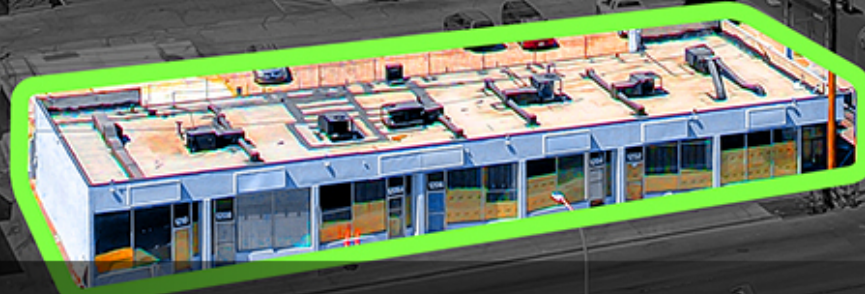


RETAIL PROPERTY FOR SALE

1200 STEWART AVE, LAS VEGAS, NV 89101

VALUE ADD RETAIL INVESTMENT



SIMPLY VEGAS
COMMERCIAL

FOR MORE INFORMATION:

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RETAIL
PROPERTY
FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,350,000
Building Size:	5,618 SF
Lot Size:	6,741 SF
Number of Units:	7
Price / SF:	\$240.30
Cap Rate:	7.41%
NOI:	\$100,000
Year Built:	1957
Zoning:	T4-MS
Market:	Central
Submarket:	Downtown Redevelopment Zone

PROPERTY HIGHLIGHTS

- - Prime location in Central area for maximum exposure
- - High foot traffic for increased customer flow
- - Versatile layout to accommodate diverse retail concepts
- - Established presence in the community for immediate customer base
- - Vintage charm and character for unique branding opportunities
- - Zoned T4-MS for flexible use and expansion potential
- - Well-maintained and move-in ready for hassle-free setup
- - Excellent visibility for storefronts to attract attention



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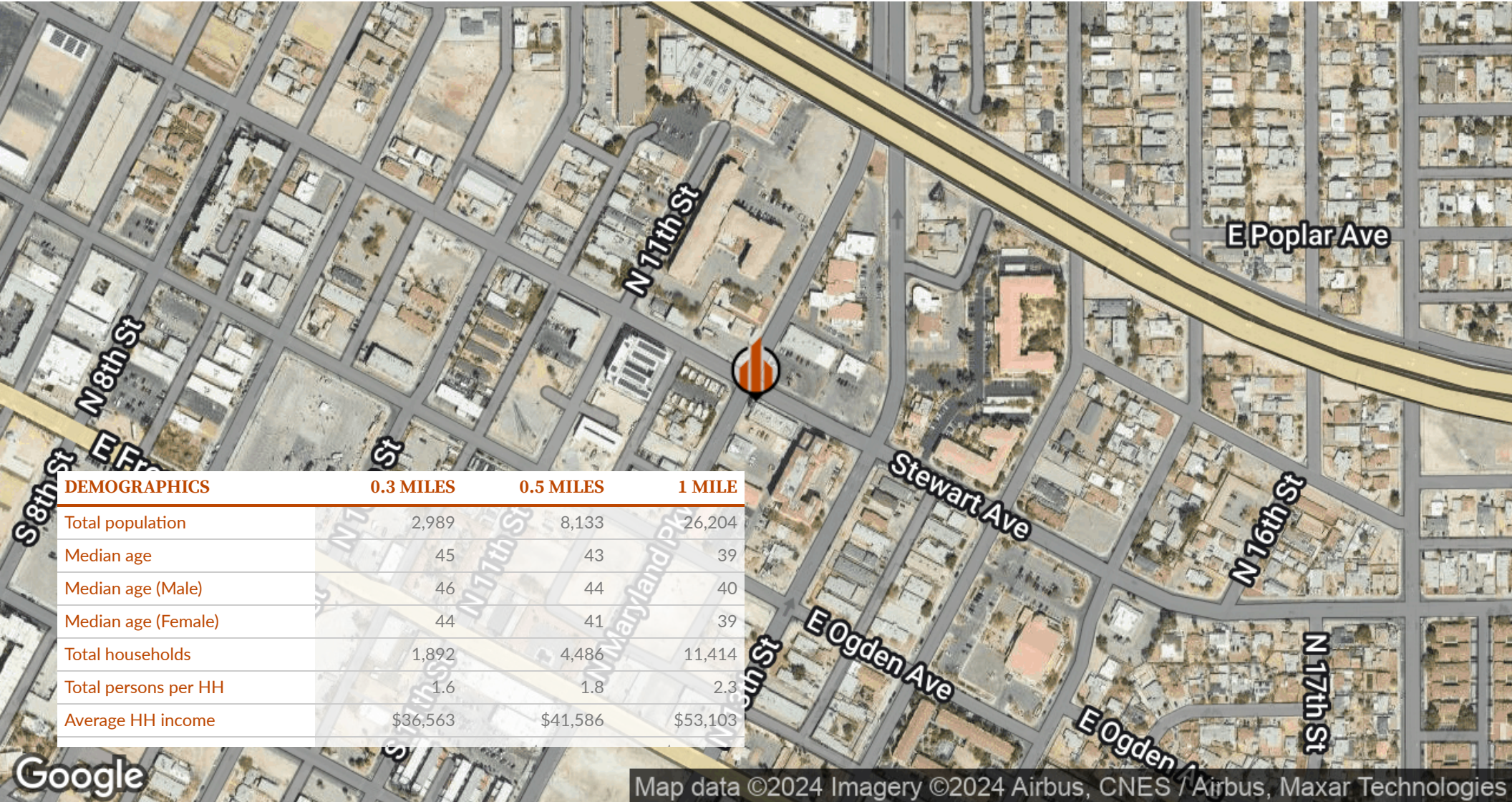
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,989	8,133	26,204
Average Age	45	43	39
Average Age (Male)	46	44	40
Average Age (Female)	44	41	39

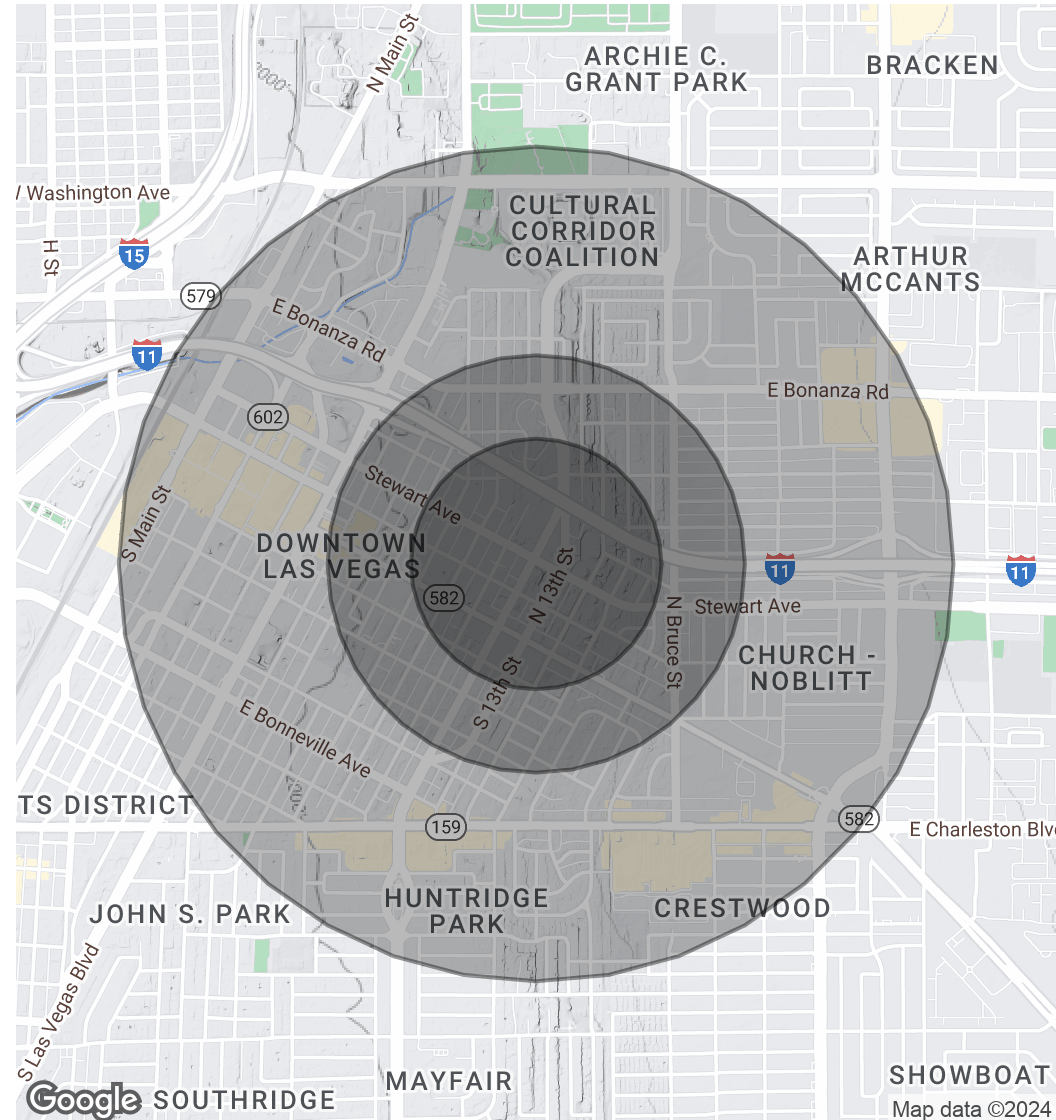
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,892	4,486	11,414
# of Persons per HH	1.6	1.8	2.3
Average HH Income	\$36,563	\$41,586	\$53,103
Average House Value	\$316,326	\$326,202	\$309,115

ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	36.4%	44.4%	51.2%

RACE	0.3 MILES	0.5 MILES	1 MILE
% White	36.7%	32.1%	28.3%
% Black	19.7%	18.3%	17.9%
% Asian	6.6%	5.5%	4.3%
% Hawaiian	0.6%	0.6%	0.5%
% American Indian	1.4%	1.4%	1.4%
% Other	18.6%	24.7%	29.4%

TRAFFIC COUNTS

Stewart & Maryland Parkway	/day
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SHOWBOAT
Map data ©2024

1200 STEWART AVE, LAS VEGAS, NV 89101

VALUE ADD RETAIL INVESTMENT

RETAIL
PROPERTY
FOR SALE

PROPERTY OVERVIEW VIDEO



RETAIL PROPERTY

VALUE ADD RETAIL INVESTMENT

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