

The Las Vegas Strip

Rio Hotel & Casino

Palms Casino Resort



PROCYON STREET

S VALLEY VIEW BOULEVARD

W DESERT INN ROAD

**FOR SALE**  
**Prime Mixed Use Parcel**

**3355 Procyon Street, Las Vegas, NV 89102**

**Al Barbagallo**

Senior Vice President

D: 702.527.5188 | C: 702.502.1592

al.barbagallo@svn.com

NV #BS.20613

## PROPERTY DETAILS

<b>SALE PRICE</b>	<b>\$14,500,000</b>
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### LOCATION INFORMATION

<b>BUILDING NAME</b>	Entertainment Mixed Use
<b>STREET ADDRESS</b>	3355 Procyon St
<b>CITY, STATE, ZIP</b>	Las Vegas, NV 89102
<b>CROSS-STREETS</b>	Desert Inn Rd. and Procyon

### BUILDING INFORMATION

<b>BUILDING SIZE</b>	25,000 SF
<b>OCCUPANCY %</b>	0.0%
<b>CEILING HEIGHT</b>	40 ft
<b>MINIMUM CEILING HEIGHT</b>	20 ft
<b>STORAGE</b>	4,000 SF
<b>NUMBER OF FLOORS</b>	2
<b>YEAR BUILT</b>	2001
<b>YEAR LAST RENOVATED</b>	2010
<b>ROOF</b>	Composition
<b>FREE STANDING</b>	Yes

### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Retail
<b>PROPERTY SUBTYPE</b>	Free Standing Building
<b>ZONING</b>	M-1 or EM
<b>LOT SIZE</b>	4.07 Acres
<b>APN #</b>	162-17-101-028
<b>AMENITIES</b>	Fenced, Security Cameras Internal and External, Kitchen, Multiple Stall Bathrooms, Meeting Rooms
<b>POWER</b>	Yes

### PROPERTY DESCRIPTION

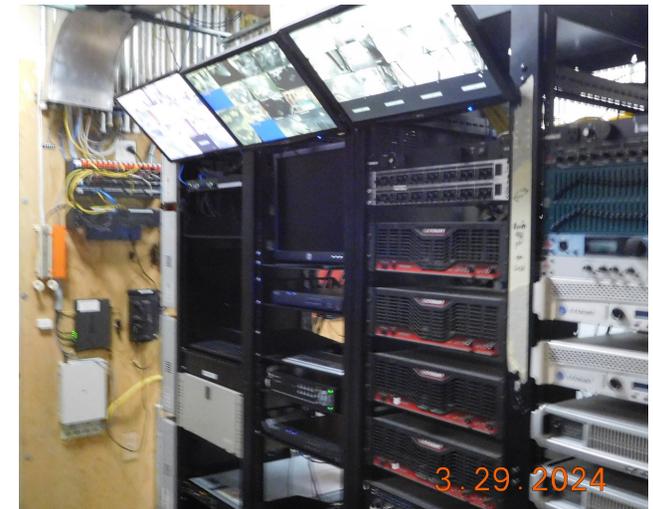
Price just reduced for this prime "In-Fill" property for entertainment, retail, high rise residential or hotel/casino. Located at the SWC of Desert Inn Road and Procyon Street with traffic counts of 53,000/day and just 1.5 miles west of the iconic "Las Vegas Strip". Recent sales comps values the land at \$2,900,000/AC which places the building cost at \$156/SF which is way below replacement cost! The subject property is strategically located between "Area 15" with the "Universal Studios Experiences" project and 1 block to the South is "China Town" on Spring Mountain Road. It sits on a ±4.07 acre lot with 289 parking spaces and 318 feet of frontage on Desert Inn Road and 505 feet of frontage on Procyon Street. There are existing liquor and entertainment use licenses and was open as a Night Club. The building spans approximately 25,460 square feet with an additional 4,000 square feet of storage including an electrical generation system. The property is equipped with interior and exterior cameras along with iron fencing on the exterior property lines. There are separate rooms including a full kitchen. The property is zoned as EM (Entertainment Mixed Use) and is also part of the "Opportunity Zone", offering potential tax benefits and liberal zoning uses.



## ADDITIONAL PHOTOS



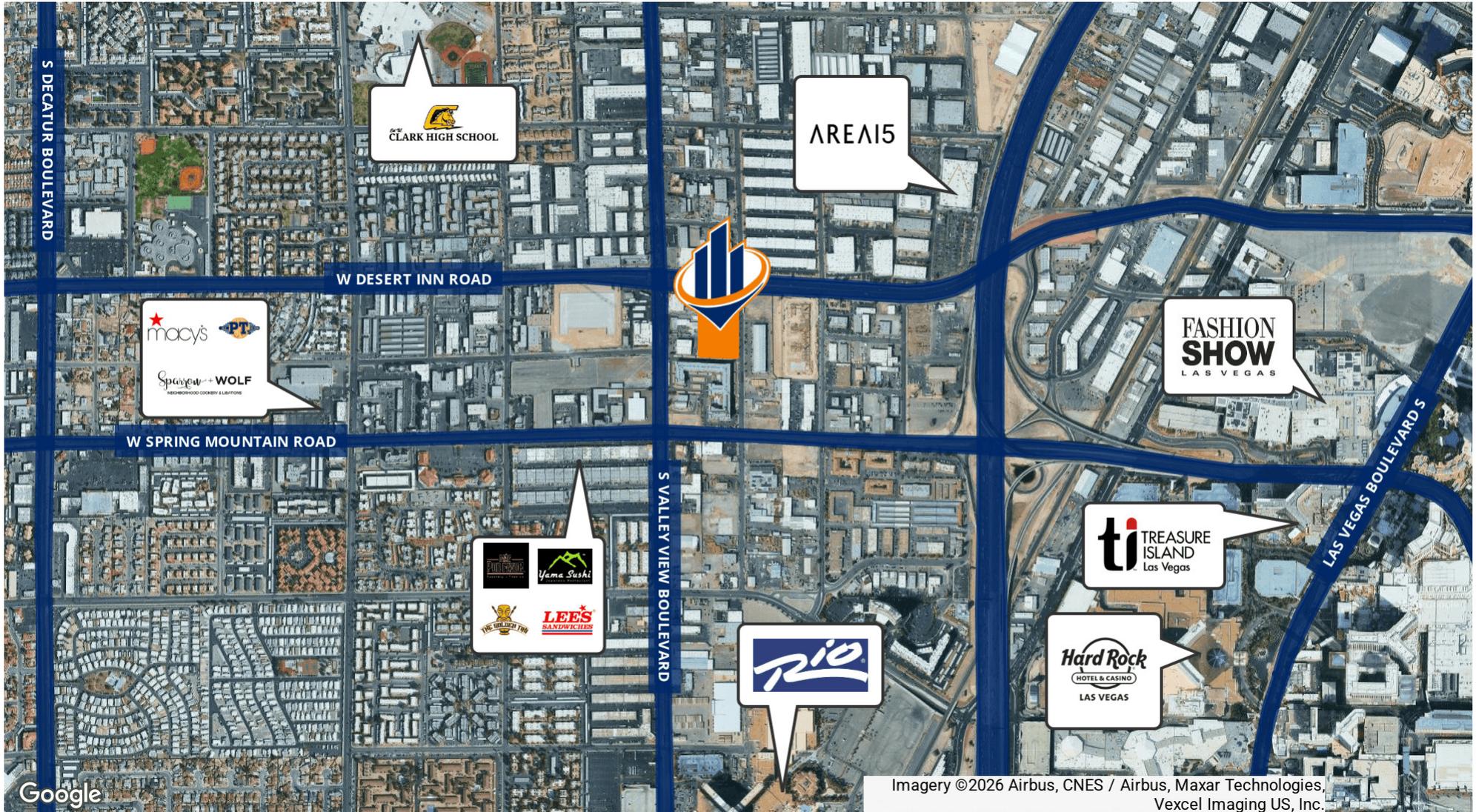
## ADDITIONAL PHOTOS



# AERIAL MAP



# LOCATION MAP



## DEMOGRAPHICS MAP & REPORT

### POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	23,323	152,526	412,069
<b>AVERAGE AGE</b>	38	40	40
<b>AVERAGE AGE (MALE)</b>	38	40	40
<b>AVERAGE AGE (FEMALE)</b>	38	40	40

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	9,808	67,735	168,773
<b># OF PERSONS PER HH</b>	2.4	2.3	2.4
<b>AVERAGE HH INCOME</b>	\$50,790	\$66,734	\$70,592
<b>AVERAGE HOUSE VALUE</b>	\$260,131	\$386,285	\$395,368

Demographics data derived from AlphaMap

