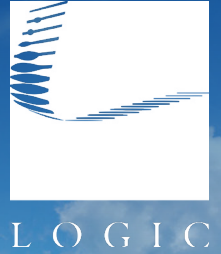


For Sale

± 4,140 SF Fully Leased Investment Property



1301 - 1309 D St.
Las Vegas, NV 89106

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Listing Snapshot



\$500,000
Sale Price



± 4,140 SF
Total Square Footage



139-27-111-060
APN

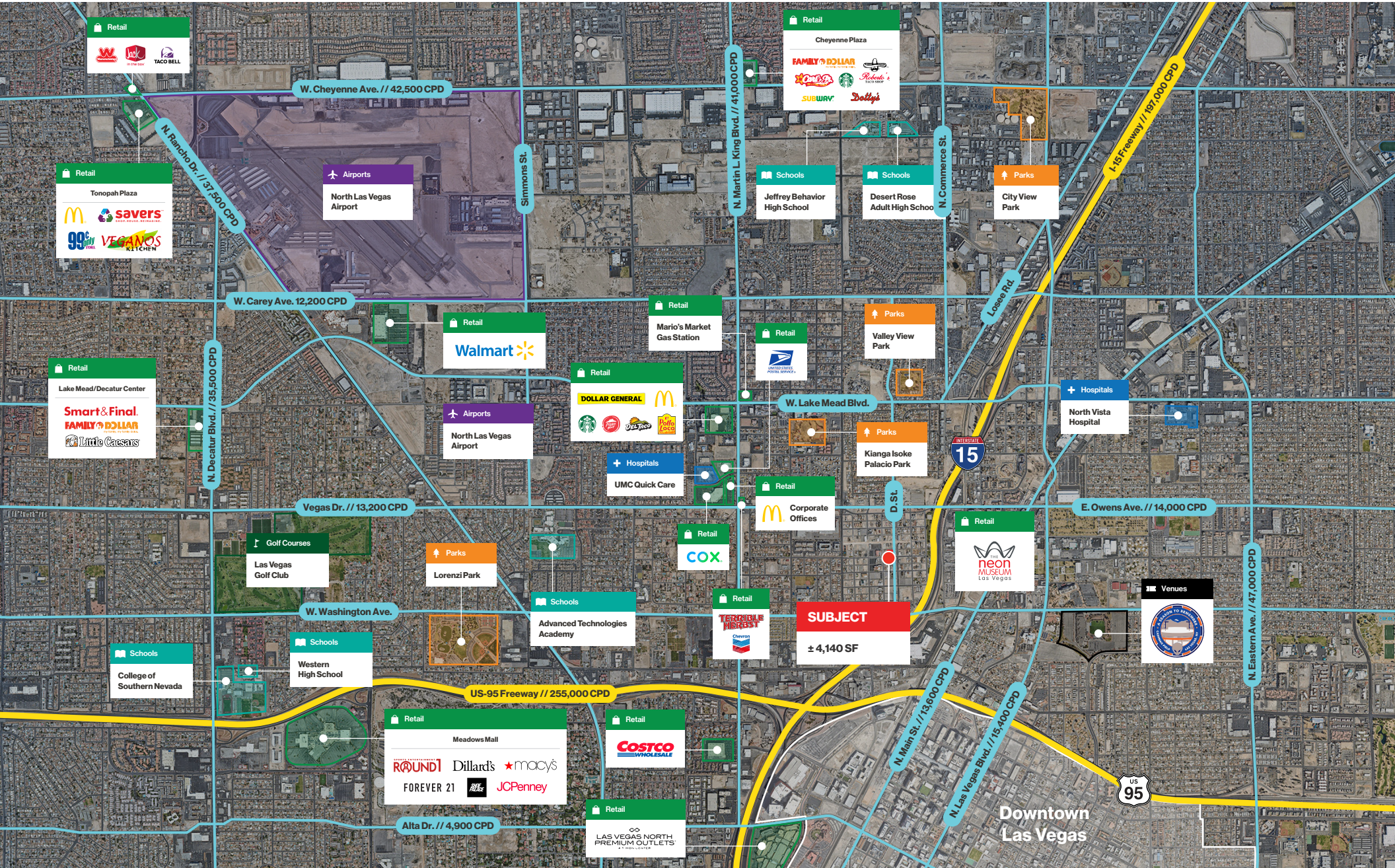
Property Highlights

- Opportunity Zone property
- Fully leased investment
- Great small investor property
- Located in the historic D St. Las Vegas district

Demographics

| | 1-mile | 3-mile | 5-mile |
|-------------------------------|----------|----------|----------|
| 2024 Population | 14,881 | 172,644 | 527,609 |
| 2024 Average Household Income | \$42,127 | \$65,118 | \$69,902 |
| 2024 Total Households | 5,520 | 59,877 | 186,976 |







DOWNTOWN LAS VEGAS


LAS VEGAS STRIP


US-95 Freeway // 255,000 CPD



I-15 Freeway // 197,000 CPD



 Parks
Ethel Pearson Park

 Retail
Premium Outlet Mall

 Retail
US FOODS
OUTWEST
REAL ESTATE

SUBJECT
± 4,140 SF

Madison Ave.

F St.

C St.

 Retail
Annie's Kitchen

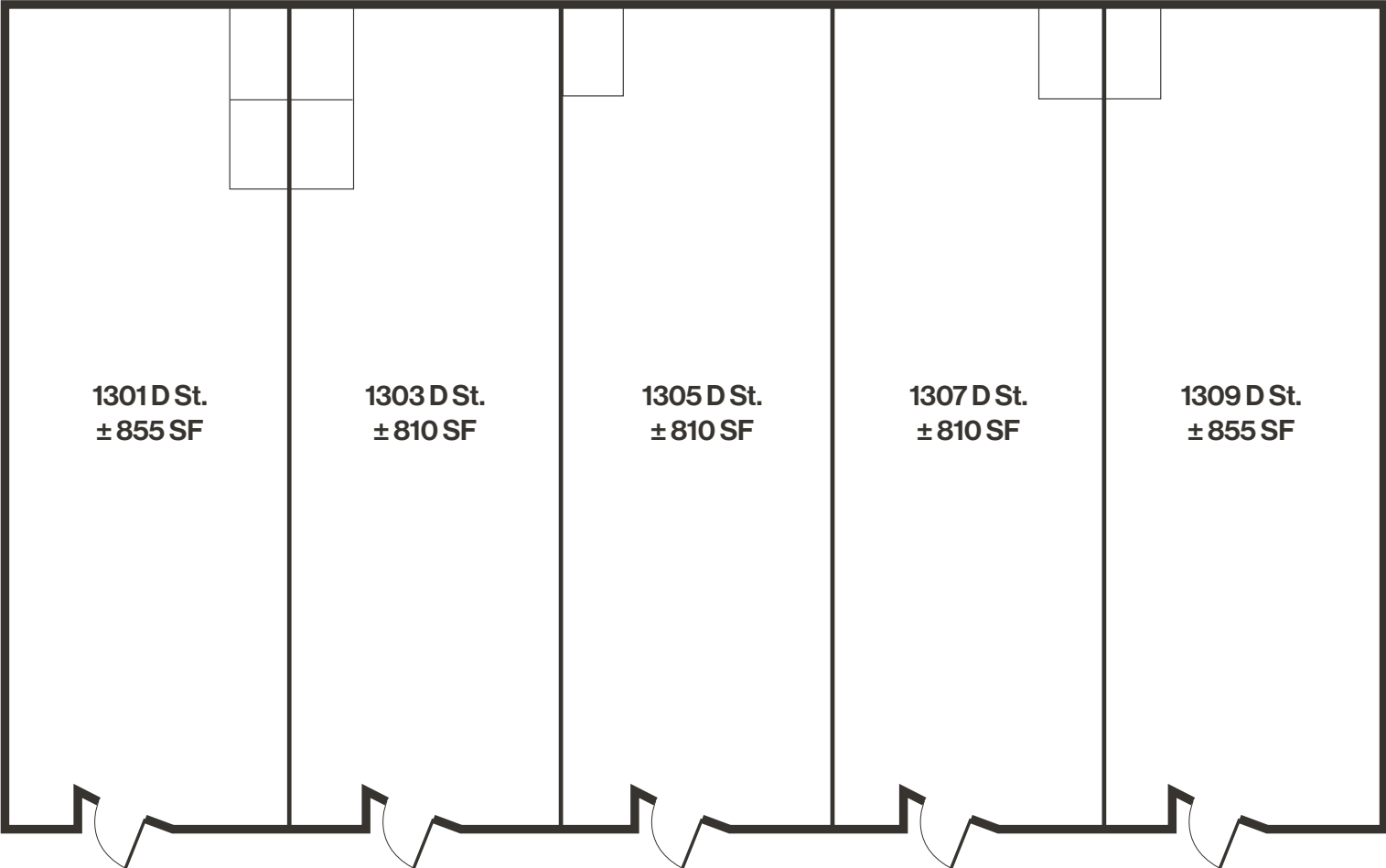
W. Monroe Ave.

D St.

N.E. St.

Jackson Ave.

Floor Plan



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Specializing in Brokerage and Receivership Services



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For inquiries please reach out to our team.

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