

DEVELOPMENT-READY LAND OPPORTUNITY IN DOWNTOWN

801, 805, & 809 Casino Center Boulevard, Las Vegas, Nevada 89101

AVAILABLE
For Sale

DEVELOPMENT-READY
LAND
±0.48 AC



📍 5960 S. Jones Blvd, Las Vegas, NV 89118
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🌐 www.mdlgroup.com

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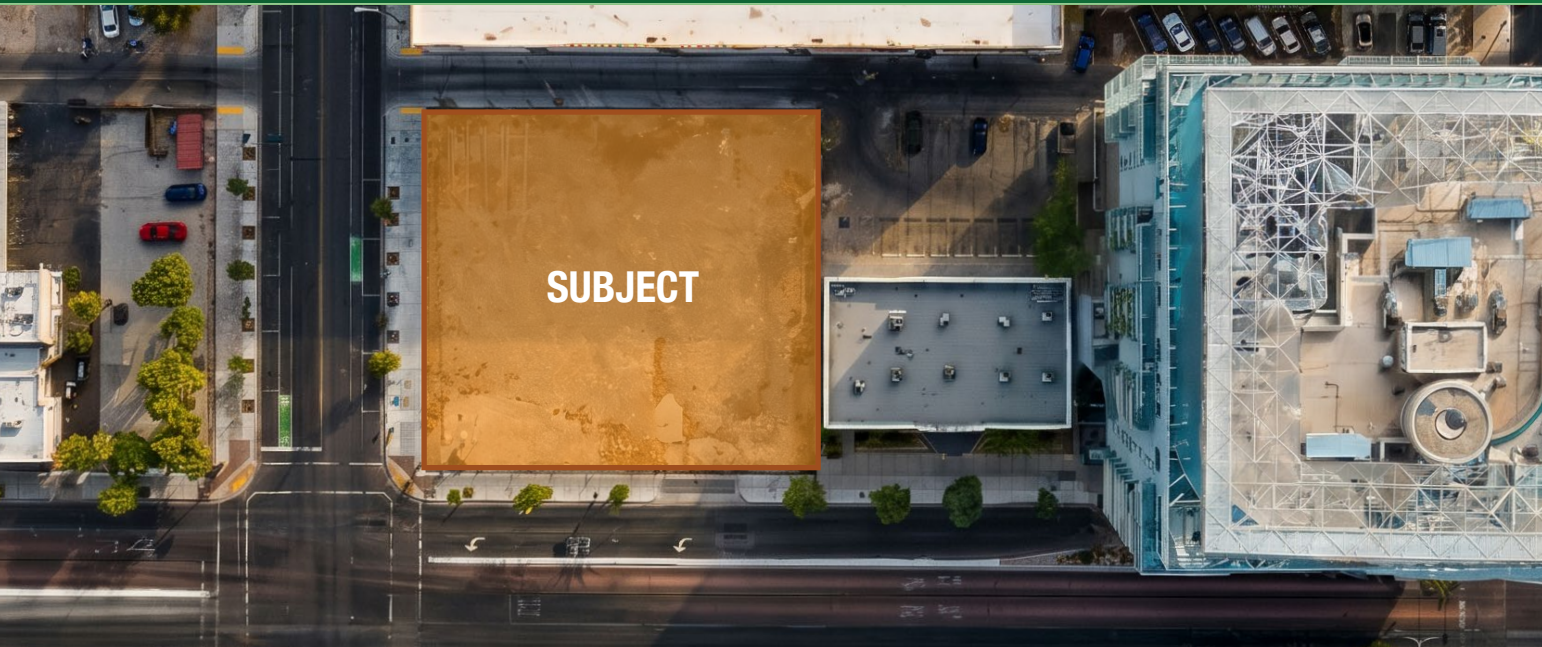
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AVAILABLE LAND OPPORTUNITY IN DOWNTOWN

801, 805, & 809 Casino Center Boulevard, Las Vegas, Nevada 89101

For Sale



Listing Snapshot



\$1,700,000
Sale Price



±0.48 AC
Lot Size



Downtown
Submarket



Immediately
Availability

Property Highlights

- ±0.48 acre lot ideal for commercial, mixed-use, multifamily or redevelopment opportunities
- Prime corner location on the corner of Casino Center Boulevard and Gass Avenue
- Located in the heart of Downtown Las Vegas
- Excellent Visibility and Street Frontage
- Surrounded by Government, Office, Residential, and Entertainment Uses
- Zoning: General Commercial (C-2)

Property Overview

801, 805, & 809 S Casino Center Boulevard offers a rare opportunity to acquire approximately ±0.48 acres of vacant land strategically located at the southeast corner of Casino Center Boulevard and Gass Avenue in the heart of Downtown Las Vegas. Positioned within one of Southern Nevada's most active urban redevelopment corridors, the site offers exceptional visibility, accessibility, and development potential.

Key Demographics (within a 3-mile radius)



±177,486
Population Size



\$71,654
Ave. Household Income

APN 139-34-410-069

Zoning General Commercial (C-2)

Cross Streets Gass Avenue & Casino Center Boulevard

Traffic Count Bonneville Ave ±7,550 VPD

Las Vegas Blvd ±14,300 VPD

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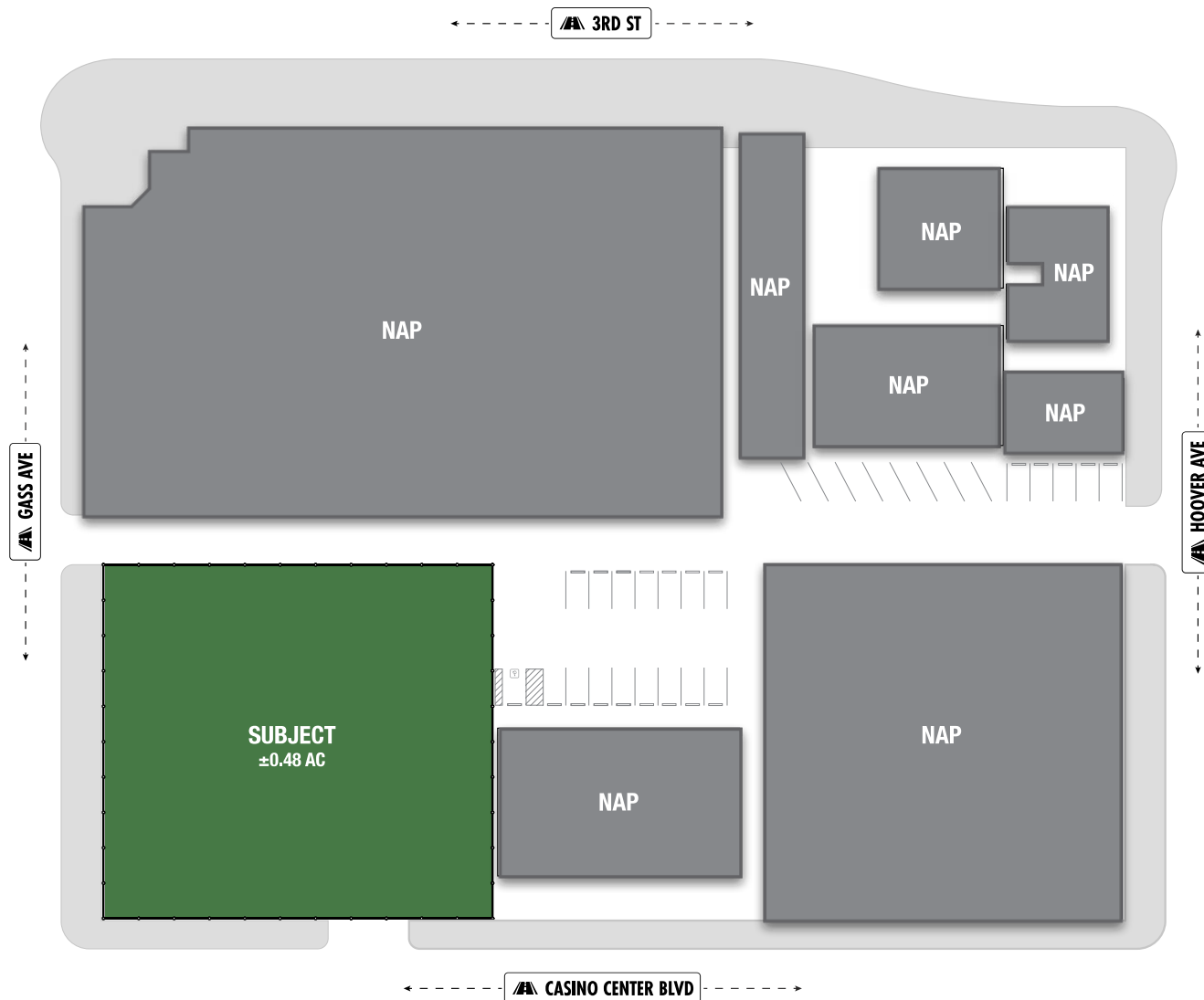
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For Sale



Listing Snapshot



\$1,700,000

Lease Rate



±0.48 AC

Lot Size



Immediately

Availability

Parcel Features

Status	Unimproved / basic services
Improvements	Storm sewer, curb, sidewalk, gutter
Uses	Retail / office



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Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

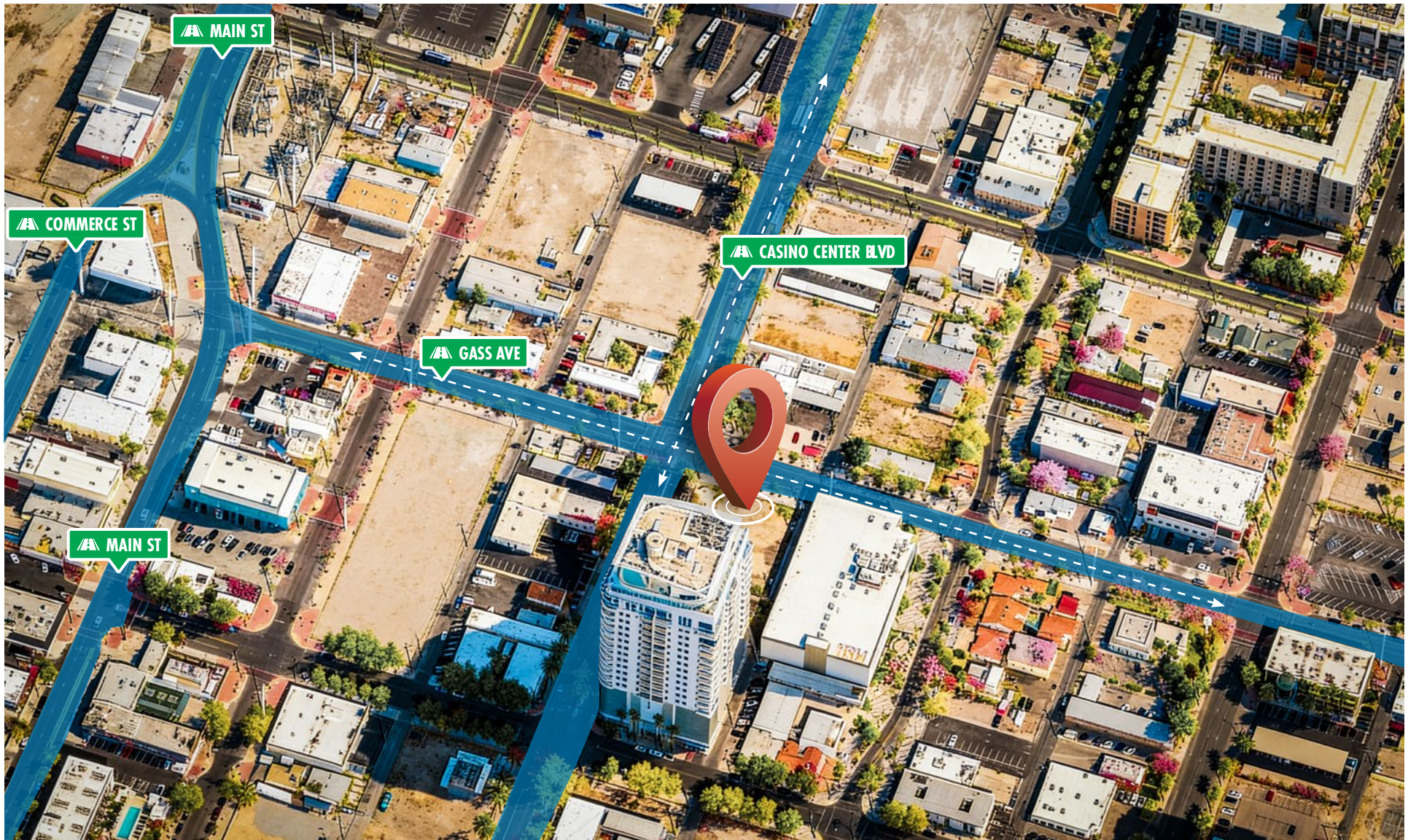
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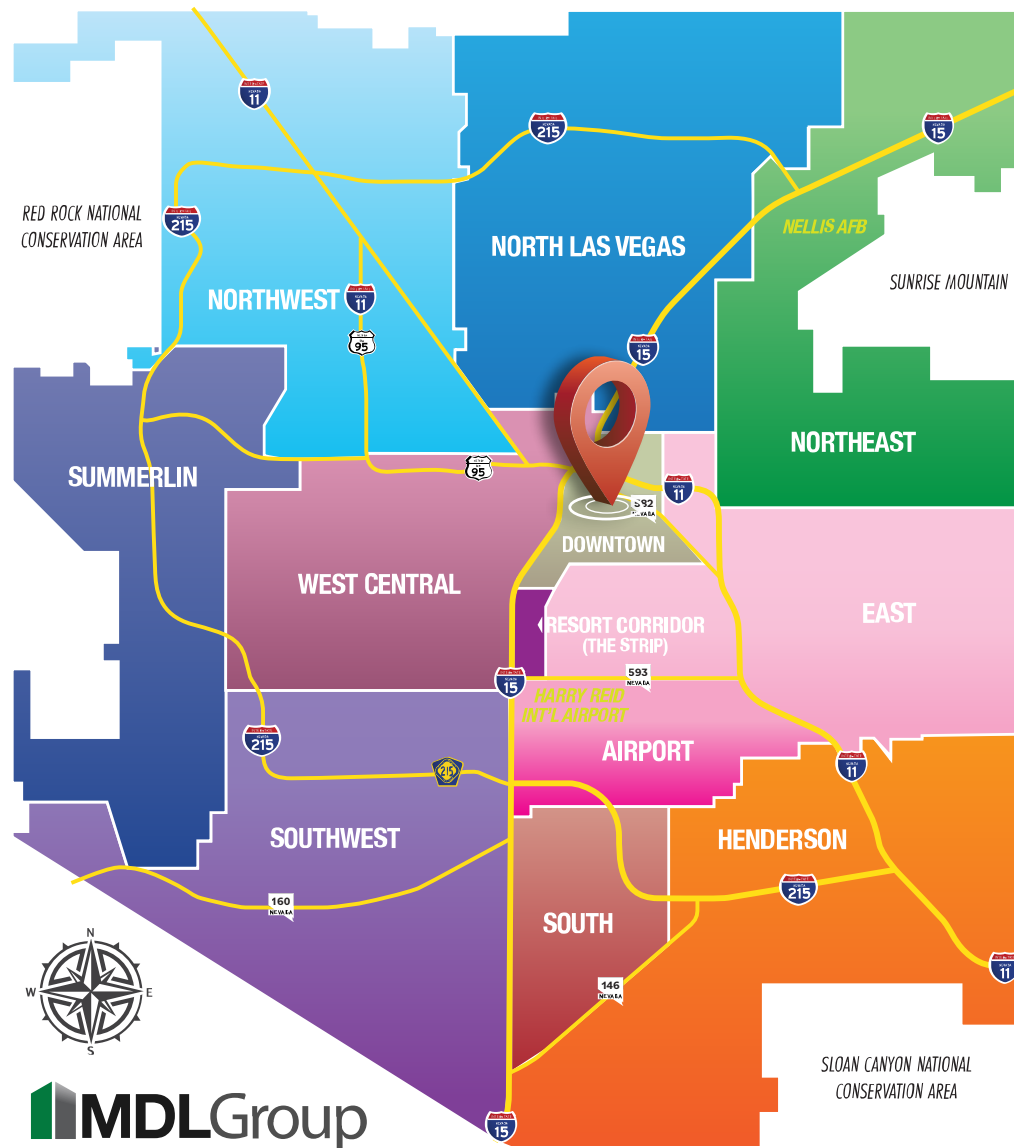


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Distance to Landmarks

- I-15 FWY: ± 0.77 miles
- I-11 FWY: ± 1.2 miles
- Harry Reid International Airport: ± 5 miles
- The Strip: ± 2.15 miles

Nearby Amenities

- Very close proximity (less than a mile) to:
 - Clark County Government Center
 - City Hall
 - Market World Center
 - Las Vegas North Premium Outlets
- ± 1.4 miles to both Valley Hospital Medical Center and UMC Hospital Campus
- Blocks away from the major justice courts in the vicinity, including the Las Vegas Justice Court, U.S. District Court, Supreme Court of Nevada, and the Federal Courthouse

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. 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 11th 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



$\pm 7,892$

Land Area
(Square Miles)



2,265,461

Population
(County Data per Census)



298

Pop. Density
(Per Square Mile)

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



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Market Overview

Downtown – Arts District

Quick Facts

 **10,476**

Est. Population
(as of 2025)

 **9,480**

Pop. Density
(per square mile)

Synopsis

The Arts District (18b) stands as the dynamic cultural heartbeat of Downtown Las Vegas, offering a premier destination for both pioneering businesses and new residents. For enterprises, this thriving hub provides a highly collaborative community set within beautifully converted industrial spaces like the Arts Factory and Art Square, driving consistent foot traffic from art enthusiasts and locals alike. For residents, the neighborhood serves as a walkable, bohemian oasis boasting intimate indie galleries, avant-garde theater, and a sophisticated nightlife scene packed with late-night craft cocktail bars. Whether launching a new venture or seeking an inspired lifestyle, 18b delivers an energetic, creative environment distinct from any other pocket of the city.

The Downtown area is comprised of the following eight districts:

- Fremont East Entertainment
- Civic & Business
- Arts
- Founders
- Symphony Park
- Downtown Casino & Resort
- Las Vegas Medical
- Market Corridor

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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 rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

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

Nevada Tax System:

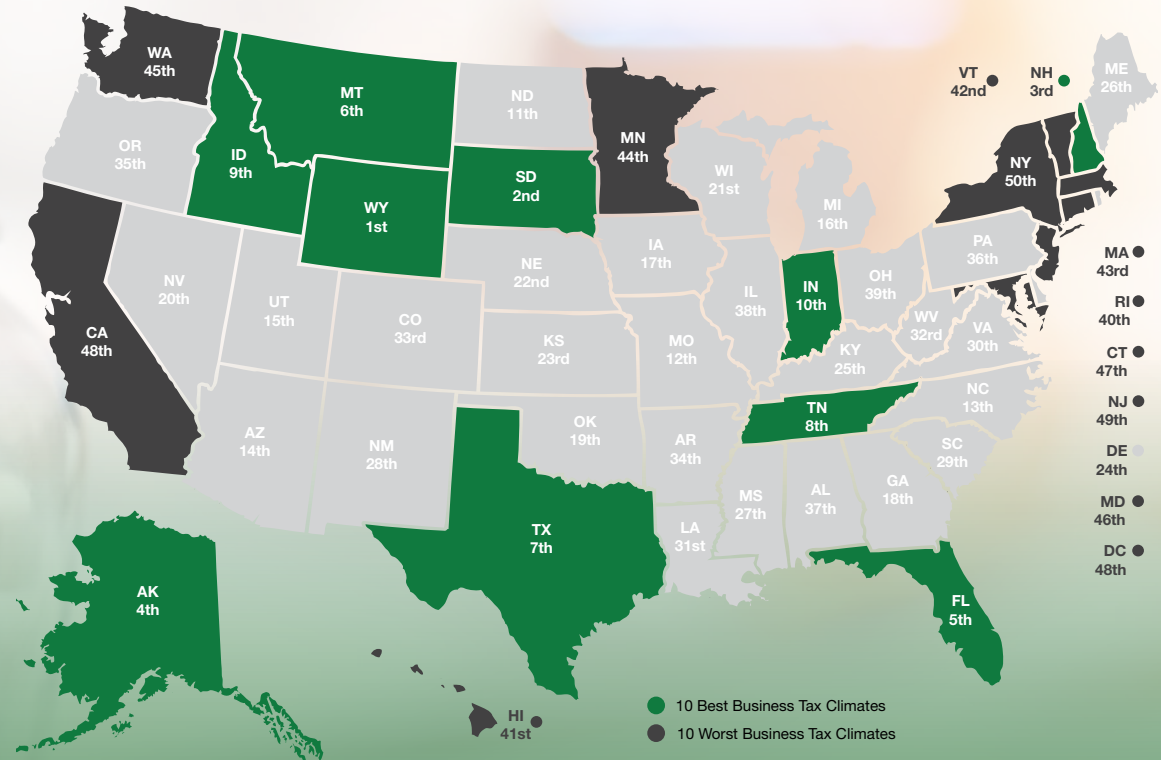
Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

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

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2025 State Business Tax Climate Index



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.

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Southern Nevada Growth

200,000+

Number of jobs
added between
2011 and 2019.

7,500+

Number of new
businesses added
between 2011 and 2019.

85%

Milestone graduation
rate for Clark County
school district in 2019.

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)

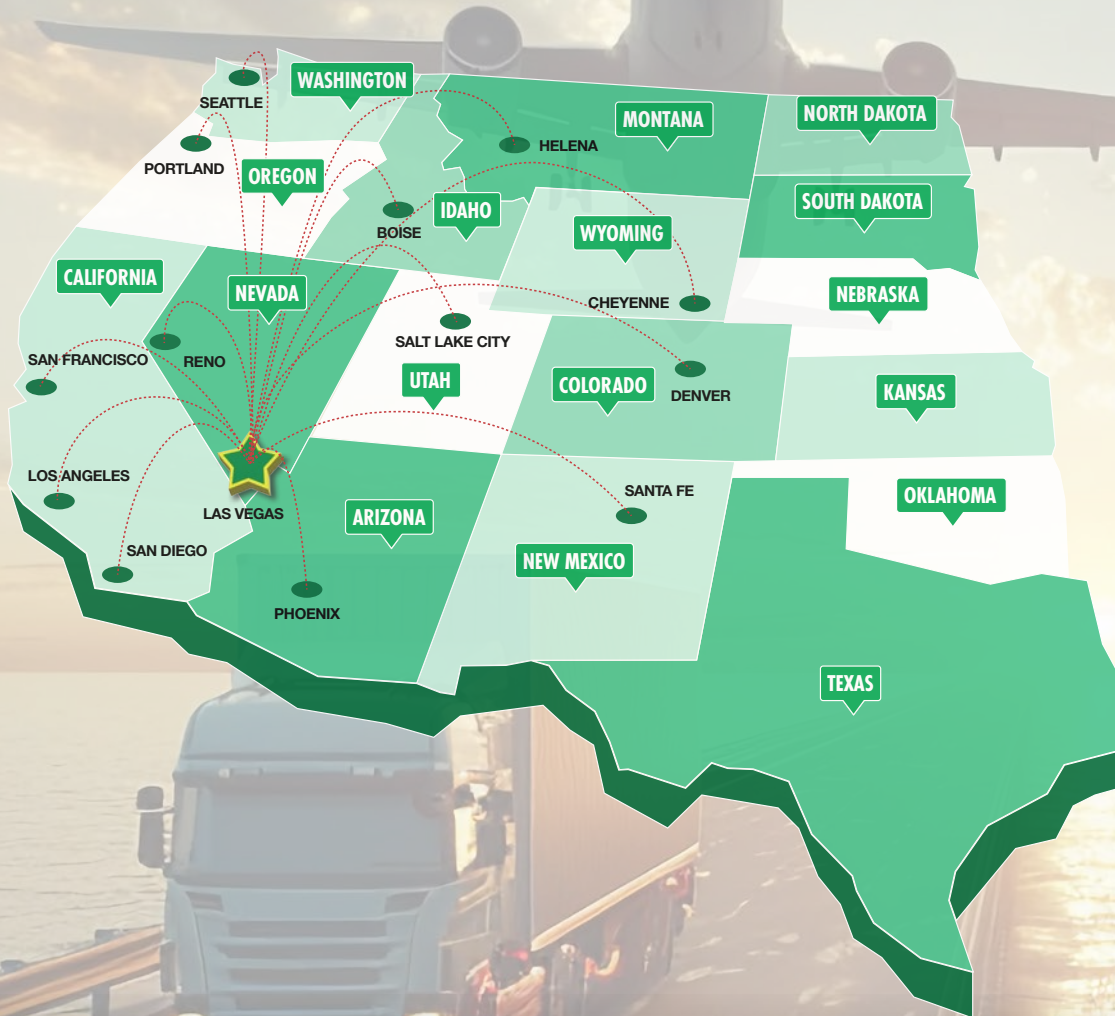


Education & Workforce Development

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.
- **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 & reducing student achievement gaps.

Logistics



Transit From Las Vegas

DESTINATION	EST. TRAVEL TIME	DISTANCE (MILES)
Los Angeles, CA	3 hrs, 55 min	±265
Phoenix, AZ	4 hrs, 40 min	±300
San Diego, CA	4 hrs, 45 min	±327
Salt Lake City, UT	5 hrs, 50 min	±424
Reno, NV	6 hrs, 55 min	±452
San Francisco, CA	8 hrs, 15 min	±565
Boise, ID	9 hrs, 30 min	±634
Santa Fe, NM	9 hrs, 10 min	±634
Denver, CO	10 hrs, 45 min	±752
Cheyenne, WY	11 hrs, 50 min	±837
Helena, MT	12 hrs, 55 min	±907
Portland, OR	15 hrs, 45 min	±982
Seattle, WA	16 hrs, 50 min	±1,129

SHIPPING & MAILING SERVICES



Freight Service Center
(3 miles)

Distribution Center
(10 miles)

UPS Air Cargo
(18 miles)



Freight Center
(3 miles)

Ship Center
(8 miles)

Air Cargo
(20 miles)



Customer Service Center
(5 miles)

Cargo Center
(3 miles)

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INVESTMENT SALES TEAM

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