

► Executive Summary



OFFERING SUMMARY

Sale Price:	\$537,000
Building Size:	1,138 SF
Lot Size:	9,824 SF
Number of Units:	2
Price / SF:	\$471.88
Year Built:	1950
Renovated:	2025
Zoning:	C-2

PROPERTY OVERVIEW

Unlock the potential of this versatile and well-located property at 3706 Vegas Drive in Las Vegas, Nevada. Fully gated and equipped with security cameras throughout, this site offers exceptional functionality, privacy, and security for a wide range of business uses.

PROPERTY HIGHLIGHTS

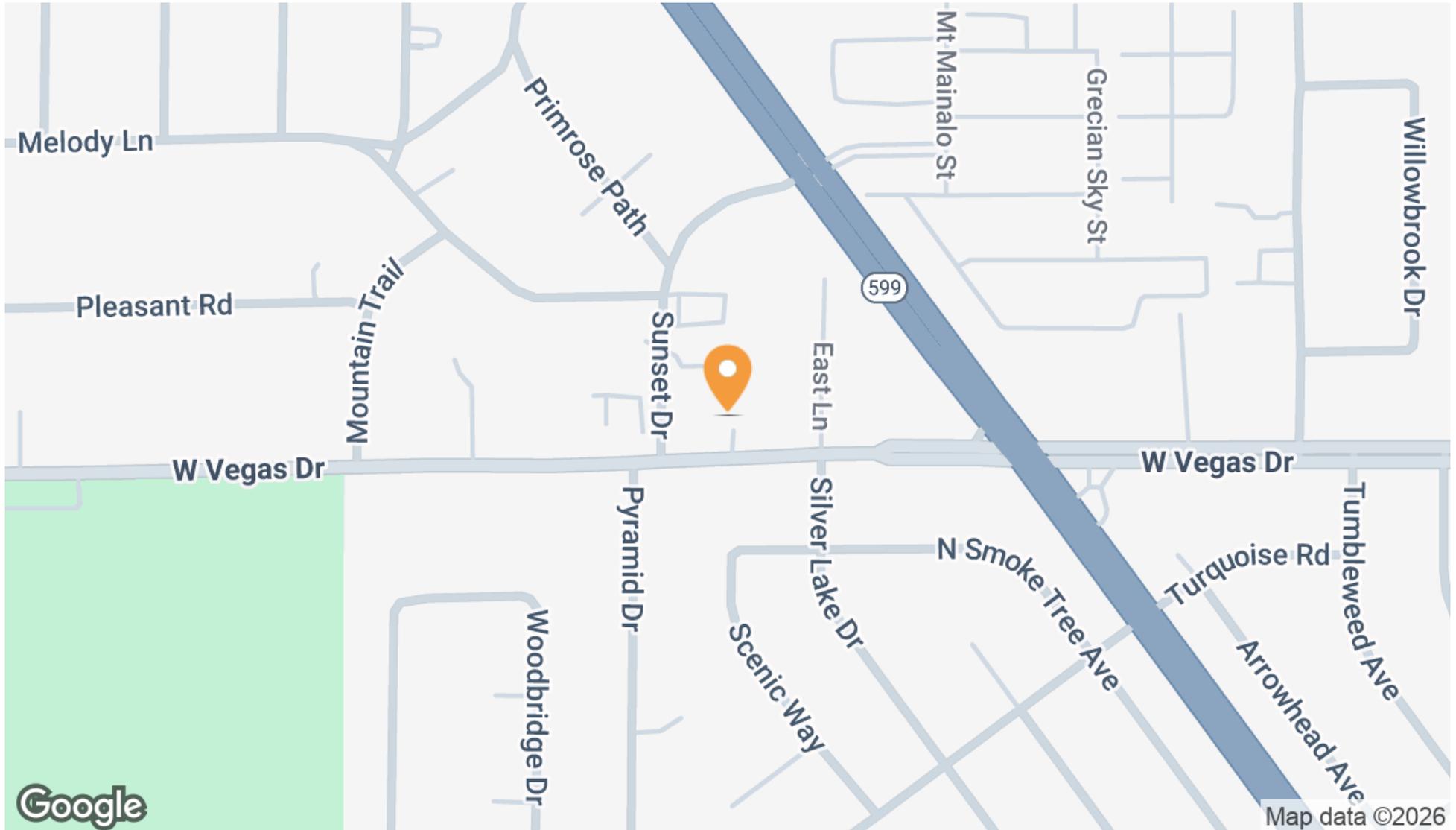
- Office building in move-in condition
- Separate casita for additional space
- Two storage buildings onsite
- Fully gated perimeter
- Wired security camera system included
- Ample private parking area
- Prime frontage on Vegas Drive with easy access to major routes

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► Additional Photos



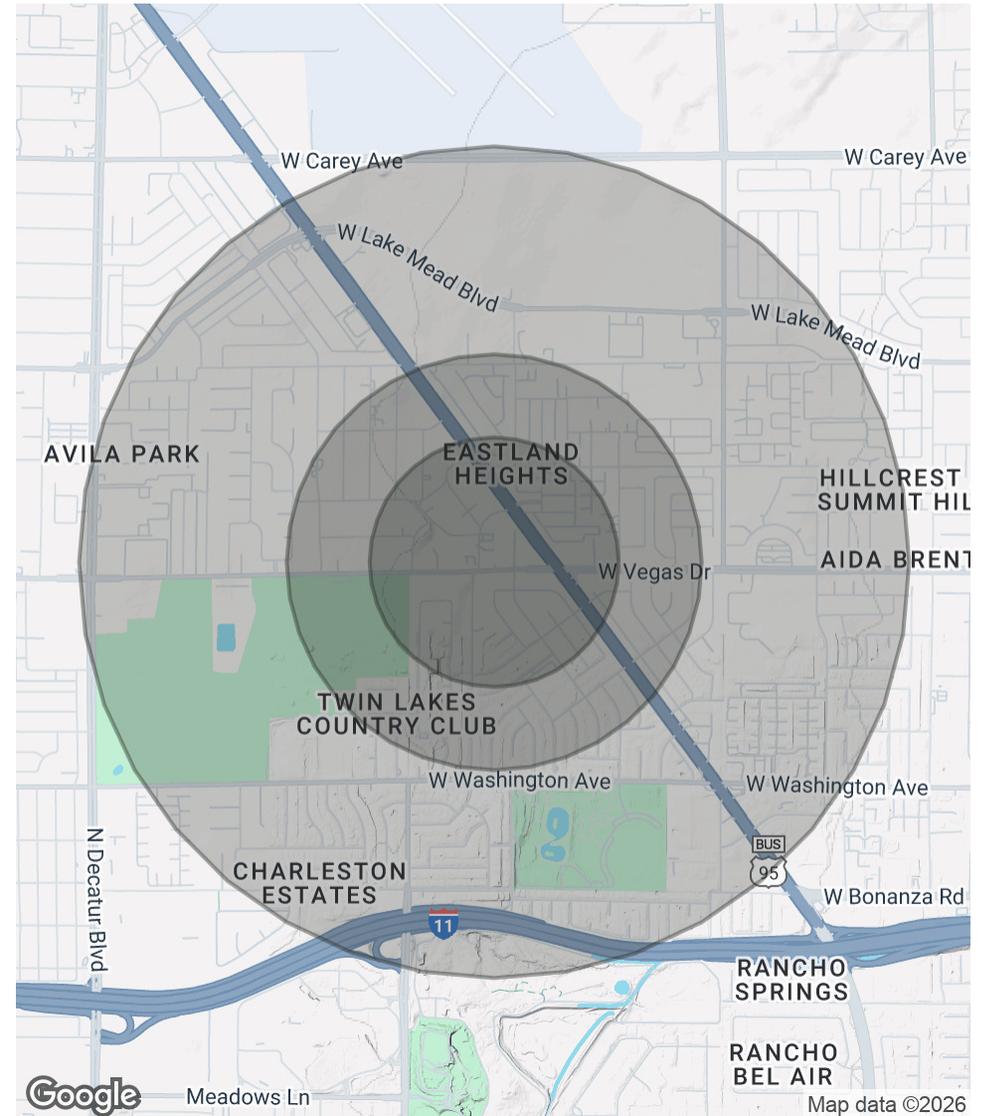
► Location Map



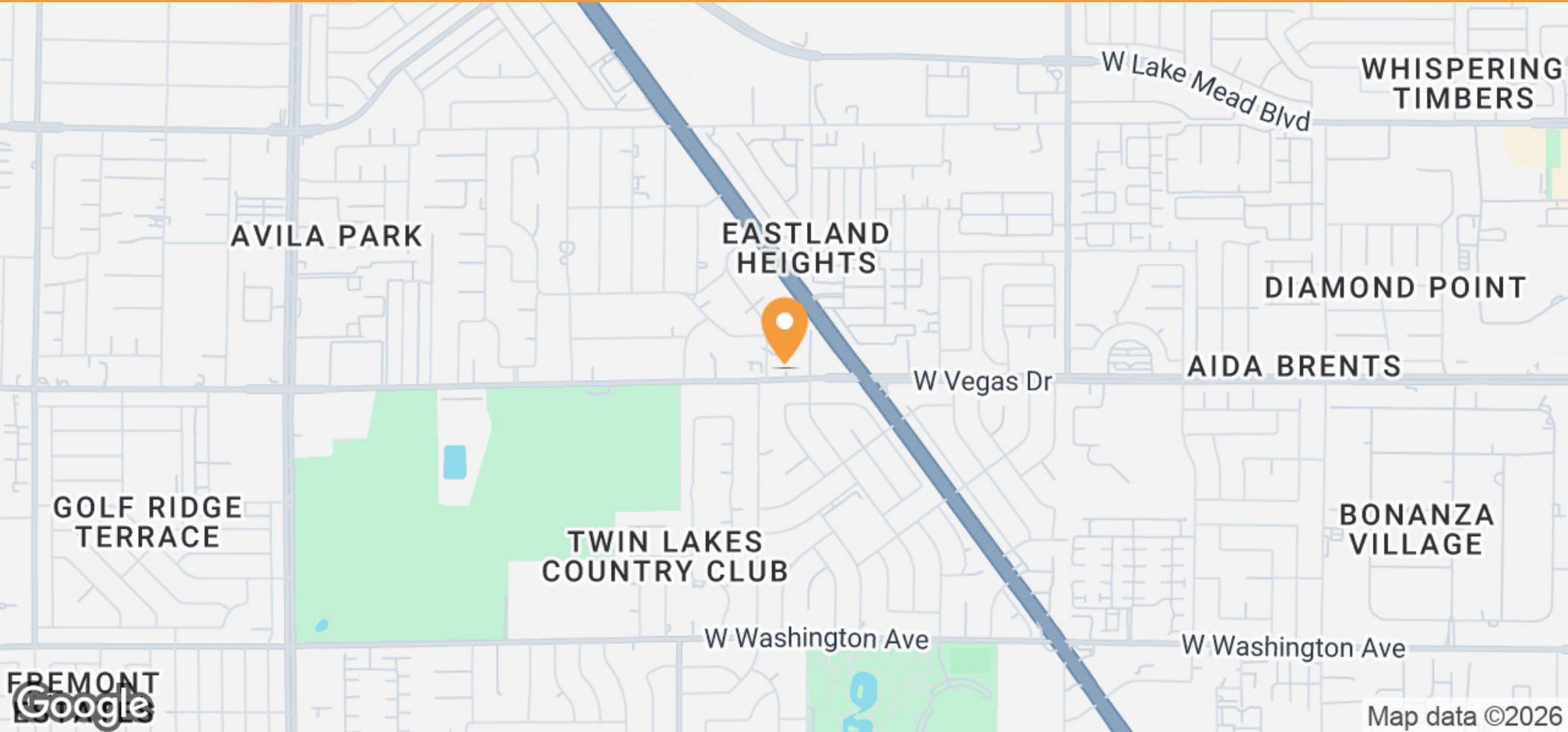
► Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,601	5,397	22,027
Average Age	37	35	36
Average Age (Male)	37	35	35
Average Age (Female)	37	35	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	461	1,554	7,184
# of Persons per HH	3.5	3.5	3.1
Average HH Income	\$86,510	\$78,045	\$68,564
Average House Value	\$392,599	\$342,488	\$344,106

Demographics data derived from AlphaMap



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► FOR SALE

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