

FOR LEASE
HOT ROD HILL

±8,980 SF | IG Zoning

1251 American Pacific Dr
Henderson, NV 89074

109-110

Property Summary

LEASE RATE	\$1.25/SF NNN
CAM CHARGES	\$0.26/SF
TOTAL GLA	±8,980 SF
SUITES SF	109 ±4,240 SF 110 ±4,740 SF
MONTHLY RENT	\$13,559.80
LOT SIZE	±4 AC
YEAR BUILT	2003
ZONING	IG (General Industrial)

- Only one suite available in this busy automotive center. Two suites combined to create one larger suite for a total of 8,980 sf.
 - Suite 109 - 4,240 sf
 - Suite 110 - 4,740 sf
- The suite can be used for auto body.
- The suite does not contain a paint booth.
- No smog, auto glass, Transmission uses allowed.
- Non automotive uses accepted.
- Each suite has assigned parking.



OR TEXT 21469 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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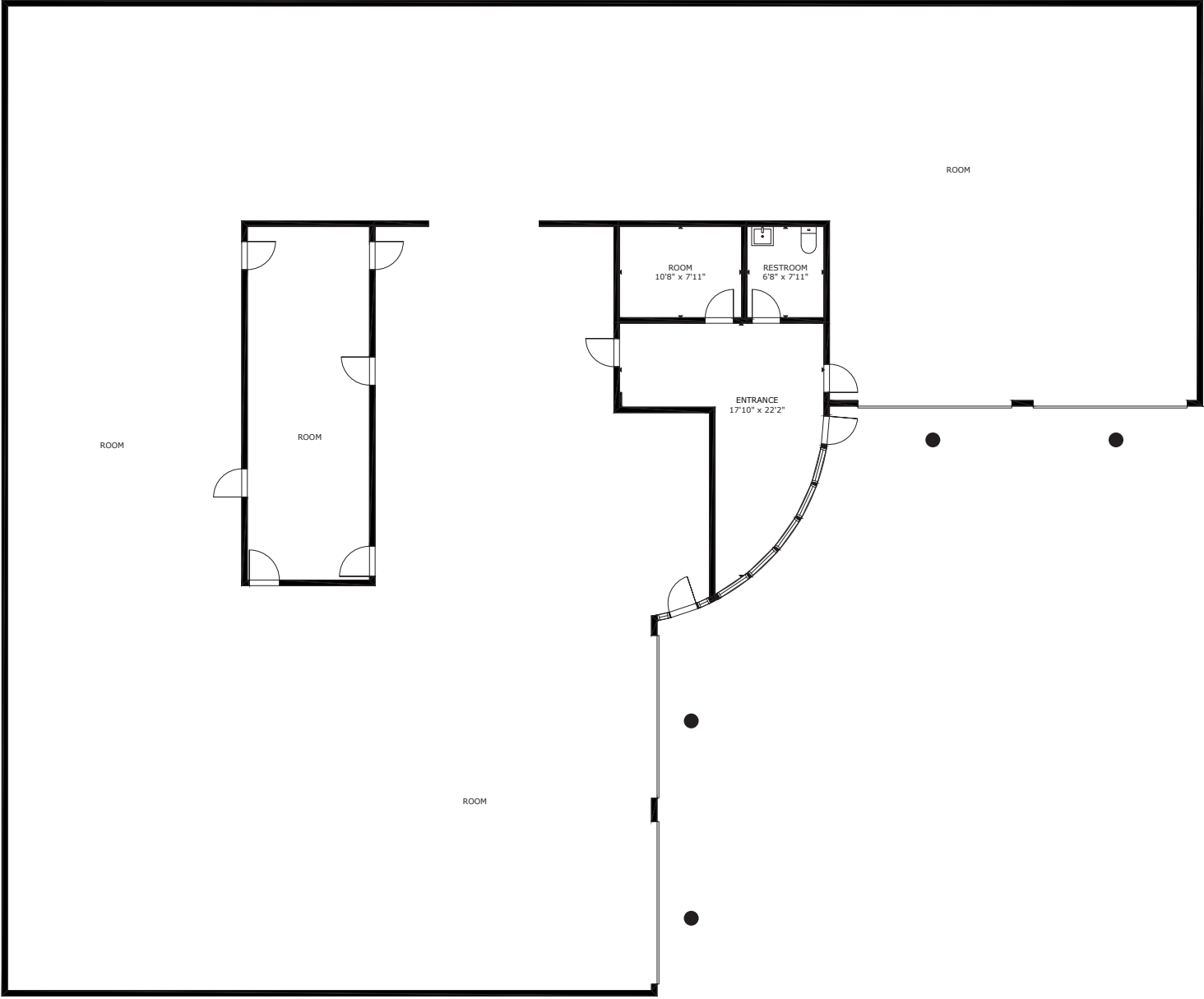


Floor Plan - Suite 109-110

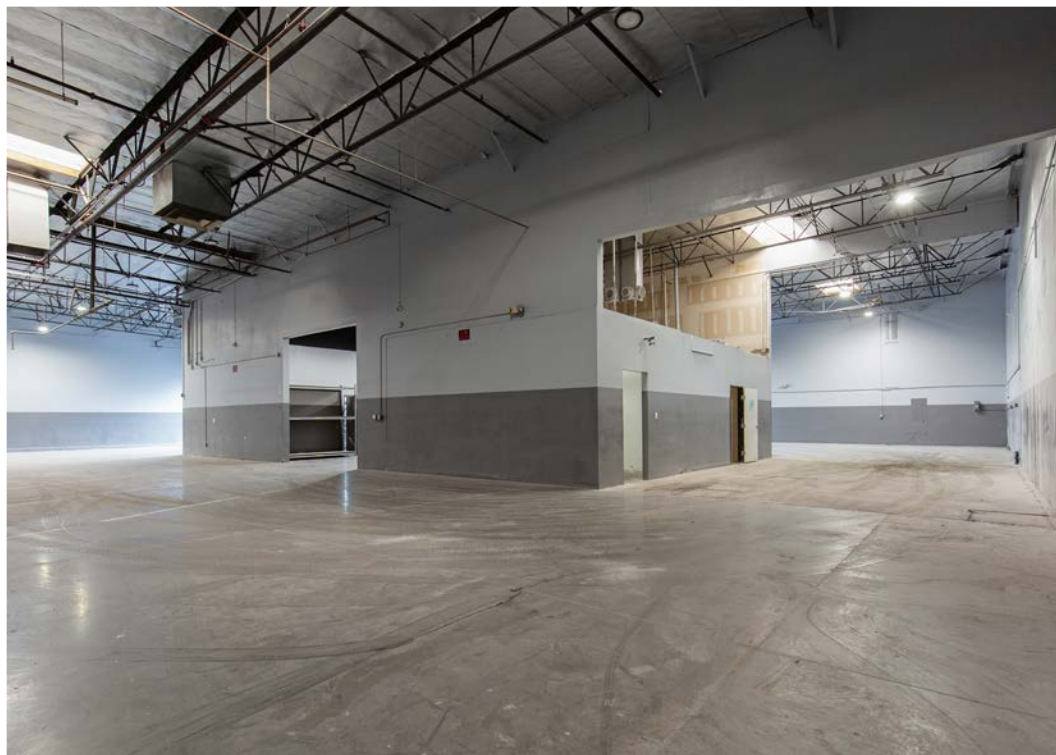
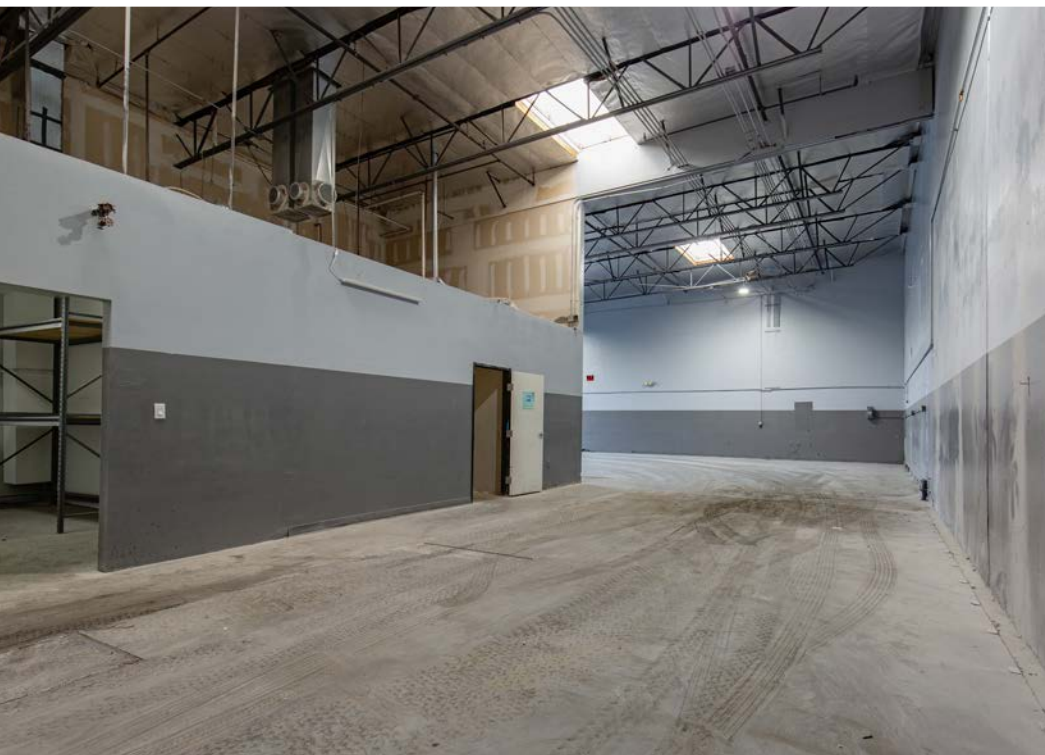
● GRADE LEVEL DOOR



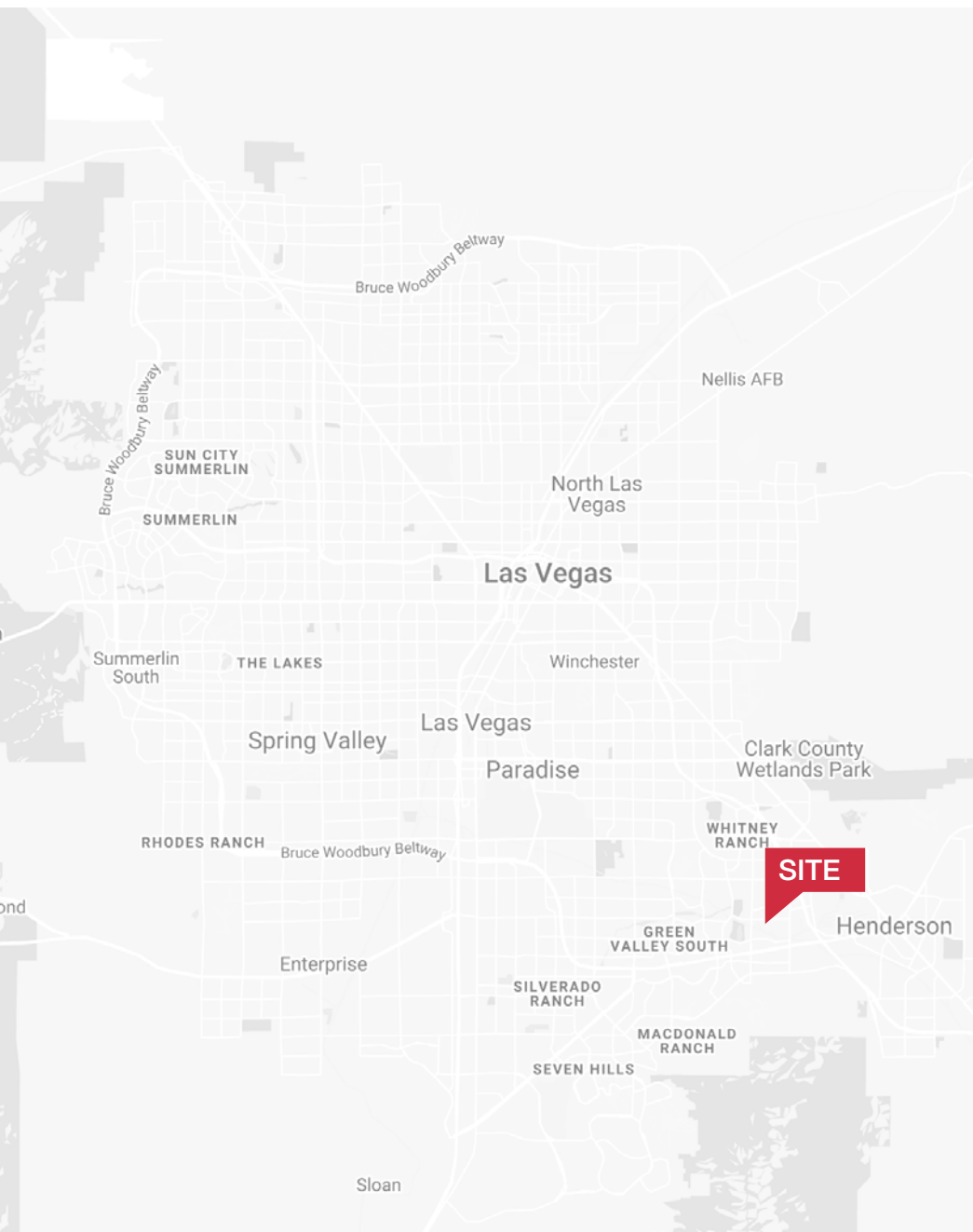
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FOR 3D TOUR







Area Map



Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

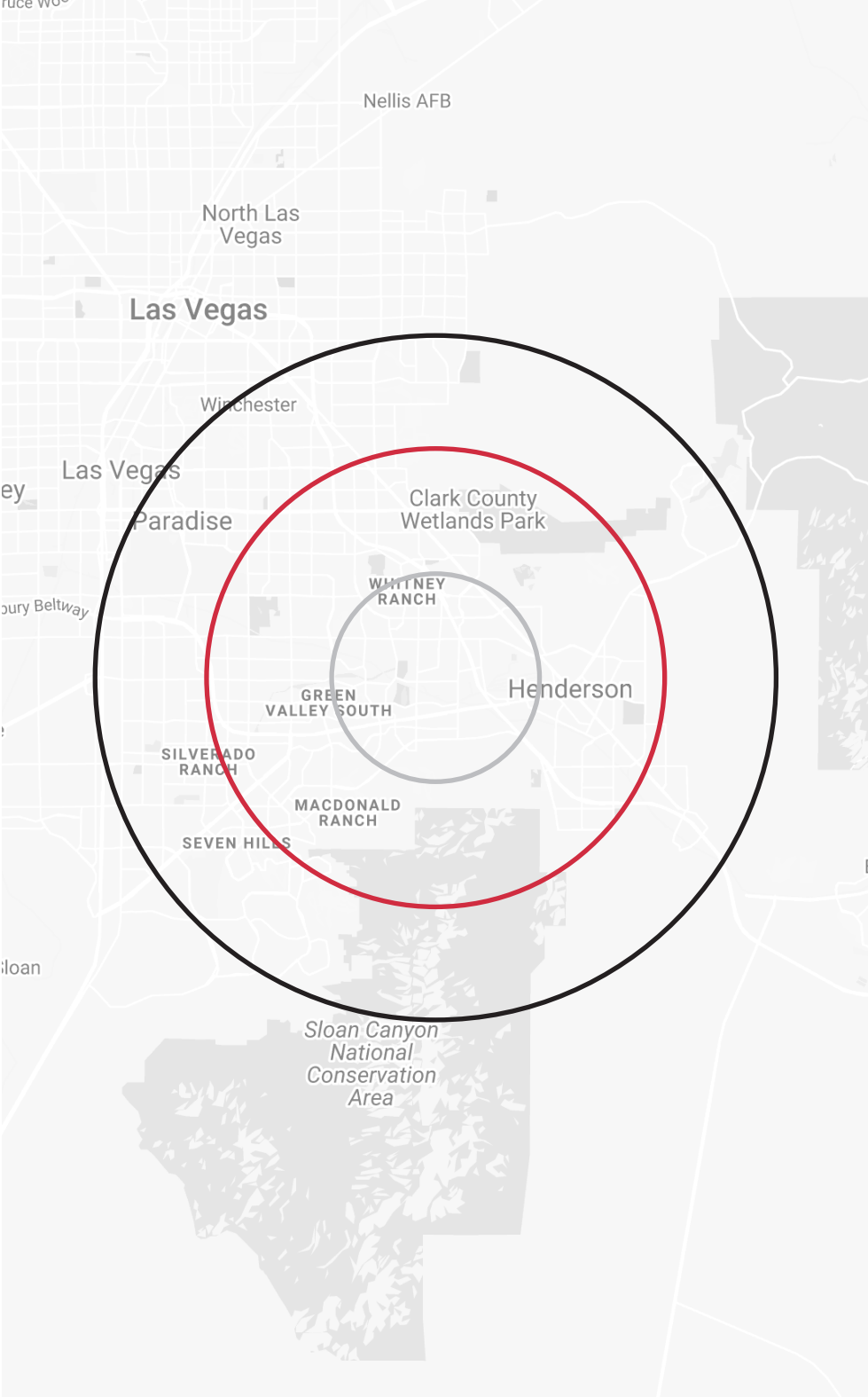


Demographics

POPULATION	1-mile	3-mile	5-mile
2019 Population	17,080	121,746	298,418
HOUSEHOLDS	1-mile	3-mile	5-mile
2019 Households	6,970	47,661	113,367
INCOME	1-mile	3-mile	5-mile
2019 Average HH Income	\$76,704	\$89,661	\$85,386

Traffic Counts

STREET	CPD
I-215 / N Stephanie St	140,000
I-215 / Gibson Rd	120,000
I-515 / Auto Show Dr	85,000





Distance to Major Cities

Salt Lake City, Utah	302 miles
Las Vegas, Nevada	120 miles
Los Angeles, California	387 miles
San Diego, California	449 miles
Denver, Colorado	630 miles
Phoenix, Arizona	419 miles

Market Research

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