

530 S. 7TH STREET

Las Vegas, Nevada 89101

AVAILABLE
For Lease

\$0.99 PSF INTRODUCTORY RATE!



5960 South Jones Blvd.
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010
www.mdlgroup.com

Luke Ramous
Senior Advisor
Lic#: S.0188531
702.388.1800
lramous@mdlgroup.com

Michael Greene, CCIM
Vice President
Lic#: S.0186326
702.388.1800
mgreene@mdlgroup.com

Hayim Mizrachi, SIOR, CCIM
CEO | Principal | Broker
Lic#: B.0143643.CORP | PM.0167653.BKR
702.388.1800
hmizrachi@mdlgroup.com

S U B J E C T
BUILDING 530



Property Details



\$1.50 PSF MG

Lease Rate



±2,954 SF

Available Space



Downtown

Submarket

Property Highlights

- Professional office spaces available for lease
- Recently renovated / remodeled with high-end finishes
- Year built: 1939
- Lot Size: ±0.17 acres
- Zoned for Professional Office (P-O)
- APNs: 139-34-710-020
- Within close proximity to City Hall, Las Vegas Justice Court, the Federal Courthouse, and Fremont Street

Demographics

Population

2025 Population

1 mile

9,751

3 miles

97,555

5 miles

204,288

Average Household Income

2025 Average Household Income

1 mile

\$85,937

3 miles

\$109,170

5 miles

\$114,966



Property Overview

530 S. 7th Street is a single-story, single-tenant owner-user office building that is located in the Downtown Las Vegas submarket.

The leasable area for Building 530 (built in 1939) is $\pm 2,954$ square feet situated on ± 0.17 acres and consists of 4 offices, conference room, 2 open work areas, reception, and 2 restrooms. The property has recently been remodeled.

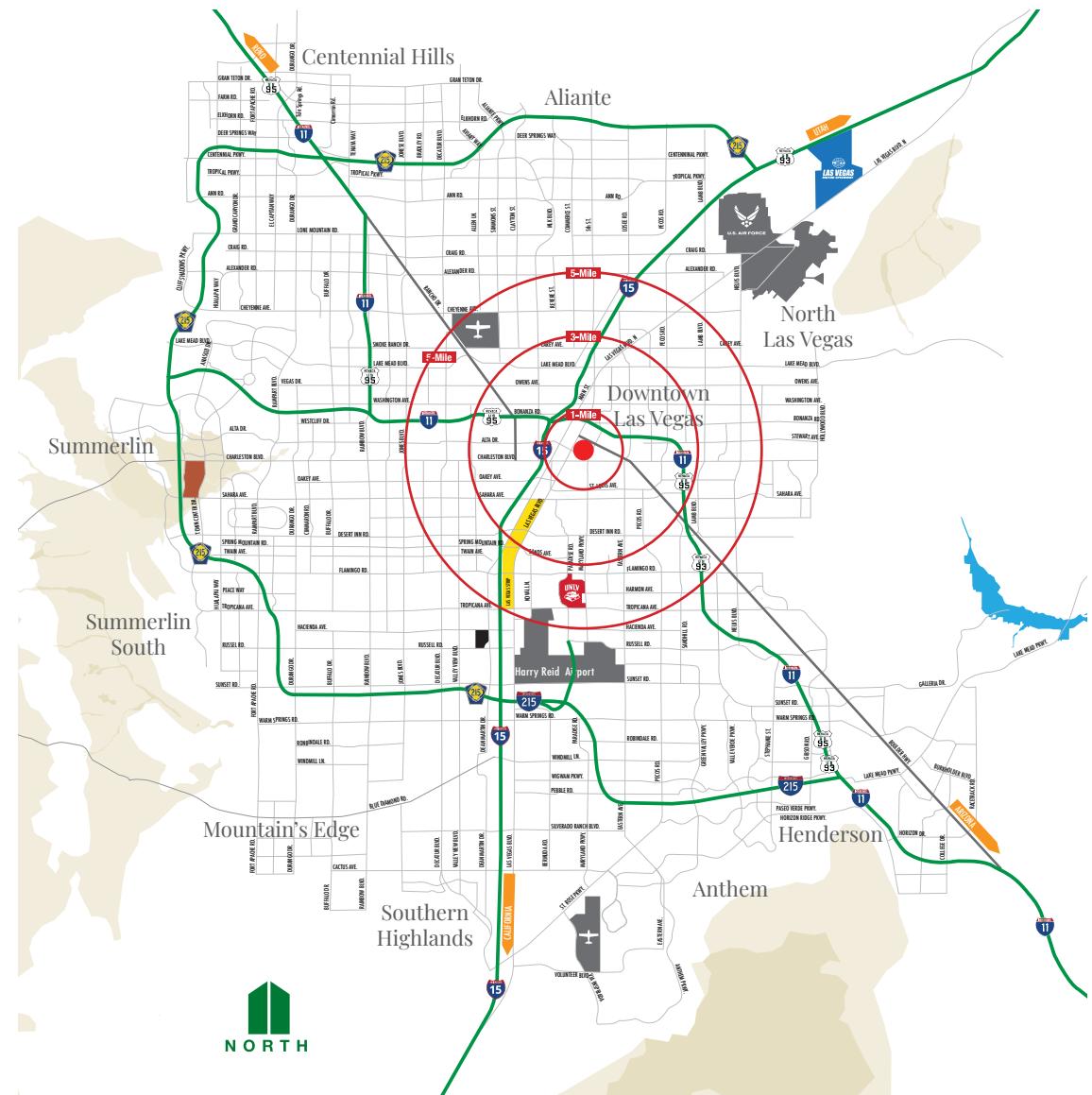
Area Overview

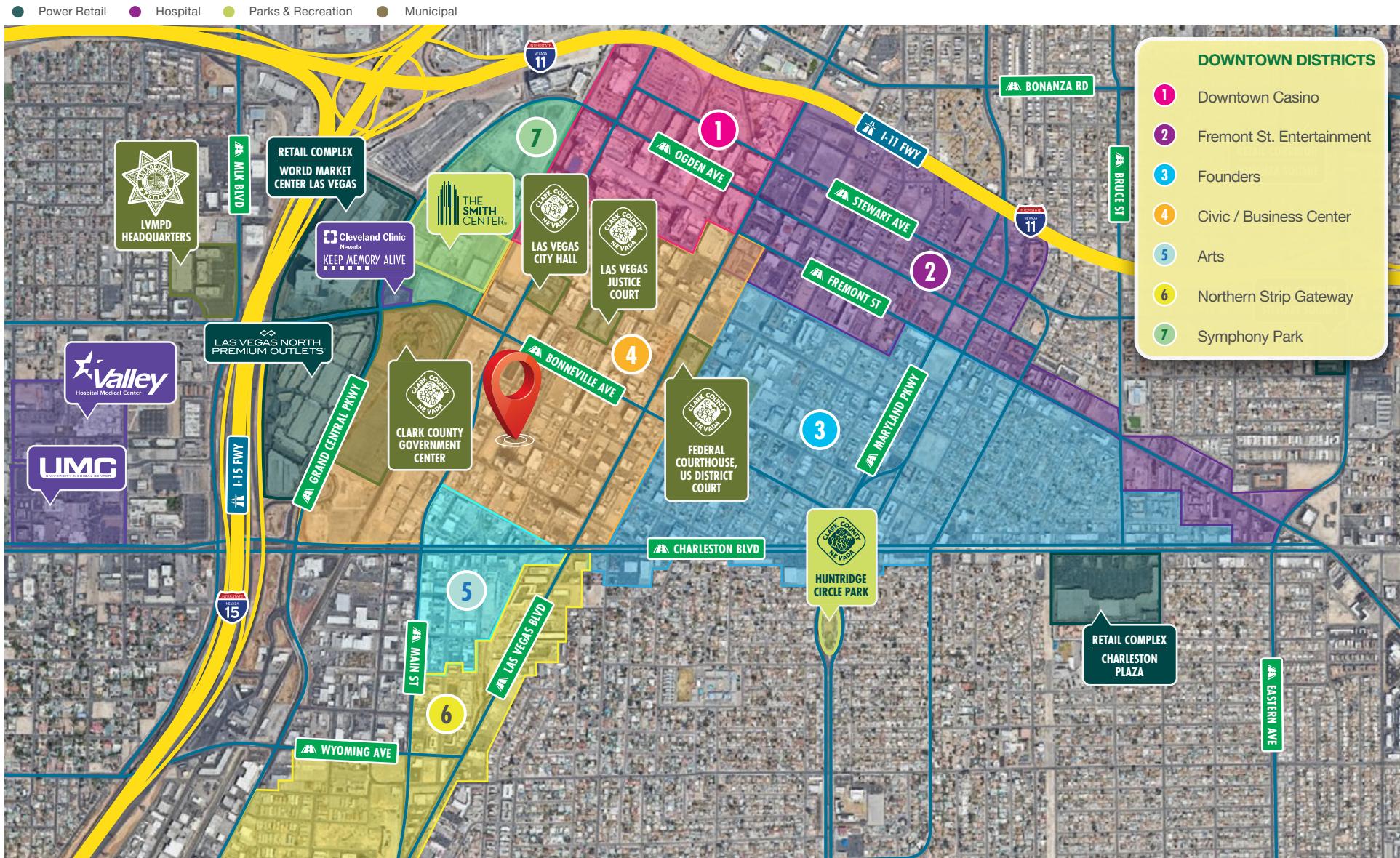
530 S. 7th Street is located in the Founders District, one of twelve districts in downtown Las Vegas. The site will benefit greatly with Project Neon's completion with easy freeway access from a number of access points. The Property is in proximity to the Federal Justice Center and Clark County Justice Center. New developments continue to be constructed around the Property.

530 South 7th Street

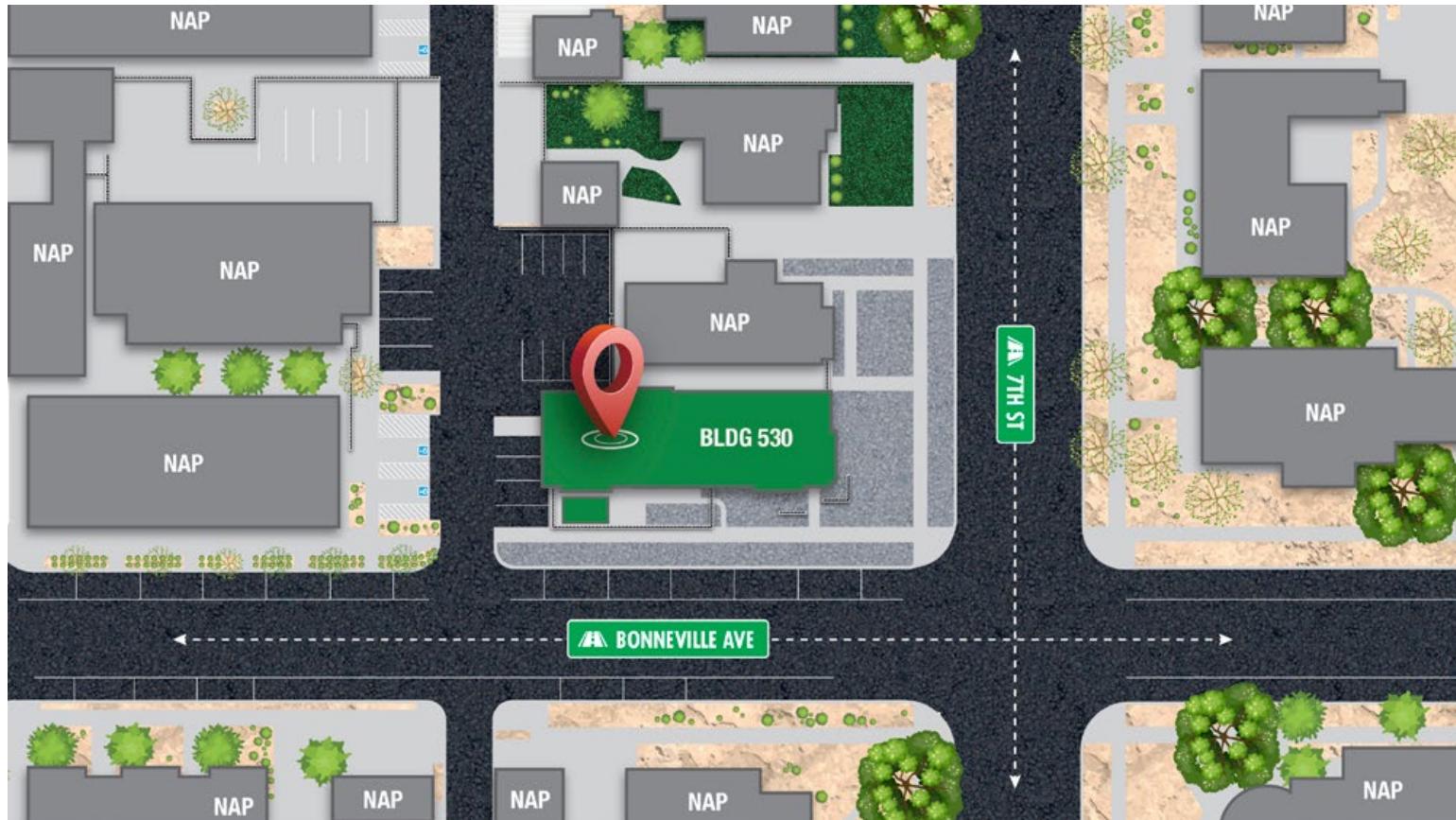
+ Parcel ID	139-34-710-021
+ Year Built	1939
+ Lot Size (AC)	± 0.17
+ Cross Streets	Bonneville Avenue & 7th Street
+ Traffic Counts	Bonneville Avenue $\pm 5,800$ VPD 7th Street $\pm 1,564$ VPD

Population	1 mile	3 miles	5 miles
2010 Population	18,511	176,656	506,240
2020 Population	16,113	183,406	526,840
2025 Population	17,664	183,831	531,908
2030 Population	19,357	189,732	549,057
2010-2020 Annual Rate	-1.38%	0.38%	0.40%
2020-2025 Annual Rate	1.77%	0.04%	0.18%
2025-2030 Annual Rate	1.85%	0.63%	0.64%
2025 Median Age	41.1	37.2	35.7
Households	1 mile	3 miles	5 miles
2025 Wealth Index	40	45	46
2010 Households	7,374	62,183	174,250
2020 Households	8,034	69,396	192,045
2025 Total Households	8,945	72,376	199,568
2030 Total Households	9,895	75,607	208,351
2010-2020 Annual Rate	0.86%	1.10%	0.98%
2020-2025 Annual Rate	2.07%	0.80%	0.73%
2025-2030 Annual Rate	2.04%	0.88%	0.87%
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$69,090	\$70,623	\$72,169
2030 Average Household Income	\$74,943	\$78,435	\$80,875
2025-2030 Annual Rate	1.64%	2.12%	2.30%
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	9,626	78,269	217,803
2020 Total Housing Units	9,466	78,211	215,205
2025 Total Housing Units	10,263	80,135	220,314
2025 Owner Occupied Housing Units	1,770	24,500	74,235
2025 Renter Occupied Housing Units	7,175	47,876	125,333
2025 Vacant Housing Units	1,318	7,759	20,746
2030 Total Housing Units	11,321	84,232	230,975
2030 Owner Occupied Housing Units	1,917	25,999	78,809
2030 Renter Occupied Housing Units	7,978	49,608	129,543
2030 Vacant Housing Units	1,426	8,625	22,624



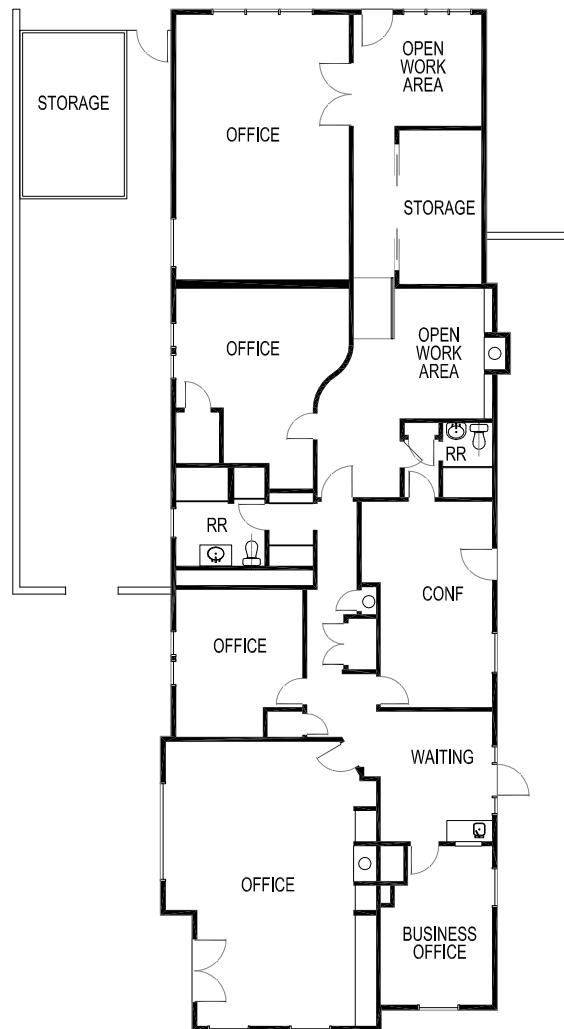


Site Plan



Available Property Details

APN	Building	Total SF	Lot Size	Lease Rate	Monthly Rent
139-34-710-020	530 South 7th Street	±2,954	±0.17 AC	\$1.50 PSF MG	\$4,431.00



Lease Details



\$1.50 PSF MG

Monthly Lease Rate



\$4,431.00

Monthly Rent

530 S. 7th Street Details

+ APN: 139-34-710-020

+ Total SF: ±2,954

■ Private Offices: 4

■ Restrooms 2

■ Conference Rooms: 1

■ Open Work Areas: 2

■ Storage: 1

■ Lobby / Reception: 1

+ Availability: Immediately

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

Interior Photos



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)

人群 2,265,461
Population

↑ 298
Pop. Density
(Per Square Mile)

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

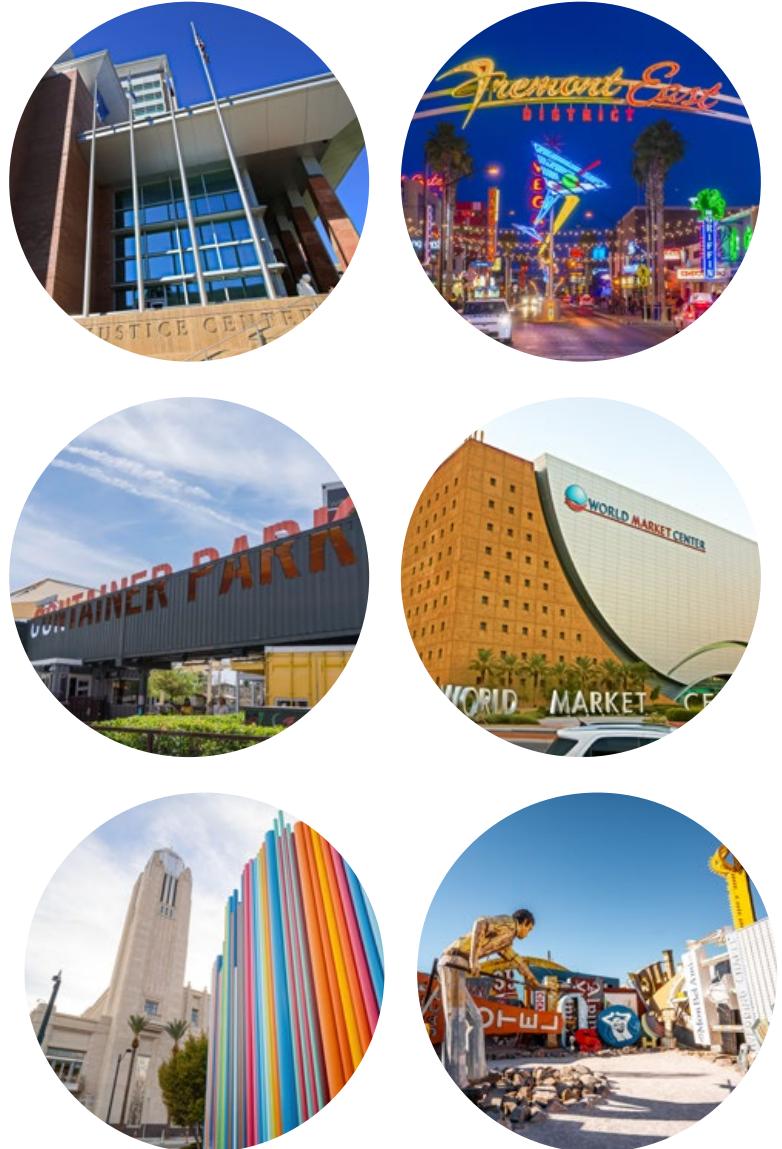
Downtown Las Vegas

Downtown Las Vegas is the central business district and historic center of Las Vegas, Nevada. As the urban core of the Las Vegas Valley, it features a variety of hotel and business high-rises, cultural centers, historical buildings and government institutions, as well as residential and retail developments. Downtown is located in the center of the Las Vegas Valley and just north of the Las Vegas Strip, centered on Fremont Street, the Fremont Street Experience and Fremont East. The city defines the area as bounded by I-15 on the west, Washington Ave. on the north, Maryland Pkwy. on the east and Sahara Ave. on the south. The downtown area is made up of 8 districts: the Fremont East Entertainment District, Arts District, Symphony Park, Las Vegas Medical District, Civic & Business District, Founders District, Downtown Casino & Resort District, and Market Corridor.



- Las Vegas Medical District
- Market Corridor
- Symphony Park
- Civic & Business District
- Downtown Casino & Resort District
- Founders District
- Arts District
- Fremont East Entertainment District

Source: [wikipedia.com](https://en.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.



Nevada Tax Advantages

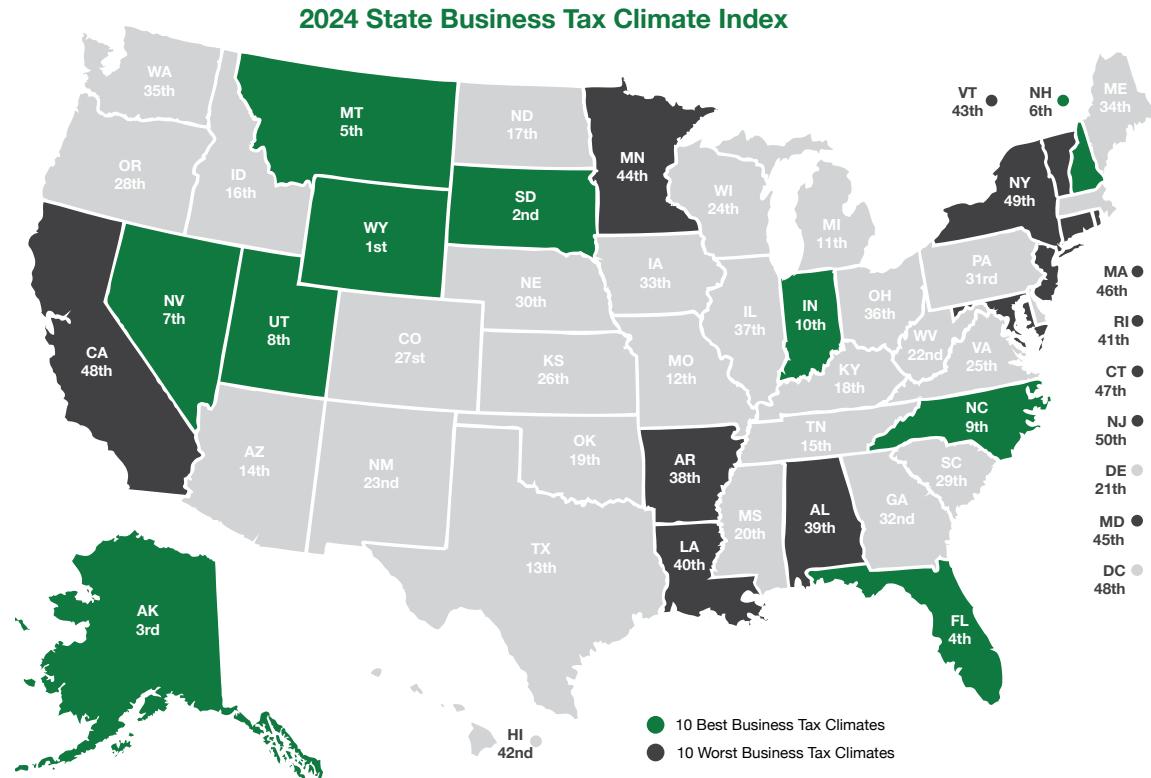
NEVADA

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



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.