

**FOR SALE**

2950 E Flamingo Road, Suite I, Las Vegas, NV 89121



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$719,000
<b>BUILDING SIZE:</b>	2,839 SF
<b>LOT SIZE:</b>	0.218 Acres
<b>PRICE / SF:</b>	\$253.26
<b>YEAR BUILT:</b>	1985
<b>APN:</b>	162-13-419-009

## PROPERTY OVERVIEW

Introducing a prime investment opportunity in Las Vegas, this 2,839 SF building boasts glass partitions, dropdown LED lighting, break rooms, covered parking, and abundant natural light. Designed to cater to the needs of modern office spaces, the property offers a seamless blend of functionality and aesthetic appeal. With a focus on creating an inviting and productive work environment, this building presents an attractive proposition for discerning office building investors.

## PROPERTY HIGHLIGHTS

- Prime location in Las Vegas
- Well-maintained exterior with versatile interior layout
- Glass partitions for modern aesthetic
- Abundant natural light along with dropdown LED lighting
- Multiple break rooms
- Covered parking for tenants

### DAVID LIVINGSTON

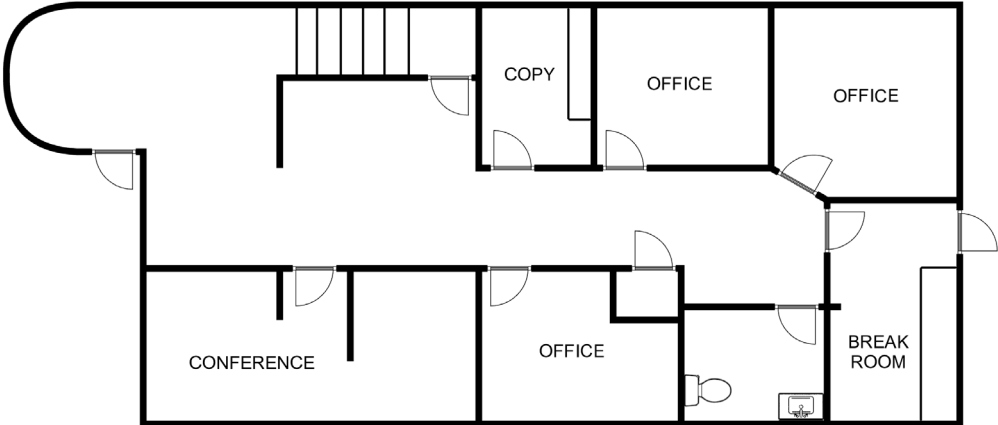
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**FLOOR PLAN**

FIRST FLOOR

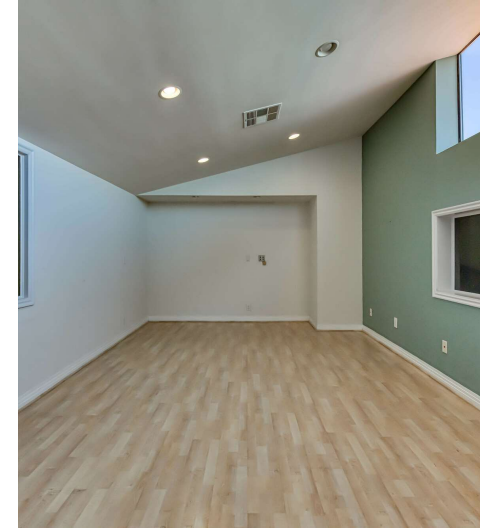


SECOND FLOOR



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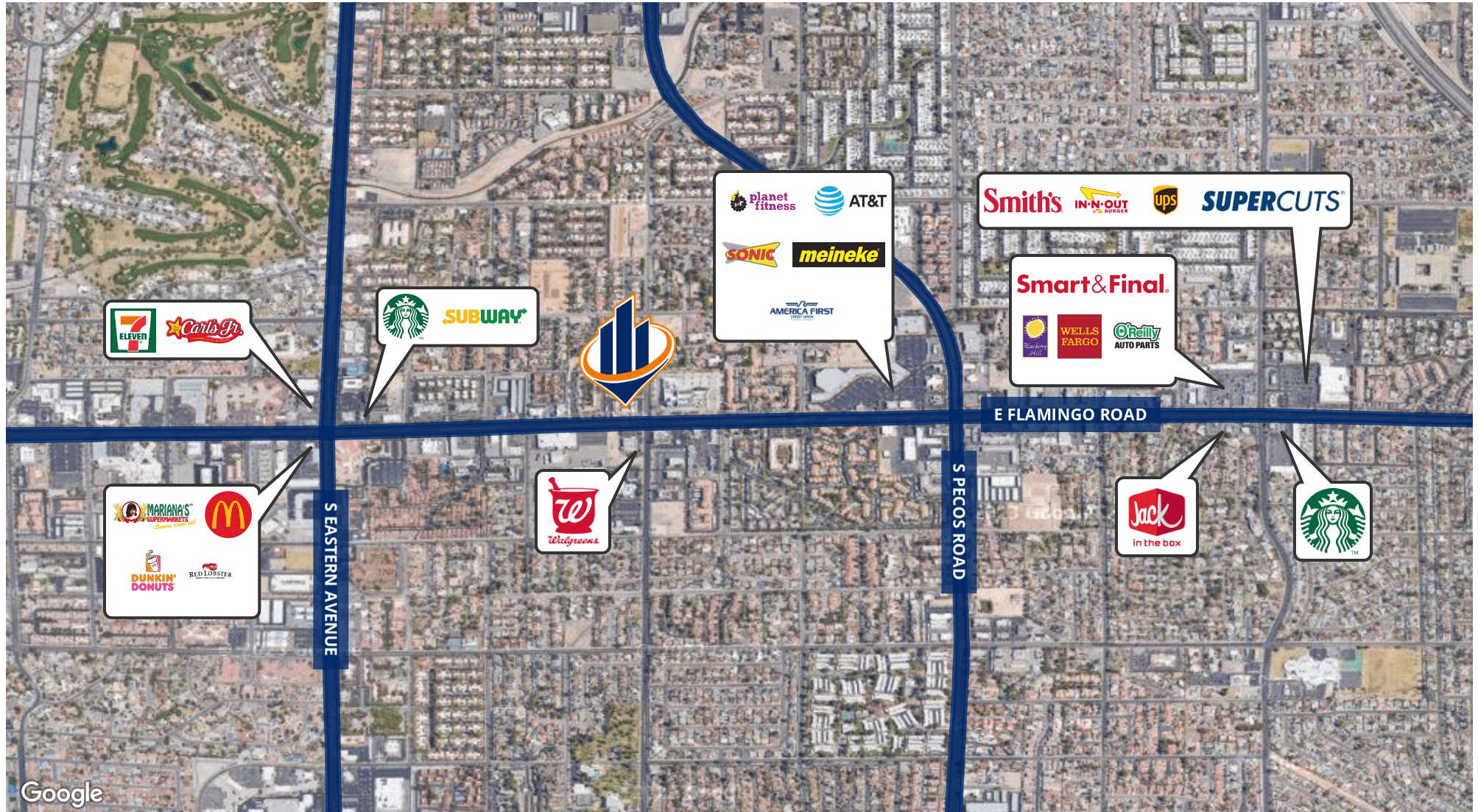
**AERIAL**



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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

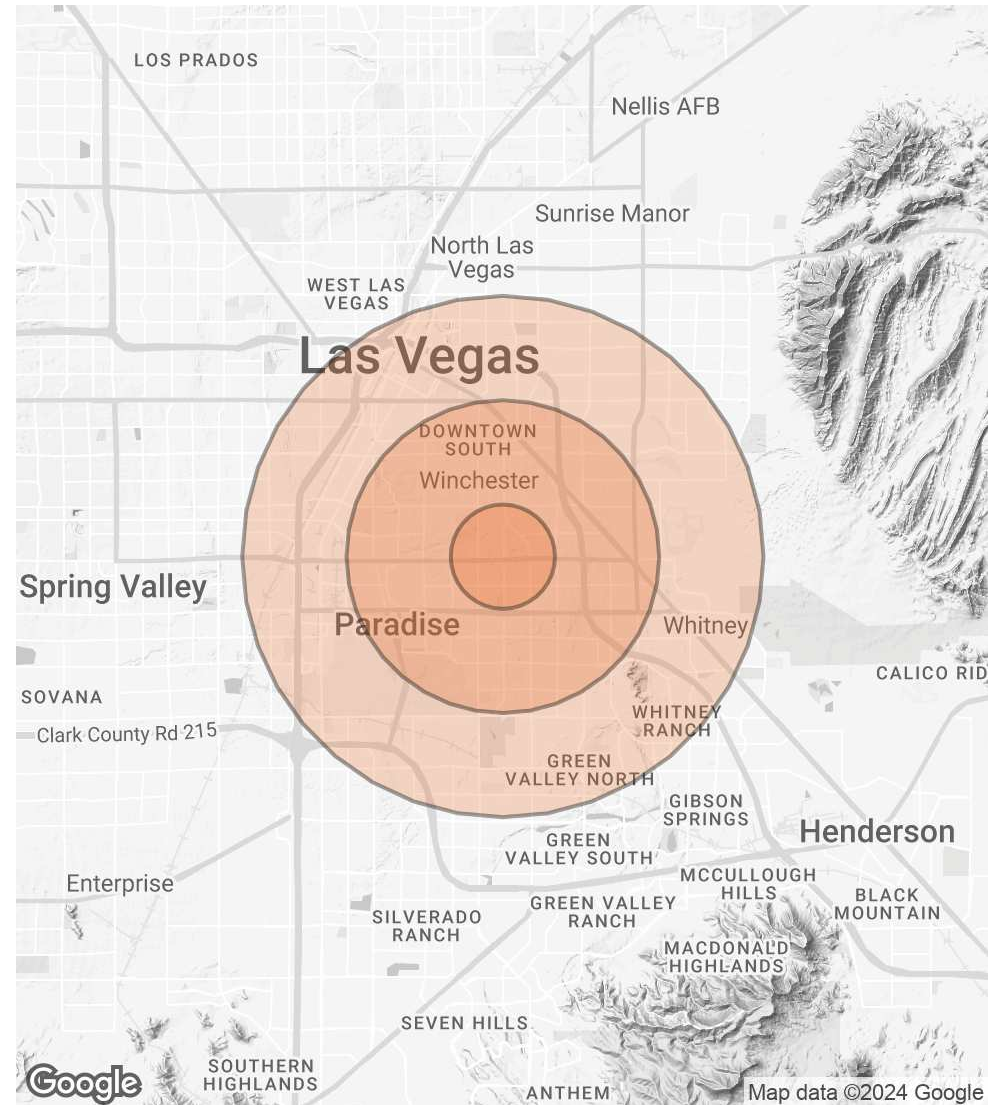
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	17,765	195,504	460,742
<b>AVERAGE AGE</b>	45	40	39
<b>AVERAGE AGE (MALE)</b>	44	40	39
<b>AVERAGE AGE (FEMALE)</b>	46	41	40

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	7,854	81,878	183,756
<b># OF PERSONS PER HH</b>	2.3	2.4	2.5
<b>AVERAGE HH INCOME</b>	\$74,808	\$64,735	\$68,055
<b>AVERAGE HOUSE VALUE</b>	\$420,663	\$351,872	\$360,702

Demographics data derived from AlphaMap



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