

530 S 6TH ST

LAS VEGAS, NV 89101



DOWNTOWN LAS VEGAS OWNER-USER OR INVESTMENT OPPORTUNITY

This ±8,000 SF office building presents a rare chance to acquire a high-quality, turn-key asset in the heart of Downtown Las Vegas—whether as a cash-flowing investment or as a future home for your own operations.

Currently leased to Sierra Sage Recovery Services under a recently executed NNN lease, the property generates a reliable annual income of \$262,080. However, the lease now includes a landlord early-termination clause, granting ownership the flexibility to either enjoy predictable cash flow or provide 60 days' notice to occupy the building directly.

Completely remodeled in 2023–2024, the building features modern interiors, enhanced security systems, and a private gated parking lot with 20 covered spaces—an amenity almost unheard of in the Downtown submarket. Situated on a highly visible hard corner with unmatched accessibility to the Regional Justice Center, Federal Courthouses, City Hall, and major freeways, the property offers a strategic location ideal for a wide range of professional users.

This offering balances immediate income with the rare ability to transition into an owner-occupied headquarters—making it equally compelling for investors and owner-users.

FOR SALE

SALE TYPE
OWNER-USER OR INVESTMENT

PRICE
\$3,450,000

BUILDING SIZE (GLA)
±8,000 SF

STORIES
1

PROPERTY TYPE
OFFICE

ZONING
C-1, LAS VEGAS

YEAR BUILT / RENOVATED
1993 / 2024

LOT SIZE
0.31 AC

PRIVATE PARKING LOT
GATED, 20 COVERED SPACES

OCCUPANCY
100%

PROPERTY HIGHLIGHTS

Owner-User or Investment Flexibility: Recently executed lease provides stable cash flow today, while an early-termination clause allows future ownership to occupy the building directly with 60 days' notice.

Completely Remodeled: The building underwent a comprehensive renovation in 2023, with the interior fully updated.

Fresh Exterior: An exterior remodel was completed in 2024, giving the building a modern and appealing look.

Advanced Security: Features solid cinder block construction for added durability and security.

Enhanced Safety: Equipped with an alarm system and panic system at the front desk for immediate response.

Remote Control Security: Door and window security shutters can be controlled remotely for added convenience.

Secure Parking: Private gated rear lot with 20 covered parking spaces ensures secure and convenient parking.

Central Location: Situated in the Civic & Business Center of Downtown Las Vegas.

Nearby Amenities: Walking distance to numerous lunch and coffee shop options, making it ideal for employees and visitors.

High Visibility: Prominent hard-corner location ensures the building is easy to see and find.

Prime Access: Located near The Fremont Experience, a major attraction in Downtown Las Vegas.

Convenient Transportation: Offers unmatched access to major transportation routes including I-515 and I-15.



FINANCIALS

Purchase Price	\$ 3,450,000
Price Per Square Foot	\$ 431
Offering Type	Investment sale or Owner-User <i>(via a buy-out provision in the lease)</i>
Lease Type	NNN
Gross Income	\$ 262,080
Expenses	\$ 21,360 <i>(Self-Managed)</i>
NOI	\$ 240,720
CAP Rate	6.98 %

PROPERTY DETAILS

Total Gross Leasable Space	±8,000 SF
Occupancy	100%
Tenants	1 - Sierra Sage Recovery Services
Parcel Number	139-34-310-067 & 139-34-310-068
Land	0.31 AC
Height	Approximately 26 feet
Bus Line	Property is located on the Citizens Area Transit (CAT) bus line system.
Number of Structures	1 (1993 Construction with 2024 complete renovation)
Stories	1
Construction	Masonry construction upon continuously poured monolithic slab poured on reinforced concrete footings. Smooth stucco finishes.
HVAC	All areas feature central HVAC systems with forced air furnaces.
Roof System	Composite flat roof
Fire, Life, & Safety	Las Vegas Metropolitan Police Department and City of Las Vegas Fire Department both provide quick response times.
Utilities & Service	All utilities are readily available to the site in adequate quality and quantity to service the highest and best use of the property.



TENANT PROFILE

SIERRA SAGE
RECOVERY SERVICES



Tenant's Website



Virtual Tour

Tenant since: March 1, 2024
Lease expiration: February 28, 2031
Square feet leased: ±8,000 SF

**Additional lease details available upon request with non-disclosure agreement.



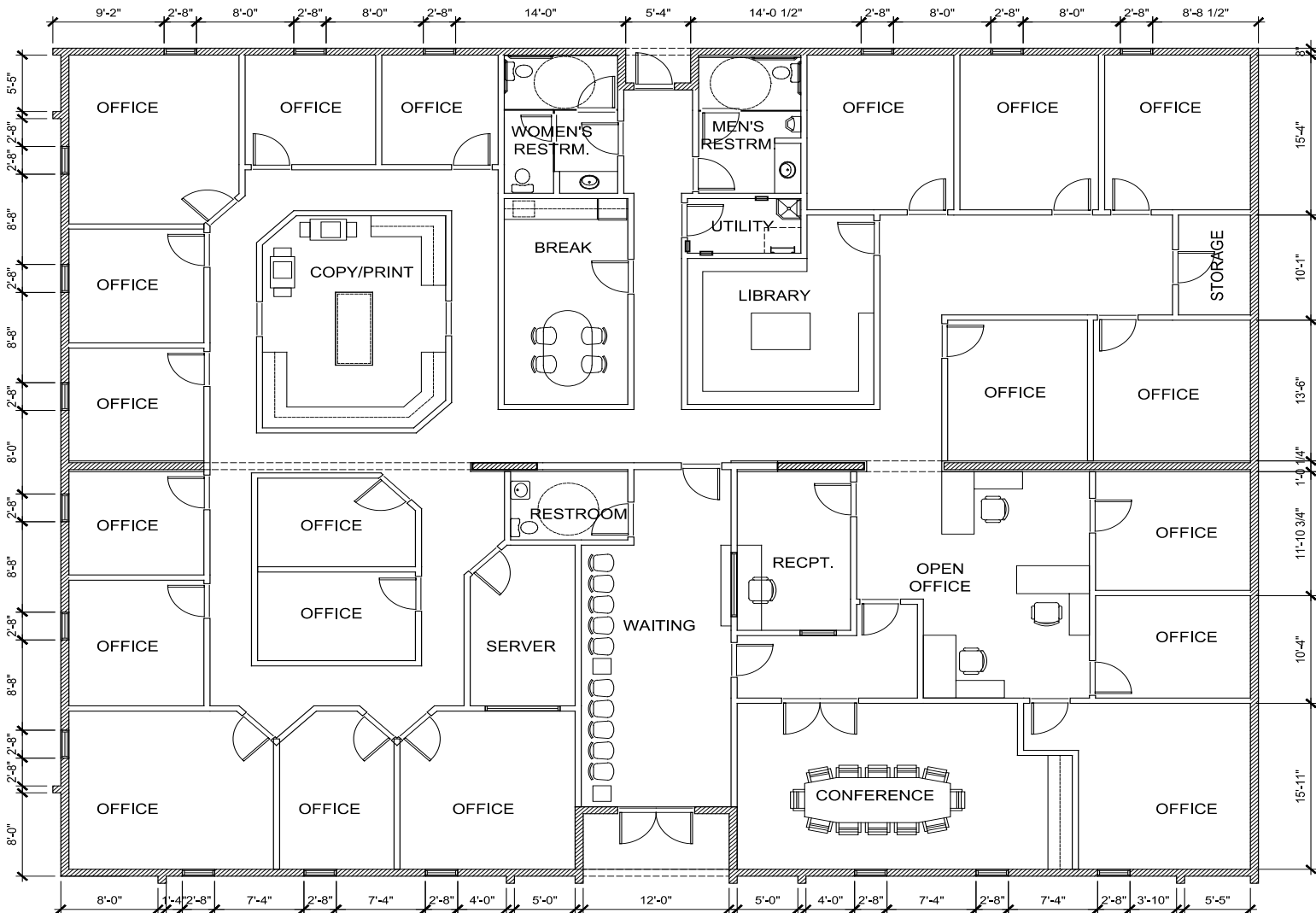
Property Website



Hatrak Commercial
Website

<https://www.sierratreatment.com>

From tenant's website: "Sierra Sage Recovery Services, a division of Sierra Sage Wellness Group, provides high-quality addiction treatment for Nevada Medicaid recipients with substance use disorders and co-existing mental health issues. We ensure members of our community have options to get the help they need."





CONFERENCE ROOM



LOBBY / RECEPTION AREA



MAP





Your Direct Point of Contact:



Rob Hatrak

Owner | Broker • Hatrak Commercial

NV LIC #: B.144920.CORP, PM.168447.BKR

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Hatrak Commercial

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