



5410-5420 Cameron St

Cameron Corporate Center · Las Vegas, NV 89118

SUITES**1,309–4,000 SF****RENT FROM****\$1.20/SF/mo****AVAILABILITY**

SUITE	SF*	BASE /SF/MO	BASE /SF/YR	CAM /SF/MO
5410 #105 (Office) (NNN)	1,309	\$1.20	\$14.40	\$0.39
5420 #108-109 (Warehouse) (NNN)	4,000	\$1.35	\$16.20	\$0.28

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

**Diamond Creek Holdings, LLC**

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5410-5420 Cameron St — continued

ABOUT THIS PROPERTY

Property type	Industrial	Zoning	IL (Clark County)
APN	162-30-302-008	Lot size	2.38 acres
Year built	1994	Buildings	2-story office (5410) · warehouse (5420)
Walk Score	46 · Transit 37 · Bike 39 (5410)		

Cameron Corporate Center puts office and warehouse space in one complex. Two buildings, both built in 1994, share one 2.38-acre site at 5410-5420 Cameron St: a two-story office building and a warehouse building. A business can lease an office, a warehouse suite, or both, and keep its front office steps from its shop floor.

The office building at 5410 has 10 suites totaling roughly 14,294 square feet, sized for a small office, a sales team, or the front office of a trade or distribution business. The warehouse building at 5420 has 13 suites totaling about 35,500 square feet. Most are 2,000 square feet, and some are combined into larger spaces for users who need more room. Most warehouse suites have grade-level roll-up doors, and one suite has a truck ramp for dock-height loading. Ample on-site parking serves staff, customers, and visitors. Zoning is IL (Industrial Light) with Clark County, and leases are NNN.

Location

- 5410-5420 Cameron St, Las Vegas, NV 89118
- Just off W Hacienda Ave and W Russell Rd near Valley View
- Minutes from I-15, so staff, crews, clients, and deliveries move quickly across the valley
- Close to Allegiant Stadium and the south Strip

Walkability and transit

Walk Score 46, Transit Score 37, Bike Score 39 (5410 Cameron St). This is a drive-to business site: quick access to I-15 and the main roads around it does the work for staff, crews, and customers.

The area

- Clark County is home to about 2,329,548 people in 862,518 households (Census ACS 2020-2024), and about 2,360 people live in the surrounding census tract, a big labor pool within driving distance.
- Unincorporated Clark County permitted 5,605 new housing units in 2025, and Clark County 14,466 in all (Census Building Permits Survey), so the valley keeps adding workers and customers.
- Russell Rd carries about 24,400 vehicles a day just east of Cameron St, and Decatur Blvd about 41,000 south of Diablo Dr (NDOT, 2025 AADT), easy routes for staff, clients, and deliveries.

Why it leases

Office suites and warehouse suites in one light industrial complex, on one site minutes from I-15 and the south Strip. Best fit is a contractor, distributor, service business, or small manufacturer that wants its office and its warehouse at the same address.

Call for a showing.

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