

± 9,300 SF Showroom / Warehouse

4740 SOUTH DECATUR BOULEVARD
LAS VEGAS, NV 89103

FRONTAGE ON DECATUR BOULEVARD



NEWMARK

Zac Zaher, SIOR

Managing Director

t 702-405-1720

zac.zaher@nmrk.com

NV RE Lic. #BS.0143683

Thomas Olsen

Associate

t 702-405-1714

thomas.olsen@nmrk.com

NV RE Lic. #S.0200270

± 9,300 SF Showroom / Warehouse

4740 SOUTH DECATUR BOULEVARD
LAS VEGAS, NV 89103

Available Square Footage: ± 9,300 SF

Lease Type: Sublease; thru 9/2033

Lease Rate: \$1.45/SF/mo. MG

Zoning: CG (Clark County)

Traffic Counts: 36,000 ADT (Decatur Blvd.)

Residential Population

One Mile Radius	24,106
Three Mile Radius	129,769

Daytime Employee Population

One Mile Radius	19,001 employees
Three Mile Radius	139,991 employees

Annual Household Income

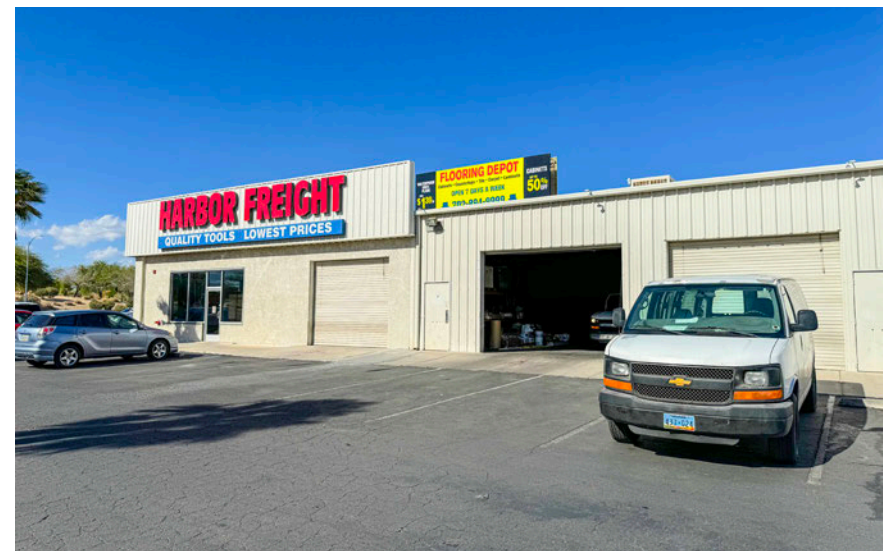
One Mile Radius	\$74,824
Three Mile Radius	\$90,772

2025 Estimated Demographics

Great opportunity to lease a showroom/industrial space with retail frontage on busy Decatur Boulevard. The available endcap provides approximately 3,200 square feet of street-facing retail showroom space, along with roughly 6,100 square feet of clear span warehouse space.

The eastern (rear) portion of the building is occupied by long-time tenant Harbor Freight Tools. Harbor Freight Tools brings hundreds of daily shoppers to the property, and adds additional exposure to the available unit.

- High visibility street-front showroom & clear span warehouse space on Decatur Boulevard
- The property is located in the Southwest industrial submarket with close proximity to the Las Vegas Strip, I-15 and the 215 Beltway
- Warehouse features clear span construction with no interior support columns- perfect for automotive users, forklift maneuvering and more
- Vehicle and delivery access consists of four grade level roll-up doors ranging from 12' to 16' in width; all loading doors are 10' high
- Less than two miles to I-15 & The Las Vegas Strip



NEWMARK

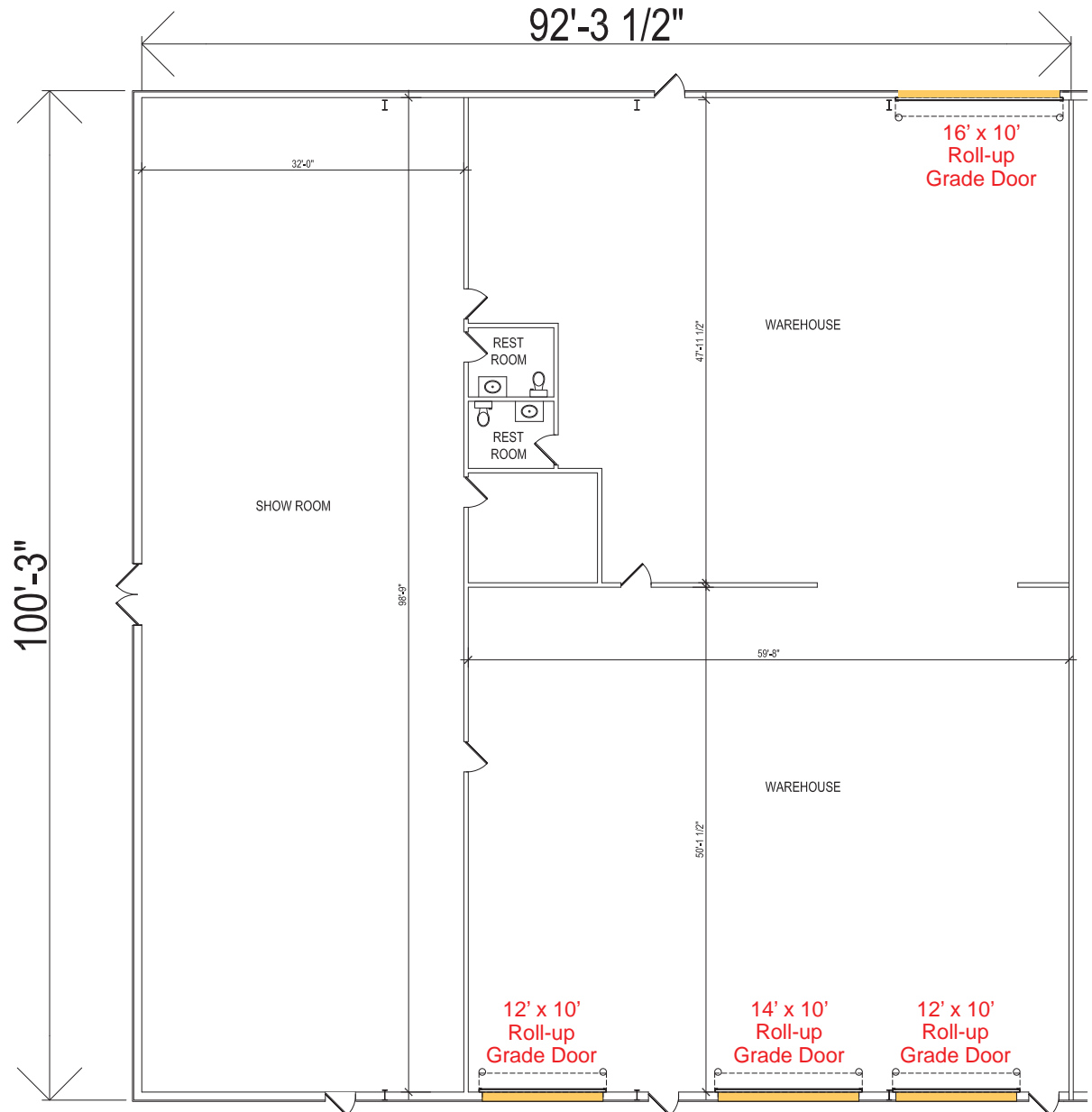
Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

± 9,300 SF Showroom / Warehouse

4740 SOUTH DECATUR BOULEVARD
LAS VEGAS, NV 89103

Floor Plan & Features

- ± 3,200 SF of HVAC showroom & office
- ± 6,100 SF of evaporative cooled warehouse
- Four grade level loading doors in warehouse:
 - Two 12' W x 10' H grade level loading doors
 - One 14' W x 10' H grade level loading door
 - One 16' W x 10' H grade level loading door
- Up to 15' clear height
- 400 amps, 120/208 volt, 3-phase (to be verified)
- Fully fire sprinklered
- Street-front building signage
- Ten (10) parking spaces directly in front of showroom; ample additional spaces along the south of the property and large parking lot on the east side.

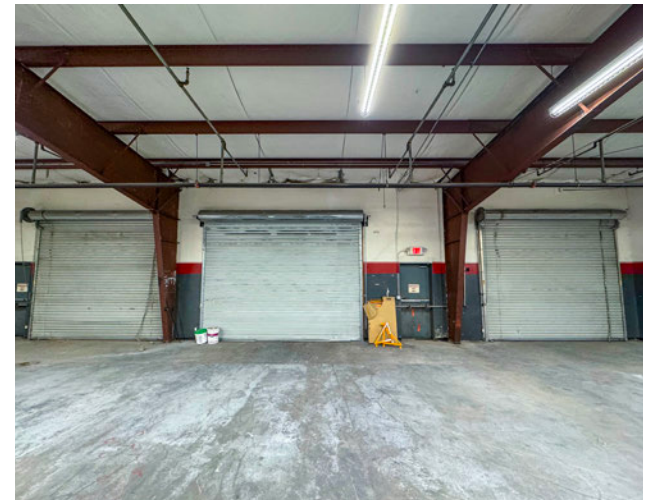
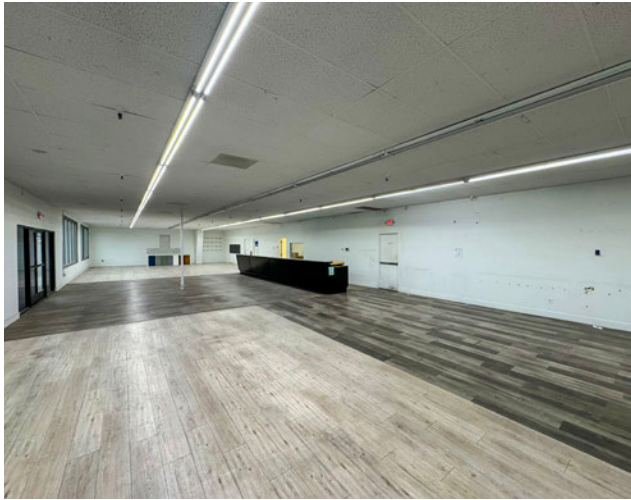


NEWMARK

± 9,300 SF Showroom / Warehouse

4740 SOUTH DECATUR BOULEVARD
LAS VEGAS, NV 89103

Photos



± 9,300 SF Showroom / Warehouse

4740 SOUTH DECATUR BOULEVARD
LAS VEGAS, NV 89103



± 9,300 SF Showroom / Warehouse

4740 SOUTH DECATUR BOULEVARD
LAS VEGAS, NV 89103

