

6647 SCHUSTER ST.

LAS VEGAS, NV 89118 | FOR LEASE



DAVID BAUMAN, SIOR, CCIM

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\$1.50 PSF NNN
Lease rate



±7,526 SF
Space available

PROPERTY HIGHLIGHTS

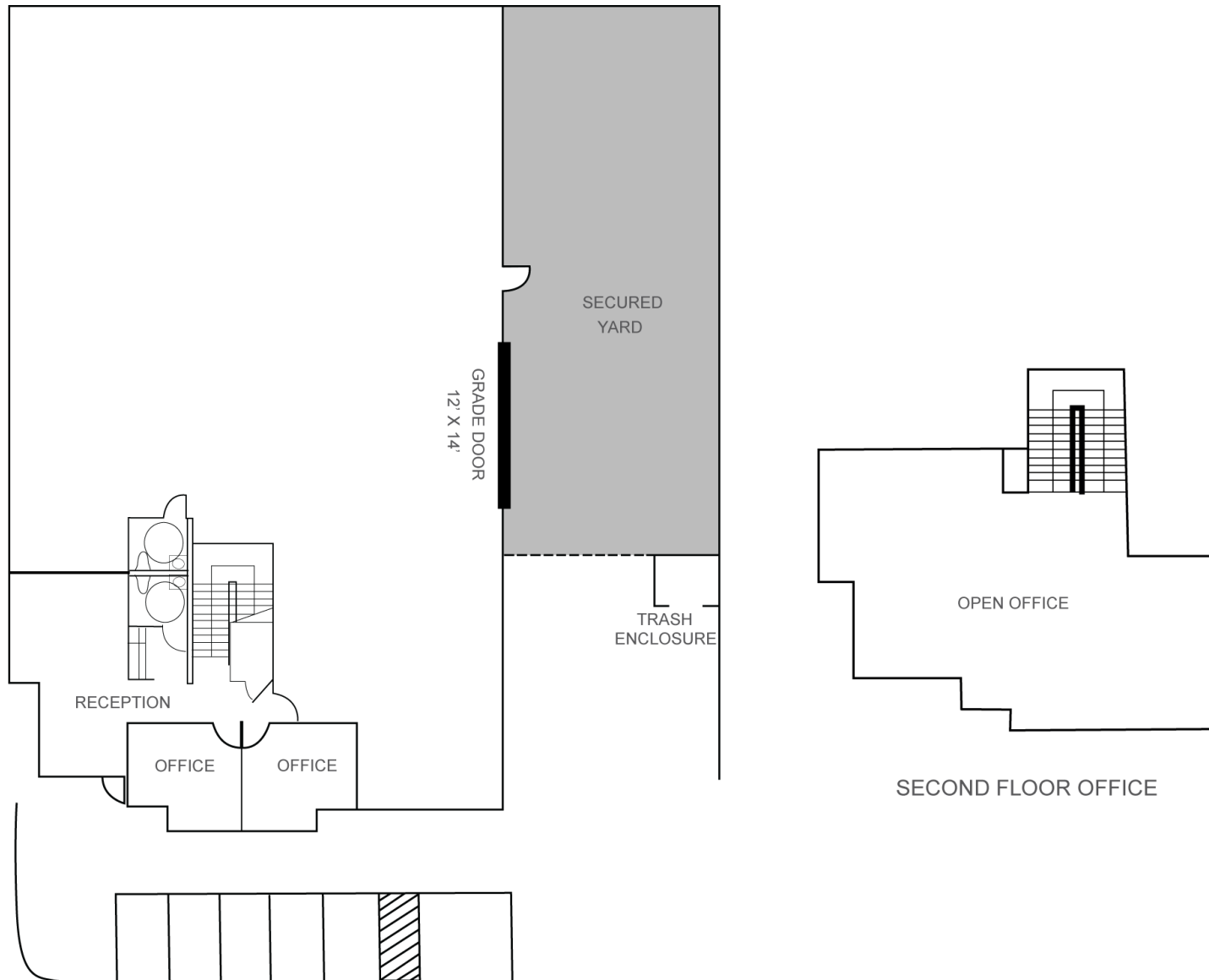
- ±2,068 SF of two-story office
- 21' clear height
- One (1) 12' x 14' grade level door
- Small secured yard
- ±400 A, 120/208 V, 3-Phase
- Zoned M-1 (Light Manufacturing)
- Built in 2006
- Frontage on Schuster St.
- \$0.30/SF/mo. CAM
- Available 9/1/2026

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2025 POPULATION	1,406	76,872	333,684
2025 AVERAGE HOUSEHOLD INCOME	\$123,498	\$104,978	\$91,667
2025 TOTAL HOUSEHOLDS	508	30,966	149,942

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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LEE & ASSOCIATES OF LAS VEGAS LLC | B.0146492 | 8311 W SUNSET ROAD, SUITE 120, LAS VEGAS, NV 89113

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