

DOWNTOWN  
**LAS**  
*Vegas*

**900-901**

E Ogden Ave Las Vegas, NV 89101

**FOR SALE**

± 3,615 SF HISTORIC DOWNTOWN  
FREE STANDING BUILDING



*Exclusively Represented By:*

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# SUMMARY




ROI Commercial Real Estate is pleased to offer the opportunity to acquire the historically significant Frank Wait House. The property consists of ± 3,615\* SF of building area on a 0.33 acre corner site situated at the NEC of S. 9th St. and Ogden Ave within the highly desirable Fremont East District situated in downtown Las Vegas.

The subject is located in an area of active redevelopment and is within close proximity to multiple downtown amenities, dining/entertainment options, as well as key business legal centers.


The property was originally constructed in 1912 by the city's first Marshall, Frank Wait. Mineral formations, petroglyphs, and semi-precious stones are embedded within its walls. This unique structure is a superb example of vernacular architecture and craftsmanship, and was added to the City of Las Vegas's Historic Register in 1994.




## OVERLAY DISTRICTS

-  Historic Designation Overlay District (HD)
-  Live Work Overlay District
-  Qualified Opportunity Zone

## MASTER PLAN

-  Vision 2045 Downtown Las Vegas Masterplan


## GRANTS

-  Historic Preservation Commission
-  Historic Preservation Brick & Mortar

\* TO BE VERIFIED



## HIGHLIGHTS

APNs	139-34-612-061 , 062
YEAR BUILT	1942
BUILDING SIZE	± 3,615 SF
LAND AREA	± 0.33 Acres
ZONING	T5 - MS - Main St. Zoning -  CLV



HISTORIC REGISTER

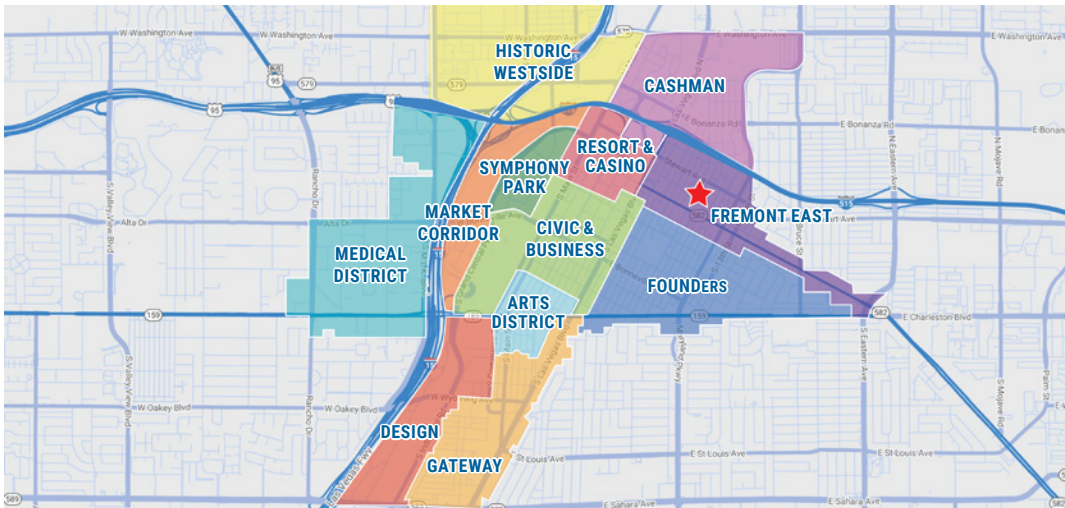
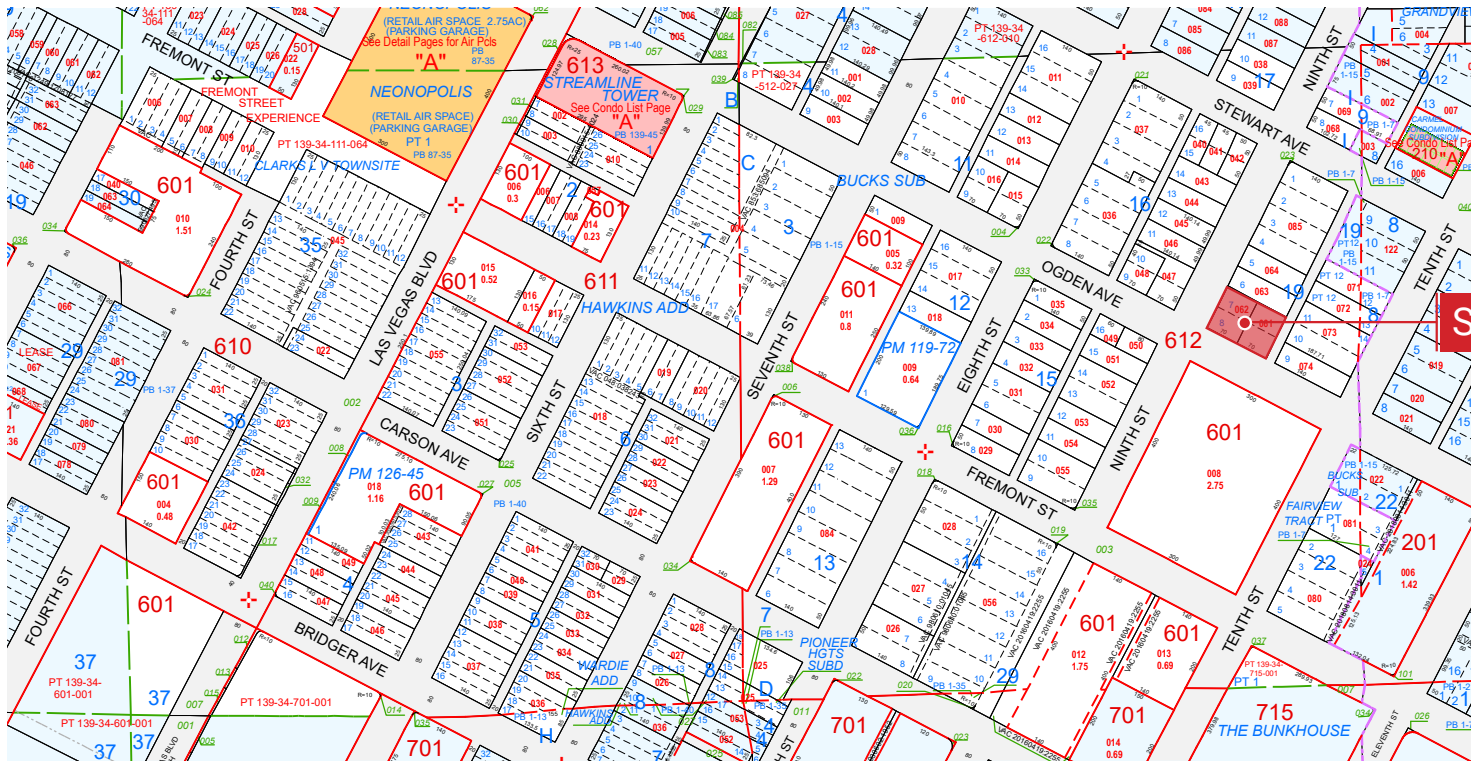


INTERACTIVE MAP



900 E Ogden Ave | E Ogden & N 9th St. NEC

# PARCEL MAP & DOWNTOWN MASTER PLAN



- HISTORIC WESTSIDE DISTRICT
- LAS VEGAS MEDICAL DISTRICT
- CORRIDOR DISTRICT
- DESIGN DISTRICT
- GATEWAY DISTRICT
- FOUNDERS DISTRICT
- SYMPHONY PARK DISTRICT
- CIVIC & BUSINESS DISTRICT
- 18 B LAS VEGAS ARTS DISTRICT
- FREMONT EAST DISTRICT
- RESORT & CASINO DISTRICT
- CASHMAN DISTRICT

# AERIAL



900 E Ogden Ave | E Ogden & N 9th St. NEC

# DEMOGRAPHICS

## ACCESSIBLE & CONNECTED

**THE LAS VEGAS STRIP**  
± 38 MILLION VISITORS IN 2022  
Source: LVCVA

**HARRY REID INTERNATIONAL AIRPORT (LAS)**  
SERVED OVER 52.6 MILLION PASSENGERS IN 2022  
Source: LVCVA

**FUTURE BRIGHTLINE TRAIN STATION**  
HIGH SPEED TRANSIT HUB CONNECTING LAS VEGAS TO SOUTHERN CALIFORNIA - EXPECTED 5.5 MILLION ANNUAL VISITORS

**I-15 FREEWAY**  
296,000 CARS PER DAY



### RADIUS

### POPULATION

### AVERAGE HHI

1 Mile

24,882

\$55,425

3 Miles

212,011

\$62,114

5 Miles

550,256

\$64,252



### Traffic Counts

Las Vegas Blvd N - 20,300 VPD

E Fremont St - 12,900

E Ogden Ave - 2,800 VPD

Sources:  
SitesUSA 2023  
TRINA, NV DOT 2022

