



**FOR SUBLEASE**

7650 Dean Martin #105  
Las Vegas, NV 89139

- Located in the Southwest Submarket
- ±2 miles from the I-15 On-Ramp
- Three (3) Total Dock High Doors
- One (1) Total Grade Level Doors
- 3 Phase Power

**±9,661 SF AVAILABLE**

## Property Specs

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

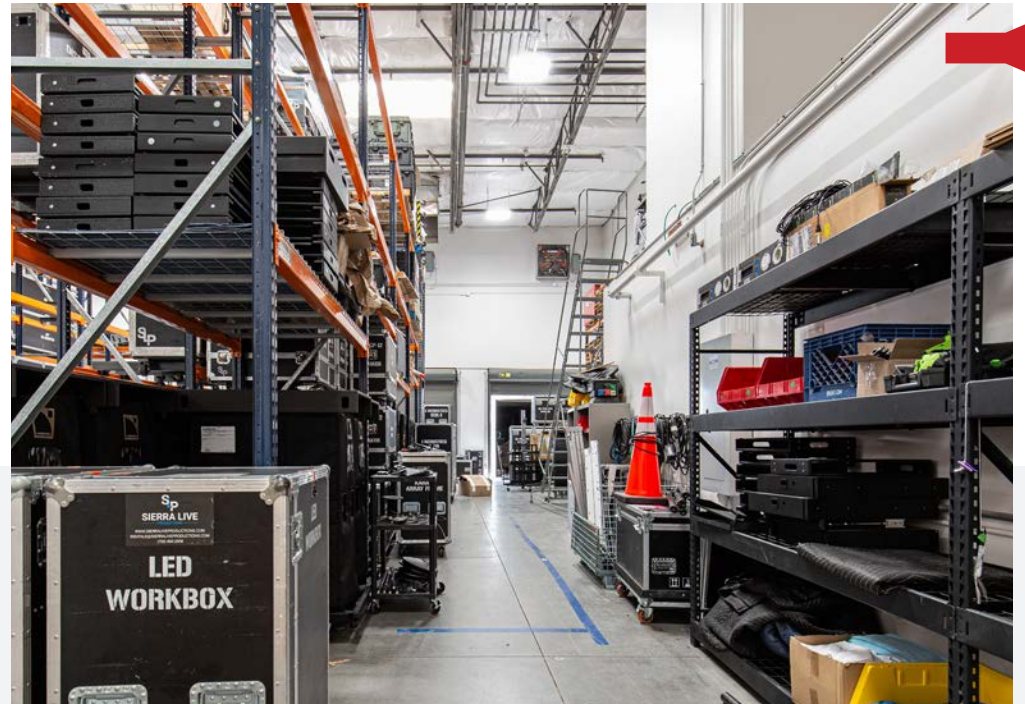
- Grade Level Doors: One (1) 10'x14'
- Dock High Door: Three (3)
- Clear Height: 24ft
- Sprinklered - ESFR
- 3 Phase Power
- Evaporative Cooled Warehouse



OR TEXT 23462 TO 39200

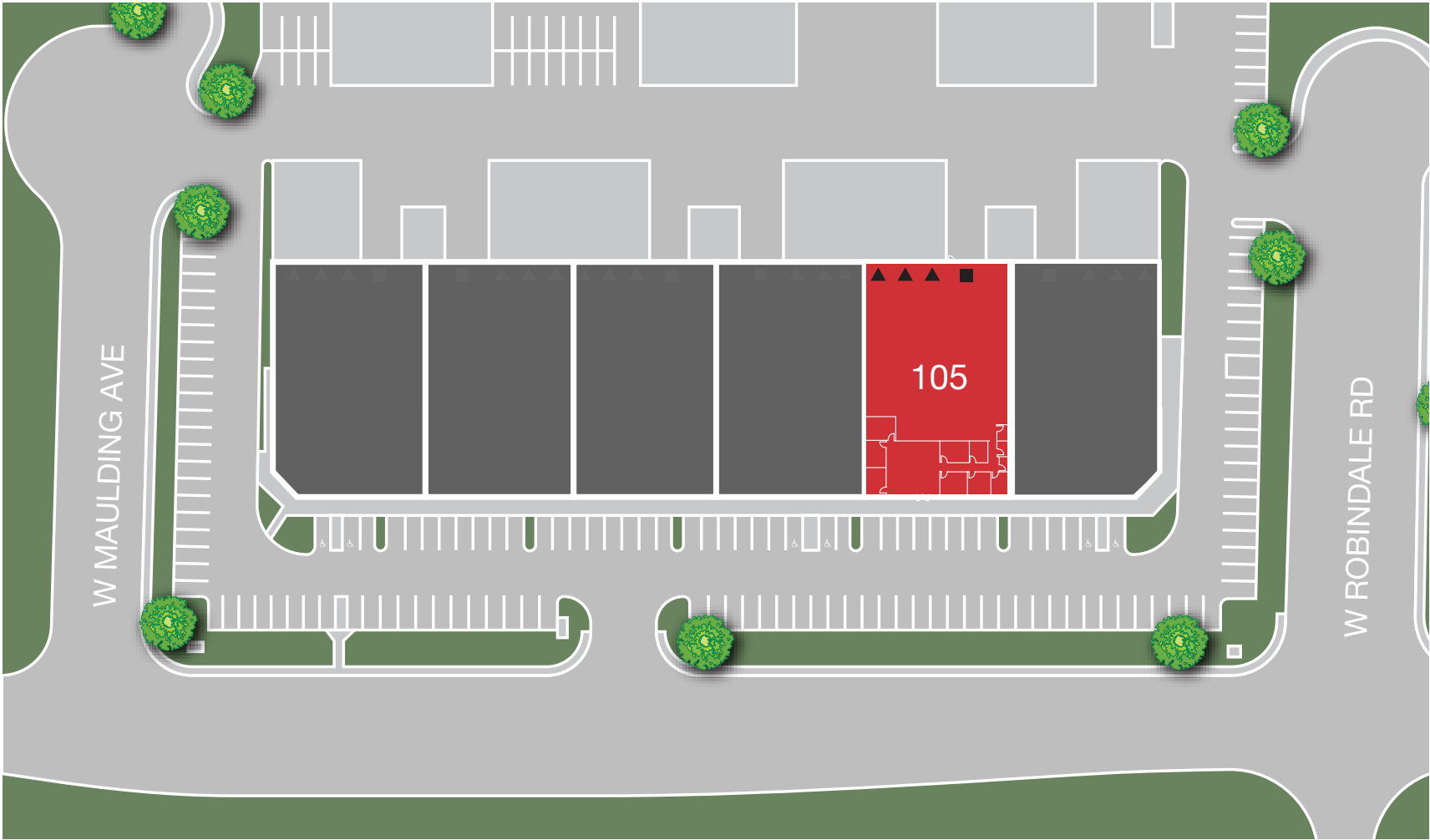
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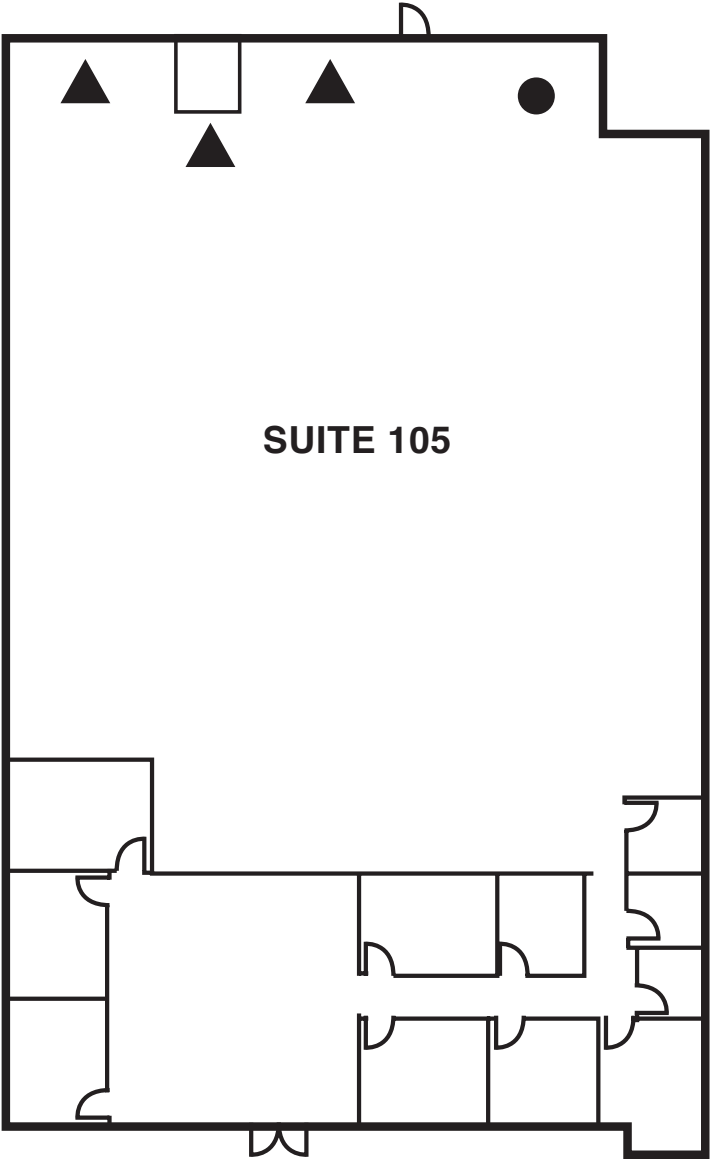


# SUMMARY

# SITE 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



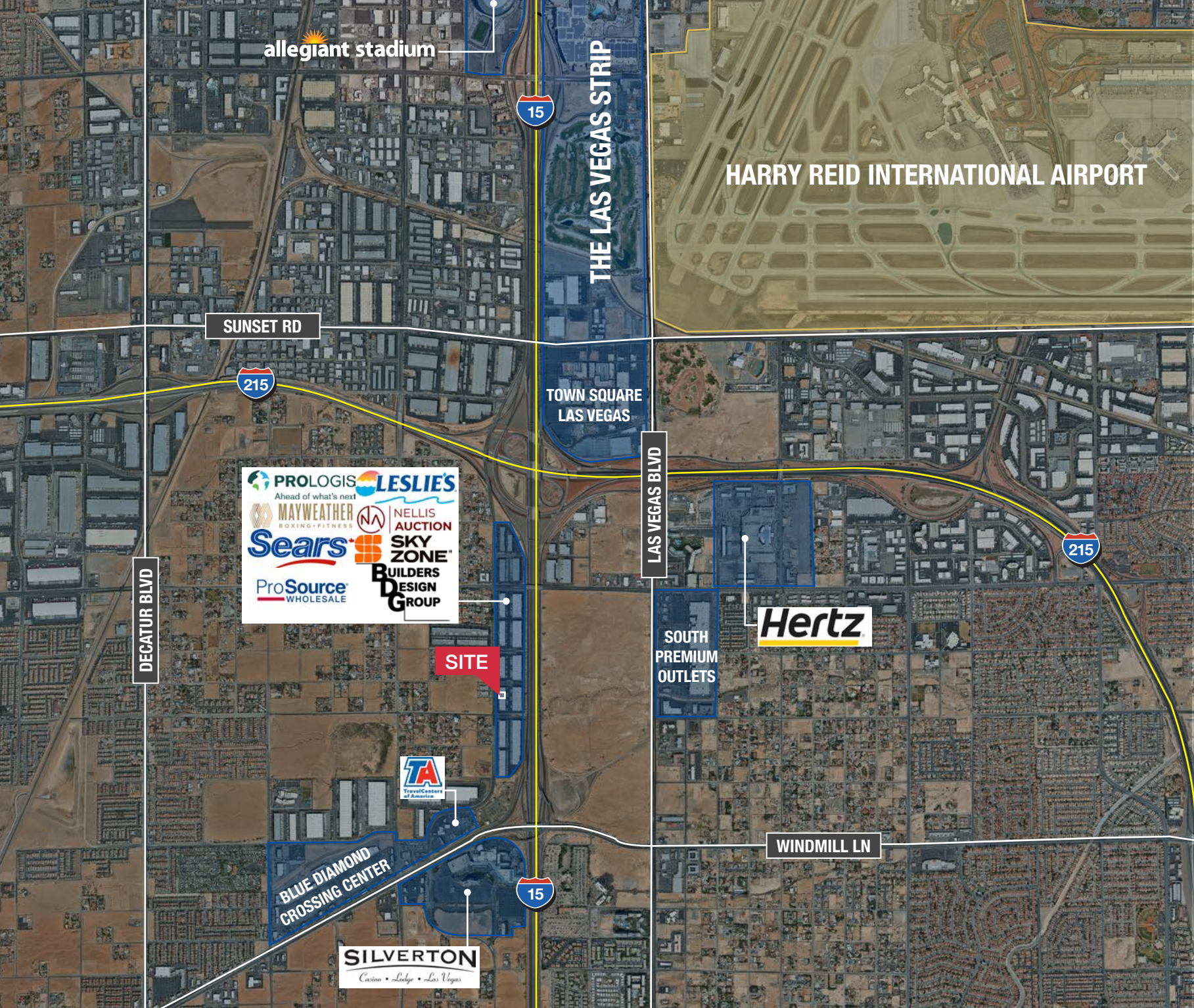
# PHOTOS



# PHOTOS



# AREA MAP



allegiant stadium

THE LAS VEGAS STRIP

HARRY REID INTERNATIONAL AIRPORT

SUNSET RD

TOWN SQUARE LAS VEGAS

LAS VEGAS BLVD

PROLOGIS  
Ahead of what's next

LESLIE'S

MAYWEATHER  
BOXING • FITNESS

NELLIS AUCTION

Sears

SKY ZONE

ProSource  
WHOLESALE

BUILDERS  
DESIGN  
GROUP

SITE

Hertz

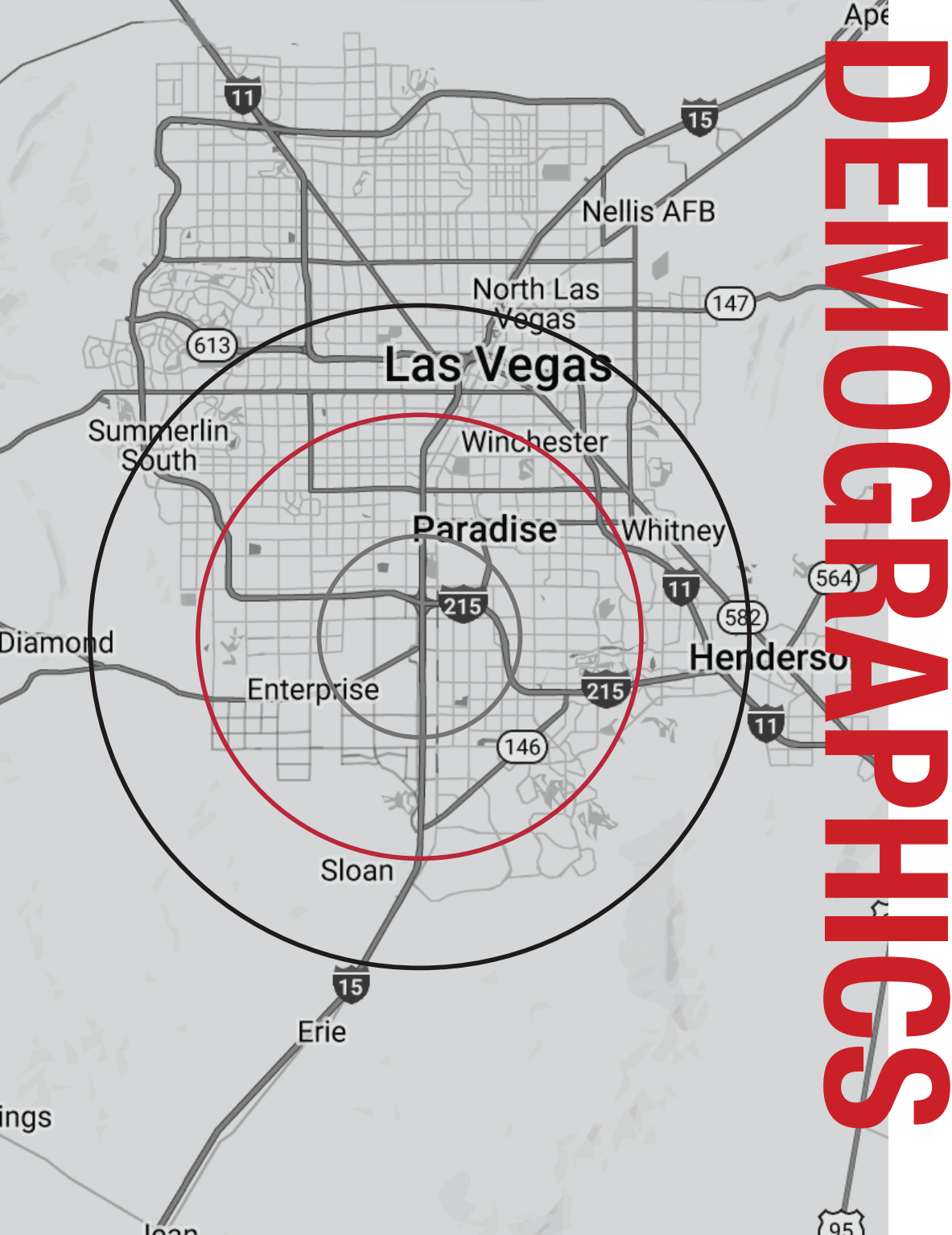
SOUTH PREMIUM OUTLETS

WINDMILL LN

BLUE DIAMOND CROSSING CENTER

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

## Terms and Conditions

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## Summary Documents

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