

# OFFICE FOR SALE: Former HQ for Green Valley Grocery

1580 S Jones Blvd - 14k SF office

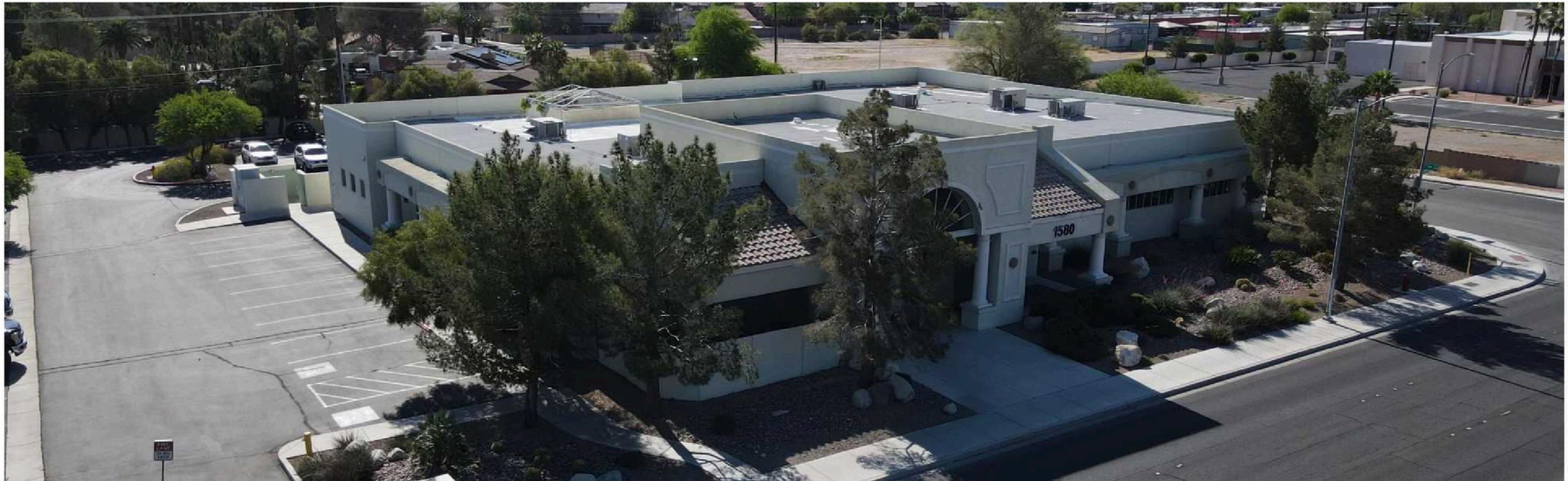
**2.5% Co-Op**

Cross Streets. W. Charleston Blvd & S. Jones



# LOCATION & HIGHLIGHTS

1580 SOUTH JONES BOULEVARD



## Property Summary

Building SF:	14,345
Price:	\$3,600,000
Lot Size:	1.60 Acres
Parking Ratio:	6.06/1,000
Parking Spaces:	87
Year Built:	2001
Zoning:	C-1
Private Offices:	20
Rollup Doors:	3
Construction Type:	Reinforced Concrete
Ceiling Height:	14 Feet

## Owner User Opportunity

Introducing the Former Green Valley Grocery Headquarters. Constructed in 2001, this spacious 13,345 sq ft property on 1.6 acres awaits your business. Available for sale.

## Prime Corporate Elegance

Discover exceptional accessibility and sophistication at this prime location, just minutes from US 95/Summerlin Parkway and a short 15-minute drive from the Las Vegas Strip. Featuring 87 parking spaces with a ratio of 6 per 1,000 sq ft, convenience is paramount. Inside, find a meticulously designed corporate office space with 20 private offices, including a spacious executive suite with its own restroom and courtyard, alongside essential amenities like a kitchen/breakroom, two conference/training rooms, a large bullpen, storage, and a small warehouse with roll-up doors. This versatile workspace epitomizes professional grace.

### KELLER WILLIAMS REALTY LAS VEGAS

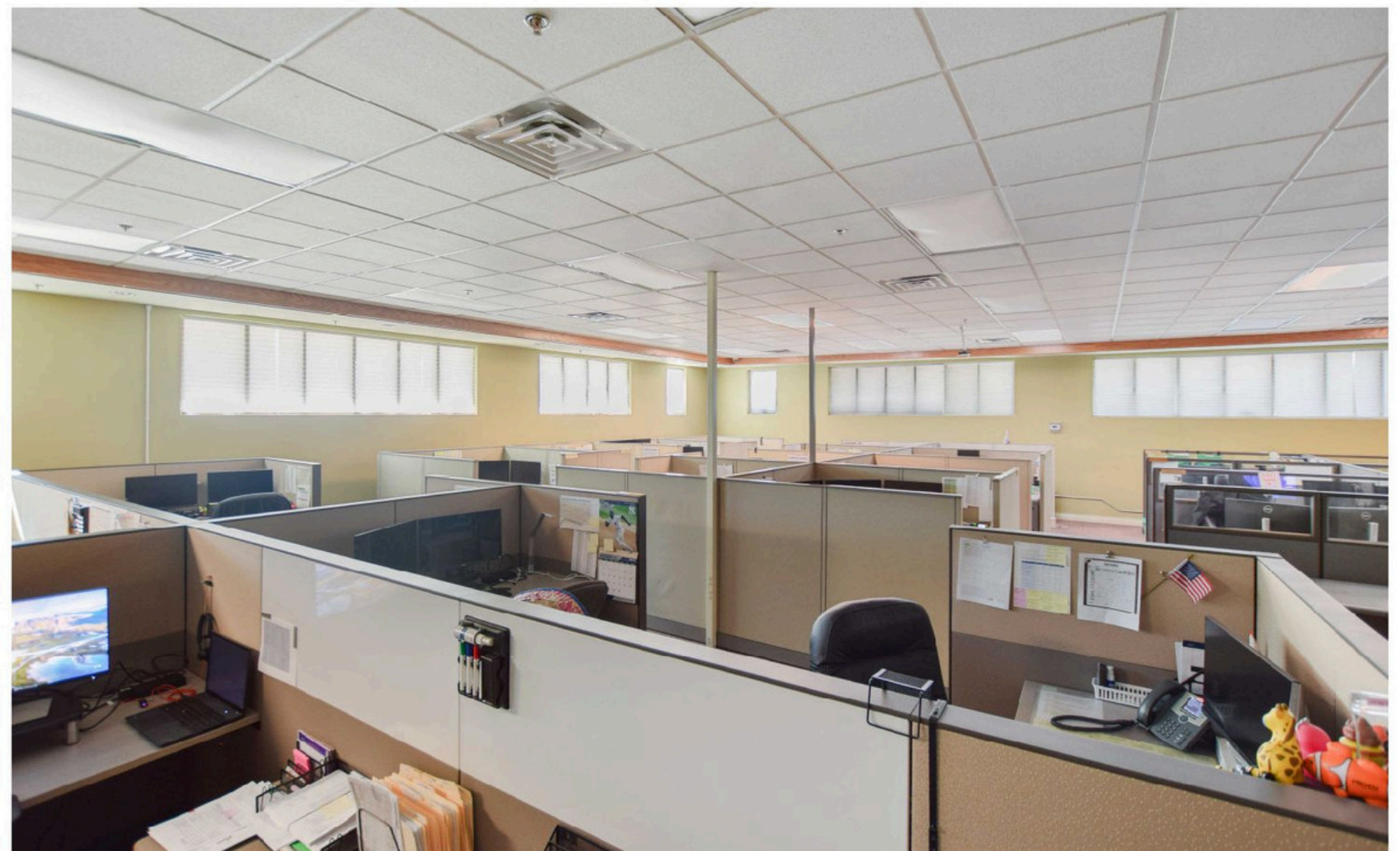
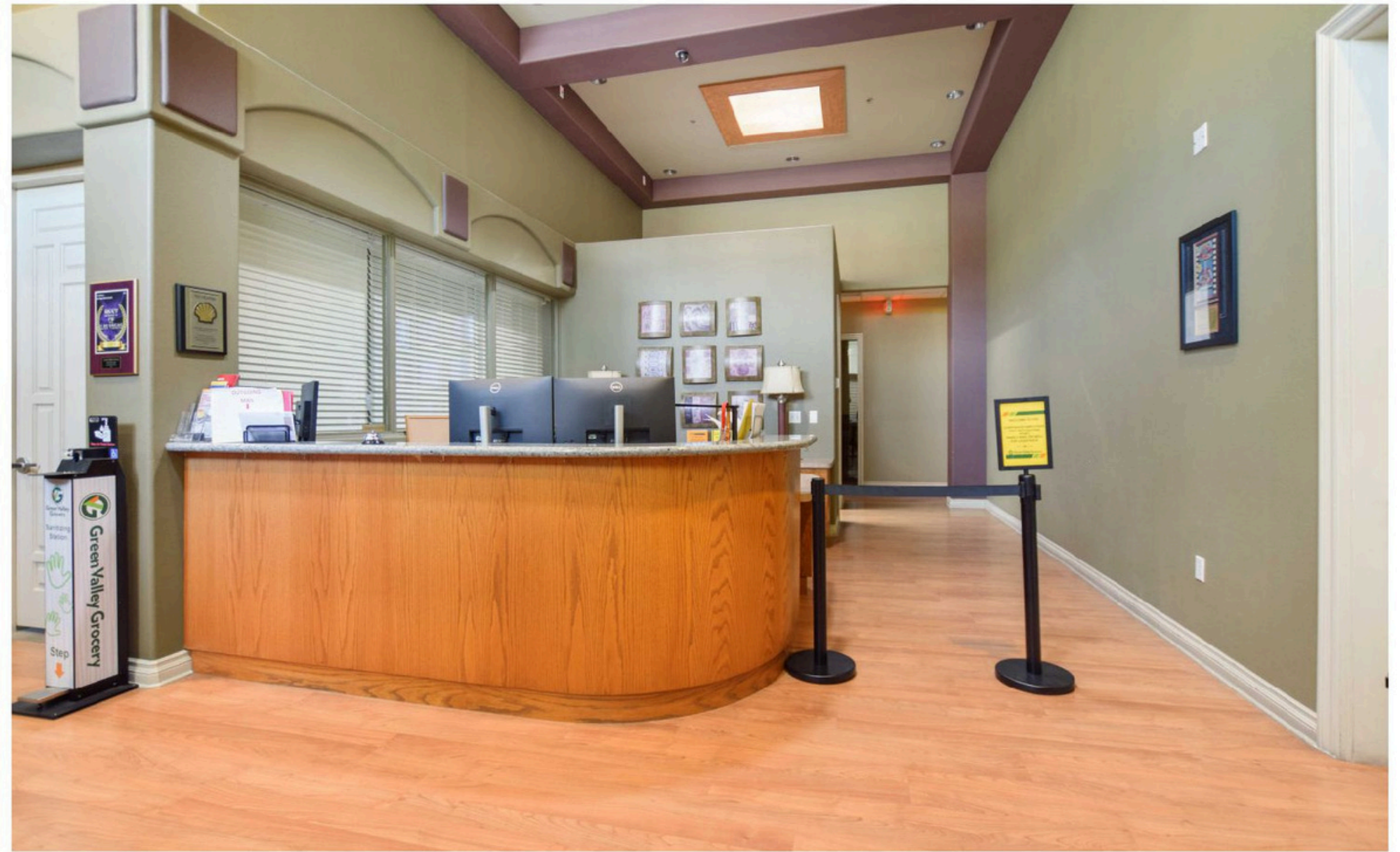
9420 W. Sahara Ave Suite 100  
Las Vegas, NV 89117

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**DAVID HOULE** / Director / 0: (702) 273-7377 / [davidh@kwcommercial.com](mailto:davidh@kwcommercial.com)

# PROPERTY PHOTOS

1580 SOUTH JONES BOULEVARD



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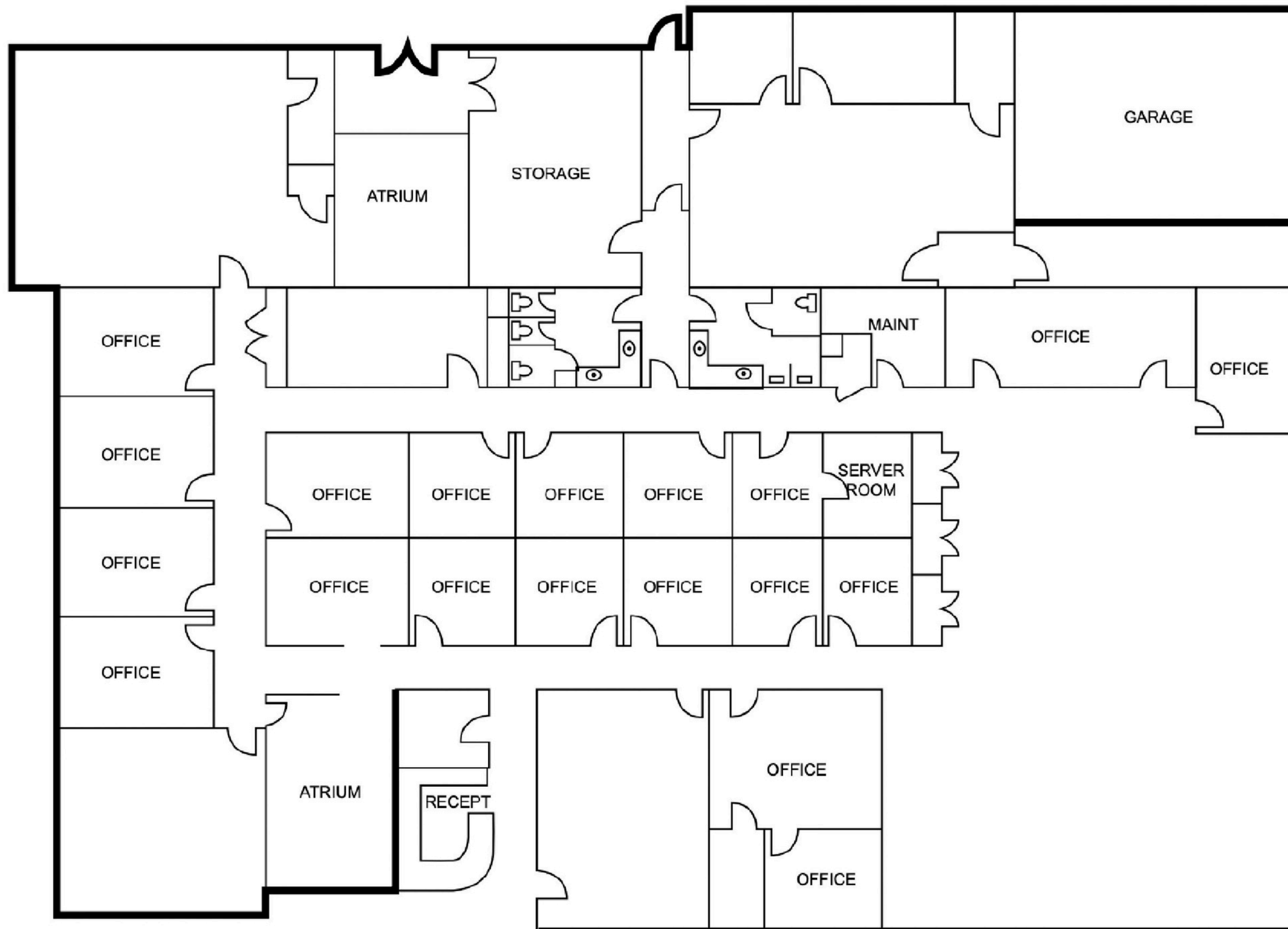
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# FLOOR PLAN

1580 SOUTH JONES BOULEVARD



(NOT TO SCALE)

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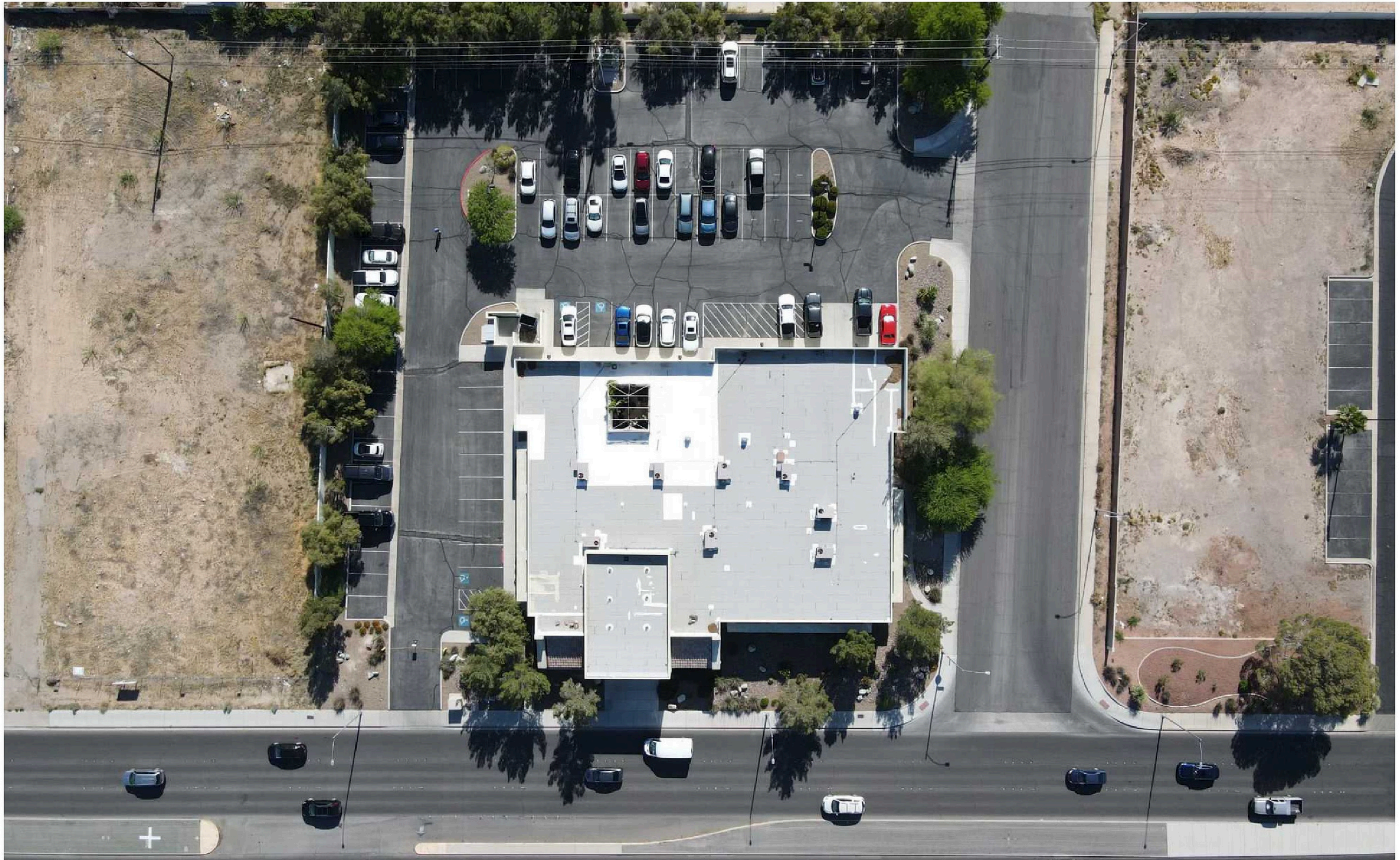
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# PROPERTY AERIAL

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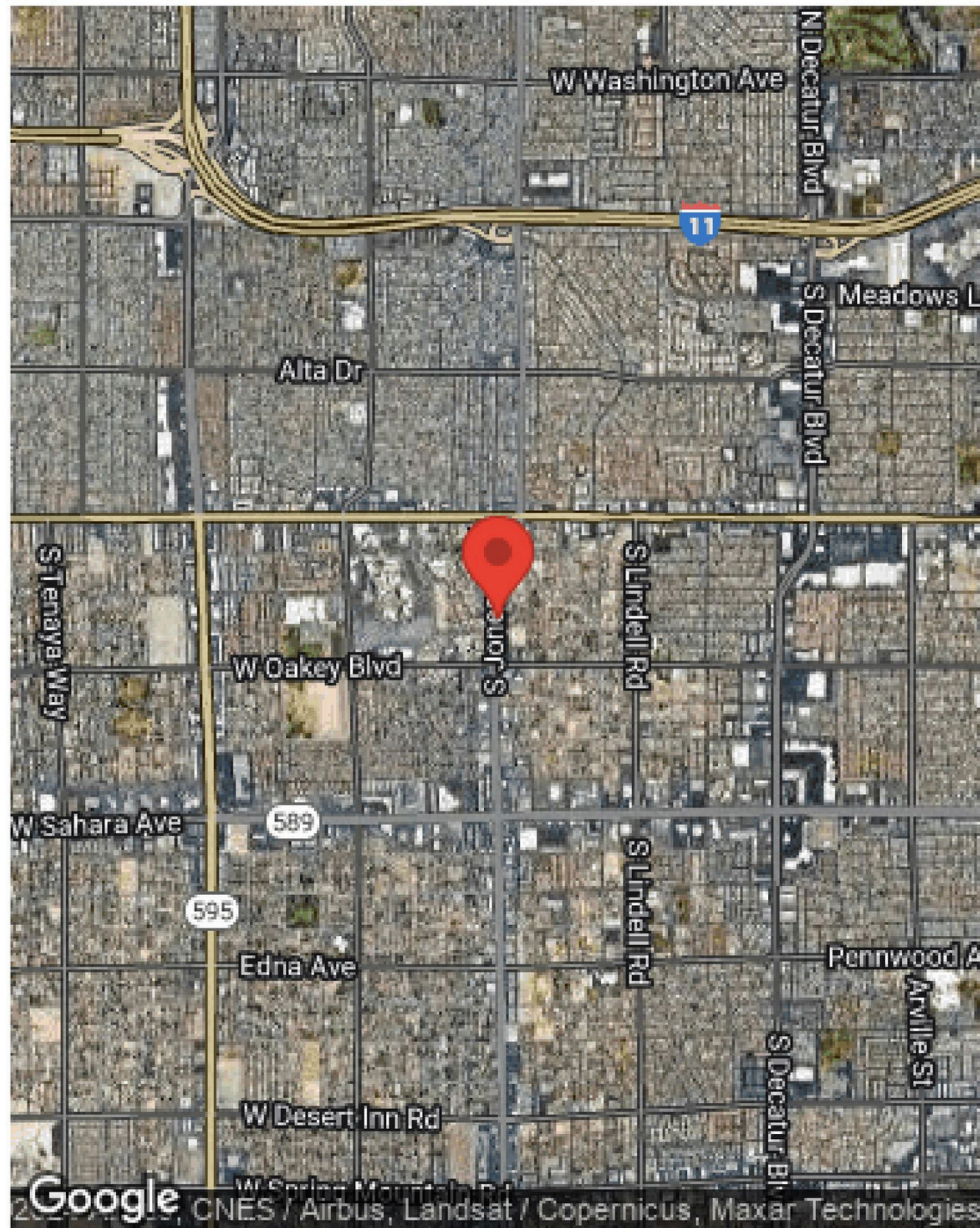
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# LOCATION MAPS

1580 SOUTH JONES BOULEVARD



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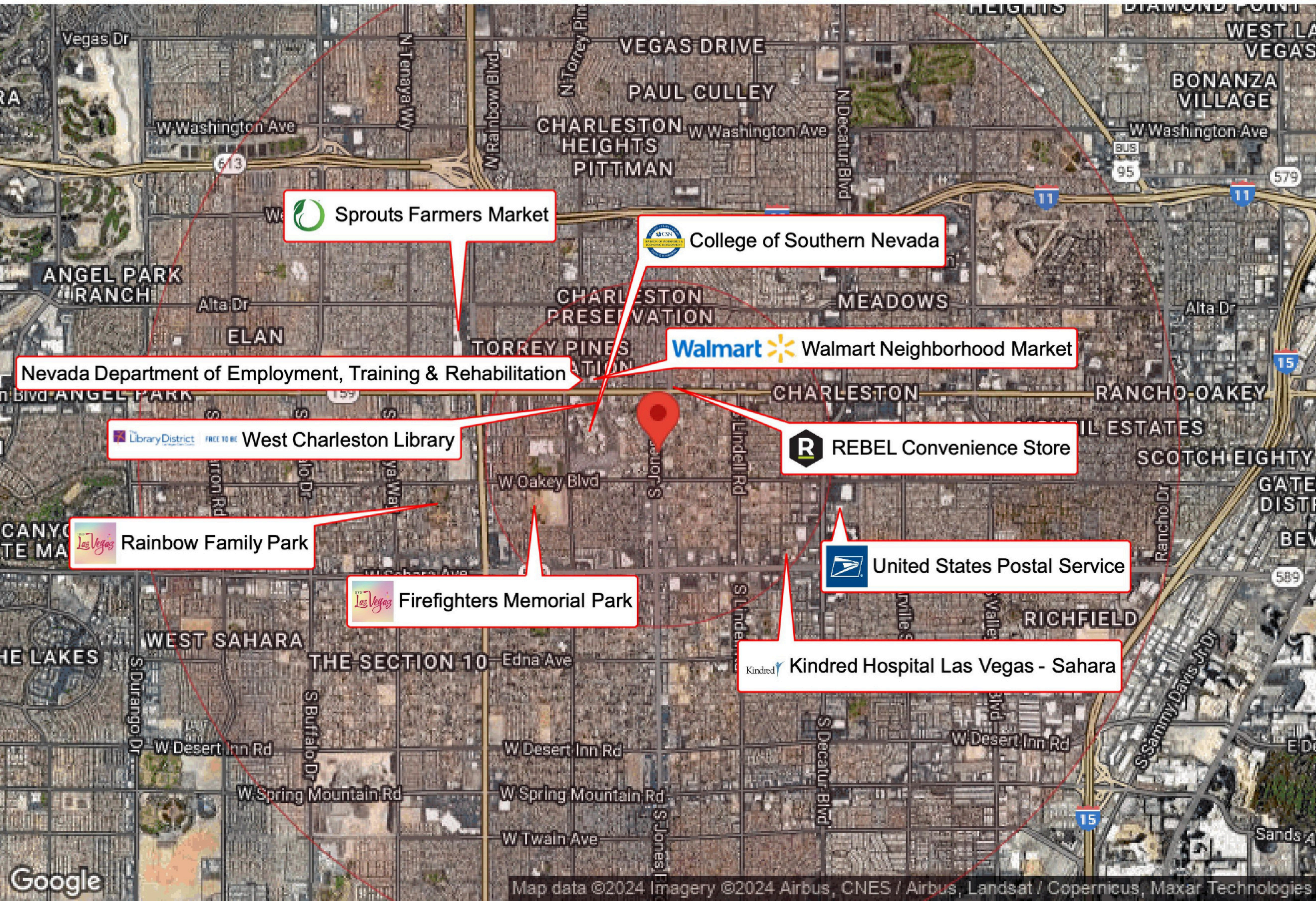
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# BUSINESS MAP

1580 SOUTH JONES BOULEVARD




 Sprouts Farmers Market

 College of Southern Nevada

Nevada Department of Employment, Training & Rehabilitation

 Walmart Neighborhood Market

 Library District  
FREE TO BE West Charleston Library

 REBEL Convenience Store

 Rainbow Family Park

 Firefighters Memorial Park

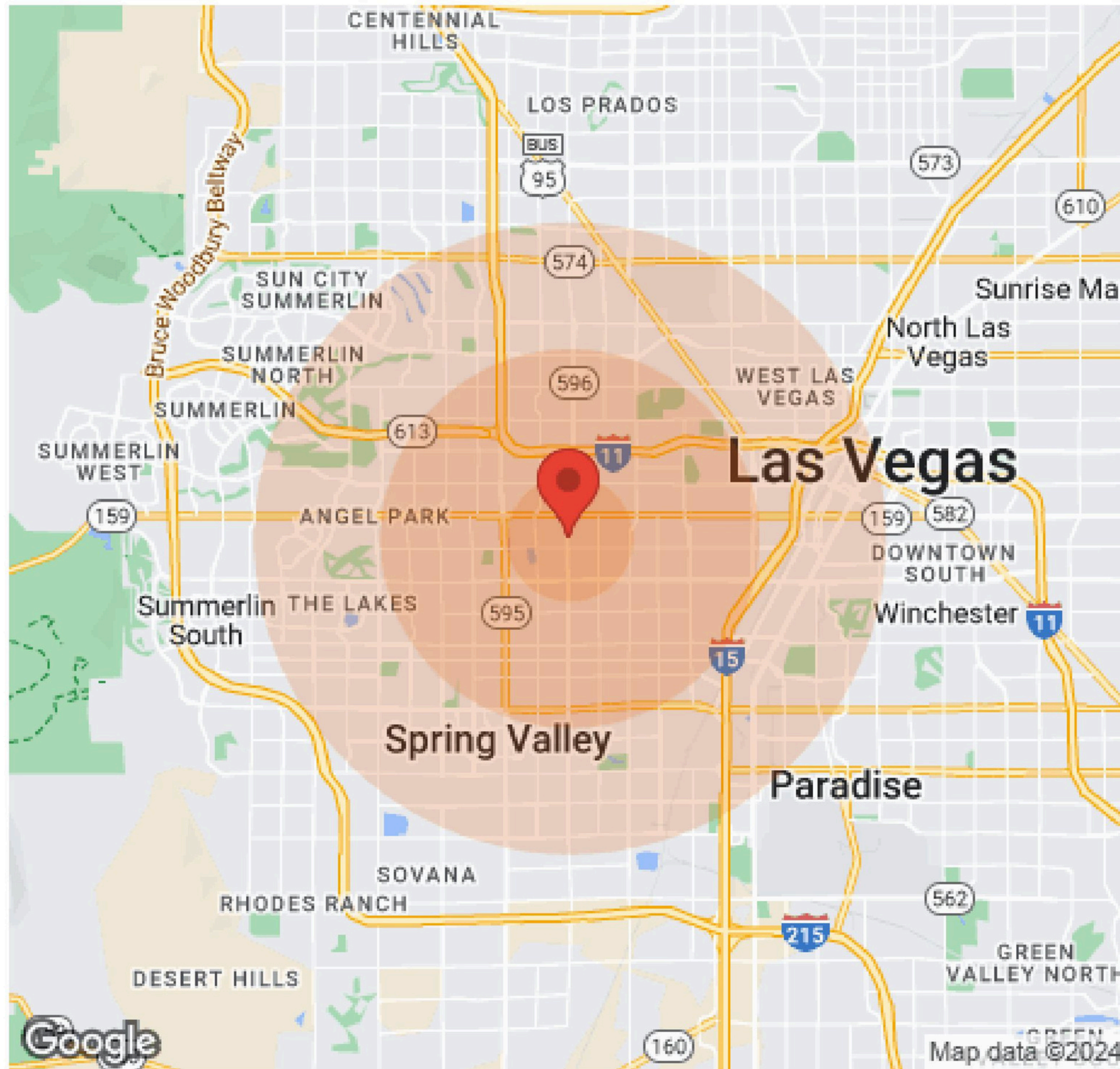
 United States Postal Service

 Kindred Hospital Las Vegas - Sahara



# DEMOGRAPHICS

1580 SOUTH JONES BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	10,251	100,186	234,108
Female	10,327	103,478	236,129
Total Population	20,578	203,664	470,237

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,604	44,177	96,006
Ages 15-24	2,668	25,304	56,174
Ages 25-54	8,552	83,428	193,771
Ages 55-64	2,274	23,227	56,103
Ages 65+	2,480	27,528	68,183

Race	1 Mile	3 Miles	5 Miles
White	11,938	115,328	265,173
Black	1,777	17,574	57,171
Am In/AK Nat	31	461	1,071
Hawaiian	102	574	1,453
Hispanic	9,991	90,742	171,890
Multi-Racial	10,824	107,628	206,420

Income	1 Mile	3 Miles	5 Miles
Median	\$44,436	\$49,563	\$50,822
< \$15,000	987	8,555	21,047
\$15,000-\$24,999	671	9,037	20,503
\$25,000-\$34,999	1,059	9,911	23,569
\$35,000-\$49,999	1,435	12,334	28,983
\$50,000-\$74,999	1,449	16,552	38,271
\$75,000-\$99,999	820	8,185	20,225
\$100,000-\$149,999	658	6,899	17,358
\$150,000-\$199,999	168	1,901	5,618
> \$200,000	89	1,934	6,163

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,225	89,114	234,645
Occupied	7,459	77,788	189,616
Owner Occupied	3,030	36,289	87,304
Renter Occupied	4,429	41,499	102,312
Vacant	766	11,326	45,029

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