

CALL FOR OFFERS – DEADLINE JANUARY 31



FOR SALE

400 & 404 S Maryland Pkwy
Las Vegas , NV 89101

LOCATED IN A QUALIFIED OPPORTUNITY ZONE

±0.55 ACRES | LAND

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Anders Graciano

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CALL FOR OFFERS DEADLINE JANUARY 31

Property Specs

SALE PRICE

CALL FOR OFFERS – DEADLINE JANUARY 31

TOTAL ACREAGE

±0.55 AC

ZONNING

R4, PR

APN

**13934811044, 13934811042,
& 13934811043**

PROPERTY TYPE

Land | Multi-Family

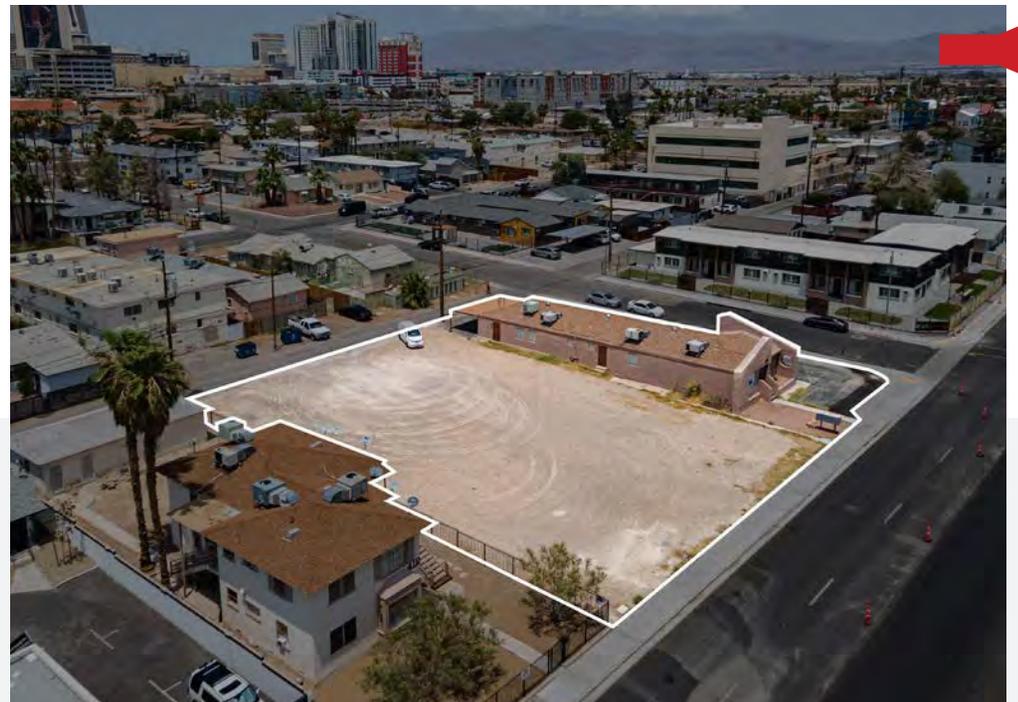
- Located in a Qualified Opportunity Zone per HUD Gov.
- Three (3) parcels totaling ±0.55 acres
- One (1) ±2,800 SF office building structure (vacant)
- Ideal for a multi-family development
- R-4 (Apartment Residence District) and P-R (Professional Office) zoning
- Located in the downtown submarket



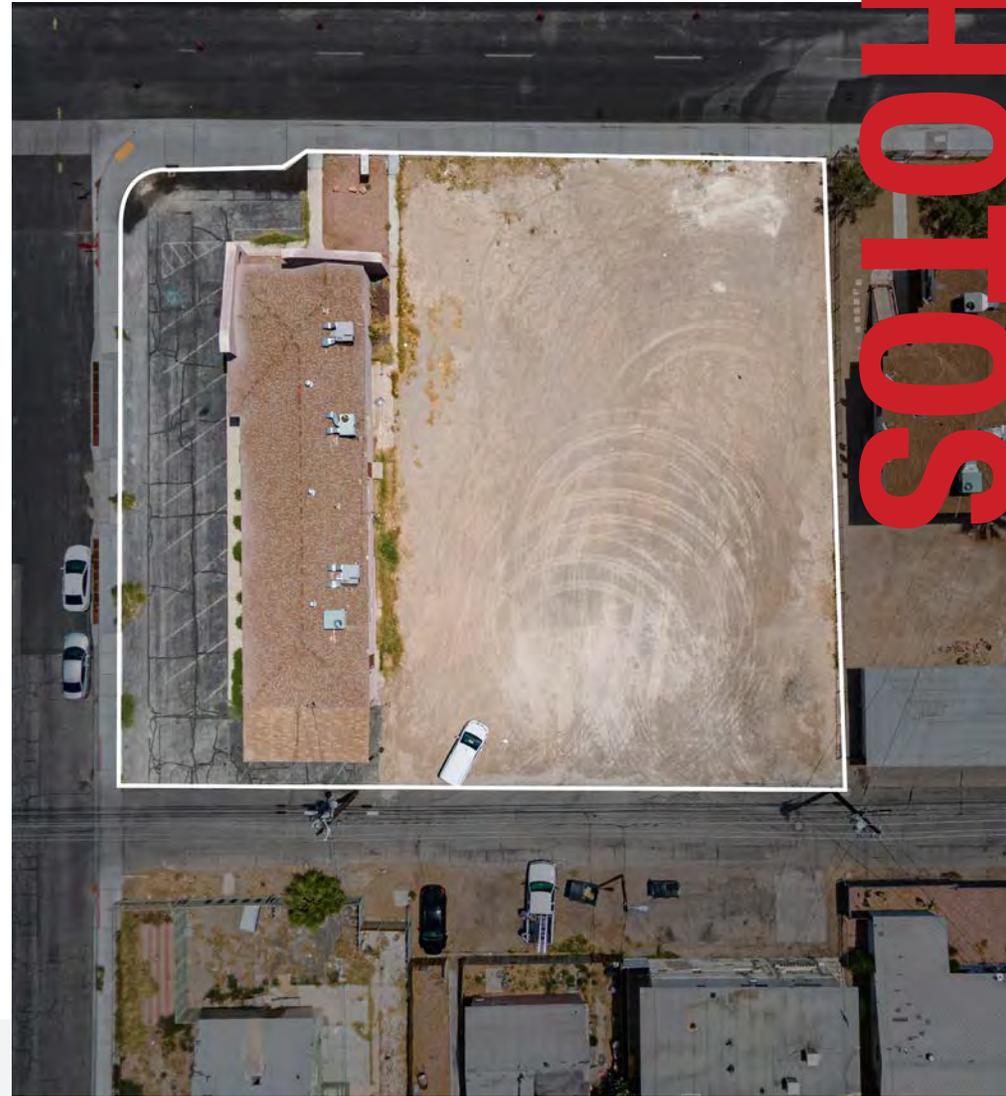
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SUMMARY

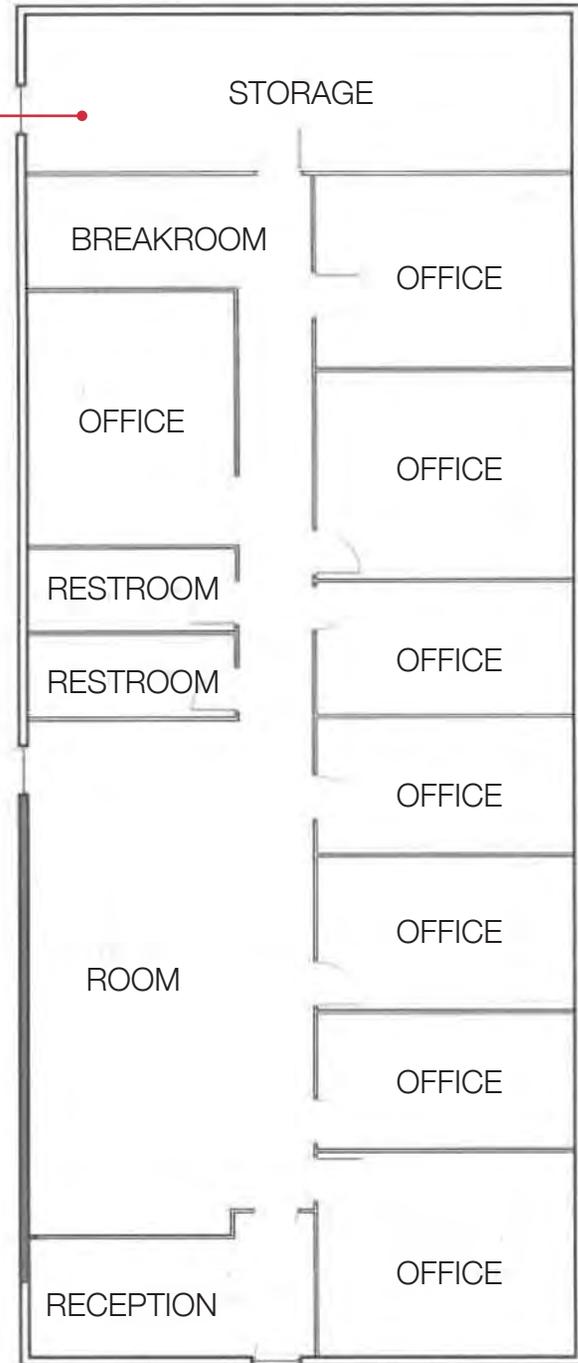


PHOTOS

FLOOR PLAN



VACANT OFFICE BUILDING



RENDERING NOT TO SCALE*

GREENE
TINDALL



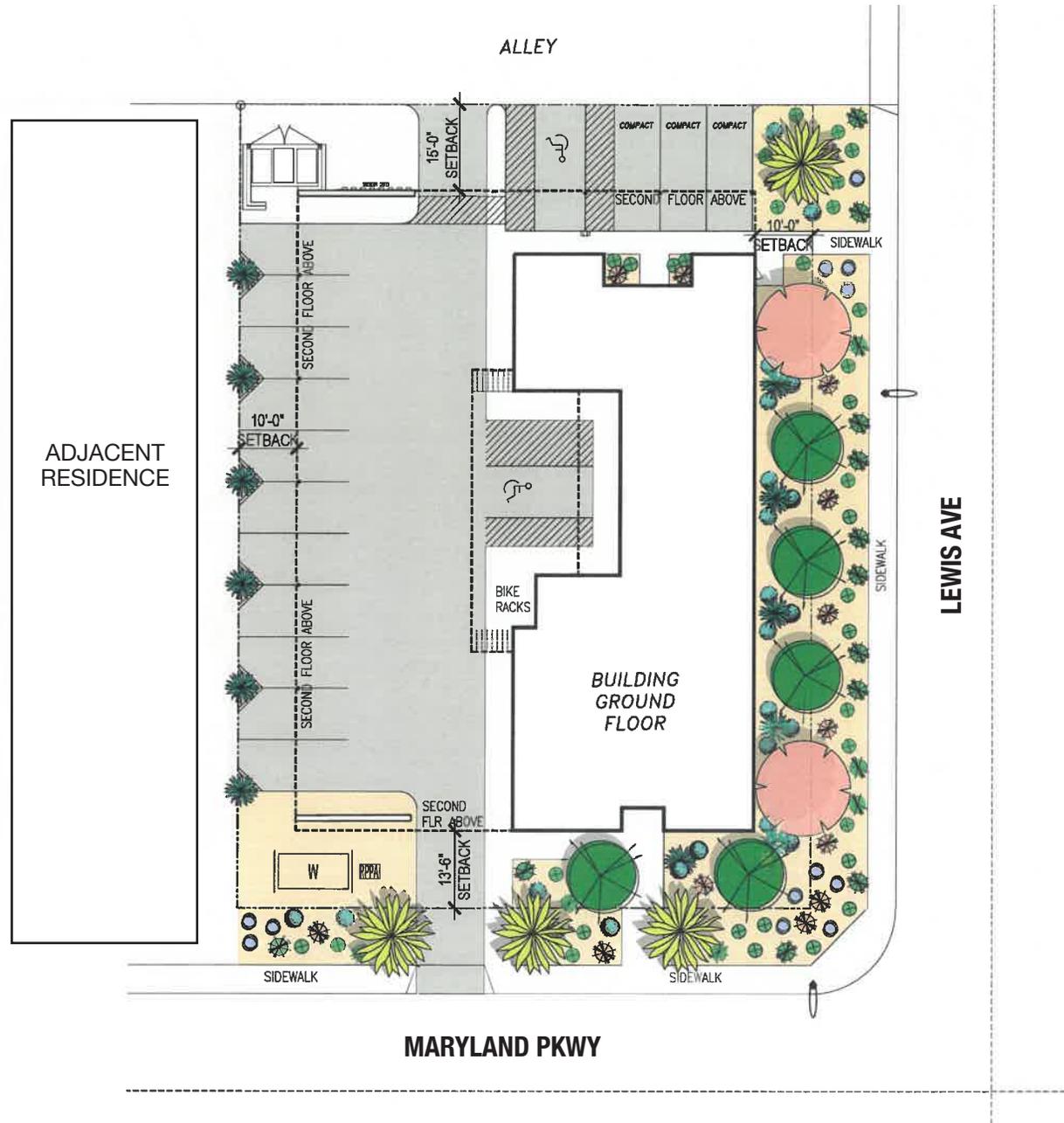
DESIGN

CONCEPTUAL RENDERING



Renderings are for illustrative purposes only and do not represent any currently approved project or design for the site. Buyers are solely responsible for creating and submitting their own materials through independently retained consultants to the appropriate city planning and zoning departments. The real estate brokerage, its agents, and affiliates make no warranties and assume no liability for the accuracy or completeness of any renderings provided.

CONCEPTUAL RENDERING



SITE PLAN



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ELEVATIONS



GREENETINDALL DESIGN - BUILD NARRATIVE

July 21, 2025

GreeneTindall Design Group (GTDG) is a "Design-Build" Architectural company.

GTDG has designed over 50 multi-family projects, from Market Rate, HUD - Affordable, Senior Housing, Work Force Housing, to Condominiums.

We have designed work/live projects, motel / hotels, and homes.

We have collaborated with several local and national Developers and Contractors over several decades in Las Vegas, the greater southwest, and across the country.

GTDG works toward understanding our clients "Vision," "Budgeting," and "Financial Goals."

We focus on why our client procured a site and then work to maximize the site's ability to produce. We want our collaborative journey with the Design-Build Team to reflect our client's "end result goals."

GTDG's experience and successful project list proves our dedication to conserving resources, creating high-performing buildings that minimize energy consumption, and promoting financial success. Our ability to problem-solve and be flexible with the design, along with working closely with the contractor and sub-contractors with our innovative spirit, are all inherent in the "Design-Build" approach.

GTDG maximizes and creates income producing space, on the site, within the units, and throughout the building, while providing a quality of life, all in the local environment we call "home."

GTDG understands the local building industry, approval departments, utility approvals, leasing trends, local climate/weather conditions, and how to navigate through all of them.

GTDG has the expertise, experience, and ability to deliver quality projects along with efficiency, speed, and the collaborative advantages of the "Design-Build" model.

GTDG and the rest of the Design-Build Team look forward to collaborating with you on this project.

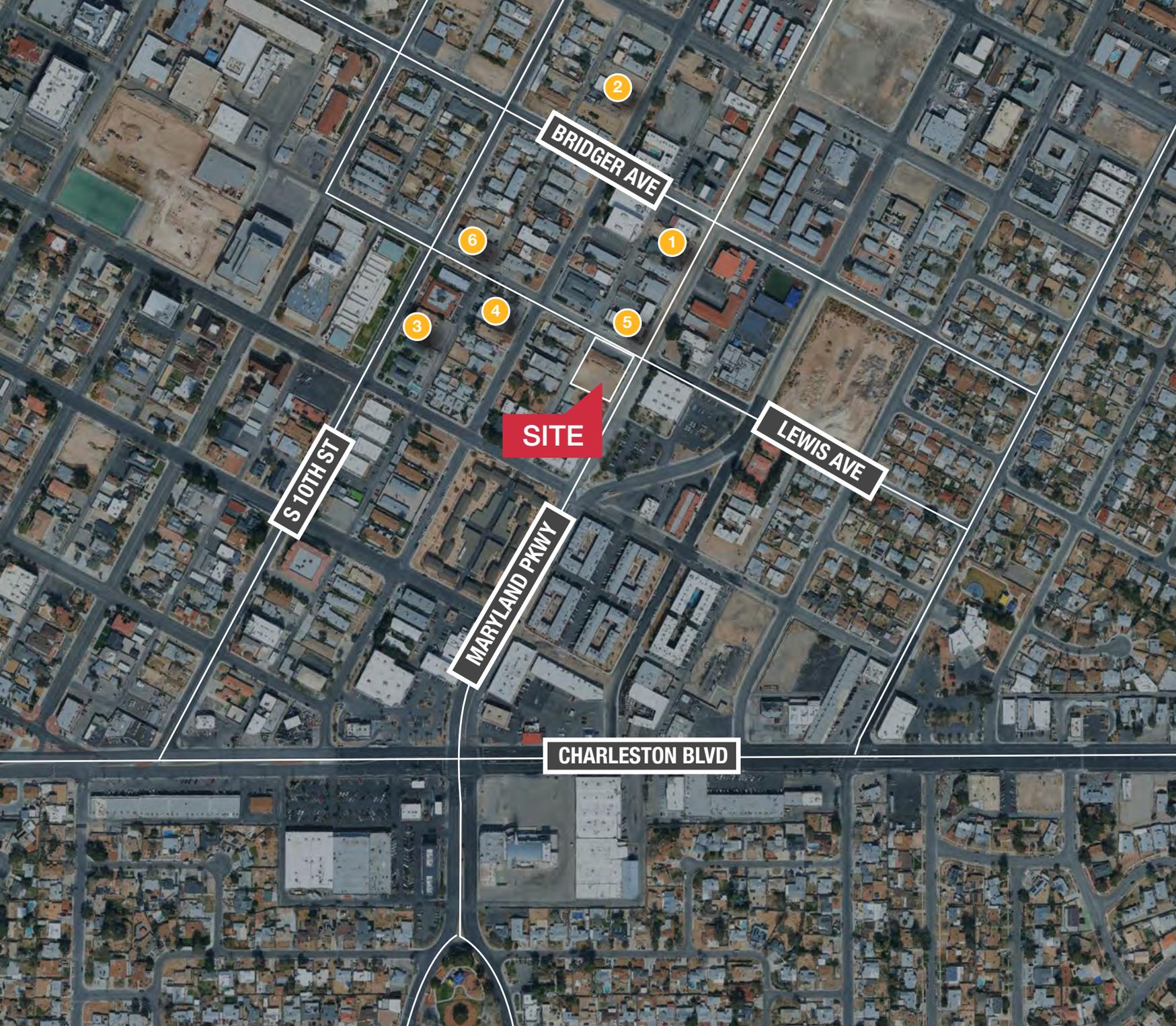
Sincerely, Larry Tindall, Partner

DISCLAIMER

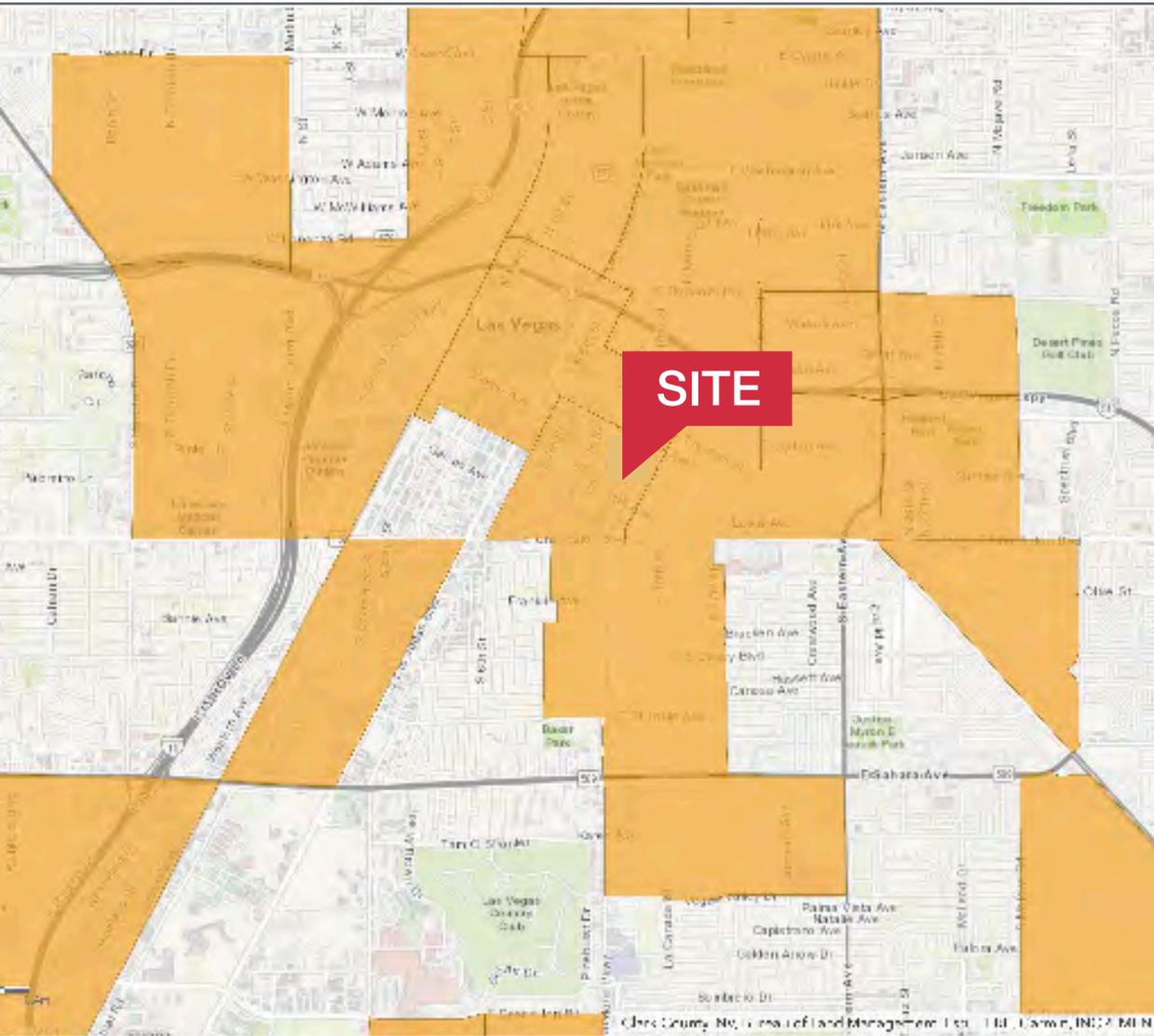
RENT COMPS

#	PROPERTY	ADDRESS	UNITS	AVG SIZE	PRICE PSF	RENT
1	304 Apartments	304 S Maryland Pkwy	12 units	253 SF	\$3.95 PSF	Studio \$1,000
2	Desert Studio Apt.	218 S 11th Street	8 units	300 SF	\$2.65 PSF	Studio \$795
3	AVA Apartments	415 S 10th Street	16 units	540 SF	\$2.23 PSF	1bd \$1,206
4	The Arbor	406 S 11th Street	15 units	548 SF	\$2.21 PSF	1bd \$1,323
5	Kamdan Apartments	390 S Maryland Pkwy	13 units	630 SF	\$2.10 PSF	1bd \$1,323
6	The Baxter	1001 Lewis Avenue	8 units	800 SF	\$1.92 PSF	2bd \$1,538

RENT COMPS MAP



QUALIFIED OPPORTUNITY ZONES



Investment Length	Benefits Received
Fewer than 5 years	Deferred tax payment on original capital gains until December 31, 2026 or the date that the QOF investment is sold or exchanged (whichever date is earlier)
5-7 years	Deferred tax payment on original capital gains until December 31, 2026 or the date that the QOF investment is sold or exchanged (whichever date is earlier) AND 10% reduction in the amount of the original capital gains when the deferral ends and they are subject to tax
7-10 years	Deferred tax payment on original capital gains until December 31, 2026 or the date that the QOF investment is sold or exchanged (whichever date is earlier); AND an additional 5% reduction (total of 15%) in the amount of the original capital gains when the deferral ends and they are subject to tax
Greater than 10 years	Permanent tax exclusion of the appreciation in the QOF investment (the initial value of which was the amount of the original capital gains, which were deferred)

If a taxpayer holds its QOF investment for at least five years (prior to December 31, 2026), the taxpayer may exclude 10 percent of the original deferred gain from being taxed. If a taxpayer holds its QOF investment for at least seven years (prior to December 31, 2026), the taxpayer may exclude an additional five percent of the original deferred gain (for a total exclusion of 15 percent of the original deferred gain) from being taxed. The original deferred gain (less the amount excluded due to the five- and seven-year holding periods) is recognized on the earlier of sale or exchange of the investment, or December 31, 2026. If the taxpayer holds the investment in the QOF for at least 10 years, the taxpayer may elect to increase its basis of the QOF investment to be equal to its fair market value on the date that the QOF investment is sold or exchanged. This may eliminate tax on appreciation on the QOF investment (IRS Tax Tips).

Source: U.S. Department of Housing and Urban Development (<https://www.hud.gov/opportunity-zones/investors>)

AREA MAP



**DOWNTOWN
LAS VEGAS**

SITE

LAS VEGAS BLVD

CHARLESTON BLVD

SAHARA AVE

FREMONT ST

MARYLAND PKWY

**THE
LAS VEGAS
STRIP**

**LAS VEGAS
COUNTRY
CLUB**

CVS pharmacy, Denny's, 7-Eleven, Office DEPOT, DOLLAR GENERAL, LVAC, McDonald's

T-Mobile Smith's, Jack in the Box, TACO BELL CHASE

BUICK, CHEVROLET, DriveTime, SONIC

CARDENAS, Wendy's, Pollo Loco, Roberto's

NISSAN, Sears, Enterprise, Jeep, BUGGY

SUNRISE HEALTH & MEDICAL CENTER, KFC, UNLV School of MEDICINE

FIVE BELOW, dd's DISCOUNTS, La Bamba, WOLFE FARM, ROSS DRESS FOR LESS

Firestone, the Boulevard MALL, Applebee's, 99 Ranch Market, goodwill

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

AREA MAP





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	24,236	193,653	539,315
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	11,497	75,422	202,439
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$66,357	\$69,533	\$71,789

Traffic Counts

STREET	AADT
Maryland Pkwy	18,400
South 13th St	8,050

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

OUR TEAM



Anders Graciano

Senior Vice President
NAI Hospitality Investment Group

Service Specialty
Multi-Family, Hospitality

Background & Experience

Anders Graciano is the Senior Vice President of NAI Excel Hospitality Investment Group. Anders Graciano has an extensive background in international business consulting and commercial real estate. Mr. Graciano was born and raised in Copenhagen, Denmark. After attending business school, he worked in sales for 8 years including 3 years as head of sales for a large German I.T. distribution company, which lead him to join the Danish branch of a US I.T. distribution company.

Anders then started his own consulting business advising international companies that intended to expand throughout Europe. In 2010, he visited Las Vegas for the first time and fell in love with the city; the rest is history. Anders saw great opportunities in taking his experience and entrepreneurial skills from across the Atlantic and applying it to the US where he started a consulting company.

Mr. Graciano then transitioned to commercial real estate where he completed the circle of services he offers to his clients in creating wealth through real estate investments. Anders brings a unique international business and financial perspective to his clients as well as being conversant in five (5) different languages.

Areas of expertise are hospitality and housing including hotels, motels, extended stay and apartment properties.

Background & Experience

As a native, Steven began his real estate career over 20 years ago in the Las Vegas Valley. He has specialized in the acquisition and disposition of multi-family investments and development sites in the Pacific Northwest for the last 15 years. His primary focus was sourcing off-market mid-rise and high-rise multi-family development sites to institutional and merchant builders, as well as the identification of multi-family value add income producing assets. Steven's in depth understanding of zoning codes and land use regulations has been instrumental in the identification of under utilized sites to maximize development potential.

These opportunities naturally segued into sourcing single-family and townhome development sites for both national and local homebuilders. The value he provides lies not only in the procurement of the off-market opportunity, but also assisting key stakeholders to move confidently from concept to construction.

After 15 years in the Pacific Northwest, Steven and his wife Julie moved back to the valley to raise their two sons closer to family and friends.



Steven Paravia

Senior Vice President

Service Specialty
Multi-Family, Land, Redevelopment

LAS VEGAS, NV

2.953M
METRO POPULATION

\$455,900
NEW HOME
MEDIAN PRICE

24th
MOST POPULOUS
STATE IN THE US

4.7M
AVG MO
HARRY REID
INTL AIRPORT
PASSENGERS

\$85.2B
ANNUAL TOURISM
REVENUE

41.7M
PEOPLE VISITED
LAS VEGAS



407,900 people in attendance at the Las Vegas Convention Center in 2023.



The official Las Vegas NHL team.



The Las Vegas official NFL team was welcomed to the Las Vegas Valley in 2020.



With growing attendance, UNLV 's enrollment is projected to be **40,000 students by 2030**.

MSG SPHERE

Las Vegas' newest entertainment venue. With **18,600** seats and **875,000 Sqft**, it is the largest spherical building in the world.



Home of the Vegas Golden Knights and host to annual world class events. The arena seats up to **20,000**.



Home to the Las Vegas Raiders, this stadium holds **65,000** seats with a fully enclosed and climate controlled interior.

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



WHY NAI

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325+
OFFICES

1.1 BIL
SF MANAGED

5,800+
PROFESSIONALS

TOP 6
2024 LIPSEY RANKING

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