

For Sale or Lease

W. Washington Ave. & F St.



522 W. Washington Ave.
Las Vegas, NV 89106

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Listing Snapshot



\$1,850,000
Sale Price



± 10,124 SF
Available Square Footage



± 0.46 AC
Total Acreage



\$0.85 PSF/Mo. NNN
Lease Rate



Historical West Side
Submarket

Property Highlights

- The ± 10,124 SF U-shaped property has a commercial kitchen, multiple restrooms with showers, and a variety of rooms
- The vacant property is located in the Central West submarket (Historical Westside) and would qualify for SBA financing
- An estimated \$1B is being invested in the area, including new housing, infrastructure, and a library.
- The City of Las Vegas is offering multiple **incentives/programs**:
 - **Facade Improvement Rebates:** Visual Improvement Program (VIP) offers 50% rebates up to \$25,000, while Owner's Participation Agreement (OPA) provides rebates up to \$95,000 for larger investments
 - **Tax Benefits:** Property is located in the City's Redevelopment Agency (RDA) area and federally designated Opportunity Zone, allowing for capital gains deferrals through qualified Opportunity Fund purchases
- Additional City and State incentives may be available.

Demographics

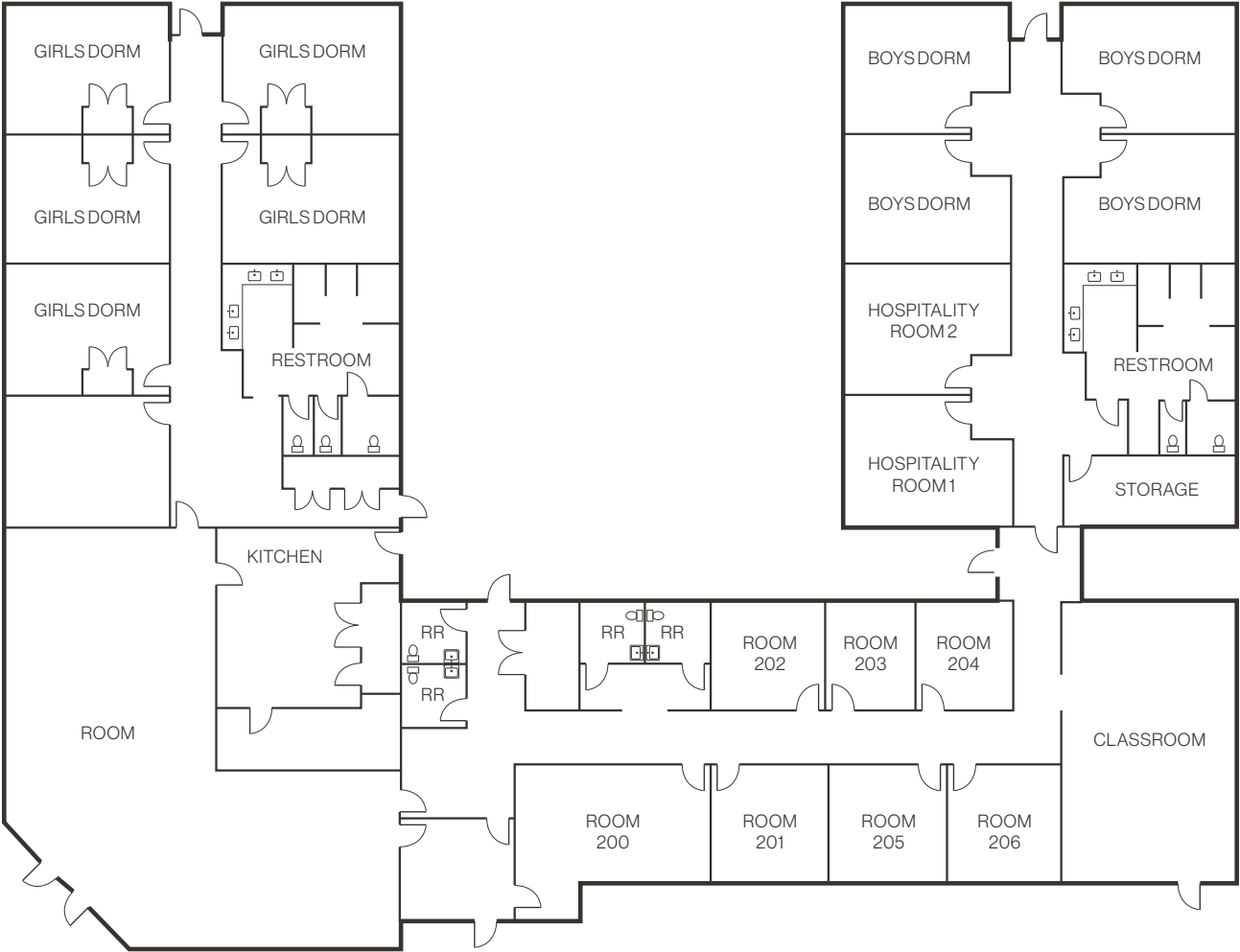
	1-mile	3-mile	5-mile
2025 Population	15,076	171,570	531,126
2025 Average Household Income	\$50,975	\$70,653	\$73,527
2025 Total Households	5,356	61,846	192,373







Floor Plan | ± 10,124 SF



Property Photos



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For inquiries please reach out to our team.

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