



OFFERING MEMORANDUM

808 W. LAKE MEAD BLVD.

Las Vegas, NV 89106



PRESENTED BY:

PAUL CHAFFEE, CCIM

Vice President

C: 702.218.8404

paul.chaffee@svn.com

NV #BS.1000874.LLC

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808 W. LAKE MEAD BLVD.

LAS VEGAS, NEVADA 89106

OFFICE SUMMARY

Sale Price:	\$1,899,000
Total SF:	5,589
Price/SF:	\$339.77
Parcel #:	139-21-612-065, & 066,067,068,069
Lot Size:	±0.62 Acres
Year Built:	1964 2020
Zoning:	(C-1) Limited Commercial



PROPERTY SUMMARY

This is a rare opportunity to acquire a freestanding hospitality property on a prominent signalized corner along Lake Mead Boulevard, one of the Las Vegas Valley's major east-west corridors. Previously operated as a bar, lounge, restaurant, and gaming venue, the property features existing hospitality infrastructure that can meaningfully reduce reopening costs and compress time - to market for an experienced operator. Following foreclosure, the property is now VACANT, creating a compelling entry point for an owner- user, investor or hospitality group ready to reposition and capitalize on highly visible Las Vegas address.

PROPERTY HIGHLIGHTS

- Established hospitality infrastructure already in place
- Foreclosure pricing below replacement cost
- Immediate vacancy
- FF&E Included in Sale
- Flexible repositioning or redevelopment potential
- Prominent corner with Las Vegas traffic exposure
- Easy access to I-15 Freeway



HOSPITALITY
INFRASTRUCTURE



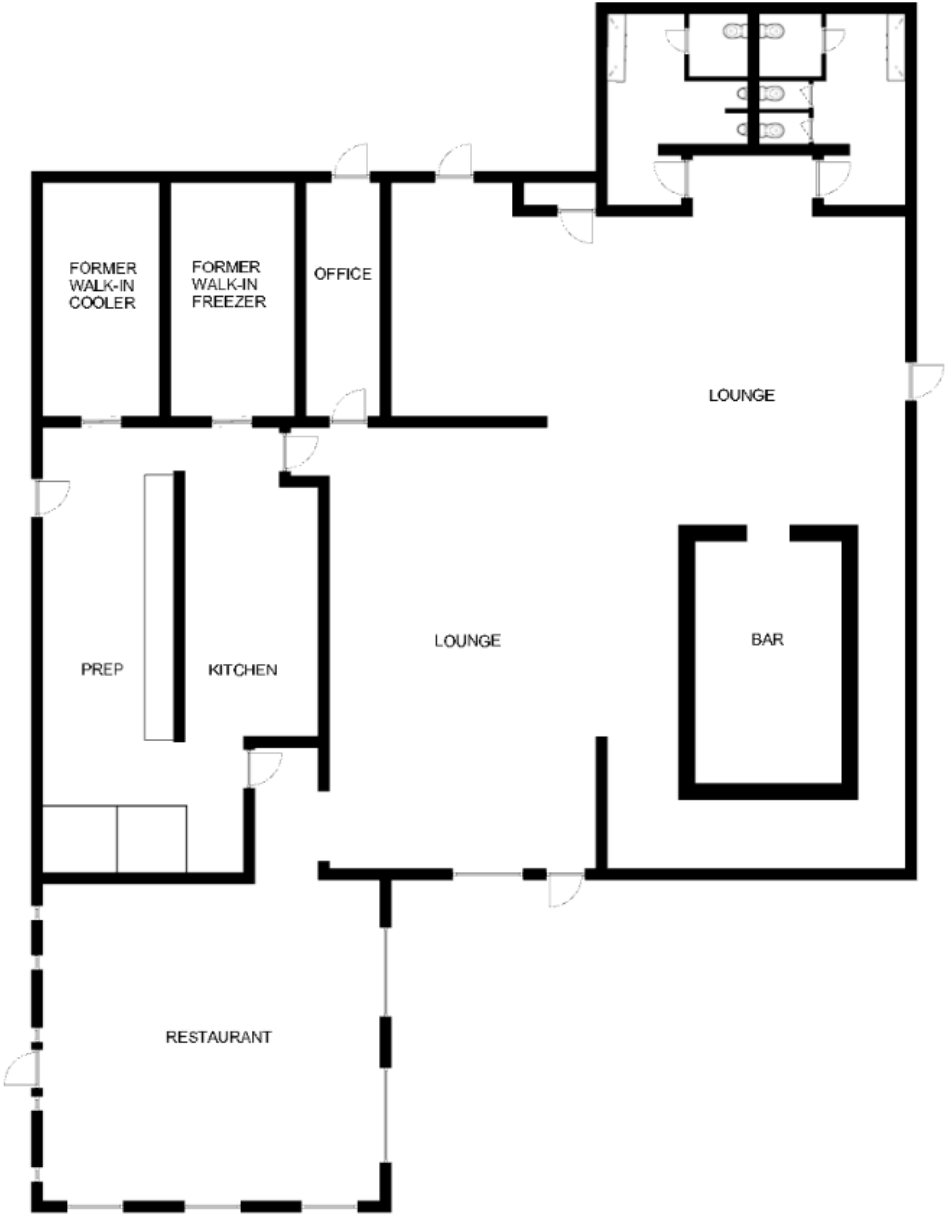
POTENTIAL
REDEVELOPMENT



EXCELLENT
ACCESSIBILITY

PROPERTY PHOTOS

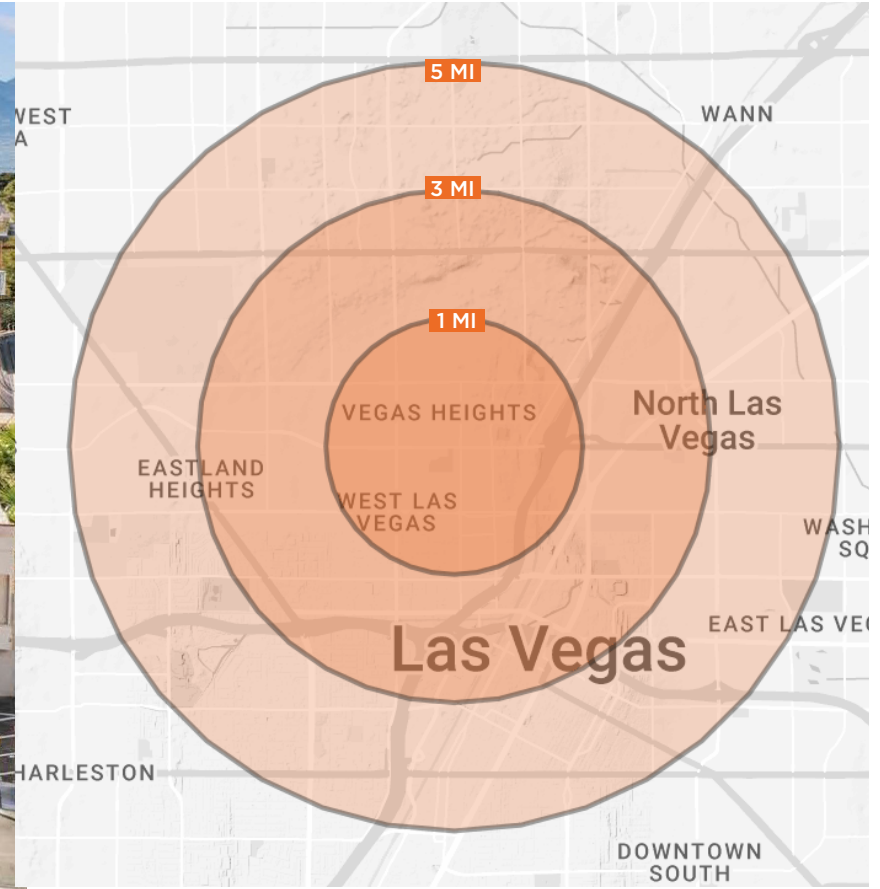




AERIAL MAP



DEMOGRAPHICS



POPULATION	1 MILE	2 MILES	3 MILES	HOUSEHOLD & INCOME	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	15,294	63,553	161,761	TOTAL HOUSEHOLDS	5,362	21,187	53,989
AVERAGE AGE	33.0	33.6	34.4	# OF PERSONS PER HH	2.9	3.0	3.0
AVERAGE AGE (MALE)	31.6	32.2	33.6	AVERAGE HH INCOME	\$48,205	\$64,362	\$69,256
AVERAGE AGE (FEMALE)	35.1	34.5	35.4	AVERAGE HOUSE VALUE	\$254,873	\$268,054	\$310,128



Collective Strength, Accelerated Growth

Paul Chaffee, CCIM

Executive Vice President

O: 702.527.7769 | C: 702.218.8404

paul.chaffee@svn.com

Lic. BS.1000874, BUSB.0006977

6018 S DURANGO DRIVE, STE 110, LAS VEGAS, NV 89113

SVN-THEEQUITYGROUP.COM | 702.369.4300