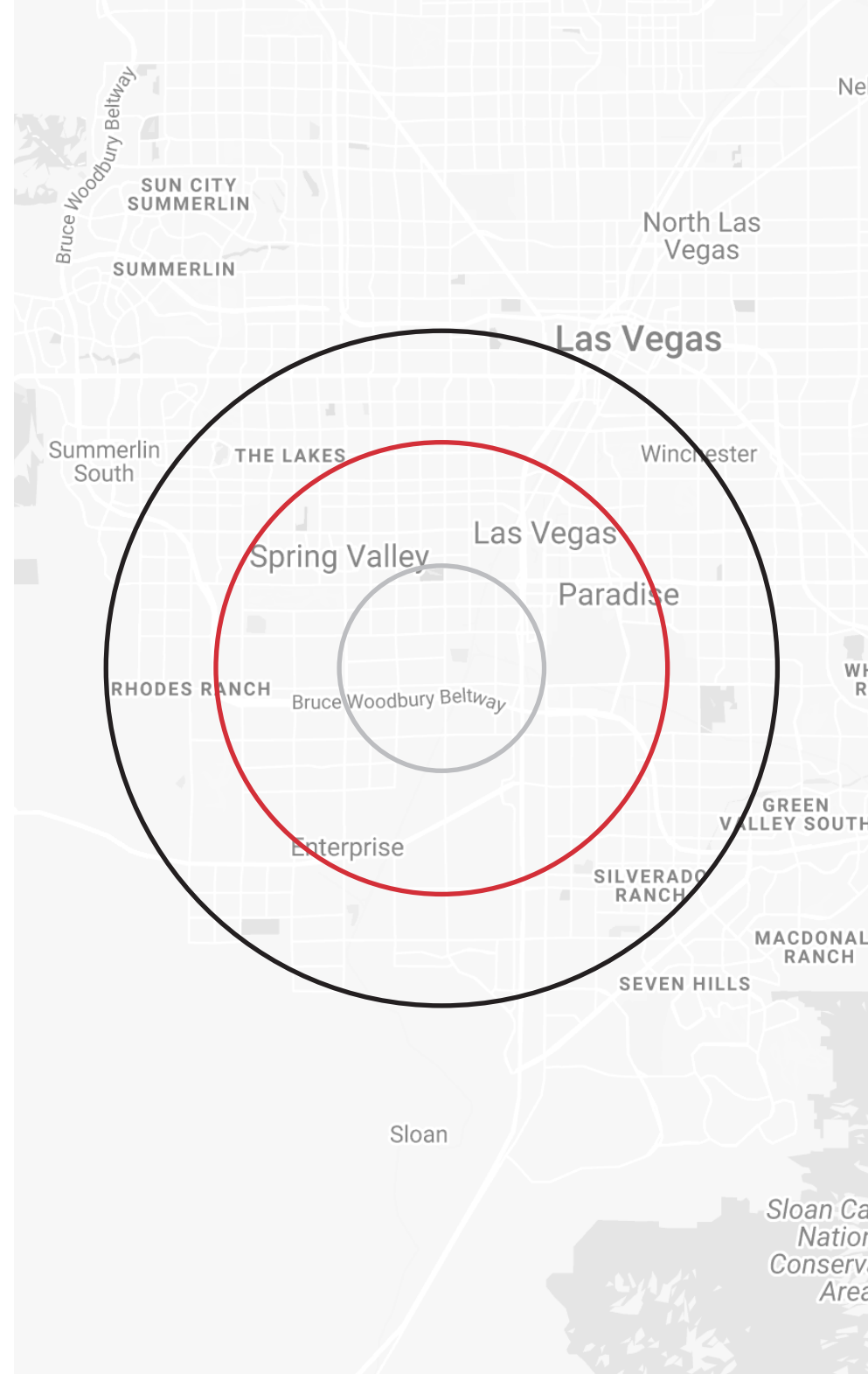


Demographics

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 and NAI Vegas are 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.

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

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NAI Vegas

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