

# ± 9,300 SF Street-front Retail With Warehouse

4740 SOUTH DECATUR BOULEVARD  
LAS VEGAS, NV 89103



**NEWMARK**

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**Available Square Footage:** ± 9,300 SF

**Lease Type:** Sublease; thru 9/2033

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

**Utilities:** To be determined

**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

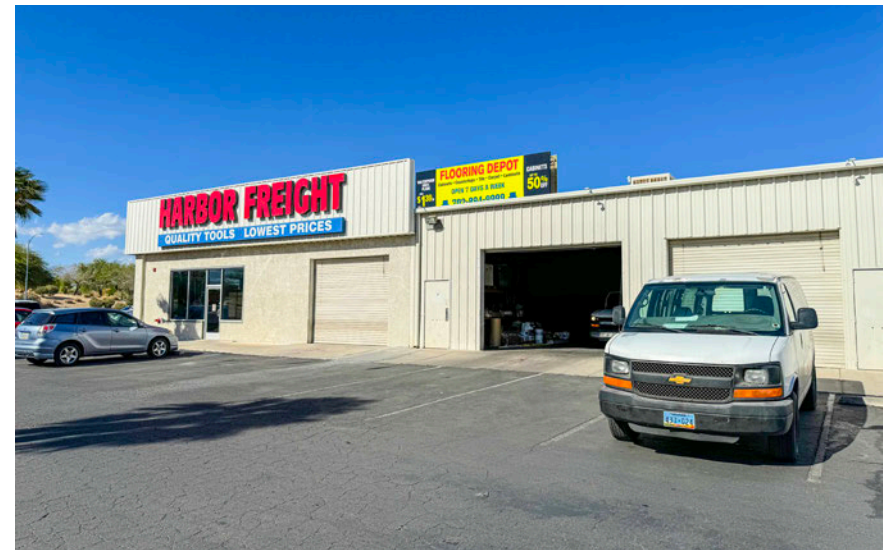
One Mile Radius	\$74,824
Three Mile Radius	\$90,772

2025 Estimated Demographics

Great opportunity to lease 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



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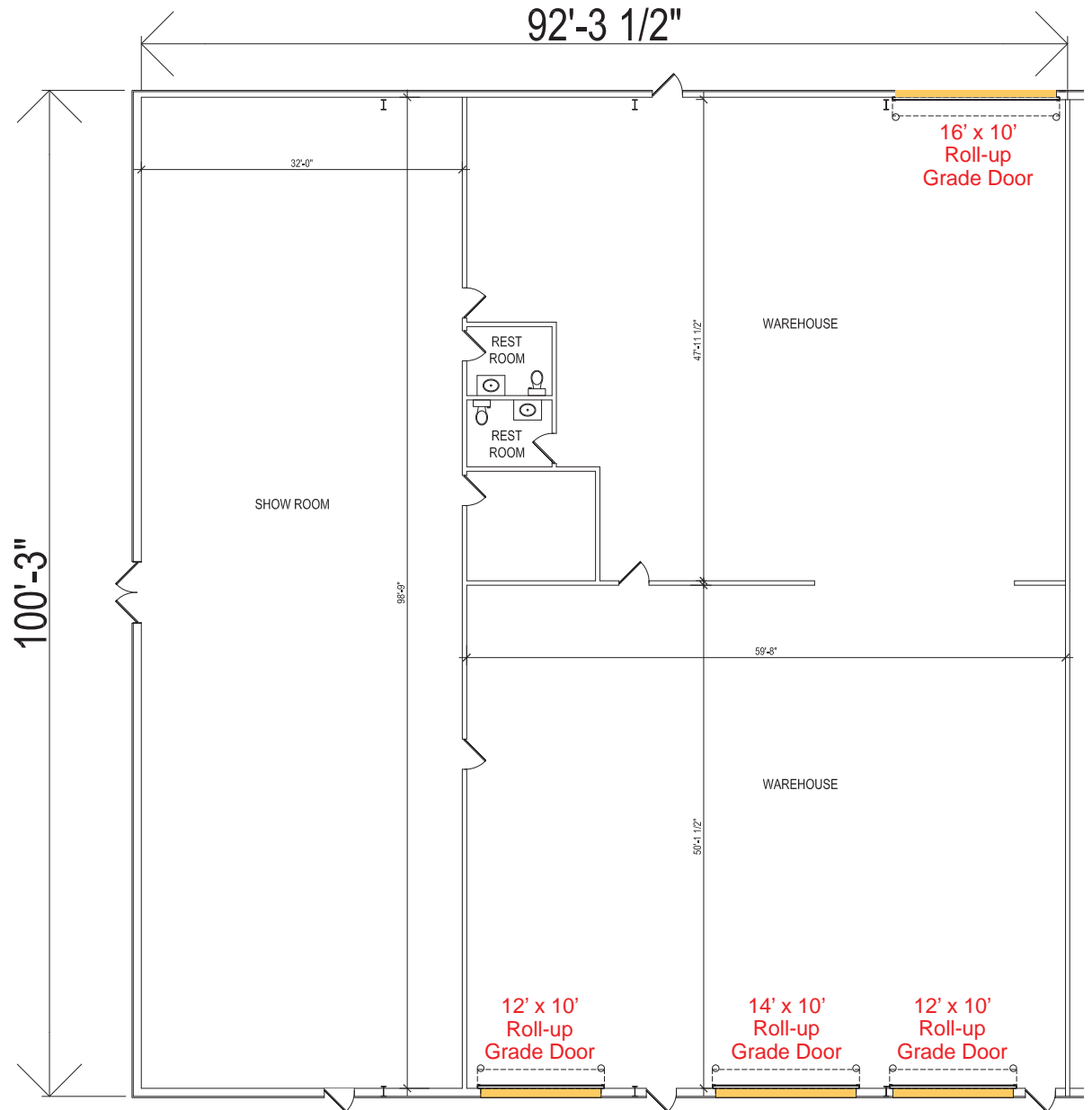
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## Floor Plan & Features

- ± 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.



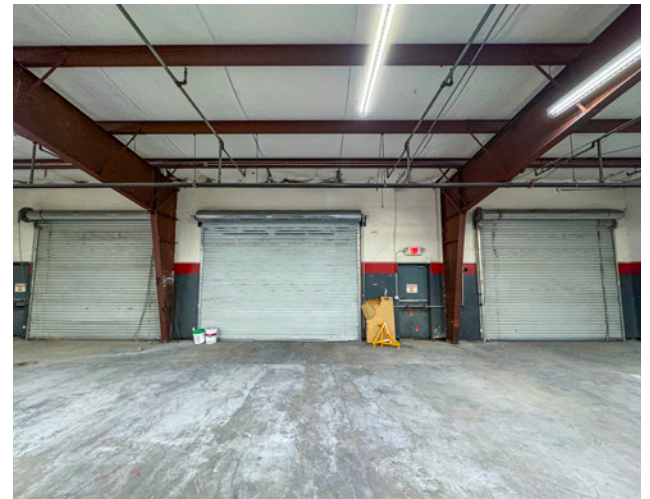
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## Photos & Video

 **YouTube** [Click here for the interior video tour](#)



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