

320 S. 3RD STREET

Las Vegas, Nevada 89101

AVAILABLE
For Lease



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010
www.mdlgroup.com

Michael Greene
Vice President
Lic#: S.0186326
702.388.1800
mgreene@mdlgroup.com

Luke Ramous
Senior Advisor
Lic#: S.0188531
702.388.1800
lramous@mdlgroup.com

Hayim Mizrachi, SIOR, CCIM
CEO | Principal | Broker
Lic#: B.0143643.CORP / PM.0167653.BKR
702.388.1800
hmizrachi@mdlgroup.com



Property Highlights

- ±4,200 SF of shell-space
- Lease rate does not include utilities, property expenses or building services
- Ideal for a wide range of commercial uses including restaurant, lounge, entertainment venue, and offices
- Situated on ±0.17 AC
- Zoning: C-2 (Commercial General)
- Located in Downtown Las Vegas
- Steps from the Regional Court (less than ½ block) and the Federal Court (2 blocks)
- Great proximity to major freeways:
 - ±1.0 mile proximity to the I-15 &
 - ±1.5 miles to US-95

Property Details



\$2.25 PSF NNN

Lease Rate



TBD

CAM Charges



±4,200 SF

Available Space

Demographics

	1 mile	3 miles	5 miles
Population			
2025 Population	14,862	183,170	534,520
Average Household Income			
2025 Average Household Income	\$65,481	\$71,601	\$72,476



Property Overview

MDL Group is pleased to introduce 320 S 3rd St (the “Property”), a new leasing opportunity in Downtown Las Vegas. This property offers 4,200 SF of shell-space on a 0.17 acre lot, ready for build-out. Zoned C-2, the property supports a wide range of commercial uses.

Area Overview

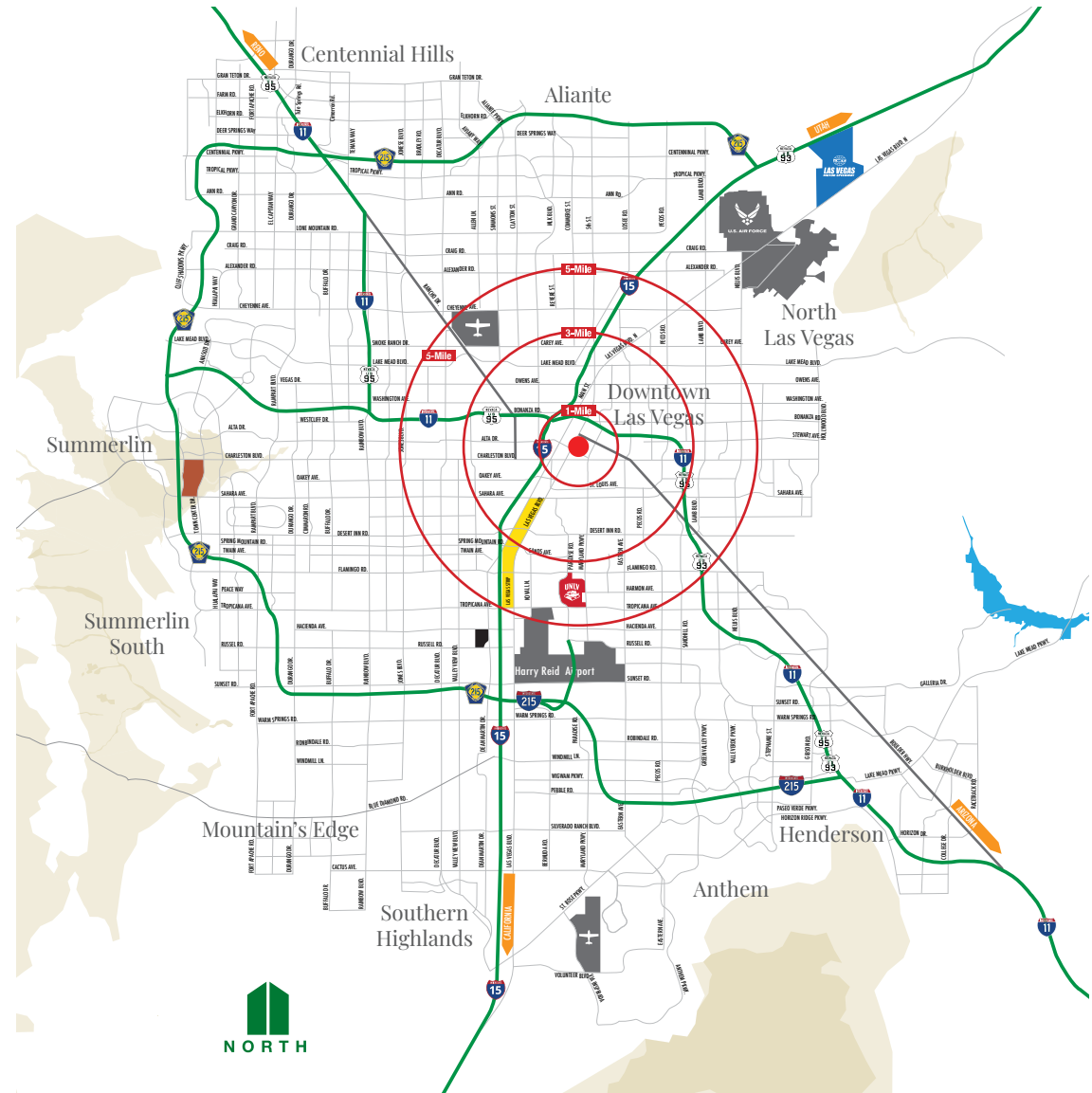
Located in the heart of Downtown Las Vegas, the Property offers prime positioning within the city’s vibrant legal and business district. This property benefits from high foot traffic, excellent visibility, and proximity to government offices, restaurants, and entertainment venues. With easy access to major thoroughfares like I-15 and US-95, it’s an ideal location for any business seeking a prestigious downtown address.

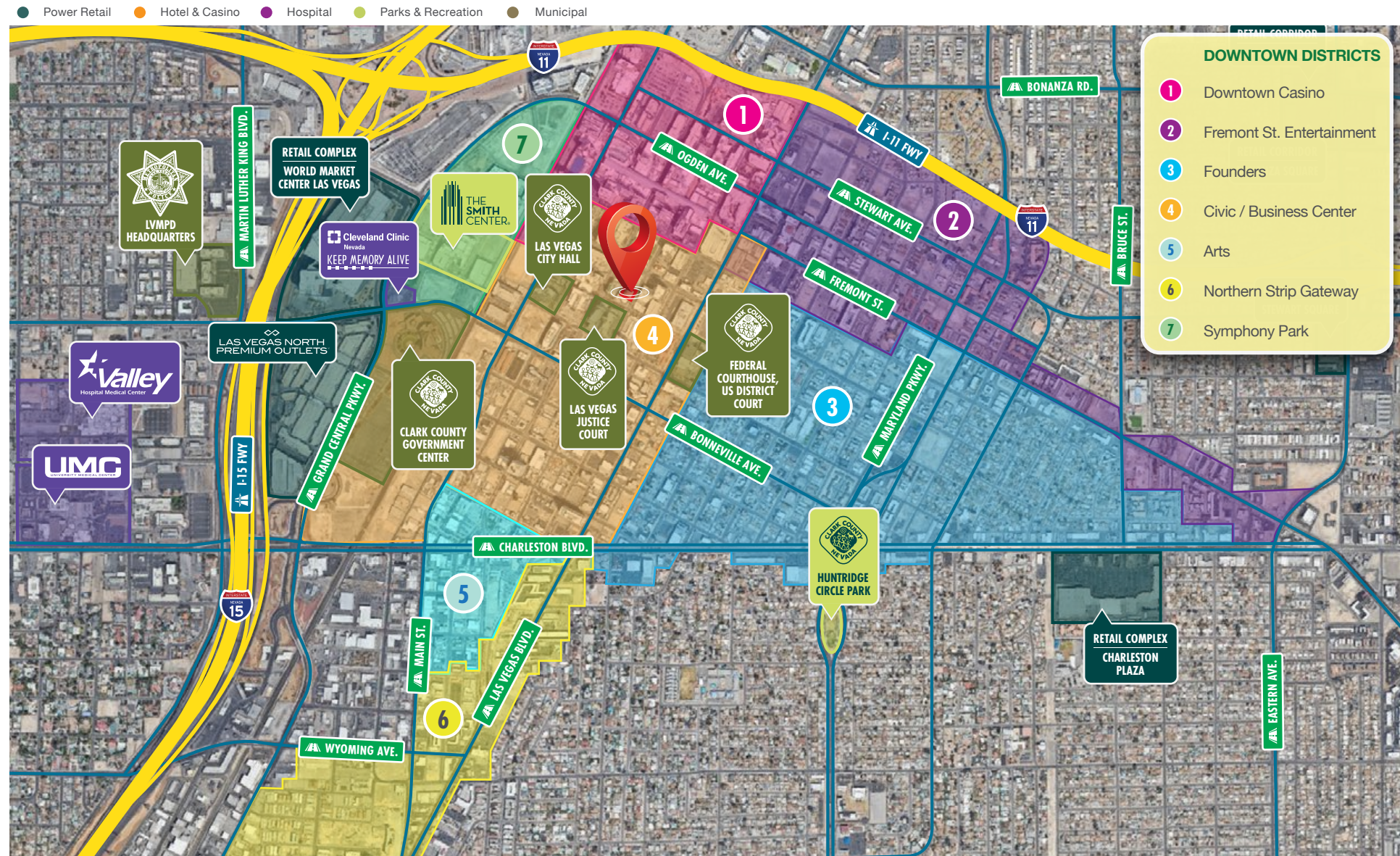
Population	1 mile	3 miles	5 miles
2010 Population	16,170	177,472	506,492
2020 Population	13,367	181,529	528,629
2025 Population	14,862	183,170	534,520
2030 Population	16,365	189,627	551,924
2010-2020 Annual Rate	-1.89%	0.23%	0.43%
2020-2025 Annual Rate	2.04%	0.17%	0.21%
2025-2030 Annual Rate	1.95%	0.70%	0.64%
2025 Median Age	40.6	36.6	35.6

Households	1 mile	3 miles	5 miles
2025 Wealth Index	35	46	47
2010 Households	6,353	60,110	173,523
2020 Households	6,861	66,511	191,737
2025 Total Households	7,769	69,796	199,469
2030 Total Households	8,588	73,202	208,292
2010-2020 Annual Rate	0.77%	1.02%	1.00%
2020-2025 Annual Rate	2.40%	0.92%	0.76%
2025-2030 Annual Rate	2.02%	0.96%	0.87%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$65,481	\$71,601	\$72,476
2030 Average Household Income	\$70,150	\$79,701	\$81,309
2025-2030 Annual Rate	1.39%	2.17%	2.33%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	8,475	75,327	216,568
2020 Total Housing Units	8,181	74,815	214,438
2025 Total Housing Units	8,987	77,130	219,803
2025 Owner Occupied Housing Units	1,136	24,329	75,154
2025 Renter Occupied Housing Units	6,633	45,467	124,315
2025 Vacant Housing Units	1,218	7,334	20,334
2030 Total Housing Units	9,895	81,361	230,441
2030 Owner Occupied Housing Units	1,250	25,918	79,775
2030 Renter Occupied Housing Units	7,338	47,284	128,517
2030 Vacant Housing Units	1,307	8,159	22,149





Site Plan



Interior Shell Photos



Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. 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 14th 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

±7,892

Land Area
(Square Miles)

2,265,461

Population

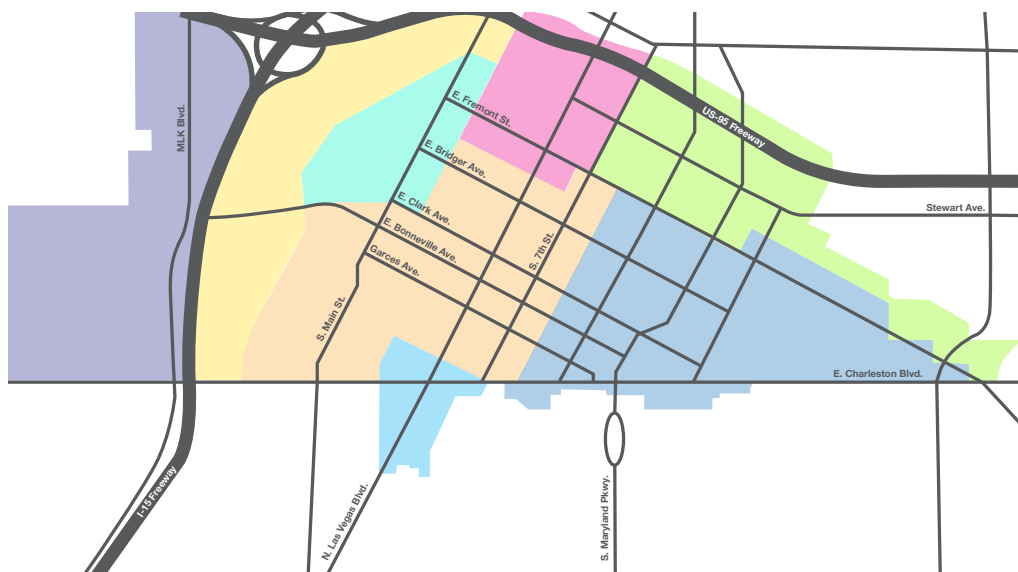
298

Pop. Density
(Per Square Mile)

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

Downtown Las Vegas

Downtown Las Vegas is the central business district and historic center of Las Vegas, Nevada. As the urban core of the Las Vegas Valley, it features a variety of hotel and business high-rises, cultural centers, historical buildings and government institutions, as well as residential and retail developments. Downtown is located in the center of the Las Vegas Valley and just north of the Las Vegas Strip, centered on Fremont Street, the Fremont Street Experience and Fremont East. The city defines the area as bounded by I-15 on the west, Washington Ave. on the north, Maryland Pkwy. on the east and Sahara Ave. on the south. The downtown area is made up of 8 districts: the Fremont East Entertainment District, Arts District, Symphony Park, Las Vegas Medical District, Civic & Business District, Founders District, Downtown Casino & Resort District, and Market Corridor.



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

Source: www.wikipedia.com



Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



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WORLD CHAMPIONS



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Nevada Tax Advantages

NEVADA

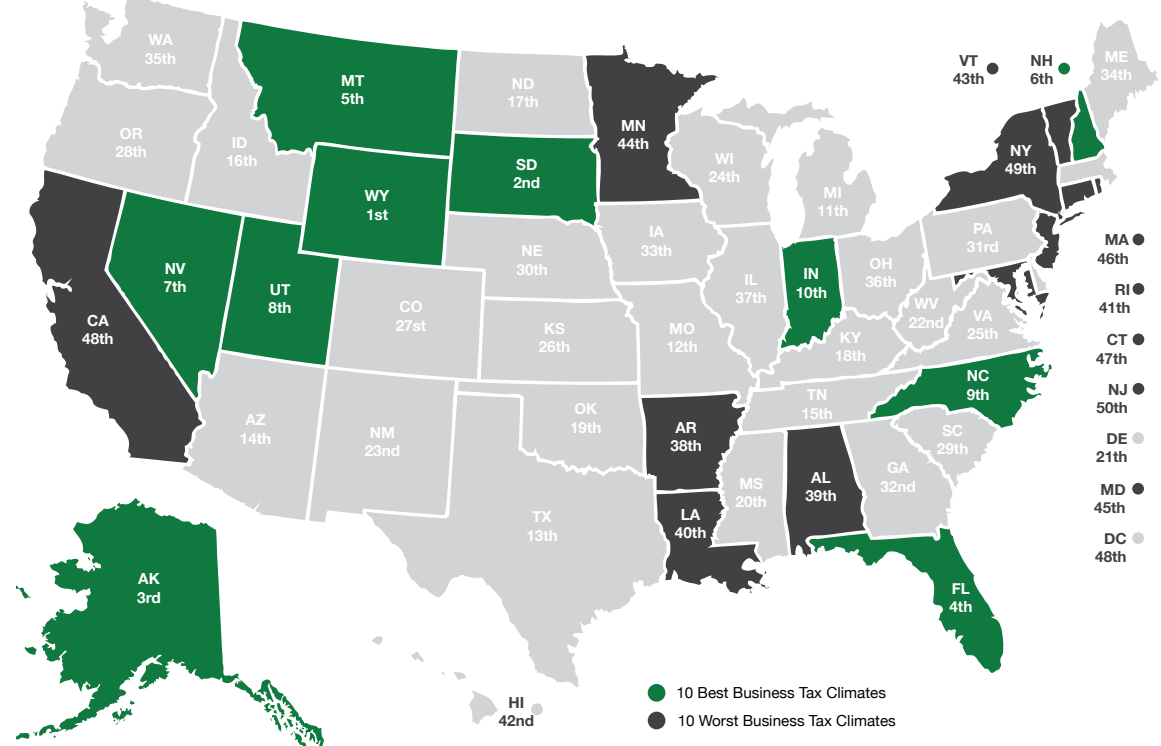
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

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

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 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



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.



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.

The 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 and reducing student achievement gaps.

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)