

FOR LEASE

732 South 6th Street, Las Vegas, NV 89101



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2.25 PSF Modified Gross
BUILDING SIZE:	13,788 SF
AVAILABLE SF:	854 - 1,574 SF
LOT SIZE:	0.4 Acres
YEAR BUILT:	1992
ZONING:	C-1
SUBMARKET:	Downtown Las Vegas
APN:	139-34-410-256

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PROPERTY OVERVIEW

Lease an exceptional commercial space at 732 S 6th St, Las Vegas, NV, 89101. This prime property offers modern architecture, spacious floor plans, and state-of-the-art amenities perfectly suited for a variety of businesses. With ample parking, high visibility, and excellent foot traffic, it provides an outstanding opportunity for retail or office use. The property boasts a strategic location, ensuring easy access for both customers and employees. Featuring customizable interiors, impressive storefronts, and polished finishes, this space is designed to elevate your brand presence and enhance the customer experience. Take advantage of this premier leasing opportunity to establish your business in a prominent and thriving area.

PROPERTY HIGHLIGHTS

- State-of-the-art amenities and fixtures
- High visibility for enhanced business exposure
- Strategic location with easy access
- Excellent foot traffic for retail opportunities
- Well-maintained and professionally managed property
- Prime leasing opportunity in a thriving area

PROPERTY PHOTOS



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SVN | THE EQUITY GROUP 3

AERIAL



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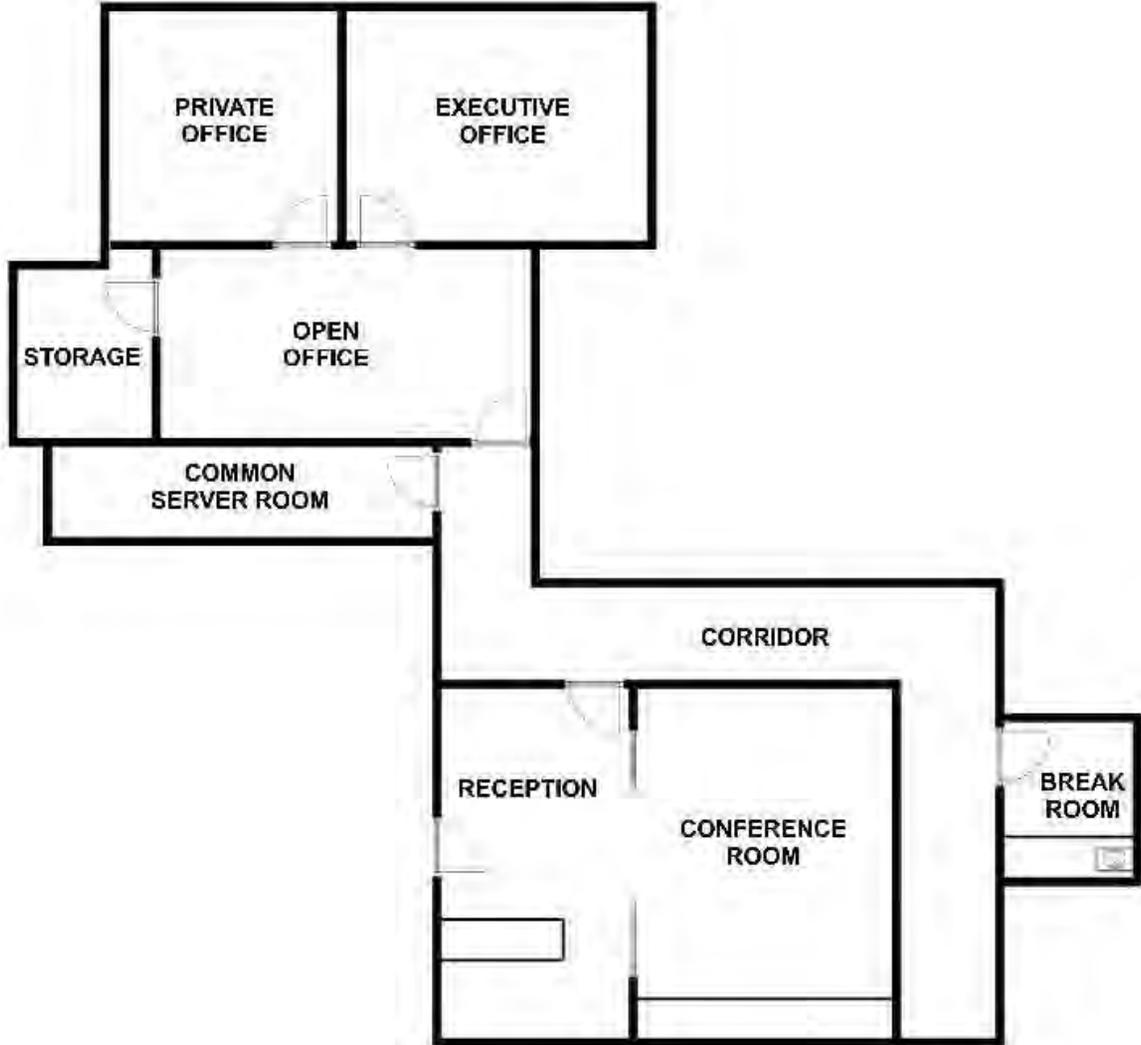
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SVN | THE EQUITY GROUP 4

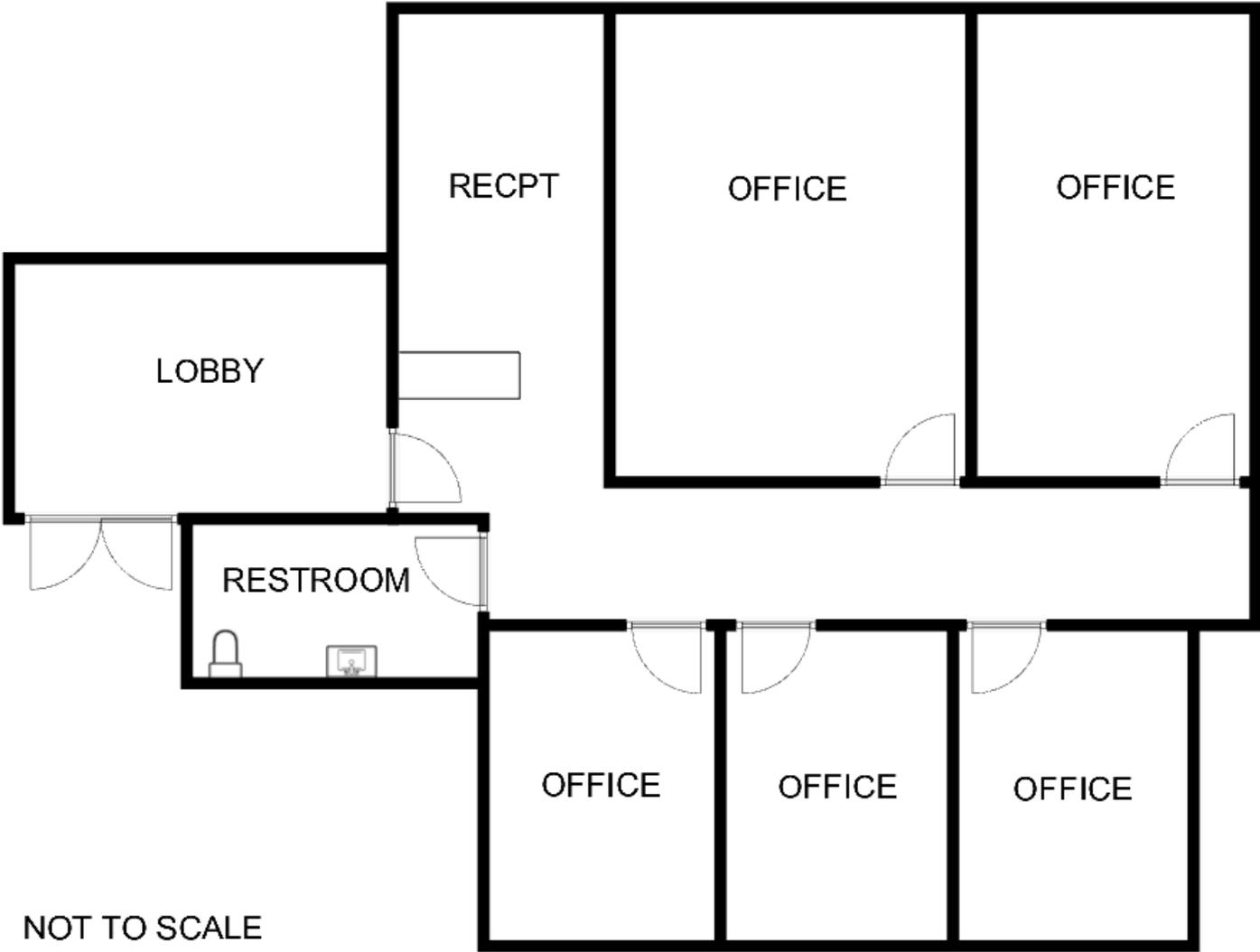
SUITE 200-A FLOOR PLAN | 854 SF



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SUITE 102 FLOOR PLAN | 1,574 SF



NOT TO SCALE

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

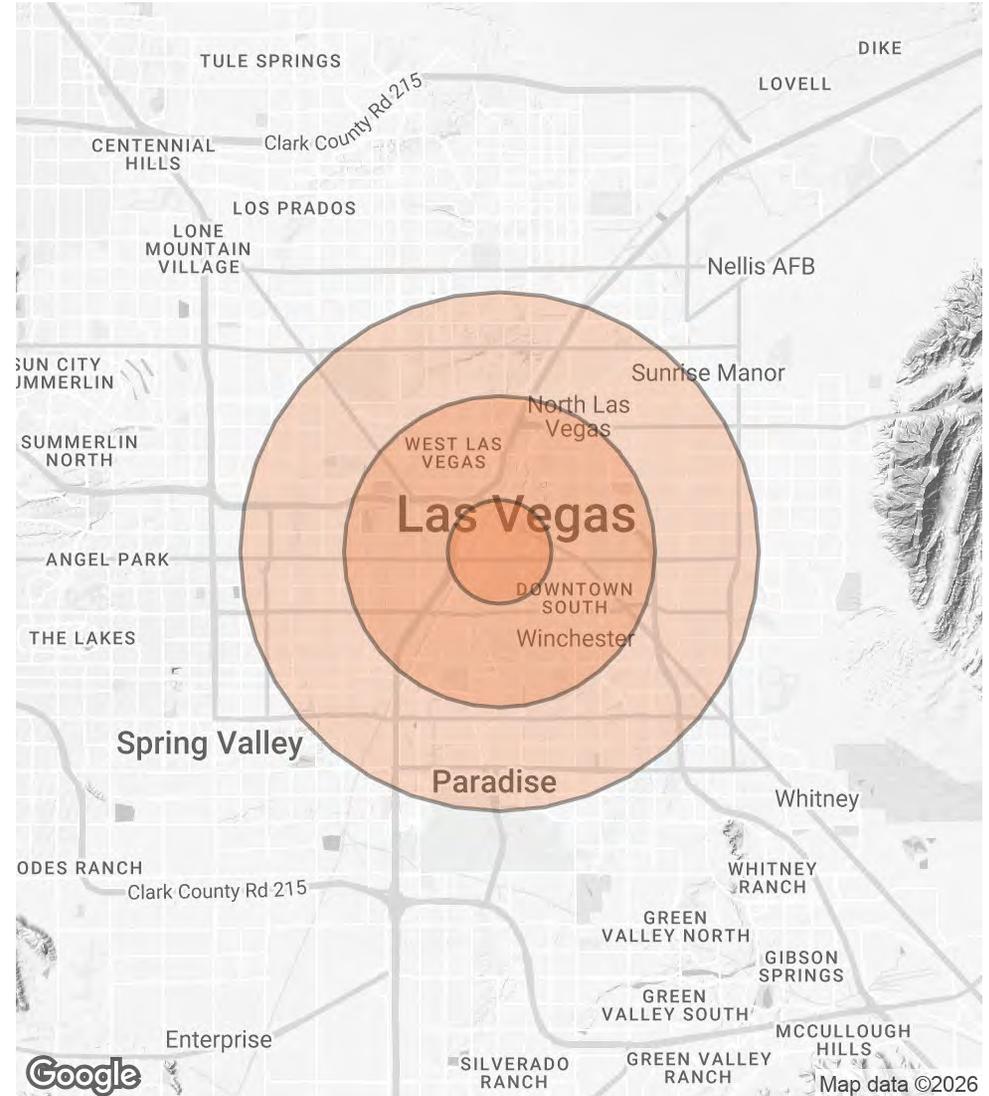
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,478	166,643	512,184
AVERAGE AGE	41.3	37.0	35.1
AVERAGE AGE (MALE)	42.1	36.5	34.5
AVERAGE AGE (FEMALE)	37.9	37.2	35.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,524	77,989	220,059
# OF PERSONS PER HH	1.9	2.1	2.3
AVERAGE HH INCOME	\$41,652	\$42,573	\$45,242
AVERAGE HOUSE VALUE	\$167,923	\$158,692	\$158,249

2020 American Community Survey (ACS)



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