



**CUSHMAN &
WAKEFIELD**
Commerce

FOR LEASE

4530 DECATUR BLVD

LAS VEGAS, NV 89130



PROPERTY HIGHLIGHTS

- Property is well located in the southwest submarket off of Decatur and Tropicana
- Easy access to the airport and strip
- Adjacent to a large retail area
- Entire building available up to $\pm 49,833$ SF
- Divisible to $\pm 23,635$ SF
- Second generation space
- Covered Parking
- Monument signage available
- Built in 1997
- Parking 2.8/1,000
- Zoned C-2
- Competitive lease rate of \$1.25/SF (NNN)

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DEMOGRAPHICS

5 MILE

POPULATION

2013 Estimated Population	353,327
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2018 Projected Population	369,930
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HOUSEHOLDS

2013 Estimated Households	141,936
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2018 Projected Households	148,912
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2013 Est. Median HH Income	\$47,948
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2013 Est. Average HH Income	\$60,071
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2013 Est. Per Capita HH Income	\$24,529
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Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2013 and 2018.

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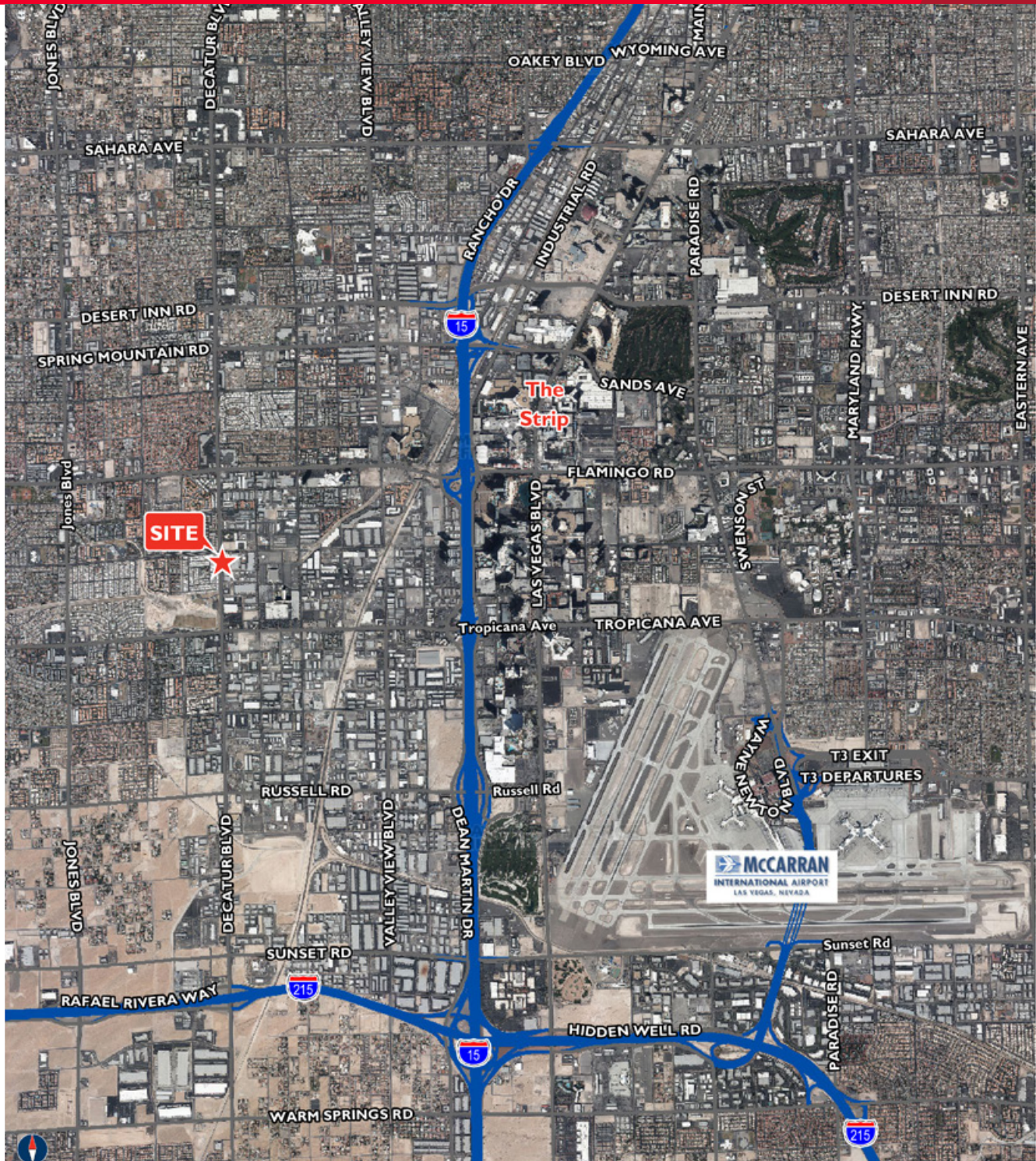
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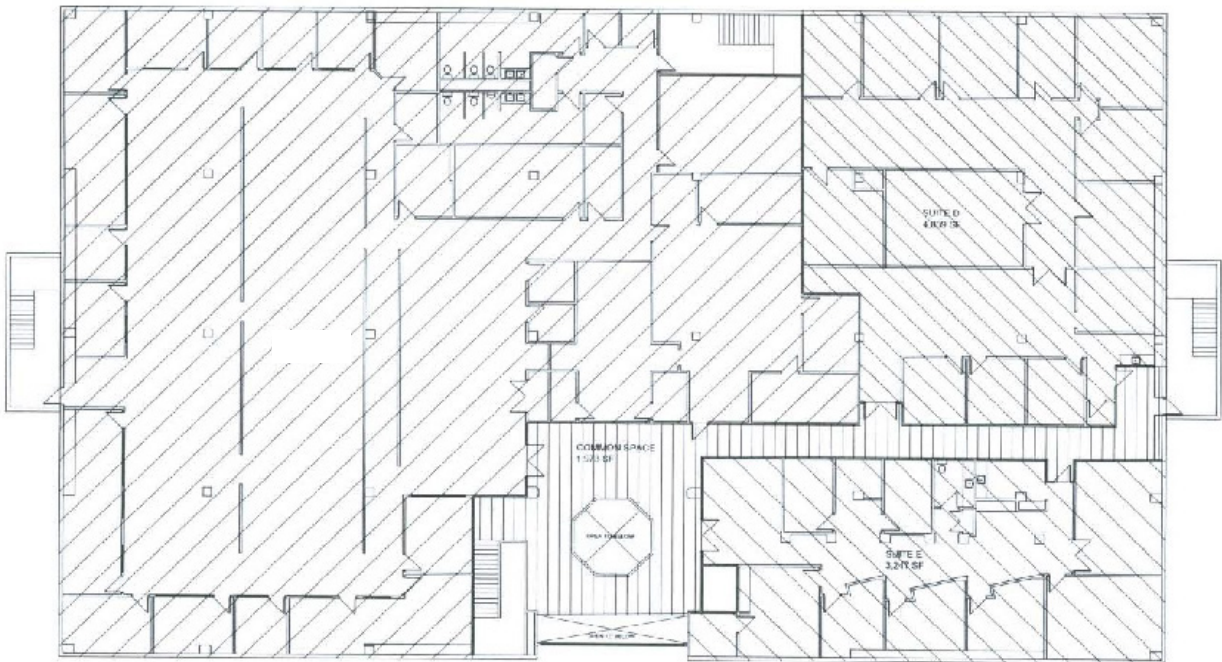
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FIRST FLOOR ±23,635 SF



SECOND FLOOR ±26,198 SF



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