

2025 DEMOS

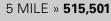
2801 W. Washington Ave., Las Vegas, NV 89107

PROPERTY DETAILS

- 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

EST. POPULATION

1 MILE » 20,610 3 MILE » 163,859





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

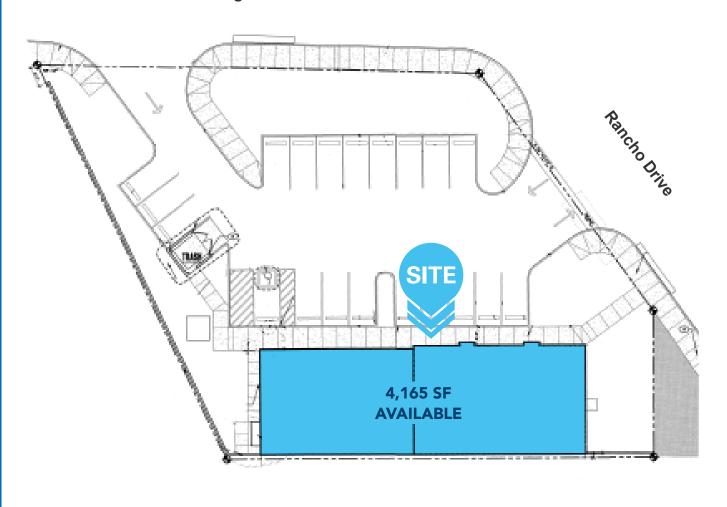
5 MILE » \$79,819

MANAGED BY:



FULL SERVICE COMMERCIAL REAL ESTATE

Washington Avenue





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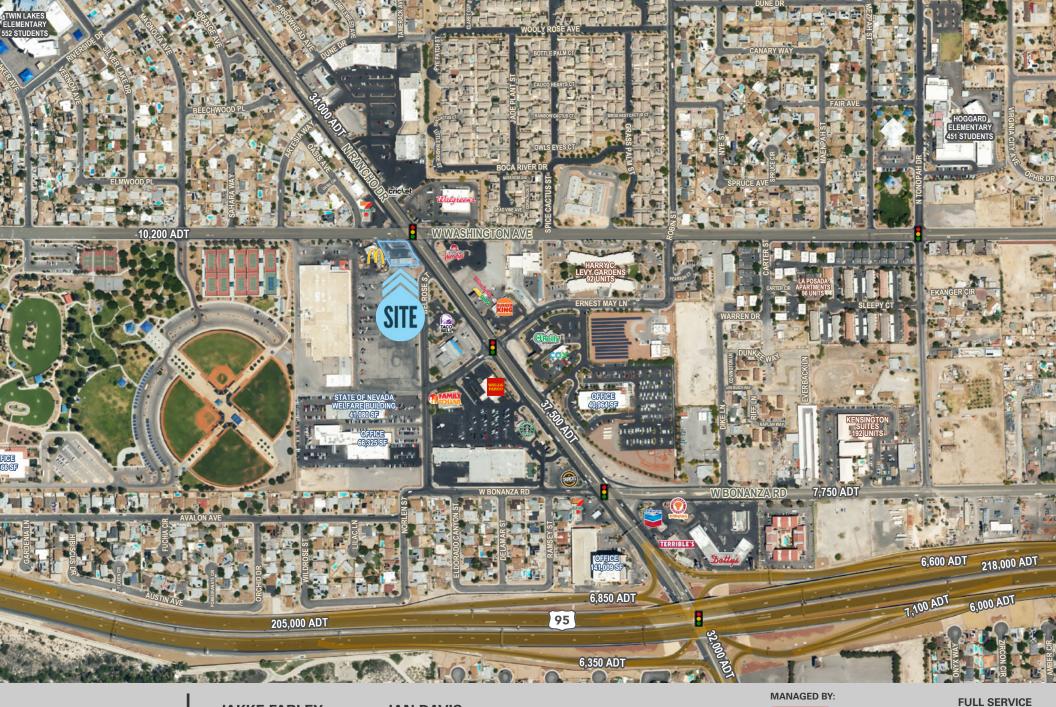
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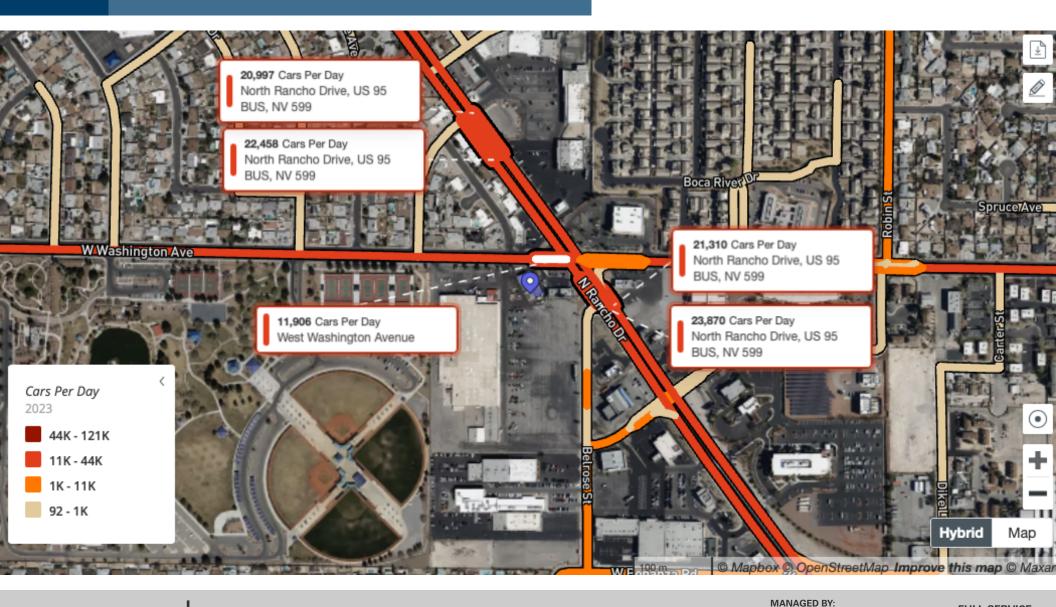
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PLACER.AITRAFFIC COUNT MAP





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