



720
S 7TH ST
LAS VEGAS, NV

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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EXECUTIVE
SUMMARY

EXECUTIVE SUMMARY

CBRE is pleased to offer an exceptional opportunity to purchase a $\pm 28,366$ SF three story building on an ± 0.56 acre site with an additional ± 0.19 acres of uncovered parking. This opportunity is well-suited for an Owner / User looking to create a professional image in a highly visible location in a highly popular area located within a historic district known as Lawyers Row in Downtown Las Vegas. The prime location is within close proximity to several prominent courts and government facilities such as the Federal Justice Center, Clark County Justice Center, Las Vegas Municipal Court, the new Federal Immigration Customs Enforcement Office (“ICE”) and the Nevada Supreme Court and is surrounded by numerous retail, entertainment and restaurant amenities. It is easily accessible to/from I-15 and the I-515 via W Charleston Boulevard, S Las Vegas Boulevard and accessibility improvements created by Project Neon. The subject is well serviced by a diverse mix of professional services offering a favorable demographic that provides for the potential of a multitude of uses to thrive in the area.

The subject property has standard office improvements which consist of a reception / waiting area, thirty-four (34) private offices, three (3) conference rooms, break area and four (4) restrooms in addition to providing street, private and covered parking.

PROPERTY OVERVIEW

List Price	\$7,999,999
Building Size	$\pm 28,366$ SF
Vacant SF	$\pm 13,440$ SF
Annual Income	\$282,000



- Ideal Owner/User building within the historic Lawyer's Row
- Former Professional office
- $\pm 28,366$ SF building on a ± 0.56 acre site with an additional ± 0.19 acres of uncovered parking
- Close proximity to prominent courts and government facilities
- Zoned Professional Office and Parking (P-R)
- Sixty-Seven (67) Covered Parking Spots

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INTERIOR
PHOTOS

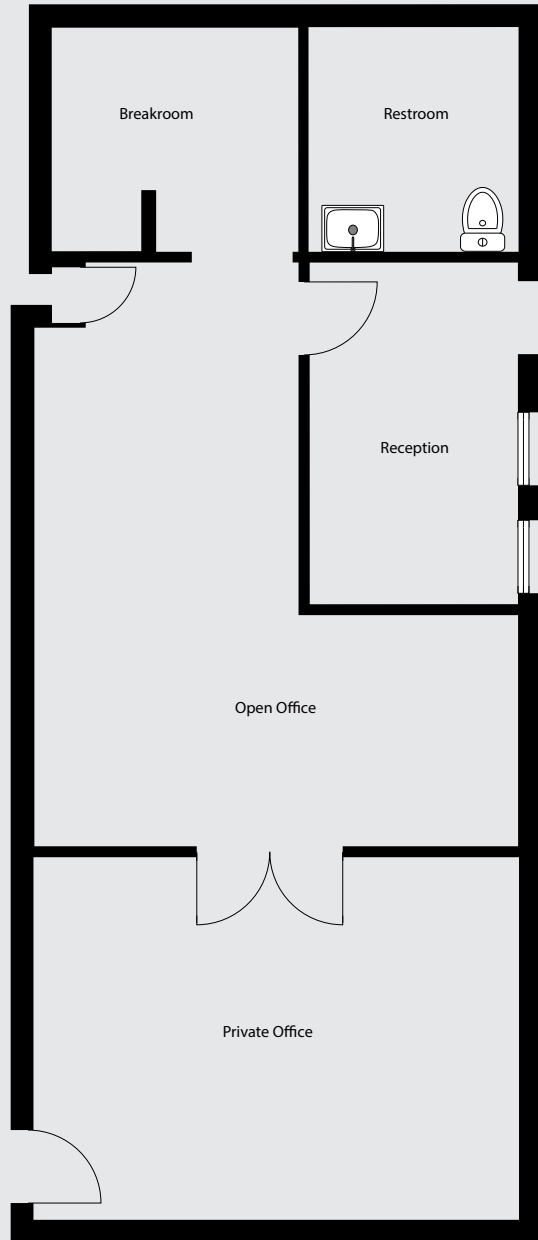


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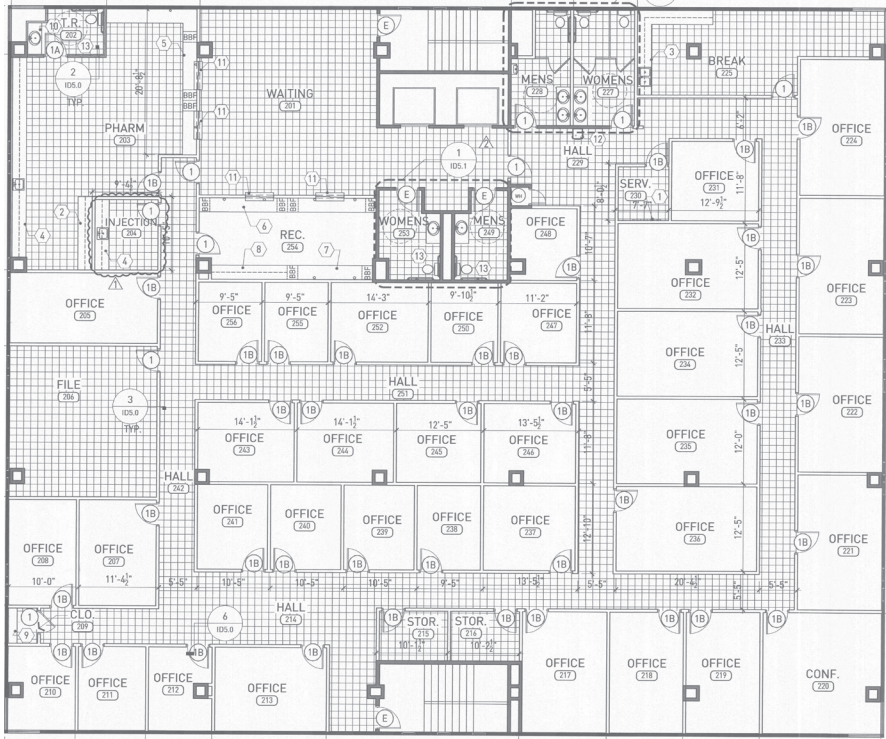
FLOOR
PLANS

GROUND FLOOR





FLOOR PLAN



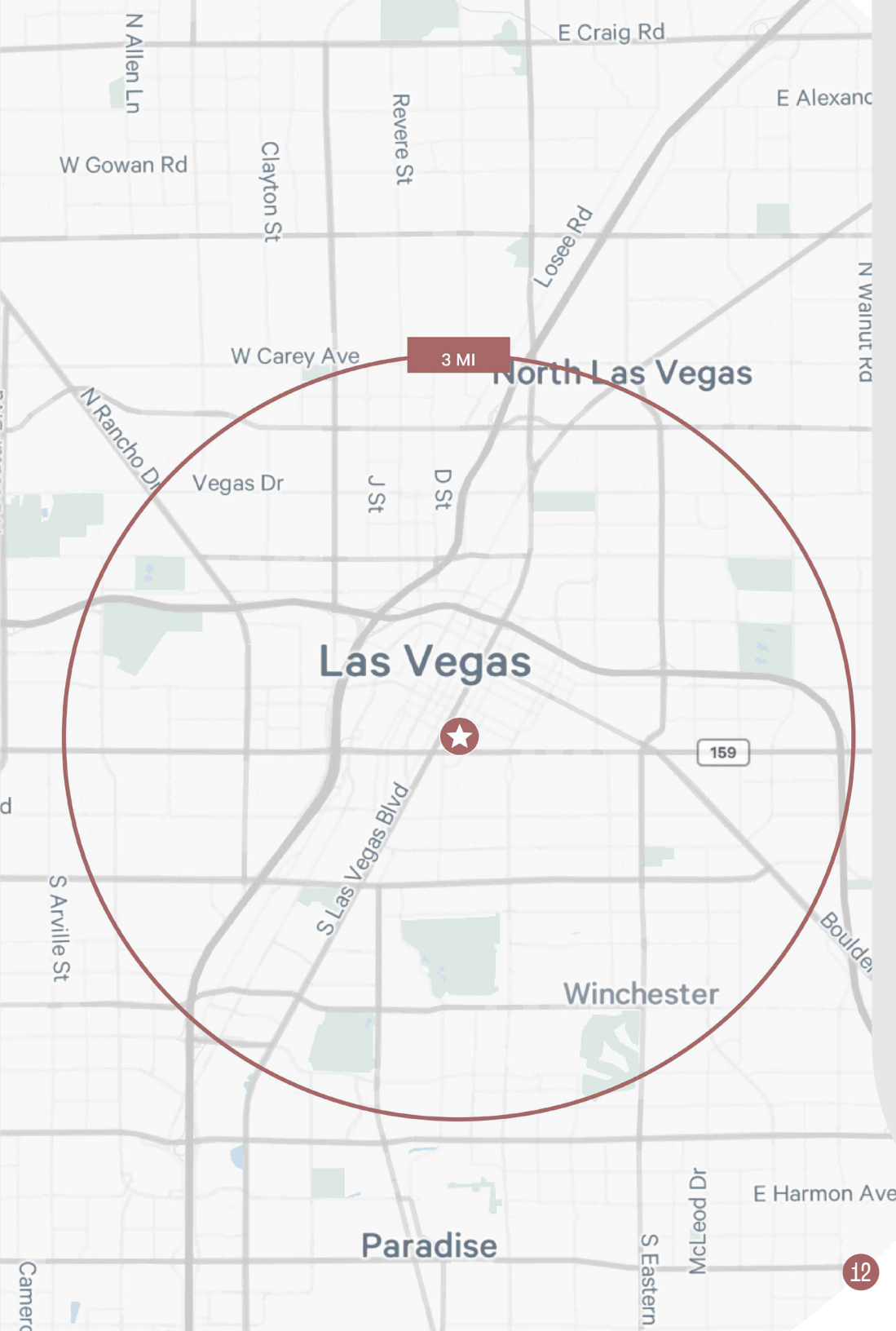
PARKING PLAN



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LOCAL
MARKET
OVERVIEW



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	2 MILES	3 MILES
POPULATION			
2024 Population	16,473	180,154	528,324
2029 Population - Projection	18,429	187,632	545,313
2024-2029 Annual Population	2.27%	0.82%	0.64%
HOUSEHOLD INCOME			
Average Household Income	\$63,735	\$65,140	\$67,488
Median Household Income	\$38,118	\$75,946	\$79,068
HOUSING VALUE			
Median Home Price	\$418,117	\$336,914	\$330,103
Average Home Price	\$448,163	\$402,911	\$404,742
HOUSING UNITS			
Owner-Occupied Housing	19.1%	29.4%	34.1%
Renter-Occupied Housing	66.3%	60.6%	56.4%

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