

5120 S. DECATUR BLVD.

LAS VEGAS, NV 89118





PROPERTY HIGHLIGHTS

PROPERTY DETAILS

RETAIL SPACE: $\pm 1,440$ SF

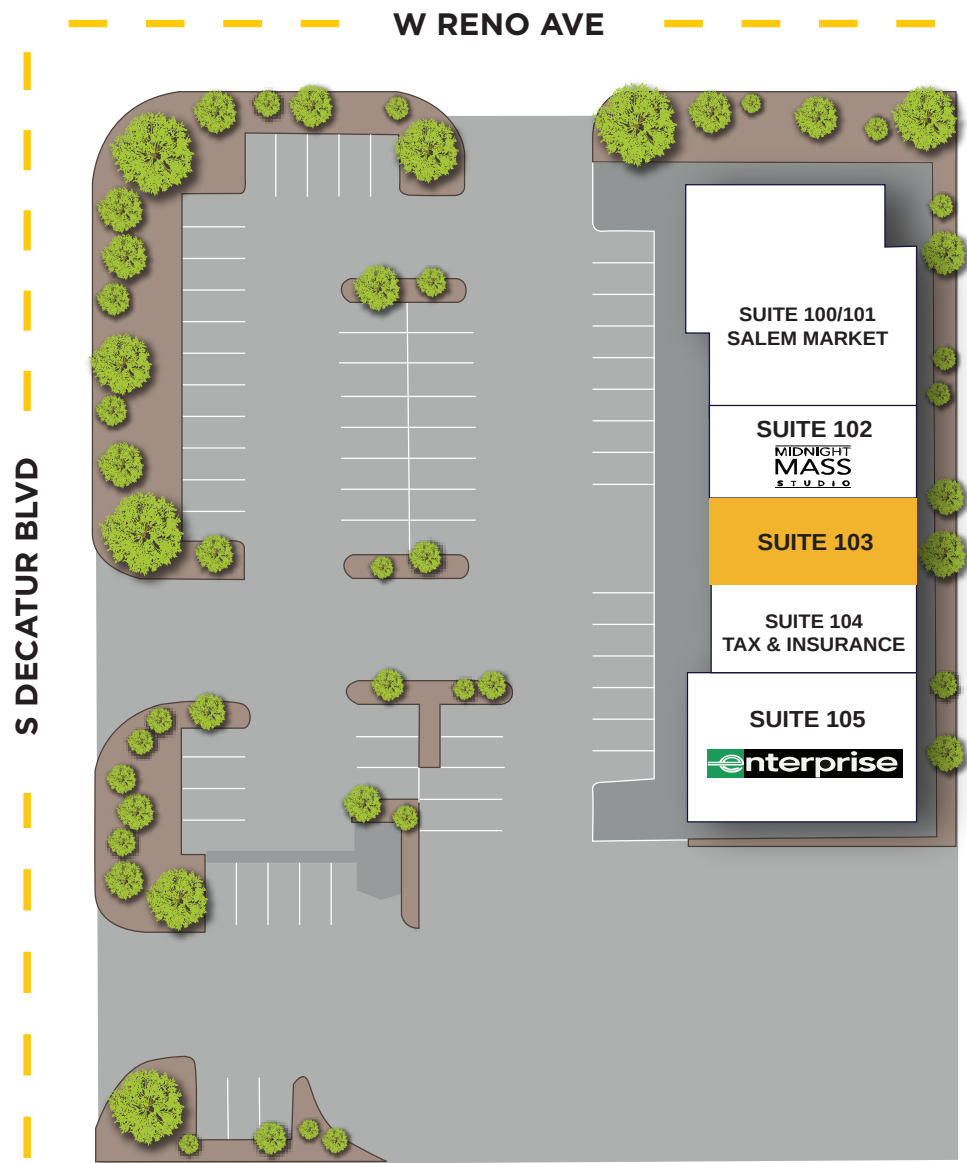
APN: 162-30-201-001

ZONING: INDUSTRIAL PARK (IP)

OPPORTUNITY BENEFITS

- Rare small retail flex space available
- Highly Visible Corner Locate at Decatur Blvd. & Reno Ave. in a well-maintained multi-tenant complex
- Street Frontage with maximum exposure along busy Decatur Blvd.
- Strategically Positioned on a thriving Industrial Business Park
- Just minutes from I-15 Freeway via the Tropicana Avenue interchange

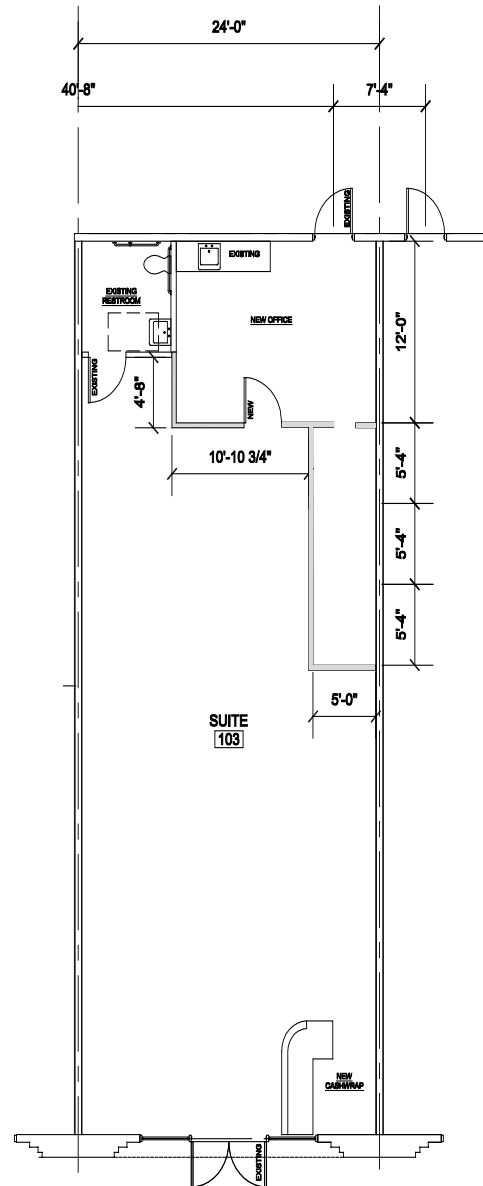
SITE PLAN



SUITE	TENANT	SF
100/101	SALEM MARKET	4,275
102	MIDNIGHT MASS STUDIO	1,440
103	AVAILABLE	1,440
104	TAX & INSURANCE	1,440
105	ENTERPRISE CAR RENTAL	2,835

LEASED AVAILABLE

FLOOR PLAN



AMENITIES & TRANSIT



DRIVE TIME & DEMOGRAPHICS

POPULATION

1 MILE	20,051
3 MILES	117,511
5 MILES	381,687

AVG HH INCOME

1 MILE	\$84,573
3 MILES	\$96,143
5 MILES	\$104,887

TRAFFIC COUNTS

TROPICANA AVE.	36,000 VPD
DECATUR BLVD.	28,200 VPD



LEASING

PLEASE CONTACT US FOR MORE INFORMATION:

DAN HUBBARD

Managing Director

+1 702 796 7900

dan.hubbard@cushwake.com

NV LIC #S.0013713.LLC

FERNANDO MARTINEZ-REDING

Associate

+1 702 605 1746

fernando.martinezreding@cushwake.com

NV License S.0200151

10845 Griffith Peak Dr., Suite 160

Las Vegas, NV 89135

+1 702 796 7900



**CUSHMAN &
WAKEFIELD**

5120 S DECATUR BLVD



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

