DIAMOND CREEK HOLDINGS

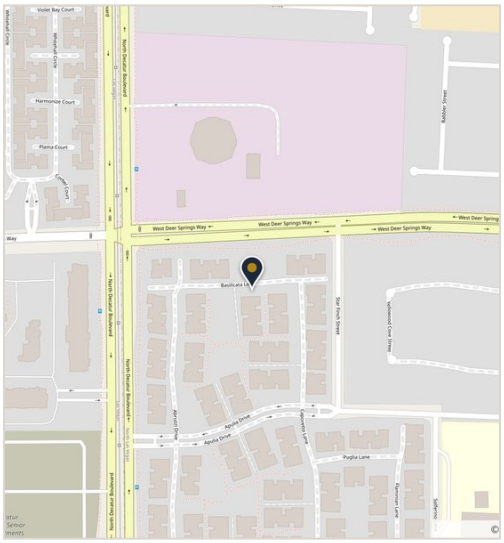
CONDO · FOR LEASE

4675 Basilicata Ln #203

North Las Vegas, NV 89084

SIZE
1,255 SF

BASE RENT
$1.35/SF/mo



AVAILABILITY

SUITE	SF*	BASE /SF/MO	BASE /SF/YR	CAM /SF/MO
Unit #203 (Gross)	1,255	$1.35	$16.25	Included

* Square footages are estimated and not guaranteed. Tenants should verify them and satisfy themselves as to their accuracy.

Diamond Creek Holdings, LLC

2764 Lake Sahara Dr. #115, Las Vegas, NV 89117

(951) 712-8389 · clemz@thecreekcompanies.com

thecreekcompanies.com/properties/4675-basilicata-ln-203

4675 Basilicata Ln #203 — continued

ABOUT THIS PROPERTY

Property type	**Condo**	Zoning	**R-3 MPC (City of North Las Vegas)**
APN	**124-19-313-067**	Year built	**2006**
Unit size	**1,255 SF**	Bedrooms / baths	**3 bed · 2 full bath**
Walk Score	**59 · Transit 30 · Bike 45**		

Make Unit #203 at 4675 Basilicata Ln home. This 1,255 square foot condo in North Las Vegas was built in 2006, with three bedrooms, two full baths, and a 242 square foot garage for parking and storage. The lease is Gross, so monthly costs stay simple. Zoning is R-3 MPC with the City of North Las Vegas.

Location

- 4675 Basilicata Ln #203, North Las Vegas, NV 89084
- The 103 Decatur bus line stops 0.1 mile away

Walkability and transit

Walk Score 59, Transit Score 30, Bike Score 45. Some errands can be done on foot, and a bus line on Decatur is close by.

The area

- About 2,867 people in 1,207 households live in the surrounding census tract, with a median household income of $80,179 (Census ACS 2020-2024).
- North Las Vegas is home to about 278,595 people and permitted 2,507 new housing units in 2025 (Census), a growing city with new shops and services coming in.
- Decatur Blvd, nearby, carries about 25,700 vehicles a day north of Rome Blvd (NDOT, 2025 AADT), a main road for getting around the valley.

Why it leases

Three bedrooms, two baths, and a garage in a 2006-built condo, on a simple Gross lease. Best fit is a household that wants space and a garage in North Las Vegas.

Call for a showing.

* Square footages are estimated and not guaranteed. Tenants should verify them and satisfy themselves as to their accuracy.

Diamond Creek Holdings, LLC

2764 Lake Sahara Dr. #115, Las Vegas, NV 89117

(951) 712-8389 · clemz@thecreekcompanies.com

thecreekcompanies.com/properties/4675-basilicata-ln-203