



FOR SALE
Highland Office Park
2753 S Highland Drive, Las Vegas, NV 89109

Al Barbagallo

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NV #BS.20613

PROPERTY DETAILS

SALE PRICE	\$12,000,000
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LOCATION INFORMATION

STREET ADDRESS	2753 S Highland Dr
CITY, STATE, ZIP	Las Vegas, NV 89109
SUB-MARKET	Central
CROSS-STREETS	Highland and Sahara

PROPERTY DESCRIPTION

Prime location for this 100% vacant office building which requires rehab or tear down. Just ½ Mile from I-15 and Sahara Ave. off ramps and one mile West of the world famous “Las Vegas Strip”. Current zoning plan shows “Entertainment Mixed Use”, uses to include Office, Retail, High Rise Apartments or Condos, H-1 Hotel or Industrial. 3.61 Acres with 665’ of frontage on Highland Dr. & 305’ Frontage on Presidio Ave. Site has an “Office” building that was built in 1962 with a total 88,486 square feet. This is a 2 story structure which has block construction on the exterior walls with concrete slabs. In-Fill Location with great exposure and easy access I-15! Please feel free to call with any questions or a personal tour of the property for qualified investors or developers.

PROPERTY INFORMATION

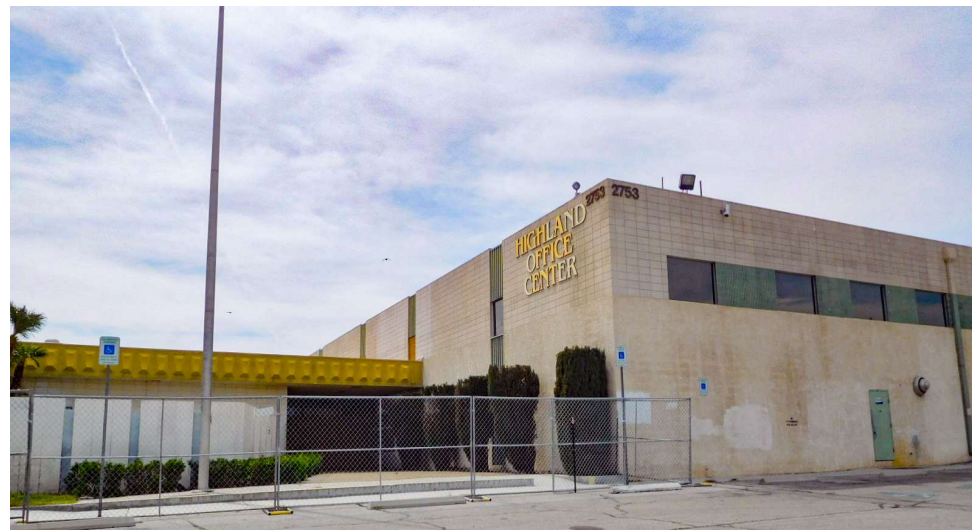
PROPERTY TYPE	Office
ZONING	M
LOT SIZE	3.61 Acres
APN #	162-09-102-003

BUILDING INFORMATION

BUILDING SIZE	88,486 SF
BUILDING CLASS	C
OCCUPANCY %	0.0%
NUMBER OF FLOORS	2
YEAR BUILT	1962
FREE STANDING	Yes
NUMBER OF BUILDINGS	1



ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,374	169,733	461,212
AVERAGE AGE	45	40	39
AVERAGE AGE (MALE)	45	40	39
AVERAGE AGE (FEMALE)	45	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,730	74,419	183,410
# OF PERSONS PER HH	2	2.3	2.5
AVERAGE HH INCOME	\$81,883	\$65,177	\$65,968
AVERAGE HOUSE VALUE	\$551,018	\$391,916	\$354,843

Demographics data derived from AlphaMap

