

# FOR SALE

# \$399,990

1800 Lewis Ave, Las Vegas, NV 89101

## Renovated Retail/Office

0.16 Acres

3,154 Sq.Ft. Building



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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

## OFFERING SUMMARY

Sale Price:	\$399,990
Lot Size (acres):	0.16
Zoning:	C-1 (City of Las Vegas)
Sq.Ft.+-	3,154
Year Built:	1952
APN:	139-35-814-001

Retail/Office space within Downtown Las Vegas. Potential uses include convenience store, professional office or general personal services (barber/beauty shop, nails salon, florist, instructional arts studio) and numerous other uses.

The location is within an Opportunity Zone.

- Convenient location
- Redevelopment area with active and proposed projects
- Opportunity Zone
- Renovated this year
- Included billboard revenue\*

\*Buyer will need to provide ownership information to Clear Channel in order to receive payment.

[City of Las Vegas Zoning Code](https://www.lasvegasnevada.gov/Business/Planning-Zoning/Zoning-Code)

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Starbucks

The Maverick and  
Hidden Village  
Apartments

1800 Lewis

Fremont  
Street  
Lofts

Terrible  
Herbst

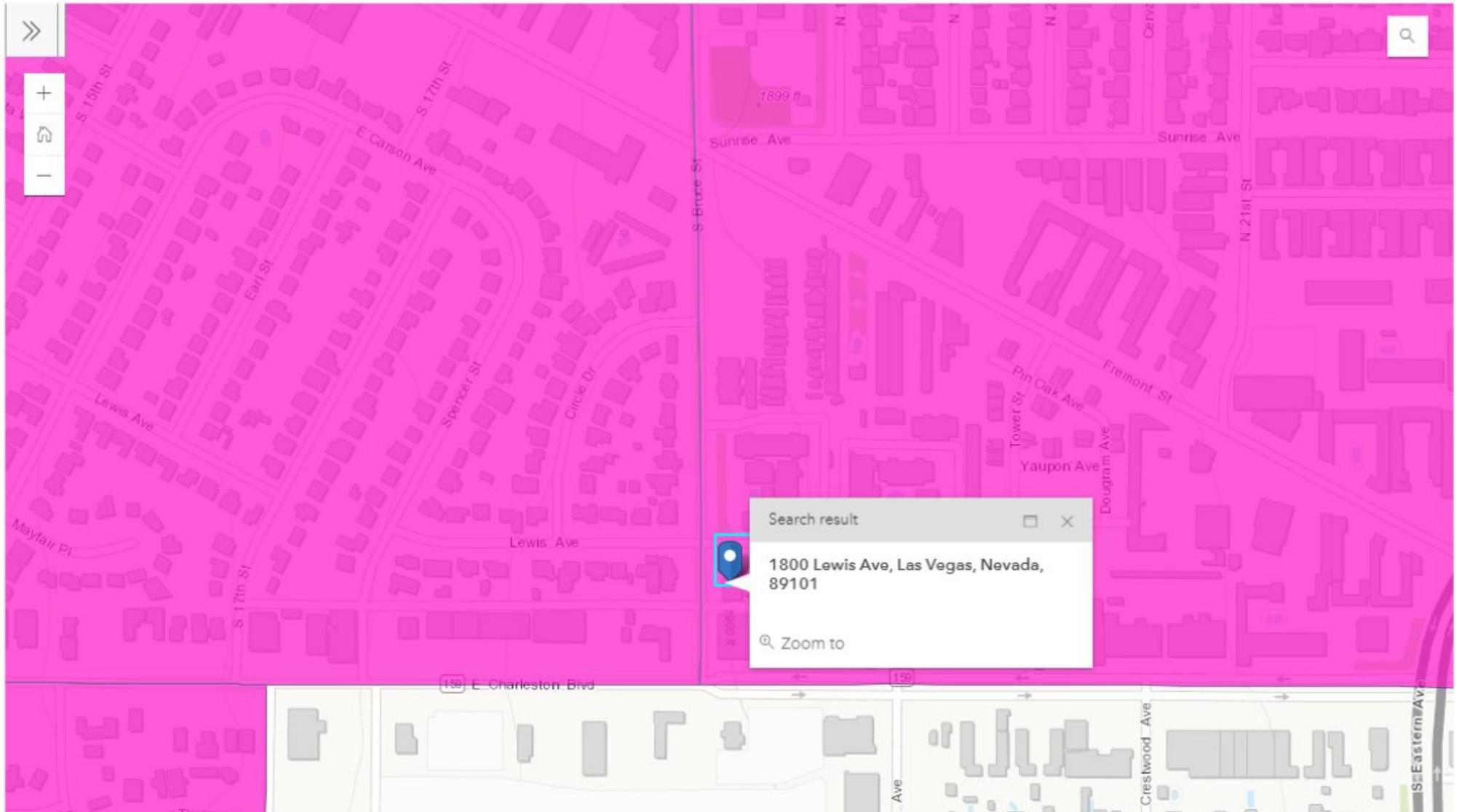
Eastern  
Avenue  
Lofts

Charleston  
Plaza

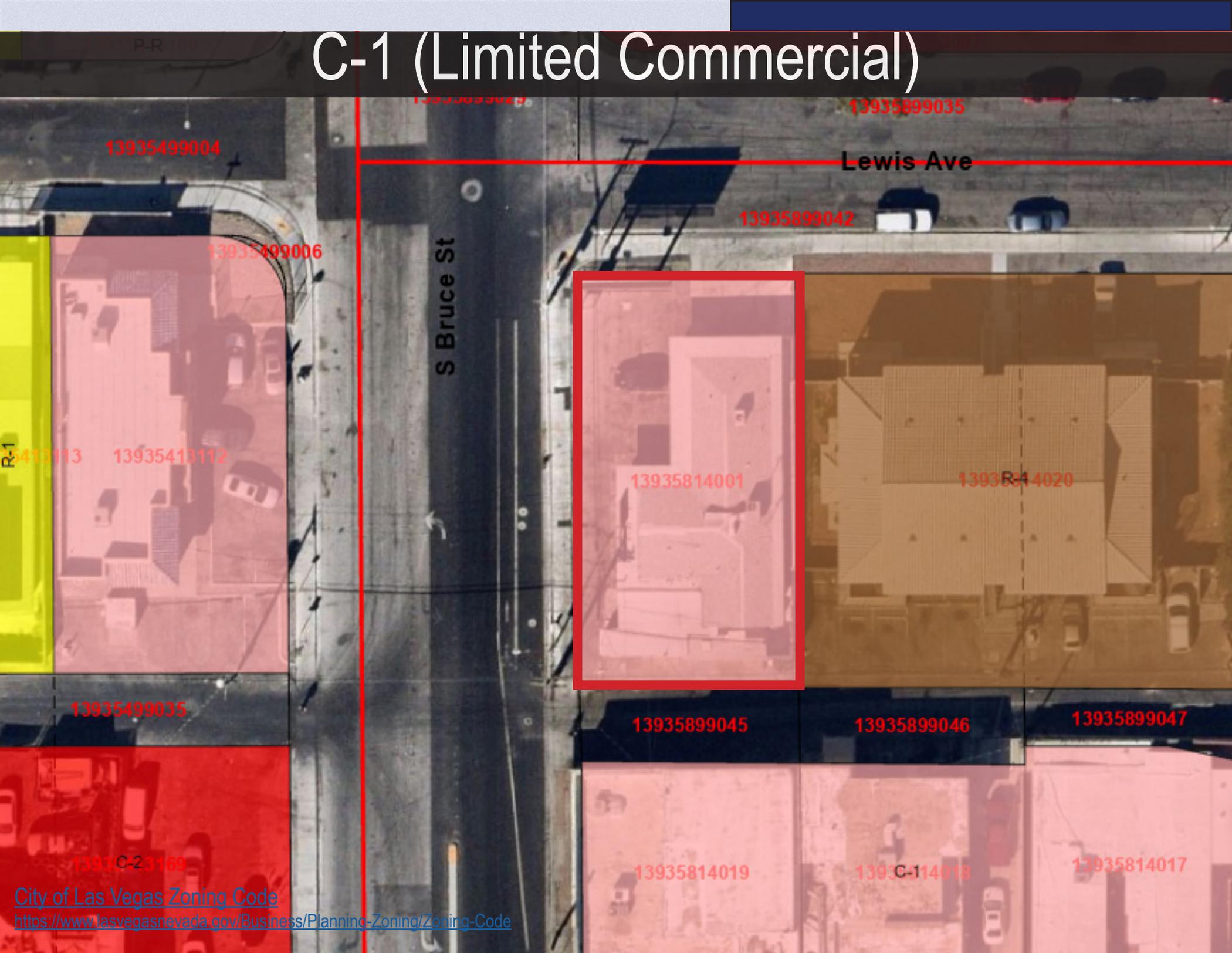
Lowe's  
Family Dollar  
Chase Bank

Showboat Park  
Apartments  
Jack in the Box  
Wildfire Casino  
StorageOne

# Map of Opportunity Zones



# C-1 (Limited Commercial)



P-R

13935899029

13935899035

13935499004

Lewis Ave

13935499006

13935899042

S Bruce St

R-1

13935413113

13935413112

13935814001

13935814020

13935499035

13935899045

13935899046

13935899047

13935814019

13935814019

13935814018

13935814017

City of Las Vegas Zoning Code

<https://www.lasvegasnevada.gov/Business/Planning-Zoning/Zoning-Code>





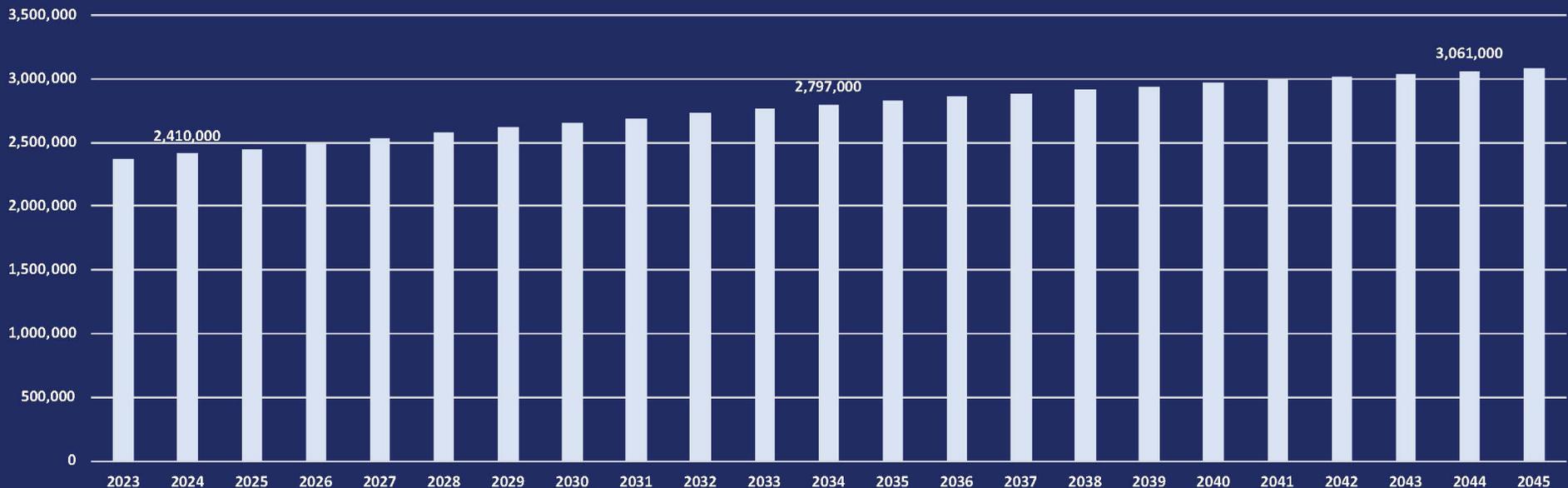
# POPULATION PROJECTIONS

## KEY THEMES FOR LAS VEGAS



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PREMIER

- In-Bound Migration: For every 100 residents thinking of leaving Las Vegas, 134 want to come to the state<sup>1</sup>
- New residents tend to be more affluent<sup>2</sup>
- Nearly 93,000 jobs have been added since the pre-pandemic high
- The LVCVA estimates nearly 9,000 hotel rooms have been announced as under construction or future development
- HAAS automation, Warner Brothers and Sony are anticipated to be new job creators for the Valley
- Population is forecasted to grow by nearly 400,000 by 2034 to almost 2.8 million<sup>3</sup>



1. Source: Movebuddha

2. Source: Placer.ai

3. Source: CBER



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