

2801 W. WASHINGTON AVE.

FOR LEASE



## PROPERTY DETAILS

2801 W. Washington Ave., Las Vegas, NV 89107

- **Do Not Disturb Tenant**
- 4,165 SF on Hard Corner Signalized Intersection
- 57,000 Vehicles Per Day at Intersection
- Former Rapid Cash
  - » 13 Schools in a 1 Mile Radius
  - » 0.40 Miles from I-11 Freeway
- 1.50 Miles South of Hylo Park Redevelopment Project

## 2025 DEMOS



### EST. POPULATION

1 MILE » 20,610  
3 MILE » 163,859  
5 MILE » 515,501



### EST. HOUSEHOLDS

1 MILE » 6,954  
3 MILE » 61,632  
5 MILE » 193,377



### EST. AVERAGE HH INCOME

1 MILE » \$94,691  
3 MILE » \$78,379  
5 MILE » \$79,819

NEWMARK



MOUNTAIN WEST

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241 West Charleston Blvd, Ste 103

Las Vegas, NV 89102

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## SITE PLAN



# NEWMARK



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.





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# PLACER.AI TRAFFIC COUNT MAP



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