

1330 W. OWENS AVENUE

Las Vegas, Nevada 89106

AVAILABLE
For Sale

FOR SALE
±0.44 AC

OWENS AVE.

N.M.L.K.



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1330 W. Owens Ave.
Las Vegas, NV 89106

- + Parcel ID** 139-21-804-008
- + Zoning** Limited Commercial (C-1)
- + Lot Size** ±0.44 AC
- + Cross Streets** Owens & N. Martin Luther King
- + Submarket** West Central
- + Traffic Counts** W. Owens Ave. ±13,300 VPD
N. MLK ±43,000 VPD

Property Details



\$550,000

Sale Price



±0.44 Acres

Available Space



West Central

Submarket

Demographics

Population	1 mile	3 miles	5 miles
2025 Population	19,095	160,864	528,731
Ave. Household Income	1 mile	3 miles	5 miles
2025 Ave. Household Income	\$60,178	\$73,763	\$76,136

Property Highlights

- ±0.44-acre vacant commercial parcel offered at \$550,000
- Zoned C-1 (Limited Commercial) in the City of Las Vegas
- Located near the intersection of W. Owens Ave & N. Martin Luther King Blvd
- Strong traffic exposure, with ±43,000 VPD on N. MLK Blvd and ±13,300 VPD on W. Owens Ave
- Infill location in the Historic Westside, a corridor of active revitalization
- Minutes to Downtown Las Vegas, I-11/US-95 and I-15 freeways

Property Overview

MDL Group is pleased to present 1330 W. Owens Avenue, a ±0.44-acre vacant commercial parcel located in the West-Central Las Vegas submarket. Zoned C-1 (Limited Commercial), the site is ideal for a variety of retail, service, or community-oriented uses. Positioned near the signalized intersection of W. Owens Avenue and N. Martin Luther King Boulevard, the property benefits from strong visibility with ±56,300 combined vehicles per day. Situated within the Historic Westside, an area experiencing ongoing revitalization, the site is surrounded by an established residential base and neighborhood-serving businesses. With convenient access to US-95, I-15, and public transit, the property offers an excellent infill development opportunity just minutes from Downtown Las Vegas and the Las Vegas Strip.



Service you deserve. People you trust.



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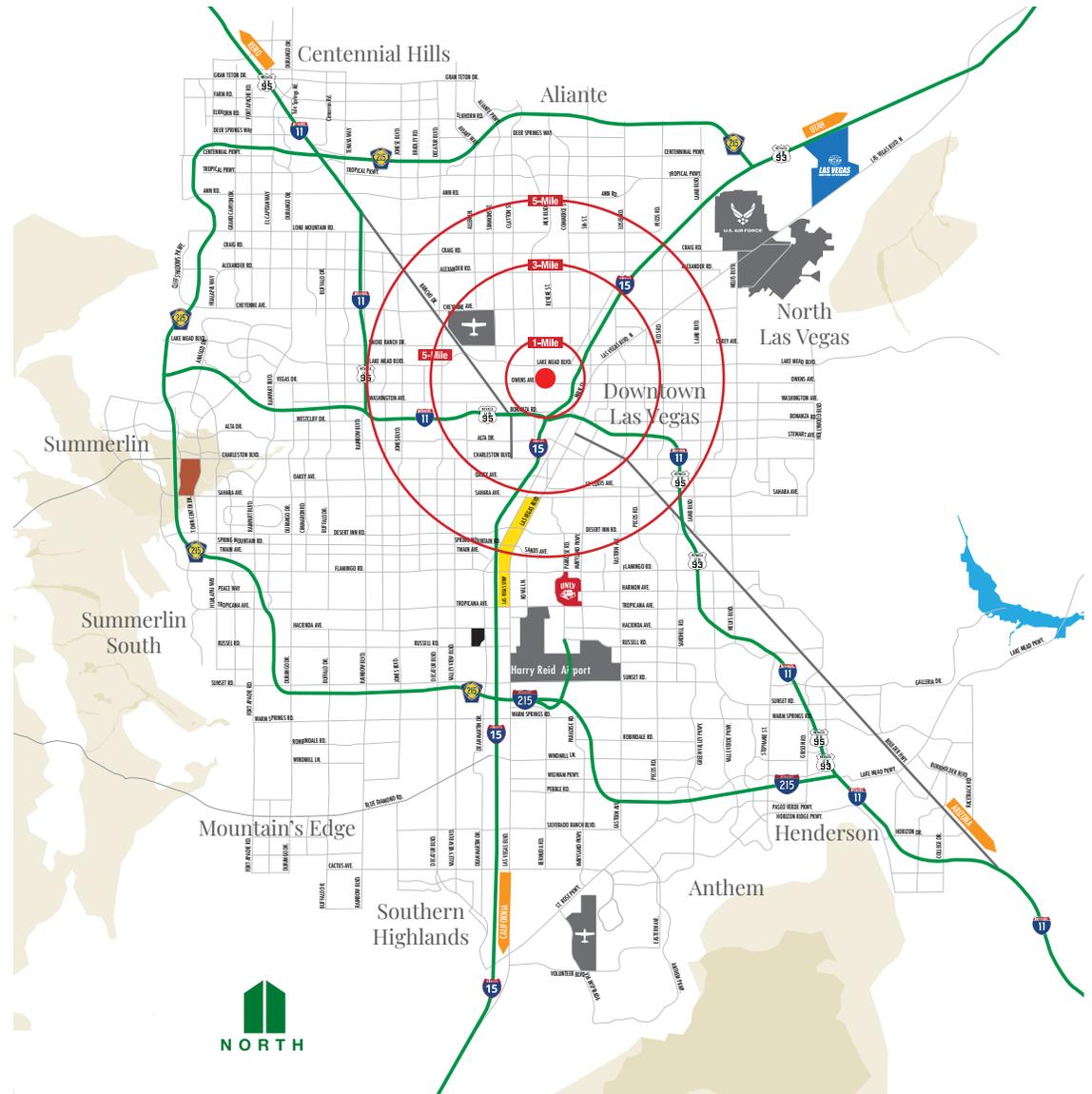
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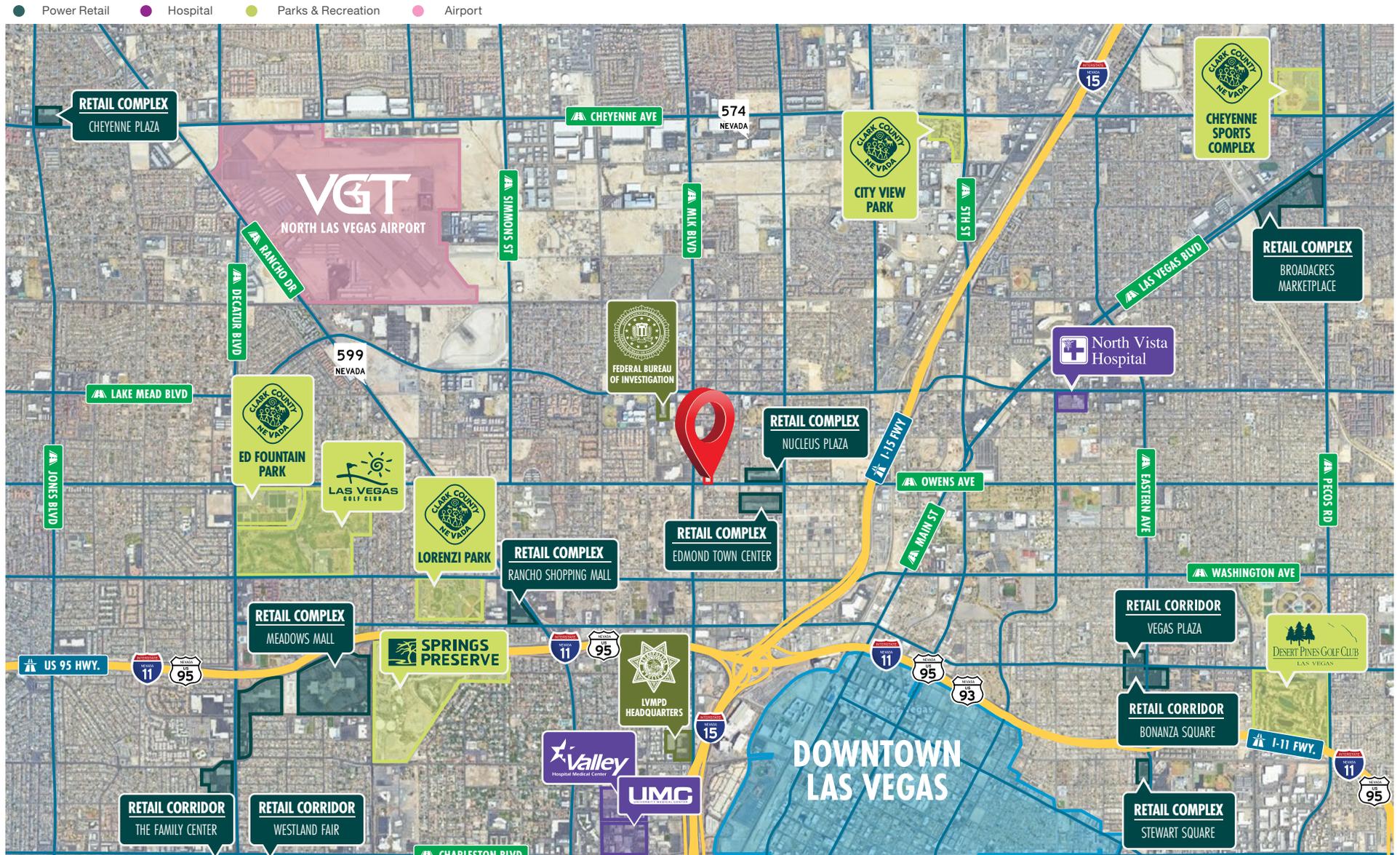
Population	1 mile	3 miles	5 miles
2010 Population	17,580	153,760	489,899
2020 Population	19,361	158,914	518,922
2025 Population	19,095	160,864	528,731
2030 Population	19,509	167,468	546,166
2010-2020 Annual Rate	0.97%	0.33%	0.58%
2020-2025 Annual Rate	-0.26%	0.23%	0.36%
2025-2030 Annual Rate	0.43%	0.81%	0.65%
2025 Median Age	33.2	34.7	35.4

Households	1 mile	3 miles	5 miles
2025 Wealth Index	35	48	50
2010 Households	5,634	48,180	161,951
2020 Households	6,511	53,991	181,109
2025 Total Households	6,597	56,579	189,501
2030 Total Households	6,802	59,591	197,816
2010-2020 Annual Rate	1.46%	1.15%	1.12%
2020-2025 Annual Rate	0.25%	0.90%	0.87%
2025-2030 Annual Rate	0.61%	1.04%	0.86%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$60,178	\$73,763	\$76,136
2030 Average Household Income	\$67,429	\$82,961	\$85,680
2025-2030 Annual Rate	2.46%	2.57%	2.59%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	6,756	57,684	193,165
2020 Total Housing Units	6,908	58,294	196,206
2025 Total Housing Units	6,886	60,266	202,708
2025 Owner Occupied Housing Units	40.0%	39.0%	42.9%
2025 Renter Occupied Housing Units	60.0%	61.0%	57.1%
2025 Vacant Housing Units	4.2%	6.1%	6.5%
2030 Total Housing Units	7,129	63,742	212,716
2030 Owner Occupied Housing Units	2,744	23,485	86,489
2030 Renter Occupied Housing Units	4,058	36,106	111,327
2030 Vacant Housing Units	327	4,151	14,900





Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



Nevada Tax Advantages

NEVADA

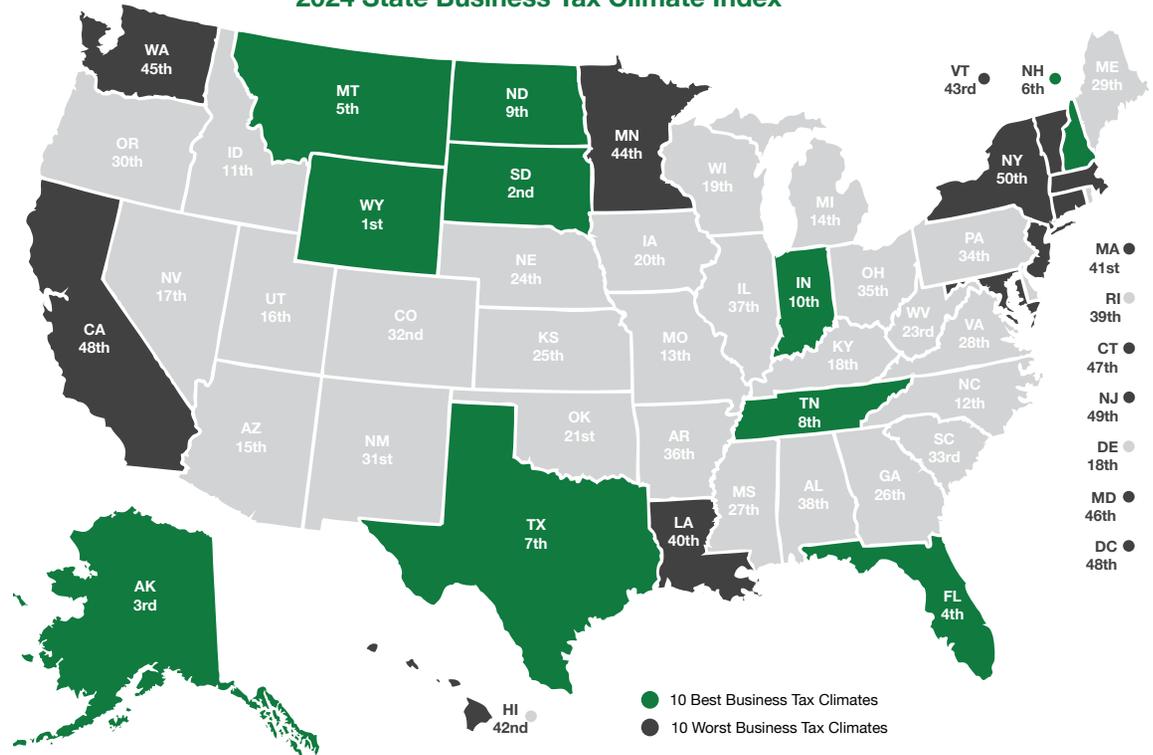
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



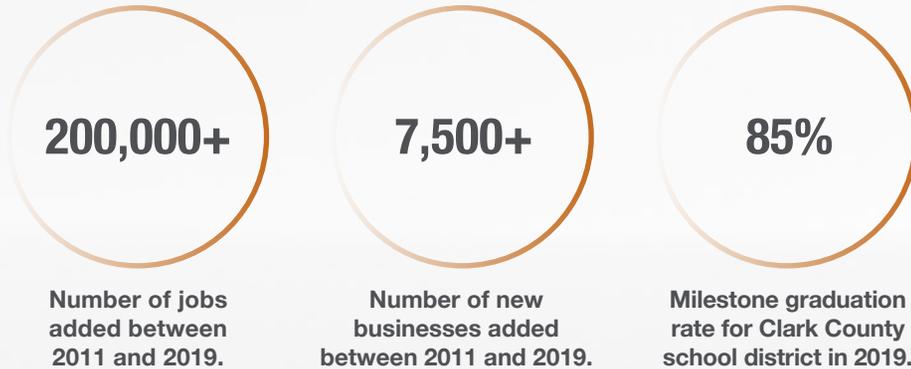
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Southern Nevada Growth



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)