

4785 SAN SEBASTIAN AVENUE

Las Vegas, Nevada 89121

AVAILABLE
For Sale



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Property Highlights

- This is a unique residential property that is being converted to a commercial property serving between 5-10 patients with Mental or Physical impairments. The business should operate in appearance as a residential neighborhood home, and therefore does not require a zoning variance, only a Zoning Compliance, which will take 30 days to receive once applied for
- Easy Access to Boulder Highway, Nellis, and Flamingo
- 8 Bedroom 4 Bathroom Commercial Business Opportunity

Sale Details



\$534,888
Sale Price



±2,142 SF
Space Available



East Las Vegas
Submarket

Demographics

	1 mile	3 miles	5 miles
Population			
2025 Population	25,733	186,524	443,258
Average Household Income			
2025 Average Household Income	\$77,619	\$81,824	\$80,894



PROPERTY NAME

4785 San Sebastian Avenue

+ Parcel ID	161-20-511-083
+ Zoning	Residential Single-Family 5.2 (RS5.2)
+ Year Built	1969
+ Property Size	±2,124 SF
+ Lot Size	±0.16 AC
+ Cross Streets	Boulder Hwy. & Flamingo Rd.
+ Submarket	East Las Vegas
+ Traffic Counts	Boulder Hwy. ±28,500 VPD Flamingo Rd. ±32,500 VPD

Property Overview

Wonderful opportunity to own a multi use residence with 8 bedrooms perfect for a commercial care facility for the mentally or physically challenged, 31 day short term rental or any other creative use. house is as good as new, roof, electrical, plumbing, custom cabinets, appliances, custom counters, new bathrooms, lvp flooring, paint, HVAC, rock landscaping, roof, windows, no living room but additional beds could convert into a living room and additional closets.

Buyer and buyers agent are to verify all measurements, schools, zones, taxes deemed to be reliable but not verified. total living sq ft 2,124 not verified, furniture negotiable, additional bedrooms and garage conversions are not permitted.

Area Overview

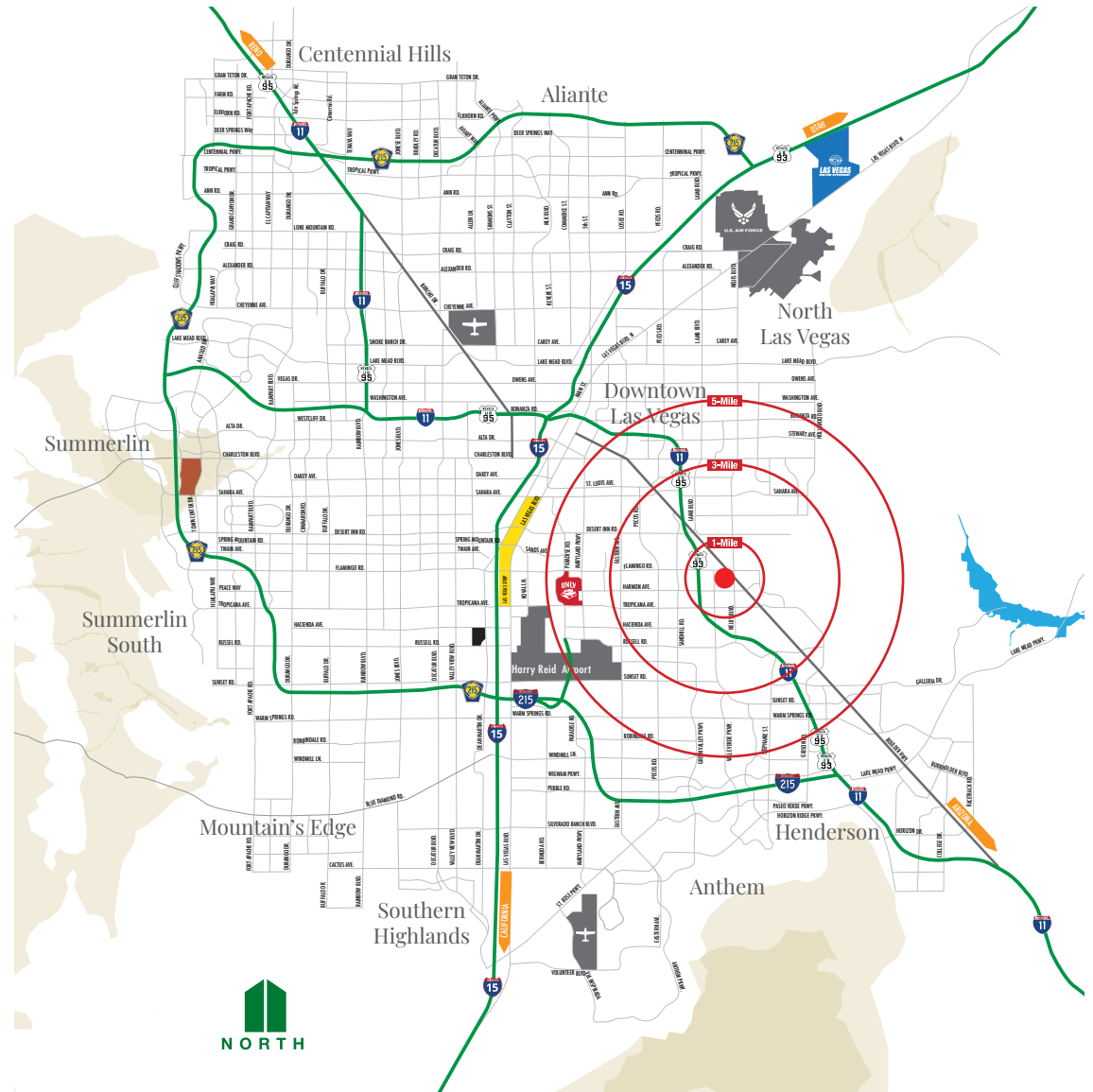
4785 San Sebastian Avenue is strategically located on a quiet family street anchored by Ferron Elementary School in the neighborhood. Nellis Boulevard, Boulder Highway, and Flamingo Avenue all provide quick and easy access to all major corridors in the Northeast. Harry Reid Airport is 5 miles West, Wetlands Park is 3 miles East, and Sam's Town Hotel and Casino is within walking distance at .7 miles. Boulder Station Hotel and Casino is 2 miles North.

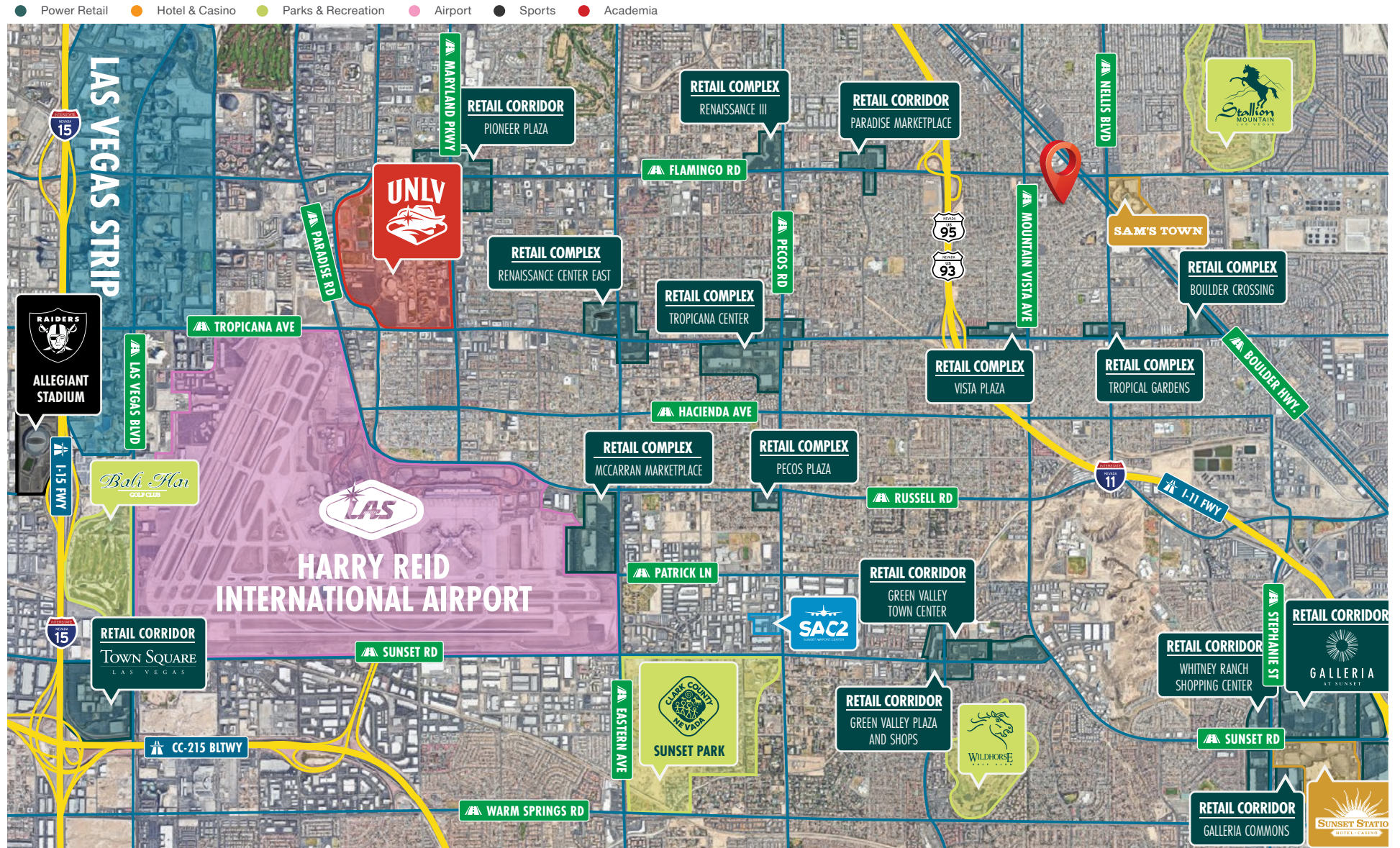
Population	1 mile	3 miles	5 miles
2010 Population	25,016	169,122	410,180
2020 Population	26,016	185,601	439,468
2025 Population	25,733	186,524	443,258
2030 Population	25,778	190,522	453,557
2010-2020 Annual Rate	0.39%	0.93%	0.69%
2020-2025 Annual Rate	-0.21%	0.09%	0.16%
2025-2030 Annual Rate	0.03%	0.43%	0.46%
2025 Median Age	39.1	38.8	37.6

Households	1 mile	3 miles	5 miles
2025 Wealth Index	51	58	56
2010 Households	9,033	64,323	151,485
2020 Households	9,542	69,873	166,589
2025 Total Households	9,583	71,130	171,113
2030 Total Households	9,653	73,188	176,817
2010-2020 Annual Rate	0.55%	0.83%	0.95%
2020-2025 Annual Rate	0.08%	0.34%	0.51%
2025-2030 Annual Rate	0.15%	0.57%	0.66%

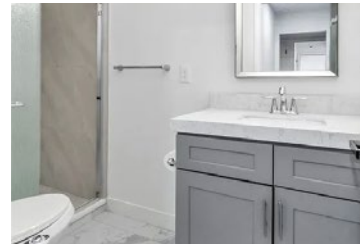
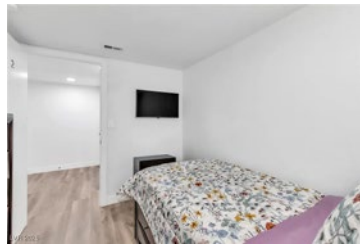
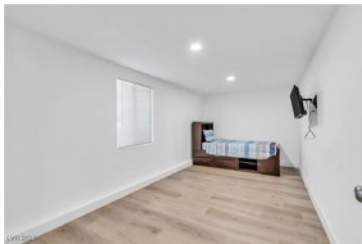
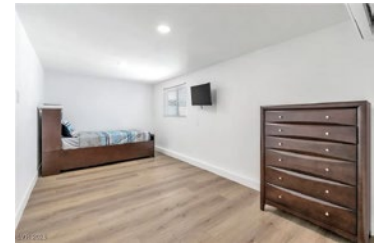
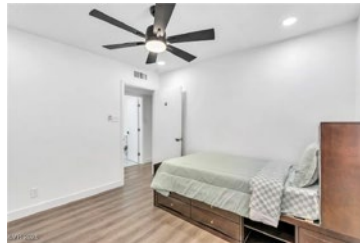
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$77,619	\$81,824	\$80,894
2030 Average Household Income	\$87,183	\$92,271	\$90,414
2025-2030 Annual Rate	2.35%	2.43%	2.25%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	10,126	72,995	175,545
2020 Total Housing Units	10,634	75,407	179,992
2025 Total Housing Units	10,564	75,848	182,475
2025 Owner Occupied Housing Units	4,375	38,206	78,566
2025 Renter Occupied Housing Units	5,208	32,924	92,547
2025 Vacant Housing Units	981	4,718	11,362
2030 Total Housing Units	10,731	78,616	189,872
2030 Owner Occupied Housing Units	4,500	40,635	82,941
2030 Renter Occupied Housing Units	5,153	32,553	93,876
2030 Vacant Housing Units	1,078	5,428	13,055





Property Photos



Clark County Nevada


Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

City of Las Vegas




Synopsis


The City has cultivated and championed a variety of important projects for the benefit of the community. Some highlights include downtown's newest property Circa, scheduled to open this year. Circa is downtown's first newly built hotel-casino since the 1980s and includes a 459-foot-tall tower, 777 new rooms, a massive sports book, multiple swimming pools, bars and restaurants.

There has been a \$32 million upgrade to the Fremont Street Experience canopy, and the new Downtown Grand tower is just north of the canopy making the area even more spectacular. The City is looking forward to the grand opening of the new 350,000 SF International Market Expo Center. Another downtown highlight is the new residential development which includes two complexes on Symphony Park and ShareDOWNTOWN in the 18B Las Vegas Arts District.

Quick Facts

 **±141.8**
Size (Sq. Mi.)

 **641,903**
Population

 **4,526**
Pop. Density (Per Sq. Mi.)

The City is also bringing new technologies and industry to Las Vegas.

The heart of the Innovation District is the new International Innovation Center @ Vegas. The City of Las Vegas continues to be a hub for innovation and technology with the opening of this 11,000 SF center for established and emerging tech companies developing smart technologies.

Sources: [wikipedia.com](https://en.wikipedia.org/wiki/Las_Vegas), data.census.gov

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



HENDERSON
SILVER KNIGHTS™



Nevada Tax Advantages

NEVADA

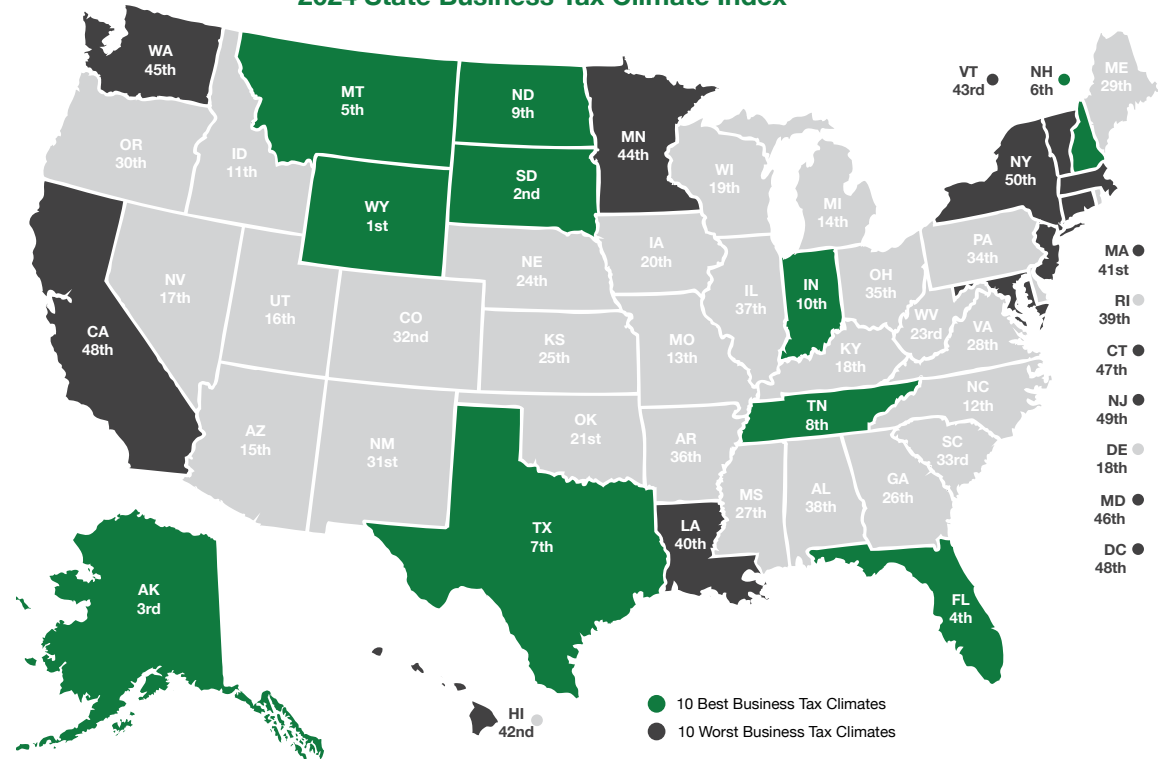
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



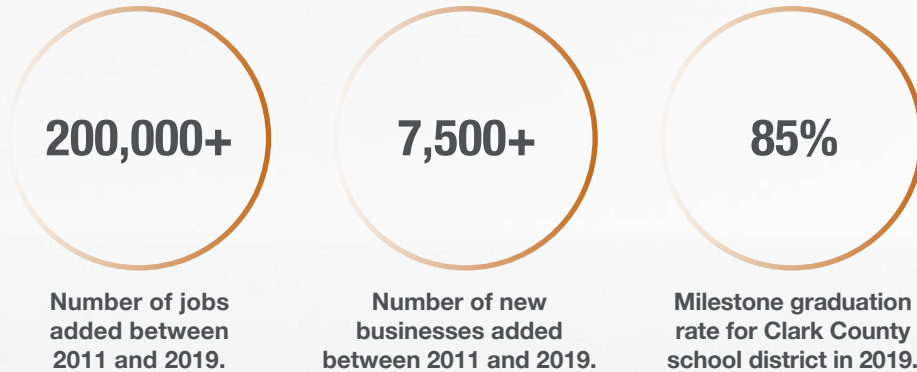
Service you deserve. People you trust.



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Southern Nevada Growth



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

