

6048 S DECATUR BLVD LAS VEGAS, 89118



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AVAILABLE FOR SALE

PROPERTY DETAILS

Situated on	± 0.85 Acres
APN:	162-31-201-011
Classification:	N/A, Raw Land
Address:	6048 S. Decatur Blvd
Parcel Square Footage:	± 37,026
Frontage:	Decatur Frontage
Property Type:	Vacant Land
Utilities:	TBD
Zoning:	Commercial General (CG)
Submarket:	Southwest
NOI:	± 12,000 (Billboard Income)
Annual Property Taxes:	±\$3,831.39

- Decatur Frontage
- Close proximity to the freeway
- Billboard income
- High Visibility Property
- Development Opportunity
- Located in a low vacancy sub-market
- Over 20,000 vehicles passing daily

Buyer to verify all land/billboard aspects pertaining to the purchase

ASKING PRICE
\$2,100,000

TOTAL SF
±37,026

North American Commercial is proud to present 6048 S. Decatur For Sale.

This high-visibility ±0.85-acre parcel offers exceptional frontage along Decatur Boulevard—one of the city's most heavily traveled corridors. The property features billboard income, is primed for future development, currently zoned for Commercial General (CG), and is located in a high-traffic area which presents a rare opportunity to invest in a growing corridor.

Sale Type: Redevelopment/Investment/Owner User



MARKET SUMMARY

Southwest Las Vegas, NV

Las Vegas's market remains one of the strongest in the nation, driven by a diversified economy, population growth, and strategic geographic positioning. The city's continued investment in infrastructure, stadiums, and logistics facilities ensures that demand for commercial real estate space will remain robust. Additionally, the influx of businesses relocating from neighboring states for cost advantages reinforces the stability and growth potential of this market

INVESTMENT UPSIDE

The Southwest is one of the fastest-growing cities in Nevada, with a booming economy, excellent schools, and a vibrant residential community. This property places you within reach of key business centers, local amenities, restaurants, and a wealth of services.

Whether you're looking to establish your business in a dynamic location or seeking an investment with long-term potential, this office space offers unmatched value in a thriving market. Don't miss out on this incredible opportunity to secure a space in one of the most desirable commercial areas in the Valley!





SITUATED IN THE HEART OF THE HIGHLY DESIRABLE SOUTHWEST SUBMARKET

The property at 6048 S. Decatur is strategically located within the Southwest Retail Submarket, one of Las Vegas's most dynamic and sought-after commercial real estate hubs. The surrounding businesses help shape the surrounding area as a thriving commercial hub with a blend of retail, healthcare, professional services and entertainment options.

Vacancy Rates: The Southwest submarket continues to see historically low vacancy rates, currently hovering around 6%, indicating strong tenant demand and limited available inventory.

Close Proximity to the I-215 Freeway

Nearby Businesses: Major corporations and logistics hubs, including UFC, FedEx, UPS, and Raiders Stadium, as well as gaming companies operate in the vicinity, highlighting the submarket's appeal for businesses.

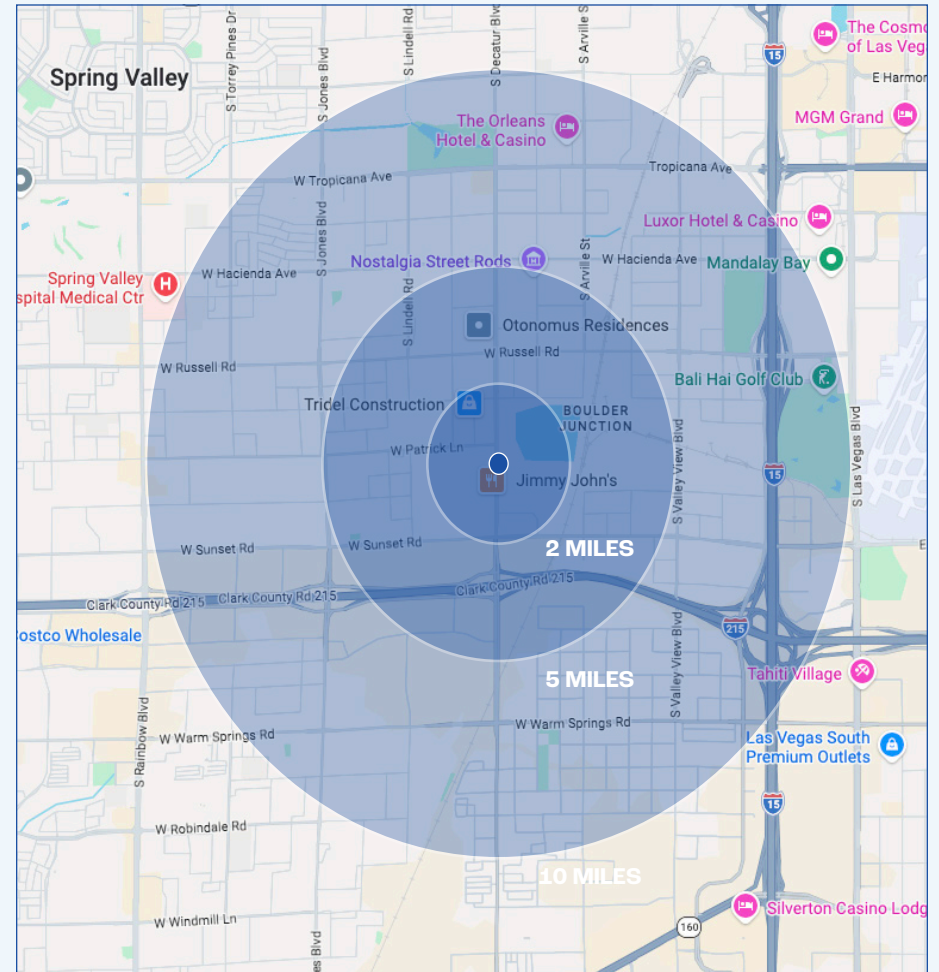
DEMOGRAPHICS

 POPULATION	2 MILE	5 MILE	10 MILES
2029 Projection	25,403	385,503	1,515,000
2024 Population	23,736	356,587	1,406,000
Growth 2024-2029	1.4%	1.6%	1.5%

 HOUSEHOLDS	2 MILE	5 MILE	10 MILES
2029 Projection	9,401	156,477	588,541
2024 Population	8,798	144,871	546,611
Growth 2024-2029	1.4%	1.6%	1.5%

 HH INCOME	2 MILE	5 MILE	10 MILES
2024 Average Household Income	\$92,102	\$81,059	\$83,900

 BUSINESSES	2 MILE	5 MILE	10 MILES
# of Businesses	2,943	22,613	68,192
# of Employees	34,837	303,599	682,577





LAS VEGAS BUSINESS INFORMATION

Business Assistance

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

Nevada Tax Climate:

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income

LABOR OVERVIEW

- **Southern Nevada features some of the lowest labor costs in the region.**
- **The U.S. Bureau of Labor Statistics reports that the Las Vegas metropolitan area employs over 105,800 individuals in the distribution, public transportation, warehousing, and manufacturing sectors.**
- **Over 60,000 students are enrolled in The University of Nevada Las Vegas, and the College of Southern Nevada.**
- **Over the next five years, manufacturing jobs are projected to increase by 1.6%, while transportation and warehousing jobs are expected to rise by 0.8%.**
- **Industrial employment sectors in Las Vegas are anticipated to grow at a faster rate than the national average.**
- **By the end of 2023, employment growth in Las Vegas reached 4.1%**



ABOUT US

NORTH AMERICAN COMMERCIAL

North American Commercial is the leader in Southern Nevada for providing unsurpassable sales, leasing and management services. Our company was built from the ground up to specialize in adding value and increasing net operating income (NOI) for our clients. At the core of our company culture is a commitment to excellence and aggressive standards that help our clients achieve their short and long-term investment goals.

North American Commercial currently provides sales, leasing, tenant representation, asset management, property management and facilities management services to our clients. Each one of our agents and employees has gone through rigorous training that allows them to have a performance-based track record that embodies first class service.

North American Commercial is proud to take an active role with Southern Nevada CCIM, IREM, BOMA and ICSC. Each one of these affiliate organizations has fundamentals and relationships that allow us to benefit our clients and drive home results.



OUR TEAM



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EXCLUSIVELY LISTED BY

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