

1301-1309 D STREET

±4,140 SF FULLY LEASED INVESTMENT PROPERTY | FOR SALE



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES OF LAS VEGAS LLC | LICENSE: B.0146492

DAVID BAUMAN, SIOR, CCIM

Principal

○ (702) 490-0699

○ (702) 460-7013

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License: S.0182687

NICOLE CLOVIS

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1301-1309 D STREET

LAS VEGAS, NV 89106



\$475,000 | \$114.73 PSF
Sale Price



±4,140 SF
Total square Footage

PROPERTY HIGHLIGHTS

- Located in an opportunity zone
- Fully leased investment
- Great small investor property
- Located in the historic D Street Las Vegas district
- APN: 139-27-111-060

DEMOGRAPHICS

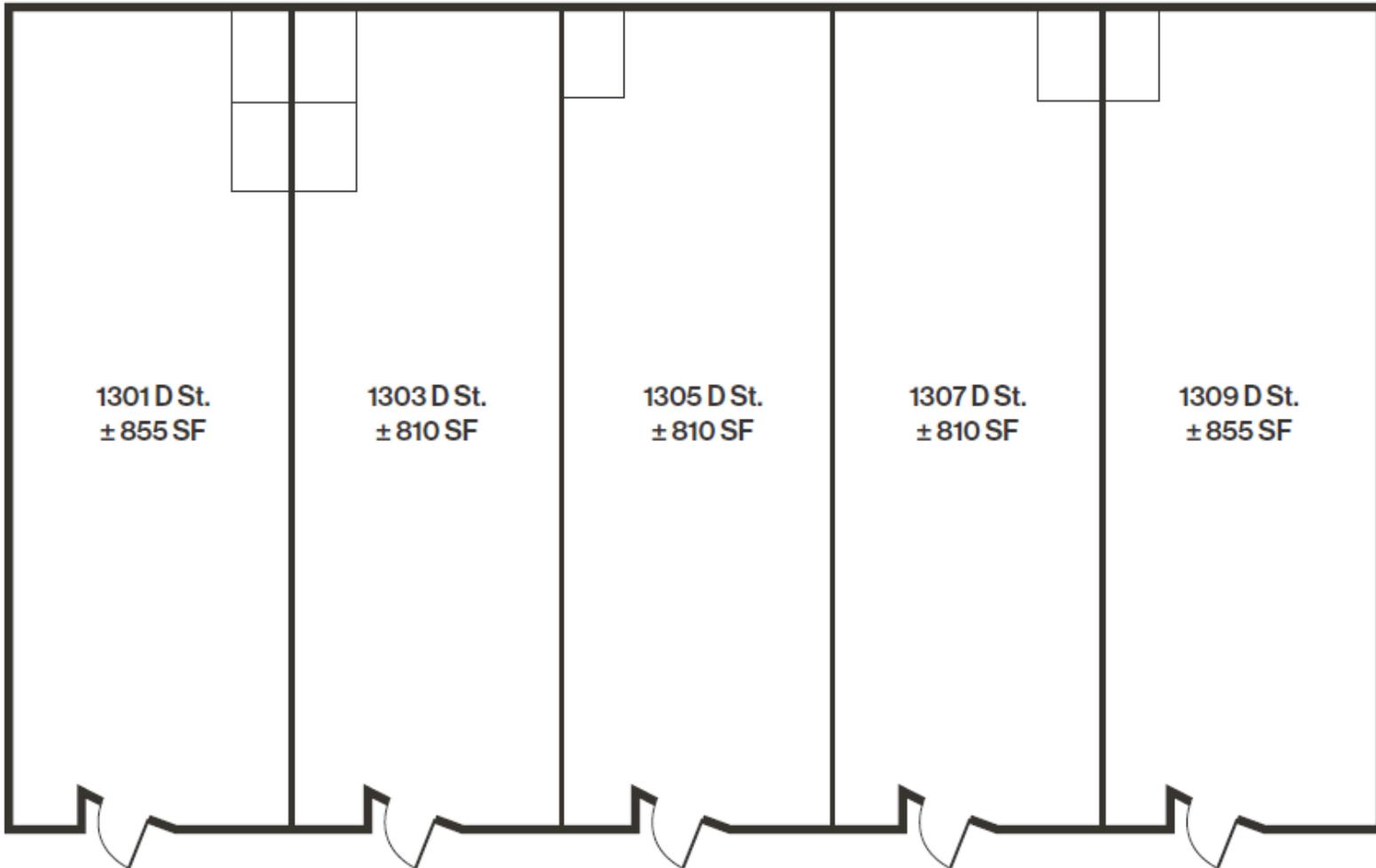
	1-MILE	3-MILE	5-MILE
2024 POPULATION	14,881	172,644	527,609
2024 AVERAGE HOUSEHOLD INCOME	\$42,127	\$65,118	\$69,902
2024 TOTAL HOUSEHOLDS	5,520	59,877	186,976



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Floor Plan



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FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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