

Bodega

Business Park

FOR LEASE

Multi-tenant Office | Showroom | Warehouse | Retail

SOUTH DECATUR BOULEVARD

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CBRE



Bodega Business Park is a strategically located development comprised of two buildings totaling $\pm 76,400$ SF along South Decatur Boulevard. This prime location offers excellent visibility and accessibility, with easy access to major freeways (I-215 and I-15) within 1 mile. The buildings are zoned for Industrial Park and Commercial General use and include features such as 18' clear height, fire sprinklers, glass storefront entries, and heavy parking (4.5/1,000 SF). The park's attractive landscaping and LED exterior lighting enhance its curb appeal and security. Bodega Business Park offers a flexibility for various business needs, including office, warehouse, showroom, and retail space.



Property Details

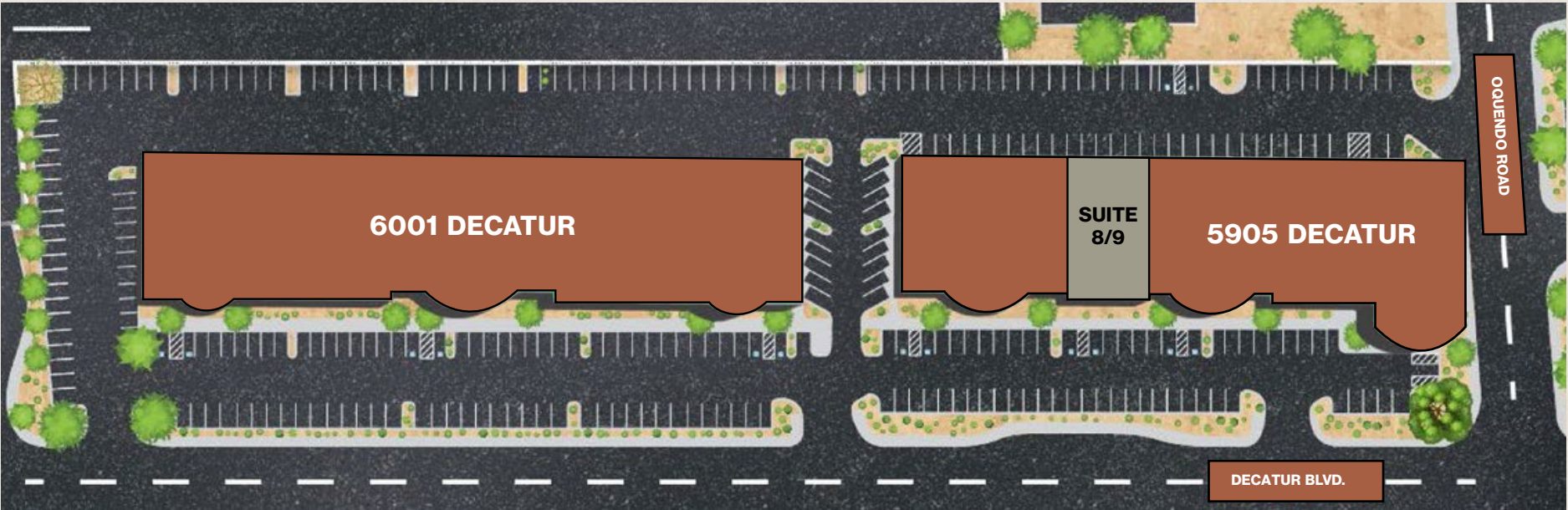
Property Size:	$\pm 76,400$ SF
Lot Size:	± 5.9 Acres
Available SF:	$\pm 5,117$ SF
Lease Rate:	\$1.85/SF (NNN)
CAMs:	\$0.30/SF
Oversized Ground-Level Loading Doors:	12' x 16'
Clear Height:	18'
Power:	450 amps, 208/120v, 3-Phase Power
Sprinkler System:	Sprinklered
Zoning:	Zoning: Industrial (IP)
Sub-Market:	Southwest Submarket
Parking Ratio:	4.5/1,000 SF
Years Built:	2002 & 2006
APNs:	163-36-601-040 & 163-36-601-042



**Decatur Boulevard Frontage
North of the I-215 Freeway**

Site Plan

= AVAILABLE
 = LEASED



*not to scale
 *all measurements are approximate



SUITE	SIZE	LEASE RATE	CAMS	TOTAL MONTHLY	AVAILABILITY
SUITE 8/9	±5,117 SF	\$1.85/SF	\$0.30/SF	\$11,001.55	AVAILABLE OCTOBER 2026

Suite 8/9

AVAILABLE

Available October 01, 2026

±5,117 SF Office /Showroom/Warehouse unit

Approx. 50/50 Warehouse to Showroom ratio

Lease Rate

Lease Rate: \$1.85/SF (NNN)

CAMs: \$0.30/SF

Suite Highlights

100% HVAC unit

Open Office/Showroom

Three (3) Private Offices

Conference Room

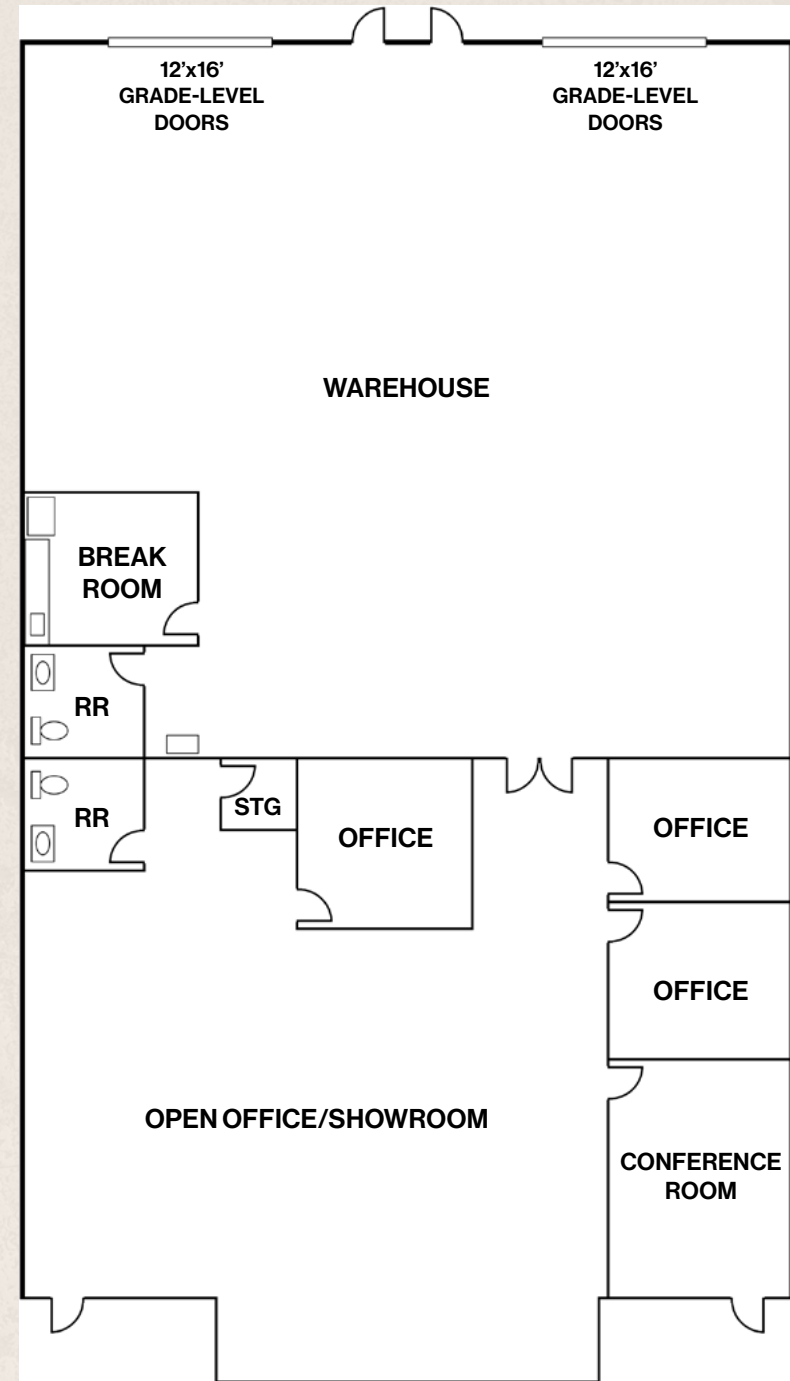
Break Room

Two (2) Restrooms

Two (2) 12' x 16' Grade-Level Doors

18' Clear Height

Floor Drain



Amenity Map



DESIGNATED
STADIUM DISTRICT

allegiant stadium

W Russell Rd

W Sunset Rd

W Warm Springs Rd

NV-593 W

LAS VEGAS STRIP

HARRY REID
INTERNATIONAL
AIRPORT

TOWN SQUARE LAS VEGAS

Apple Staples OLD NAVY
Fry's Yard House H&M
Fleming's WHOLE FOODS
AMC THEATRES The Container Store

MCCARRAN MARKETPLACE

Walmart PETSMART
LOWE'S ROSS DRESS FOR LESS Carl's Jr.
BANK OF AMERICA

MAJESTIC
RUNWAY CENTER

MCCARRAN
RENTAL CAR CENTER

LAS VEGAS SOUTH PREMIUM OUTLETS

verizon Nike Sprint
chico's BAMP'S BARS
FedEx
BUFFALO WILD WINGS VITAMIN WORLD IHOP

ARCO UPS

Carl's Jr.
ALOHA HAWAIIAN BBQ
UNRISE COFFEE

LAQUINTA
Hampton SUBWAY

E Warm Springs Rd

E Windmill Ln

Windmill

Distances To:

Harry Reid Int'l Airport	5.8 miles
Las Vegas "Strip"	2.5 miles
I-15 Freeway	2.1 miles
I-215 Freeway	1.1 miles
Allegiant Stadium	1.9 miles

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