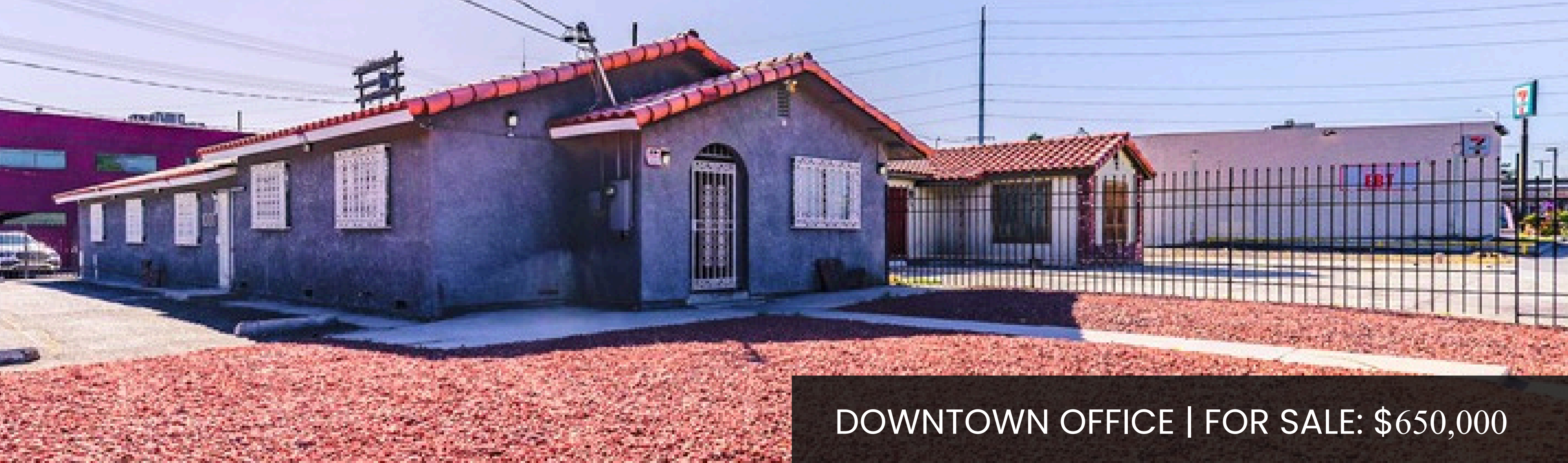


# 703 S 10TH STREET & 1000 GARCES AVE



DOWNTOWN OFFICE | FOR SALE: \$650,000

## **KW Commercial**

*a division of Keller Williams Realty Las Vegas*

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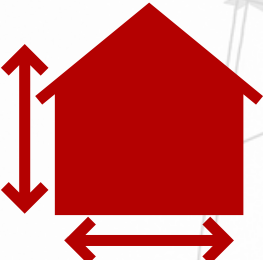
# PROPERTY DETAILS



**Asking Price: \$650,000**



**Lot Size: 0.13 acres**



**Square Feet: 2,600**



**Year Built: 1982**



**Price Per Square Feet: \$250**

# PROPERTY PHOTOS



**LIBRARY**



**BULLPEN**



**PRIVATE OFFICE**



**LARGE OFFICE**



**KITCHEN**

This **2,600 square foot property** at **703 S 10th St** is a well-positioned, freestanding office building located in the vibrant **Founders District** of downtown Las Vegas. This single-story building offers a **prime corner location** at the intersection of 10th Street and Garces Avenue, providing excellent **visibility and accessibility**.

Situated in a dynamic area known for its blend of professional services, government offices, and dining options, the property is just minutes away from key downtown landmarks such as the **Regional Justice Center** and **Las Vegas City Hall**.

It's **central location** and proximity to major roadways make it an ideal choice for businesses seeking a convenient and **strategic downtown presence**.

## PROPERTY OVERVIEW

**5** Private Offices

**9** On-site Parking Spaces

**2** Bathrooms

**2** Storage Rooms

**1** Kitchen

# FLOOR PLAN





**SUBJECT**

S 11TH ST

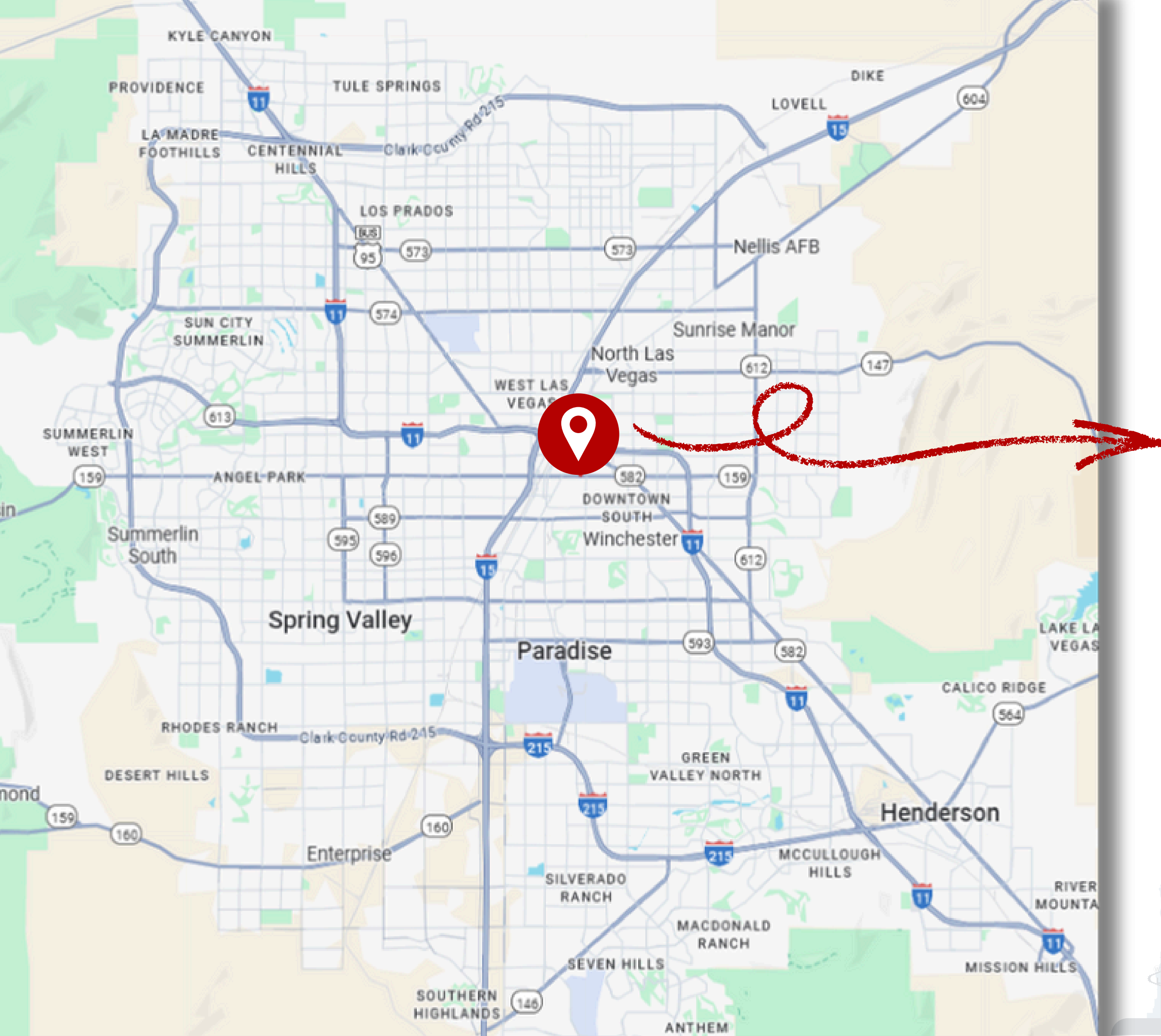
S 10TH ST

GARCES AVE

E CHARLESTON AVE

S 9TH ST

# LOCATION MAPS





# SITES OF INTEREST



- 1 John S. Park Elementary School
- 2 The U CSS be



- 1 Legal Aid Center of Southern Nevada
- 2 H&P Law
- 3 Marshall Law Office
- 4 24/7 Attorneys



- 1 A & M Chiropractic & Wellness Center

# SALE COMPS



## 620 S 7th Street

Sale Price:	\$505,000	Square Feet:	1,700	Year Built:	1949
Closed:	03/19/2024	Price PSF:	\$297.06	Lot Size:	0.17

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## 617 S 8th Street

Sale Price:	\$792,000	Square Feet:	2,555	Year Built:	1999
Closed:	04/30/2024	Price PSF:	\$309.98	Lot size:	0.16

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# SALE COMPS



## 625 S 6th Street

Sale Price:	\$900,000	Lot Size:	0.16	Year Built:	1991
Closed:	07/01/2024	Price PSF:	\$308.75	Renovated:	2009
Square Feet:	2,915				



## 718 S 8th Street

Sale Price:	\$850,845	Square Feet:	3,705 SF	Year Built:	1972
Closed:	07/16/2024	Price PSF:	\$309.98	Lot Size:	0.25

# SALE COMPS



## 600 S 8th Street

Sale Price:	\$990,000	Square Feet:	3,629 SF	Year Built:	1984
Closed:	11/15/2024	Price PSF:	\$272.80	Lot Size:	0.16



## 520 S 9th Street

Sale Price:	\$815,000	Square Feet:	3,135 SF	Year Built:	1942
Closed:	02/27/2025	Price PSF:	\$259.97	Lot Size:	0.15

# SALE COMPS



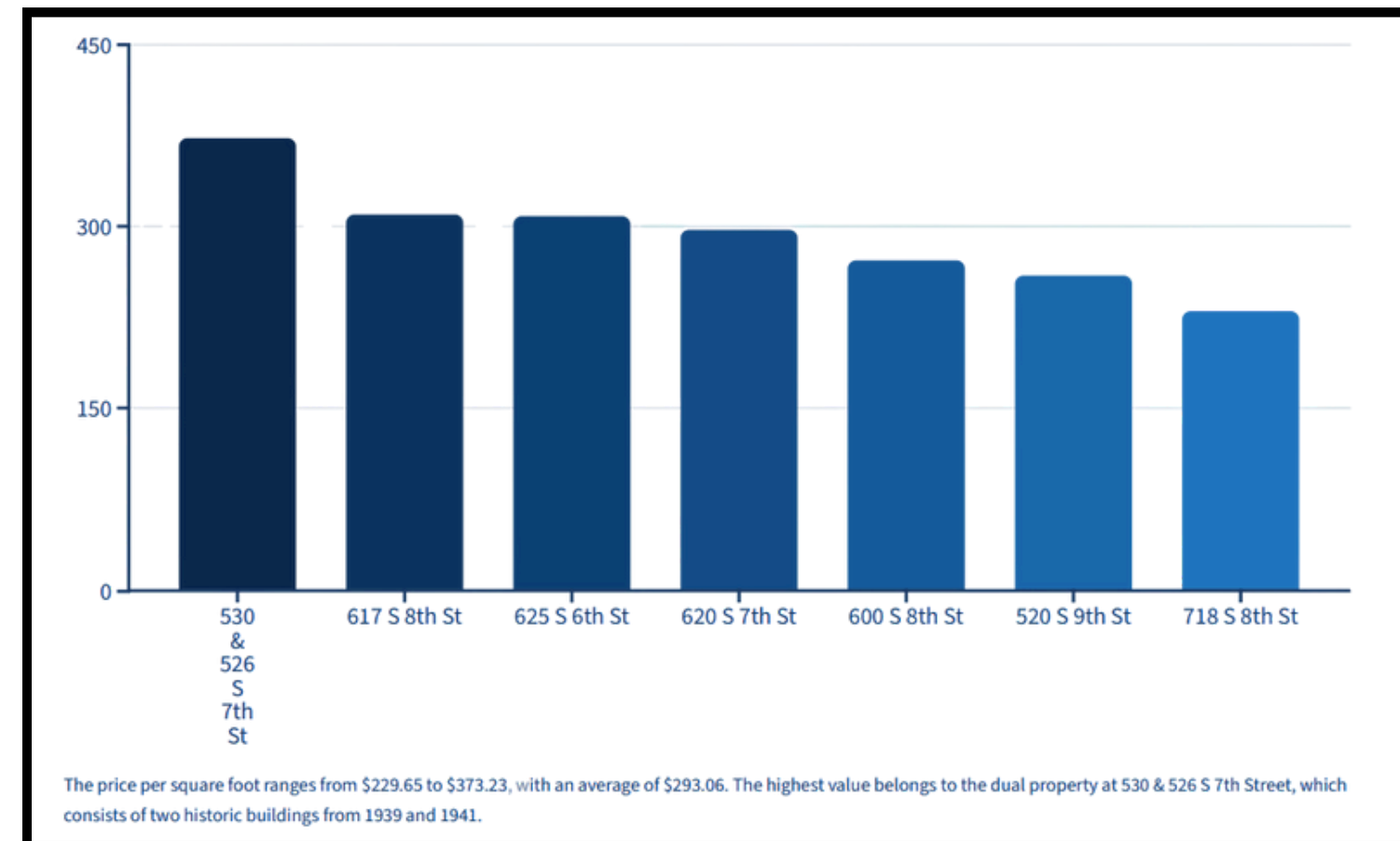
## 530 & 526 S 7th Street

Sale Price: \$1,500,000  
Closed: 02/21/2025  
Price PSF: \$312.89

Square Feet: 4,794 SF  
(2 Buildings)

Year Built: 1939 & 1941  
Lot Size: 0.33

# COMPARATIVE ANALYSIS



**GET IN TOUCH TO LEARN MORE ABOUT THIS PROPERTY**

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