

# 509 SOUTH 6TH STREET

Las Vegas, NV 89101

AVAILABLE  
For Lease

**\$0.99 PSF INTRODUCTORY RATE!**



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### Property Highlights

- 3 offices, open office areas, kitchen, bathroom, and 2 adjacent storage areas
- One storage area is fully built out with a kitchen and bathroom
- The property was recently renovated
- Functional for all professional uses
- Located in Downtown Las Vegas
- Easy access to City Hall, the Federal Courthouse, Regional Justice Center, and the I-15 and I-11 Freeways
- Lot size: ±0.16 AC

### Lease Details



**\$1.40 PSF NNN**  
Lease Rate



**±2,194 SF**  
Space Available



**Downtown**  
Submarket

### Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2024 Population	17,169	184,980	530,970
<b>Average Household Income</b>			
2024 Average Household Income	\$60,907	\$65,632	\$67,292

Population	1 mile	3 miles	5 miles
2010 Population	18,452	177,949	506,932
2020 Population	16,039	184,231	527,759
<b>2024 Population</b>	<b>17,169</b>	<b>184,980</b>	<b>530,970</b>
2029 Population	19,097	191,930	548,428
2010-2020 Annual Rate	-1.39%	0.35%	0.40%
2020-2024 Annual Rate	1.61%	0.10%	0.14%
2024-2029 Annual Rate	2.15%	0.74%	0.65%
2024 Median Age	40.8	37.1	35.7

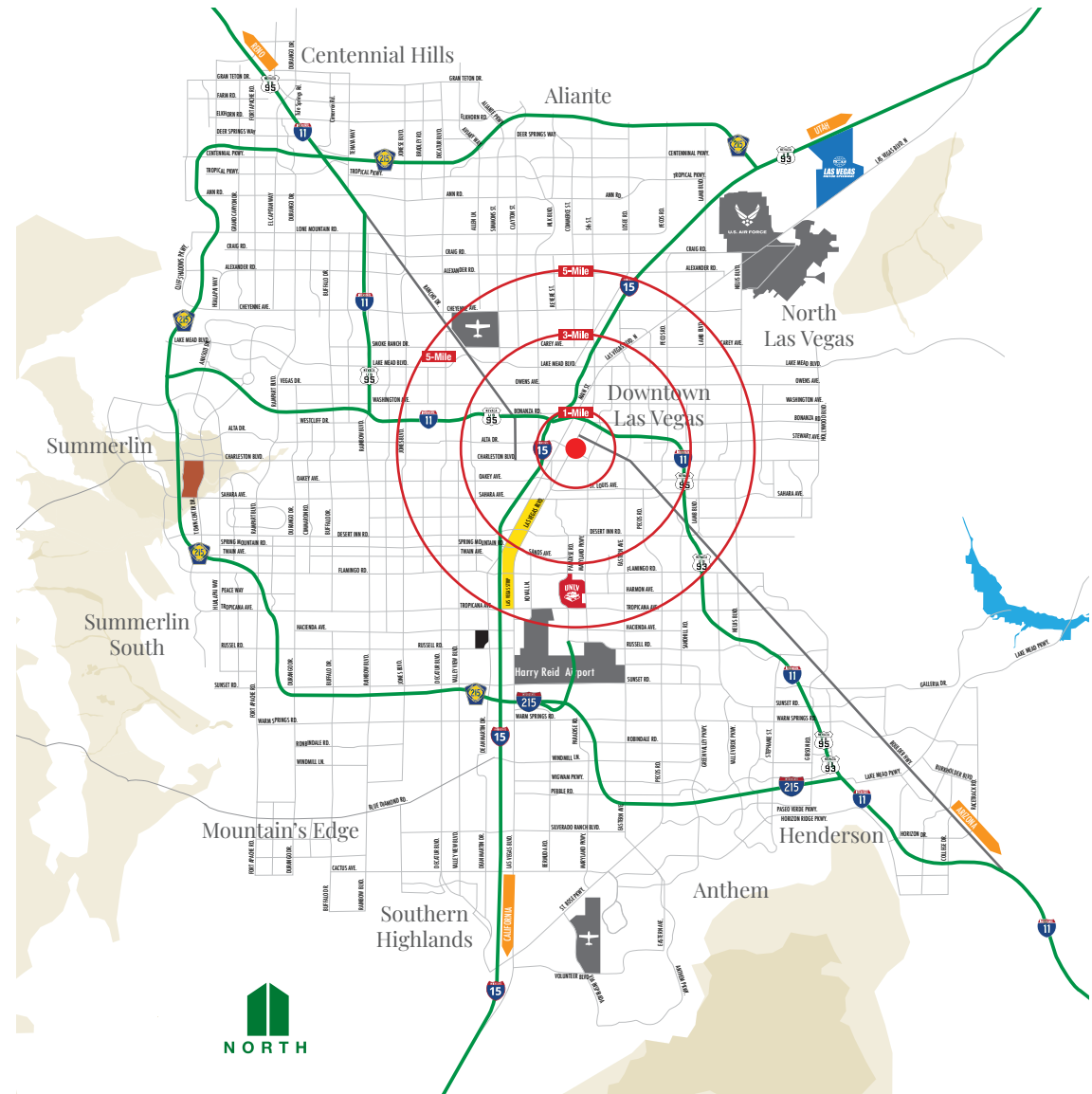
Households	1 mile	3 miles	5 miles
2024 Wealth Index	35	43	44
2010 Households	7,394	62,206	174,493
2020 Households	8,065	69,345	192,494
<b>2024 Total Households</b>	<b>8,657</b>	<b>71,566</b>	<b>197,586</b>
2029 Total Households	9,535	75,298	206,823
2010-2020 Annual Rate	0.87%	1.09%	0.99%
2020-2024 Annual Rate	1.68%	0.74%	0.62%
2024-2029 Annual Rate	1.95%	1.02%	0.92%

Average Household Income	1 mile	3 miles	5 miles
<b>2024 Average Household Income</b>	<b>\$60,907</b>	<b>\$65,632</b>	<b>\$67,292</b>
2029 Average Household Income	\$70,610	\$76,775	\$78,897
2024-2029 Annual Rate	3.00%	3.19%	3.23%

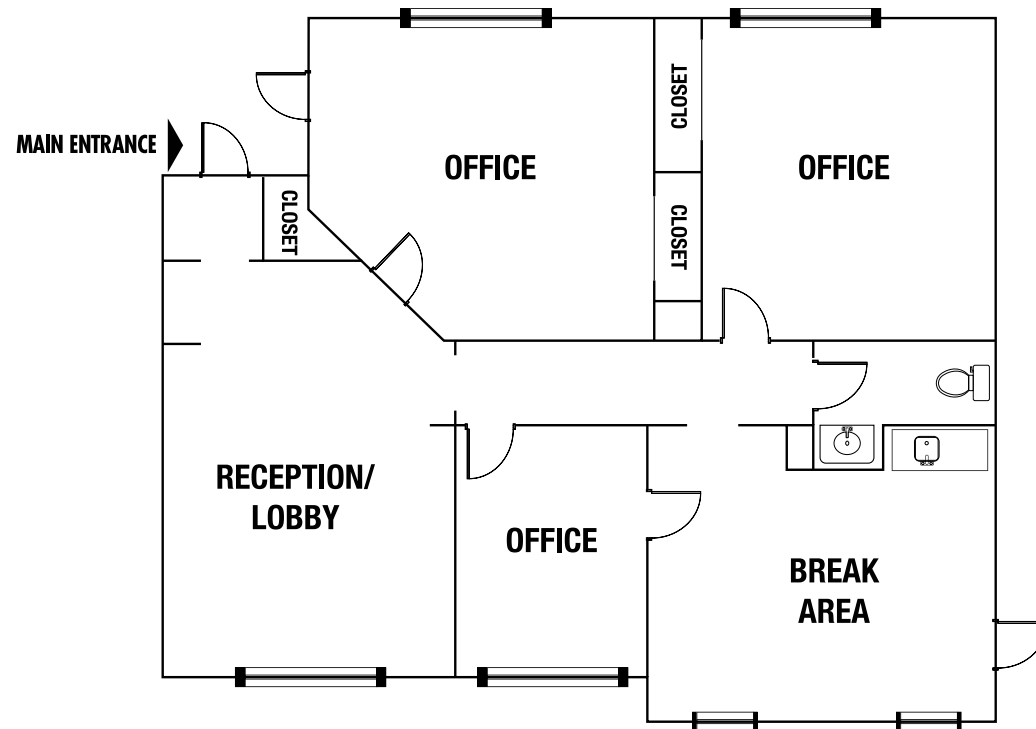
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	9,678	78,154	218,144
2020 Total Housing Units	9,519	78,136	215,620
<b>2024 Total Housing Units</b>	<b>10,055</b>	<b>79,343</b>	<b>218,239</b>
2024 Owner Occupied Housing Units	1,740	24,865	74,880
2024 Renter Occupied Housing Units	6,917	46,701	122,706
2024 Vacant Housing Units	1,398	7,777	20,653
2029 Total Housing Units	10,943	83,313	228,216
2029 Owner Occupied Housing Units	1,885	26,751	80,448
2029 Renter Occupied Housing Units	7,651	48,547	126,375
2029 Vacant Housing Units	1,408	8,015	21,393





## Property Photos

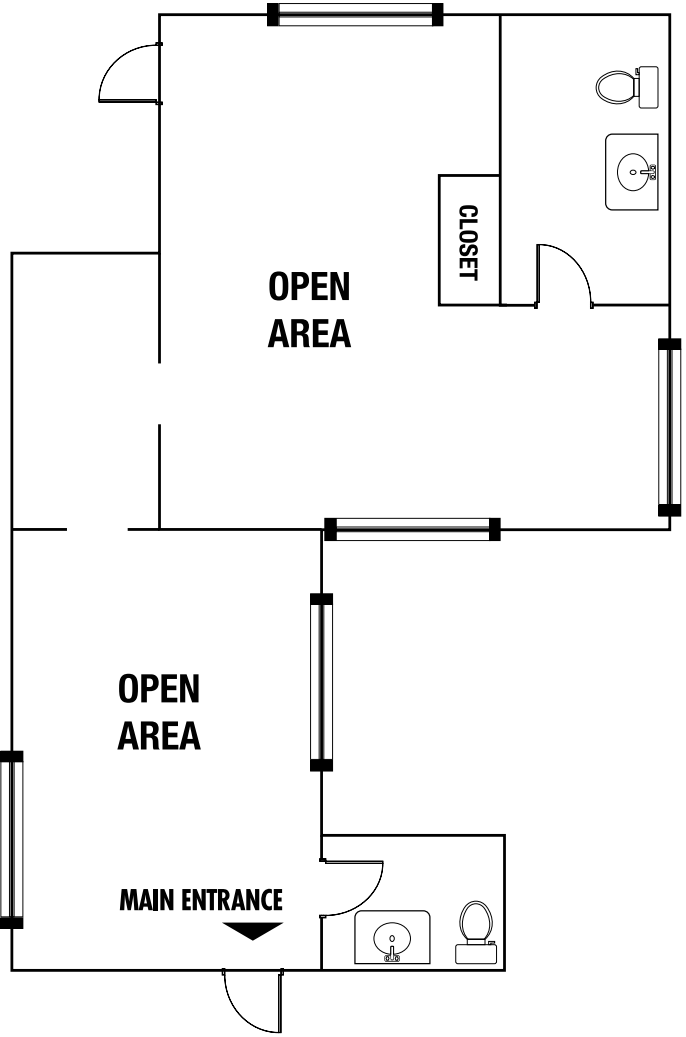




## Space Information

+ Building:	1
+ Available SF:	±1,259
+ Lease Rate:	\$1.40 PSF NNN
+ CAM Charges:	\$0.40 PSF
+ Available:	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.*



Space Information

+ Building:	2
+ Available SF:	±935
+ Lease Rate:	\$1.40 PSF NNN
+ CAM Charges:	\$0.40 PSF
+ Available:	Immediately

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# 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](http://clarkcountynv.gov), [data.census.gov](http://data.census.gov), [lvgea.org](http://lvgea.org), [wikipedia.com](http://wikipedia.com)

# City of Las Vegas



## Synopsis

The City has cultivated and championed a variety of important projects for the benefit of the community. Some highlights include downtown's newest property Circa, scheduled to open this year. Circa is downtown's first newly built hotel-casino since the 1980s and includes a 459-foot-tall tower, 777 new rooms, a massive sports book, multiple swimming pools, bars and restaurants.


There has been a \$32 million upgrade to the Fremont Street Experience canopy, and the new Downtown Grand tower is just north of the canopy making the area even more spectacular. The City is looking forward to the grand opening of the new 350,000 SF International Market Expo Center. Another downtown highlight is the new residential development which includes two complexes on Symphony Park and ShareDOWNTOWN in the 18B Las Vegas Arts District.

The City is also bringing new technologies and industry to Las Vegas.


The heart of the Innovation District is the new International Innovation Center @ Vegas. The City of Las Vegas continues to be a hub for innovation and technology with the opening of this 11,000 SF center for established and emerging tech companies developing smart technologies.

Sources: [wikipedia.com](https://www.wikipedia.com), [data.census.gov](https://data.census.gov)

## Quick Facts

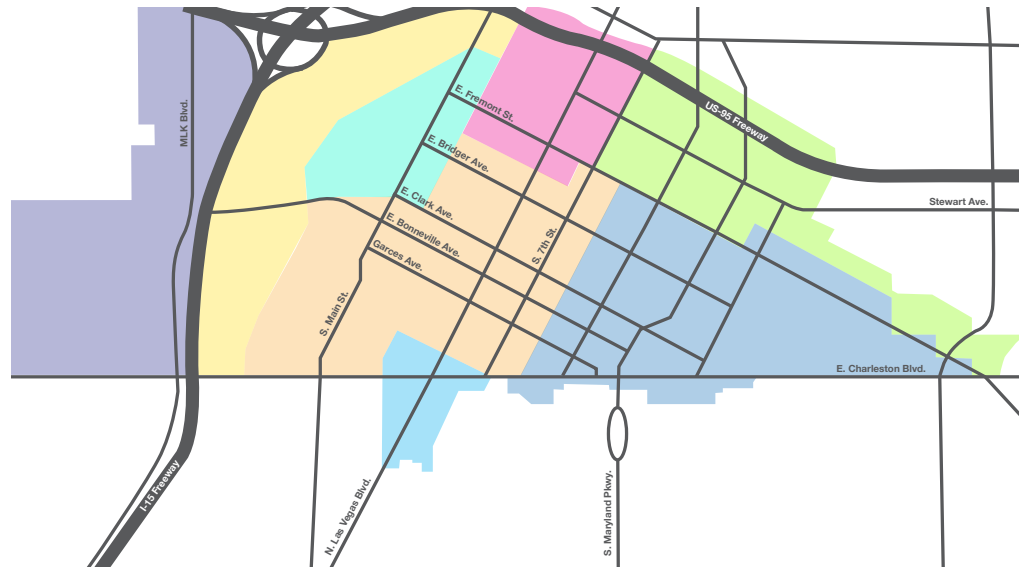
 **±141.8**  
Size (Sq. Mi.)

 **641,903**  
Population

 **4,526**  
Pop. Density (Per Sq. Mi.)

# 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: [www.wikipedia.com](http://www.wikipedia.com)



# Professional Sports



## Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has four major league professional teams: the Vegas Golden Knights of the NHL (began play in 2017 as the region's first major pro team), the Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: [www.wikipedia.com](http://www.wikipedia.com)



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# Nevada Tax Advantages

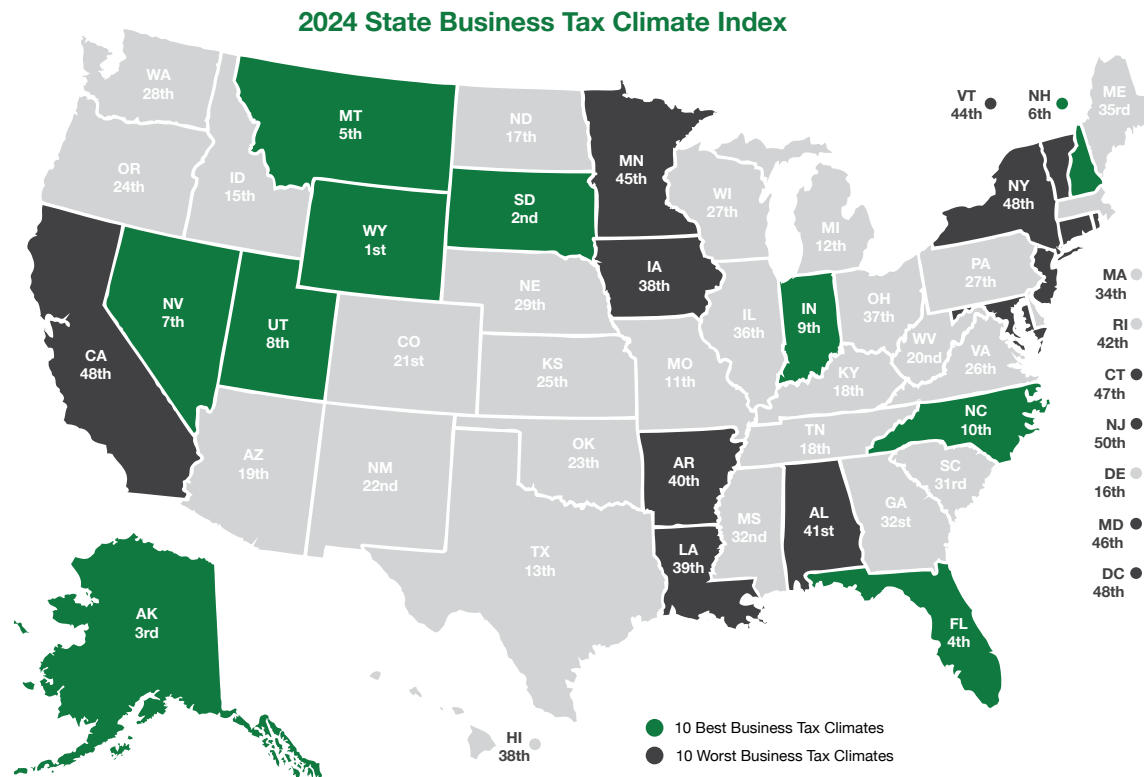
## NEVADA

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](http://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

200,000+

Number of jobs  
added between  
2011 and 2019.

7,500+

Number of new  
businesses added  
between 2011 and 2019.

85%

Milestone graduation  
rate for Clark County  
school district in 2019.



## 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)*