

2578 BELCASTRO

PLANNED LAND USE ZONING: CM - PERMITS RETAIL, OFFICE, AND RESIDENTIAL USES

KW Commercial

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LOCATION OVERVIEW

Located in the heart of Las Vegas, **2578 Belcastro St** offers a prime location just minutes from major highways, including the I-215 and US-95, ensuring seamless connectivity to the rest of the city.

The property is situated near Summerlin, one of Las Vegas' most desirable master-planned communities, and is just a short drive from the **Las Vegas Strip**, providing convenient access to world-class entertainment, dining, and business hubs. This strategic positioning makes it ideal for businesses or investors looking for a **well-connected and accessible space**.

Surrounded by key retail corridors like Sahara Ave and Rainbow Blvd, the **8,535 sq ft** property is near shopping, dining, and services. Its visibility and accessibility make it a strong investment in a thriving Las Vegas submarket.



OFFERING SUMMARY

Parcel Number:	163-10-502-004
Submarket:	West Las Vegas
Building Size:	8,535 SQ FT
Estimated Lot Size:	0.72
Current Zoning:	Commercial Professional (CP)
Planned Land Use Zone:	Corridor Mixed-Use (CM)
Year Built:	1999
Occupancy:	75% Leased

ASKING PRICE:
\$2,650,000

PRICE PER SQ FT:
\$310/SF





📍 SUBJECT PROPERTY

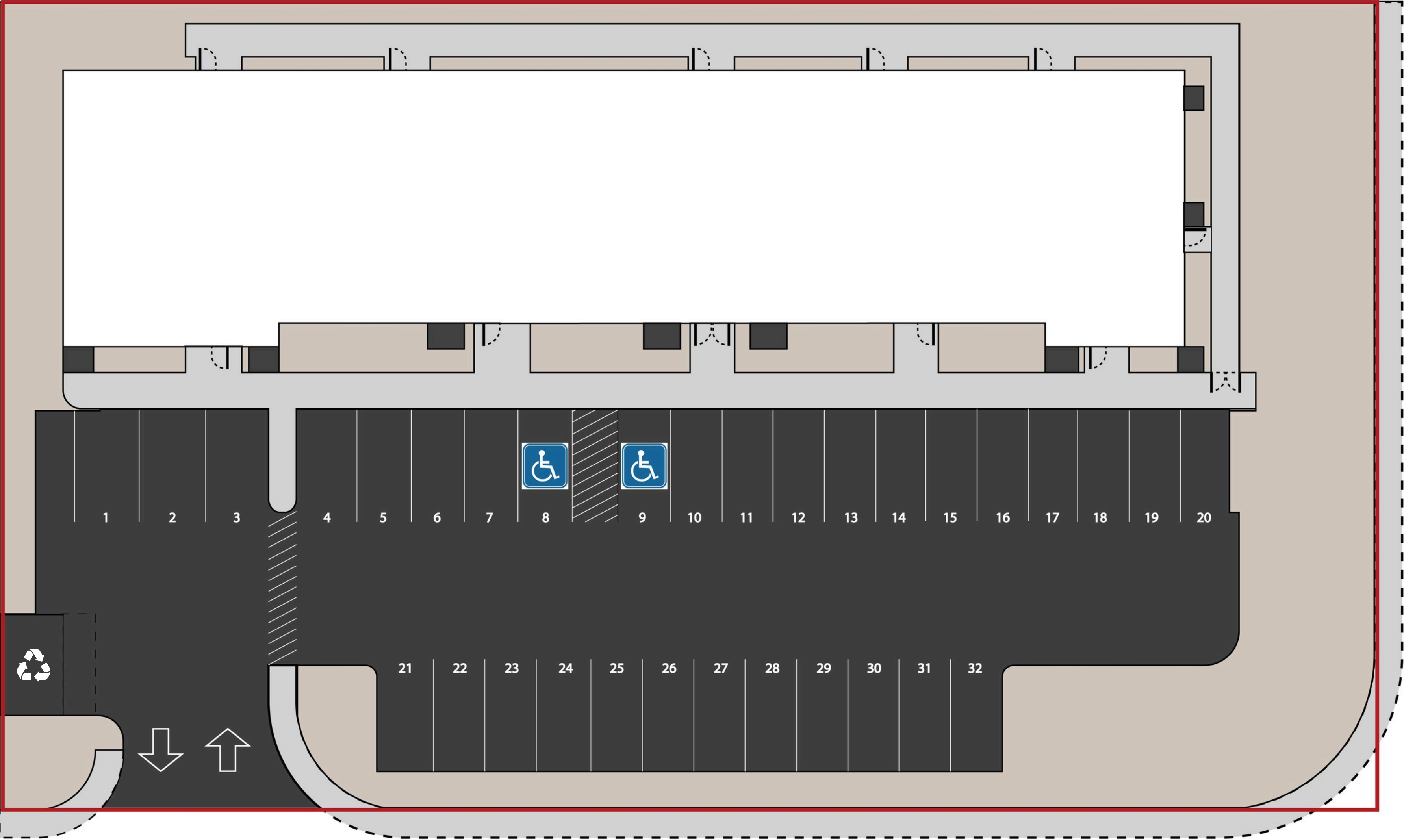


TENANT MIX

Suite Number	
Ortho Rehab Designs	#101
Reliance Health Care	#102
Miracle in Progress	#103
VACANT	#104

INQUIRE FOR LEASE DETAILS

SITE PLAN



LAREDO ST

BELCASTRO ST



AREA MAP

QUICK FACTS

POPULATION

58,276



MEDIAN AGE

43.4

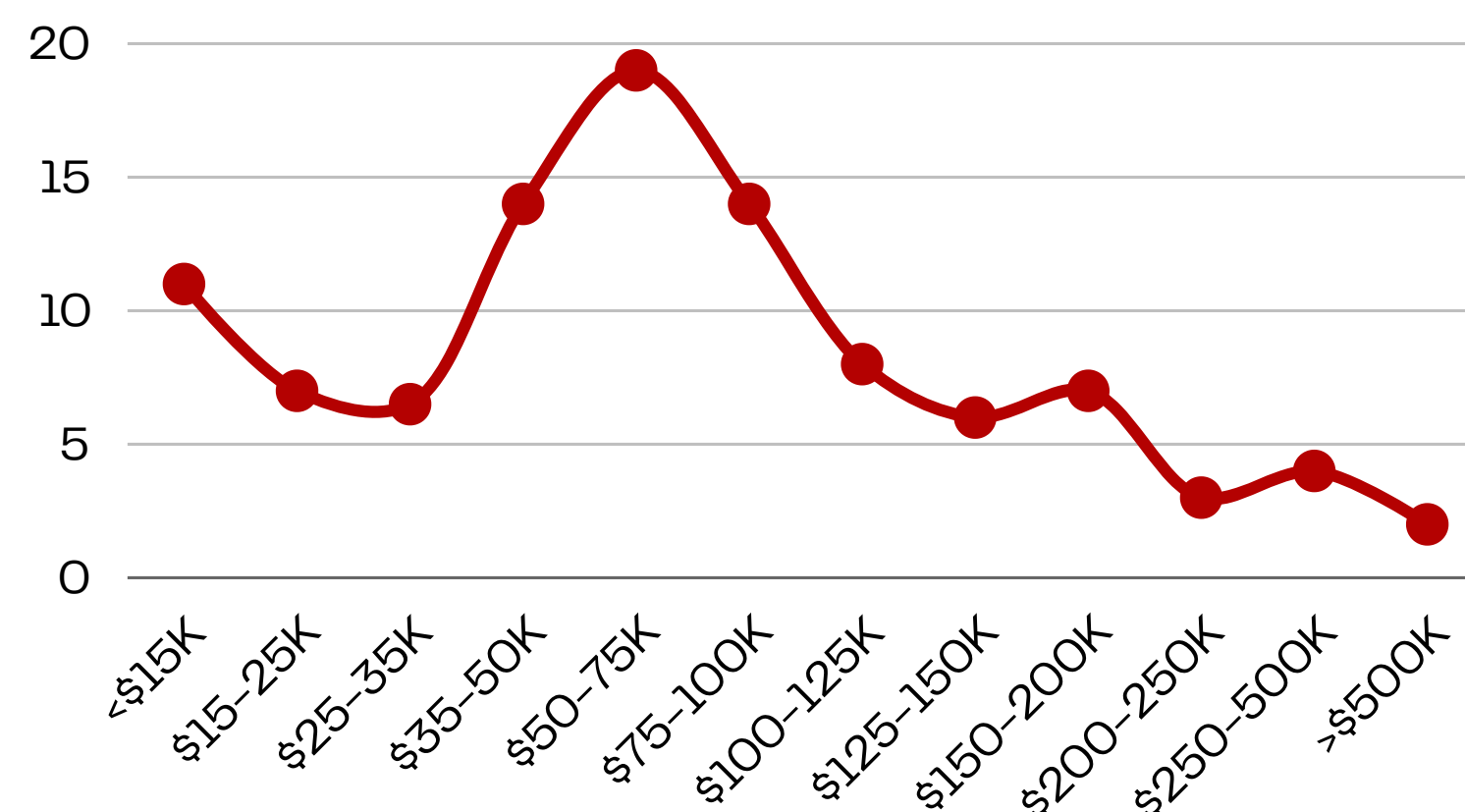


MEDIAN INCOME

\$65,459

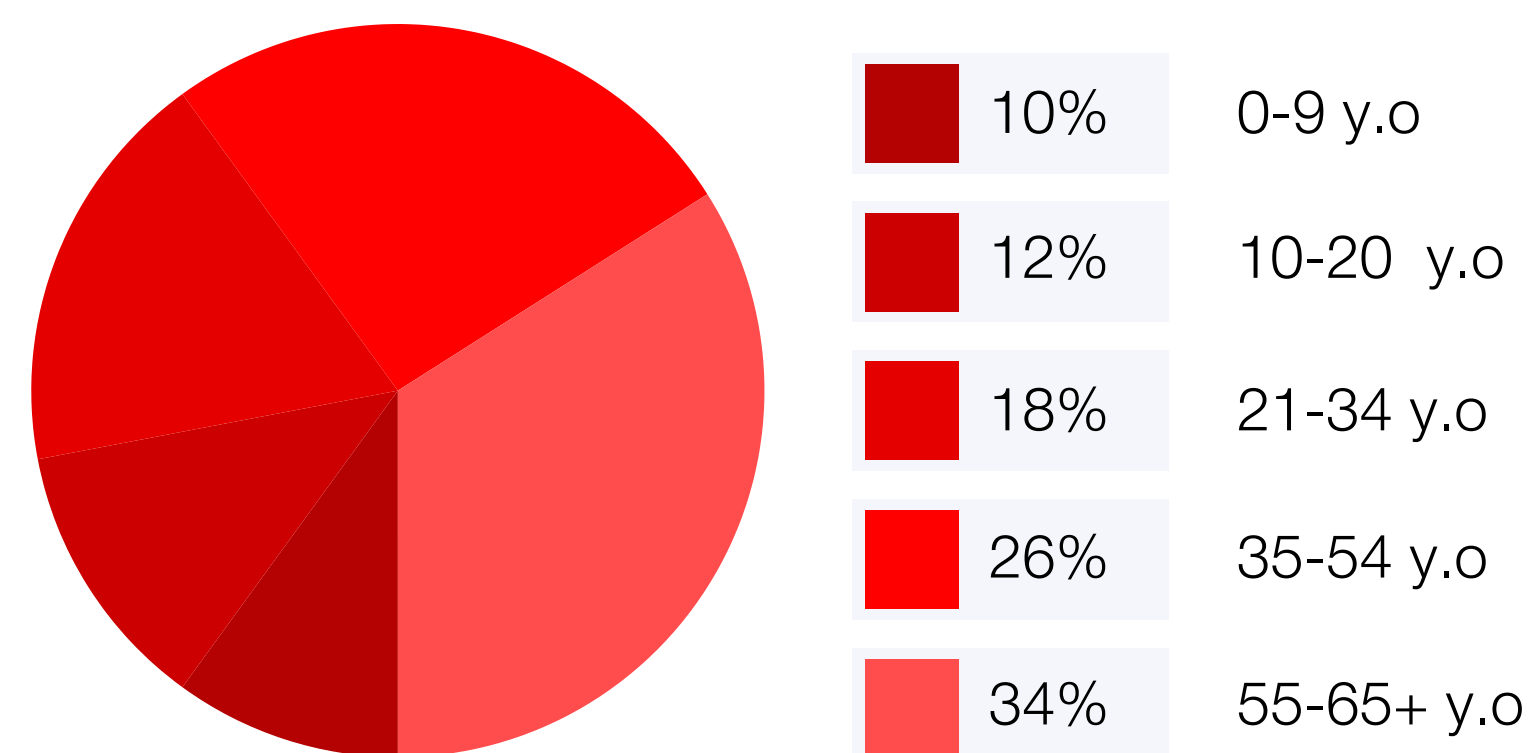


HOUSEHOLDS BY INCOME



This suggests a predominantly middle-income demographic, with some variation in lower and higher-income segments.

POPULATION BY AGE



The strong 55+ and 35-54 age groups create demand for senior living, medical services, and family-friendly housing. With a stable, mature population, this area offers prime investment **potential for long-term growth and high-demand services.**

Source: Claritas Pop-Facts® Demographics 2024

FOR INQUIRIES:



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