

2578 BELCASTRO



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

PRESENTED BY:

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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

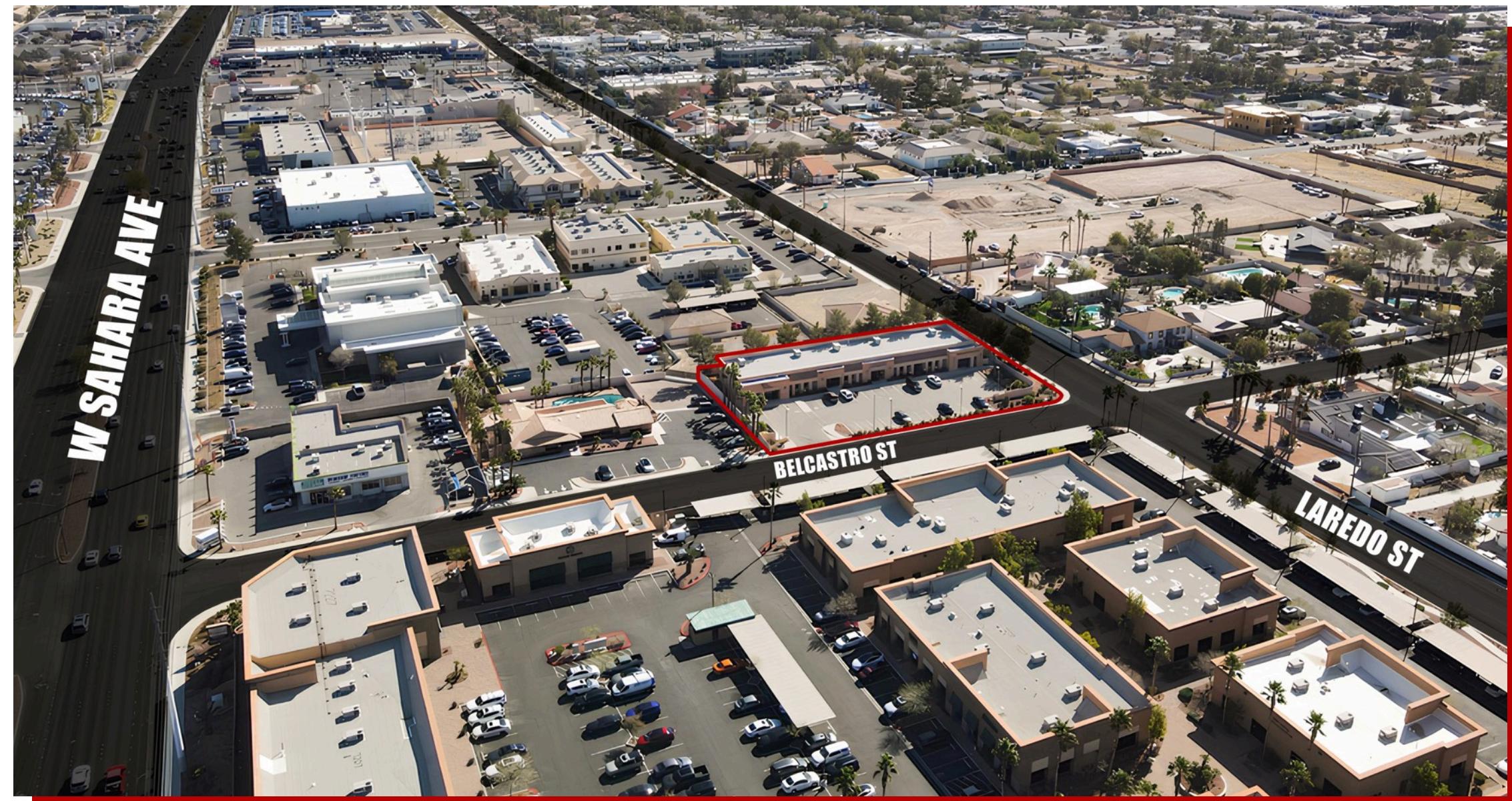
PRICE PER SQ FT:

\$310/SF





SUBJECT PROPERTY

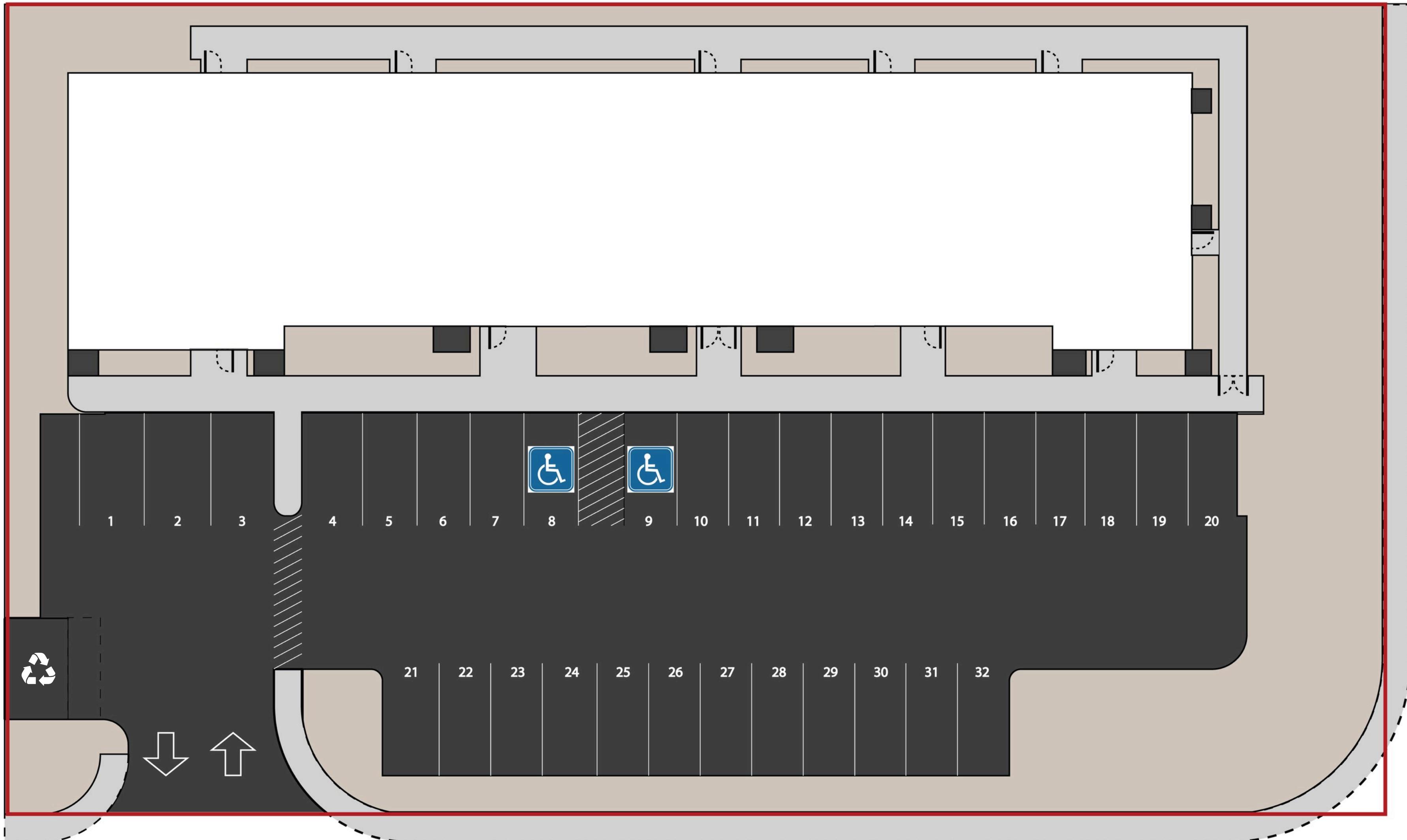


TENANT MIX

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

[INQUIRE FOR LEASE DETAILS](#)

SITE PLAN

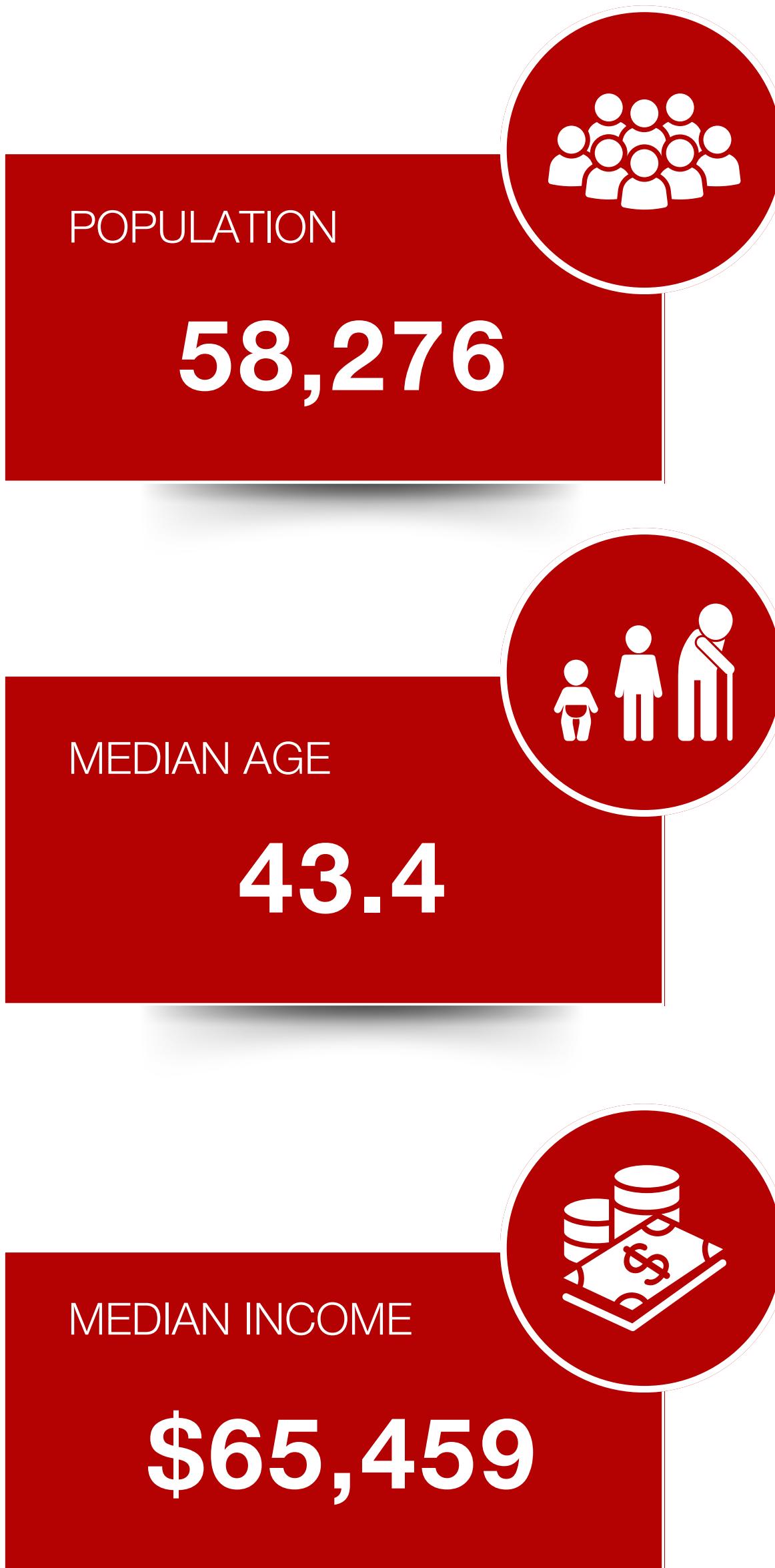


BELCASTRO ST

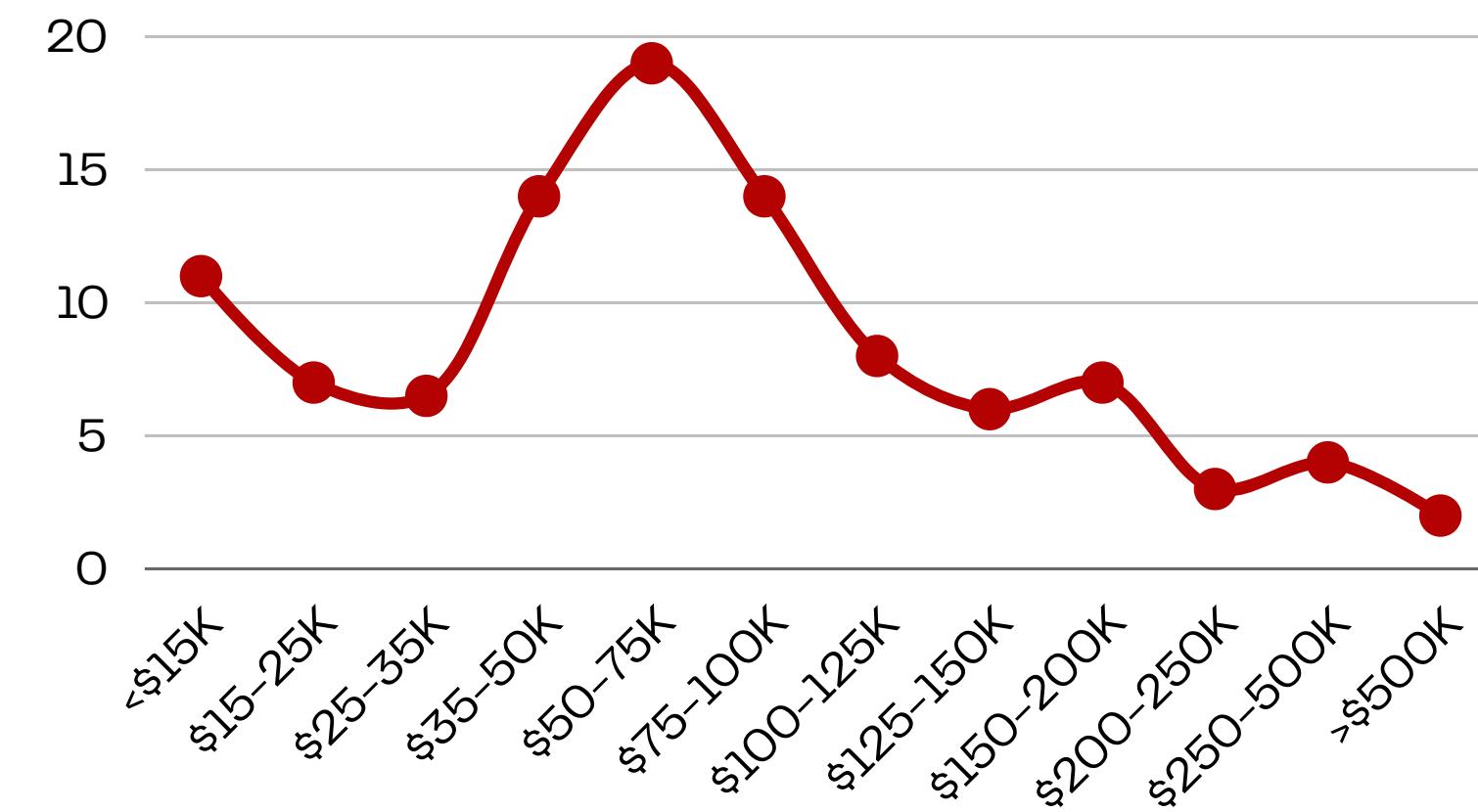


AREA MAP

QUICK FACTS

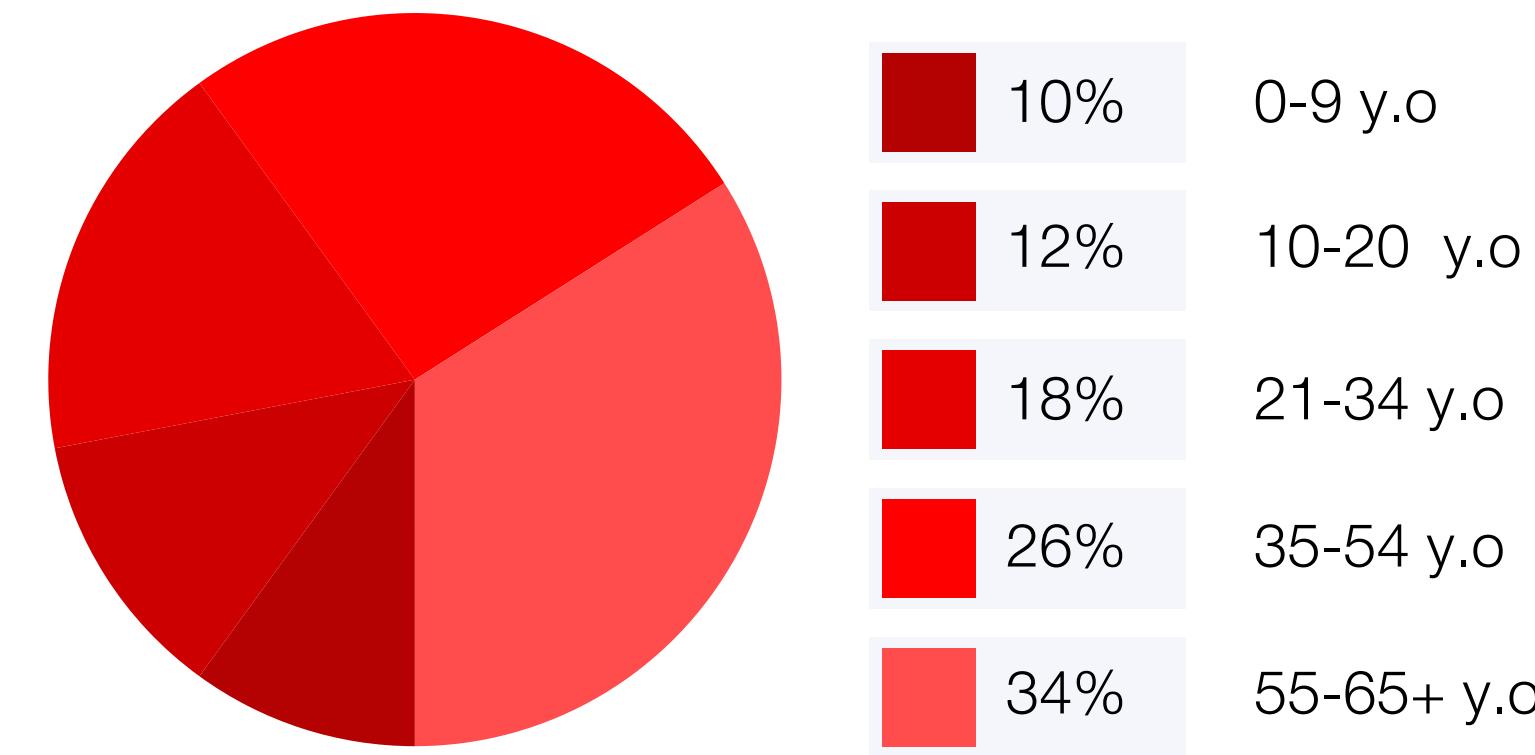


HOUSEHOLDS BY INCOME



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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