

# FOR SALE

218 South Maryland Pkwy  
Las Vegas, NV 89101



## OFFERING SUMMARY

<b>LIST PRICE:</b>	<b>\$799,000</b>
<b>BUILDING SIZE (approx):</b>	<b>2,664 Sq Ft</b>
<b>LOT SIZE (approx):</b>	<b>0.16 Acres</b>
<b>STYLE:</b>	<b>SINGLE STORY</b>
<b>ASSESSOR PARCEL #:</b>	<b>139-34-712-113</b>
<b>Zoning:</b>	<b>R-4 (SUP - Office)</b>



## PROPERTY OVERVIEW

Omniterra Solutions is proud to present 218 S. Maryland Parkway, a single-story office building located in Downtown Las Vegas, with close proximity to the Regional Justice Center. The property has 7 offices, a conference room, a kitchen, a reception/lobby, 2 bathrooms, and 2 storage rooms. Maryland Pkwy is currently being redevelopment by the Department of Transportation.

## PROPERTY HIGHLIGHTS

- Single Story
- Frontage on Major Street
- Located in Downtown Las Vegas
- Redevelopment Area
- Close to Fremont Street.

TOMER ITZHAKI

702.220.7587  
[tom@otsrealty.com](mailto:tom@otsrealty.com)

5875 S. Rainbow Blvd Suite #204 | Las Vegas, NV 89118

Tel: 702.220.7587 | Fax: 702.643.6292

The information obtained above has been provided by a third party and is deemed reliable at the time of production of this offering memorandum [ADVERTISEMENT]. Omniterra Solutions does not guarantee the information and is not responsible for misinformation or changes of terms made by any other party."



# FOR SALE

218 South Maryland Pkwy  
Las Vegas, NV 89101



TOMER ITZHAKI  
702.220.7587  
tomer@otsrealty.com

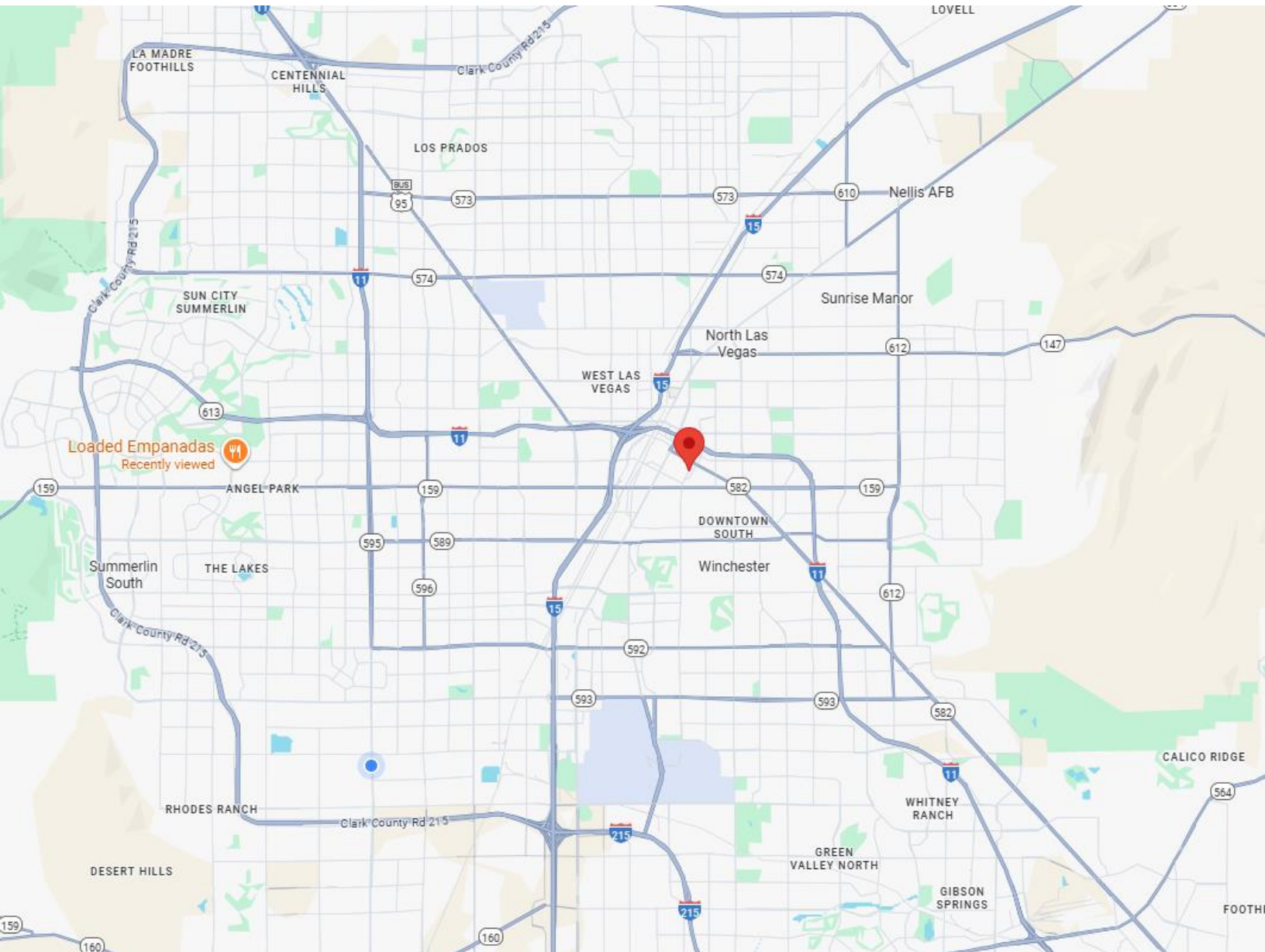
5875 S. Rainbow Blvd Suite #204 | Las Vegas, NV 89118

Tel: 702.220.7587 | Fax: 702.643.6292

The information obtained above has been provided by a third party and is deemed reliable at the time of production of this offering memorandum [ADVERTISEMENT]. Omniterra Solutions does not guarantee the information and is not responsible for misinformation or changes of terms made by any other party."

# FOR SALE

218 South Maryland Pkwy  
Las Vegas, NV 89101



TOMER ITZHAKI

702.220.7587

[tomere@otsrealty.com](mailto:tomere@otsrealty.com)

5875 S. Rainbow Blvd Suite #204 | Las Vegas, NV 89118

Tel: 702.220.7587 | Fax: 702.643.6292

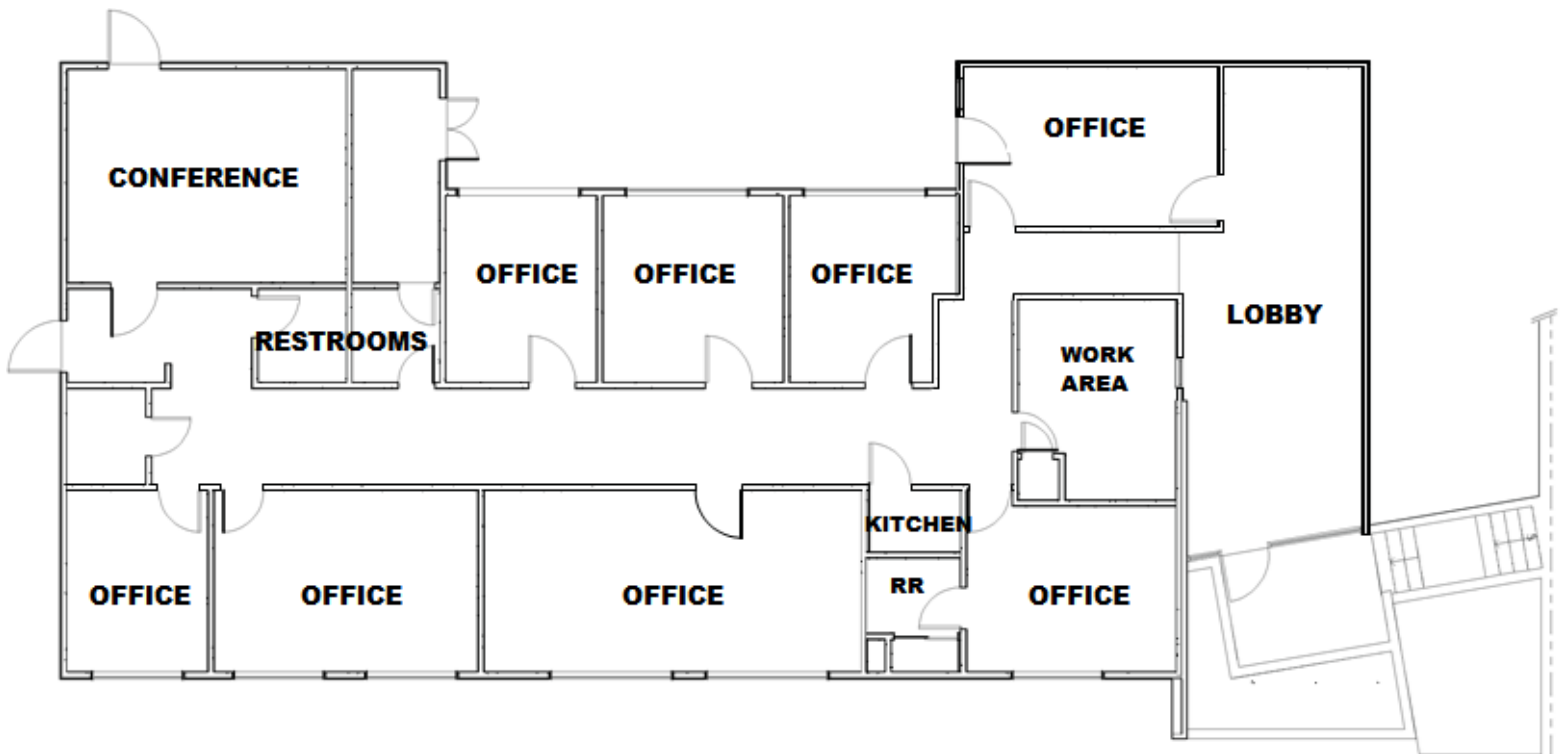
The information obtained above has been provided by a third party and is deemed reliable at the time of production of this offering memorandum [ADVERTISEMENT]. Omniterra Solutions does not guarantee the information and is not responsible for misinformation or changes of terms made by any other party."

# FOR SALE

218 South Maryland Pkwy  
Las Vegas, NV 89101



## FLOORPLAN



TOMER ITZHAKI

702.220.7587  
tomer@otsrealty.com

5875 S. Rainbow Blvd Suite #204 | Las Vegas, NV 89118

Tel: 702.220.7587 | Fax: 702.643.6292

The information obtained above has been provided by a third party and is deemed reliable at the time of production of this offering memorandum [ADVERTISEMENT]. Omniterra Solutions does not guarantee the information and is not responsible for misinformation or changes of terms made by any other party."



# FOR SALE

218 South Maryland Pkwy  
Las Vegas, NV 89101



## DEMOGRAPHICS

Population			
	1 mile	3 miles	5 miles
2020 Population	23,453	193,172	529,708
2024 Population	23,549	199,070	541,198
2029 Population Projection	25,198	213,860	580,736
Annual Growth 2020-2024	0.1%	0.8%	0.5%
Annual Growth 2024-2029	1.4%	1.5%	1.5%
Median Age	40.3	36.7	36
Bachelor's Degree or Higher	12%	11%	11%
U.S. Armed Forces	44	90	413

Households			
	1 mile	3 miles	5 miles
2020 Households	11,037	71,594	192,998
2024 Households	11,065	74,336	198,679
2029 Household Projection	11,838	80,007	213,479
Annual Growth 2020-2024	0.3%	0.9%	0.7%
Annual Growth 2024-2029	1.4%	1.5%	1.5%
Owner Occupied Households	2,372	25,565	74,662
Renter Occupied Households	9,465	54,442	138,817
Avg Household Size	2.1	2.5	2.6
Avg Household Vehicles	1	1	1
Total Specified Consumer Spending (\$)	\$220.2M	\$1.7B	\$4.7B

Income			
	1 mile	3 miles	5 miles
Avg Household Income	\$48,880	\$53,608	\$56,935
Median Household Income	\$29,783	\$34,719	\$39,924
< \$25,000	5,000	28,174	63,480
\$25,000 - 50,000	2,540	18,894	54,707
\$50,000 - 75,000	1,344	11,714	33,792
\$75,000 - 100,000	832	6,047	19,543
\$100,000 - 125,000	591	3,284	9,808
\$125,000 - 150,000	155	1,921	6,092
\$150,000 - 200,000	333	1,962	5,309
\$200,000+	269	2,339	5,949

TOMER ITZHAKI

702.220.7587  
tomer@otsrealty.com

5875 S. Rainbow Blvd Suite #204 | Las Vegas, NV 89118

Tel: 702.220.7587 | Fax: 702.643.6292

The information obtained above has been provided by a third party and is deemed reliable at the time of production of this offering memorandum [ADVERTISEMENT]. Omniterra Solutions does not guarantee the information and is not responsible for misinformation or changes of terms made by any other party."

# FOR SALE

218 South Maryland Pkwy  
Las Vegas, NV 89101



## FINANCING SCENARIO

**Loan Amount:** \$746,100 to purchase commercial office building.

**Loan Terms:** WSJ Prime minus .25% today's rates are 6.50% fixed for 5yrs amortized for 25 years.

**Monthly Payment:** To AFCU \$5,037

**Collateral:** First mortgage on 218 South Maryland Pkwy LV, NV 89101.

	1st TD	Equity Injections	Total
Purchase CRE	\$716,000	\$83,000	\$799,000
SBA Loan Fee	\$19,600		\$19,600
SBA Packaging Fee	\$2,500		\$2,500
Environmental	\$1,000		\$1,000
Appraisal	\$3,500		\$3,500
Closing Cost	\$3,500		\$3,500
Total Project Cost	\$746,100	\$83,000	\$829,100
	89.99%	10.01%	100%

FINANCING SCENARIO PROVIDED BY: Roger Unger  
SBA Lender & Business Development Officer  
2699 N. Tenaya Way  
Las Vegas, NV 89128  
Office: 702-968-1512  
Cell: 702-498-9530  
[runger@americafirst.com](mailto:runger@americafirst.com)  
[www.americafirst.com](http://www.americafirst.com)



TOMER ITZHAKI  
702.220.7587  
[tomers@otsrealty.com](mailto:tomers@otsrealty.com)

5875 S. Rainbow Blvd Suite #204 | Las Vegas, NV 89118  
Tel: 702.220.7587 | Fax: 702.643.6292

The information obtained above has been provided by a third party and is deemed reliable at the time of production of this offering memorandum [ADVERTISEMENT]. Omniterra Solutions does not guarantee the information and is not responsible for misinformation or changes of terms made by any other party."