

CAMBRIDGE GROUP LTD | 702-795-7900

2525 N DECATUR BLVD

2525 N Decatur Blvd, Las Vegas, Nv 89108



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 Cambridge Group LTD

2000 SF | FOR LEASE

2525 N Decatur Blvd, Las Vegas, Nv 89110

LOCATION: 2525 N DECATUR BLVD, 89110
CROSS STREETS: DECATUR & W. SMOKE RANCH
PROPERTY TYPE: OFFICE AND/OR RETAIL
ZONING DESCRIPTION: C-1 ZONING

GREAT NORTHWEST LOCATION WITHIN THE RANCHO BUSINESS CORRIDOR.

Across the street from the North Las Vegas Airport. Surrounded by apartments, heavy traffic counts and cross traffic from the Decatur/Rancho Split in front of the North Las Vegas Airport. 1 mile away from Texas Station Hotel & Casino as well as a busy Walmart Shopping Center. Decatur is EXTREMELY busy in this location; the Decatur/Rancho split means cars will be sitting directly in front of this property waiting for the light to change.



LOCATION & SPACE



STREET TRAFFIC VOL

N. DECATUR BLVD	19,106
N JEAN AVE	27,508
N. RANCHO DR	40,516
W. MESA DR	150
W. MESA DR, S	15,300

NORTH LAS VEGAS AIRPORT | 0.5 MI
 MCCARRAN INTER. AIRPORT | 10.8 MI
 HENDERSON AIRPORT | 20.3 MI

TENANTS AT THIS PROPERTY

- APOSTOLIC GOSPEL CHURCH
- THE KEYSTONE CLUB
- TRU CUTS BARBERSHOP
- YOUR INSURANCE SOURE

Info from: <https://www.loopnet.com/Listing/2525-N-Decatur-Blvd-Las-Vegas-NV/12467295/>

SPACE FOR LEASE

SUITE #2-3 · 2000 SF · \$1.00 PSF + \$0.37 CAM NNN

Space is 2,000 square feet with the ability to divide into two 1,000 square feet units. Unit #2-3 has two restrooms and four offices spaces accompanied by two large open bullpen spaces in the middle of the unit. The unit has recently been upgraded with new carpet and paint and is move in ready.

