

For Sale

W. Charleston Blvd. & S. Decatur Blvd.



DOWNTOWN LAS VEGAS

LAS VEGAS STRIP

Retail

Westland Fair

Walmart * Lowe's

PETSMART Michaels

Smart & Final. Office DEPOT

SUBJECT

± 6,970 SF

Alpine Pl

S. Decatur Blvd. // 47,000 CPD

935 S. Decatur Blvd.
Las Vegas, NV 89107

Joanna Zirbes, CCIM
Vice President
702.954.4163
jzirbes@logicCRE.com
S.0184741

Listing Snapshot



\$68.15 NNN
Price Per Square Foot



± 6,970 SF
Total Square Footage



Professional Office
Zoning

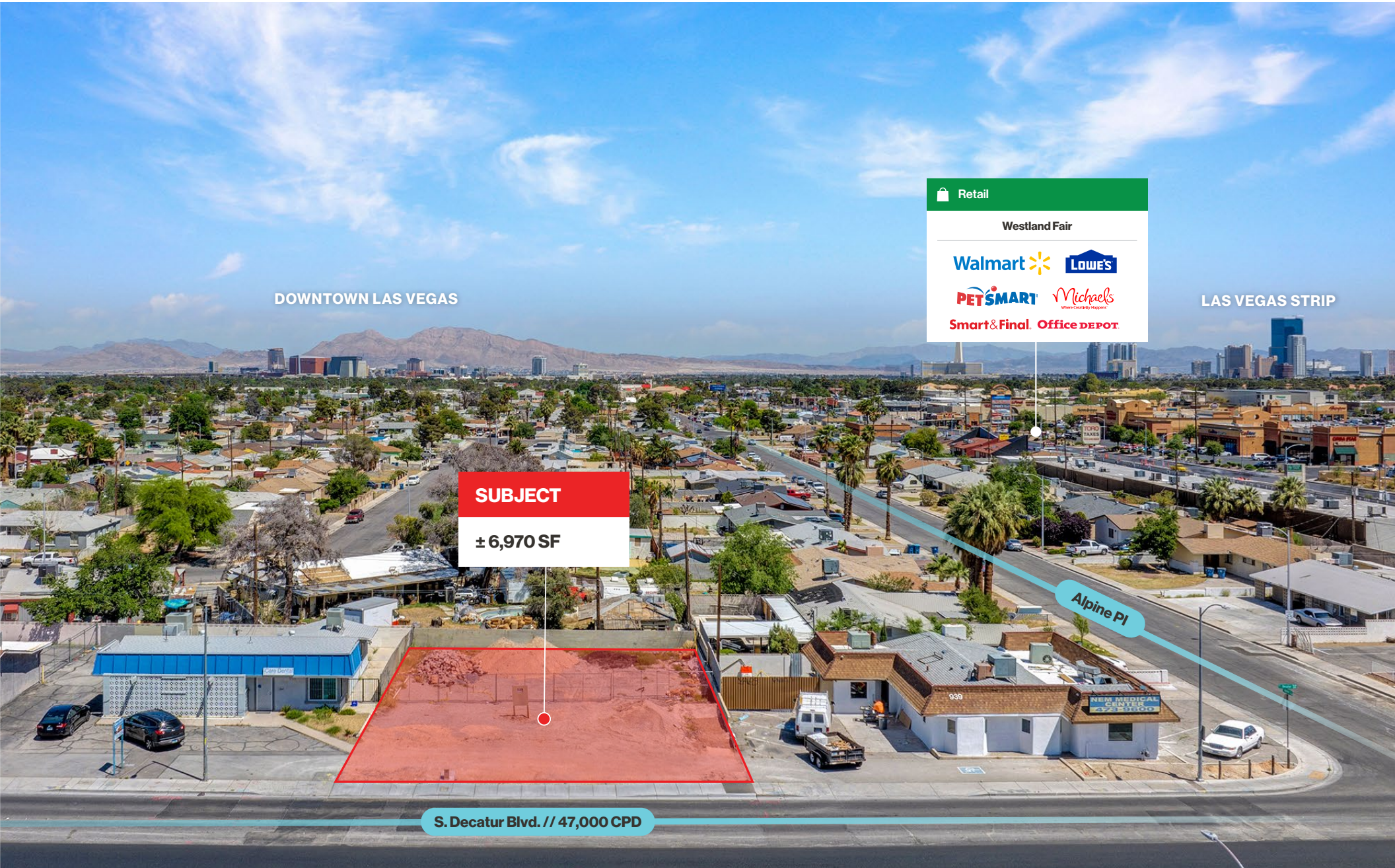
Property Highlights

- Redevelopment Site Available for Sale
- Area: ± 0.16 AC | ± 6,970 SF
- Lot dimensions: 97' x 70'
- APN: 138-36-804-009
- Zoning: Professional Office (P-R)
- Planned Land Use:
Incorporated Clark County (INCORP)
- Property was previously developed, and utilities are at the site
- Approved plans for a proposed ± 2,280 SF building
- Water and sewer have been upgraded to code
Power upgrade is in process
- Sidewalk has been completed to plan

Demographics


	1-mile	3-mile	5-mile
2023 Population	19,330	173,084	482,753
2023 Average Household Income	\$62,552	\$68,803	\$69,257
2023 Total Households	7,730	65,232	193,371









DOWNTOWN LAS VEGAS

LAS VEGAS STRIP

 Retail

Westland Fair

Walmart  Lowe's 

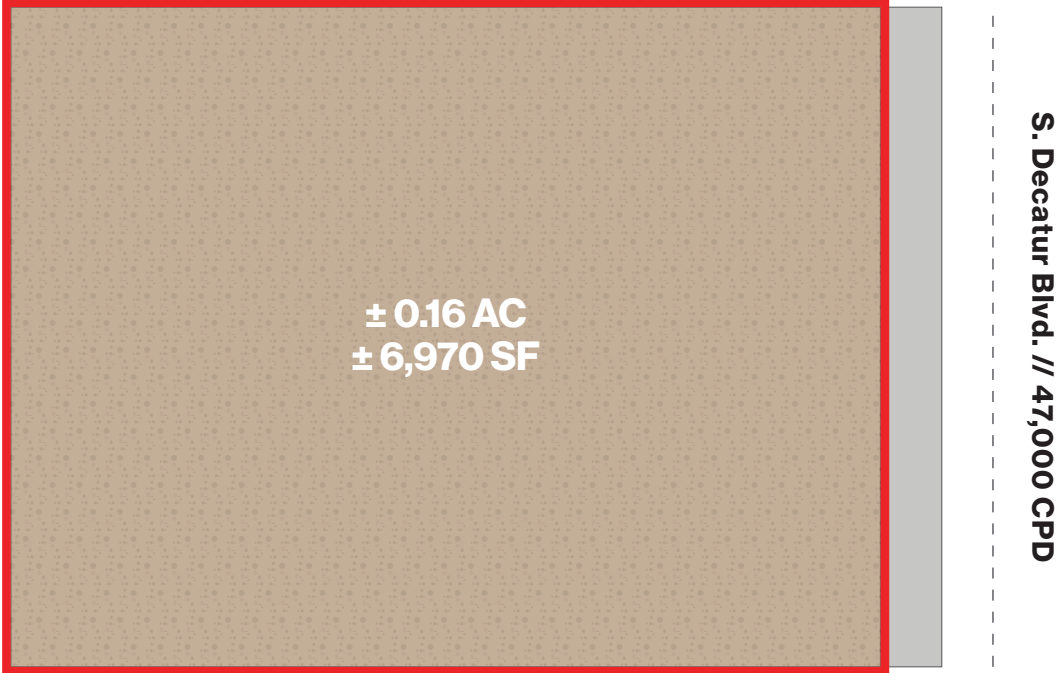
PETSMART  Michaels 
With Curbside Pickup

Smart & Final. Office DEPOT

SUBJECT
± 6,970 SF

Alpine Pl

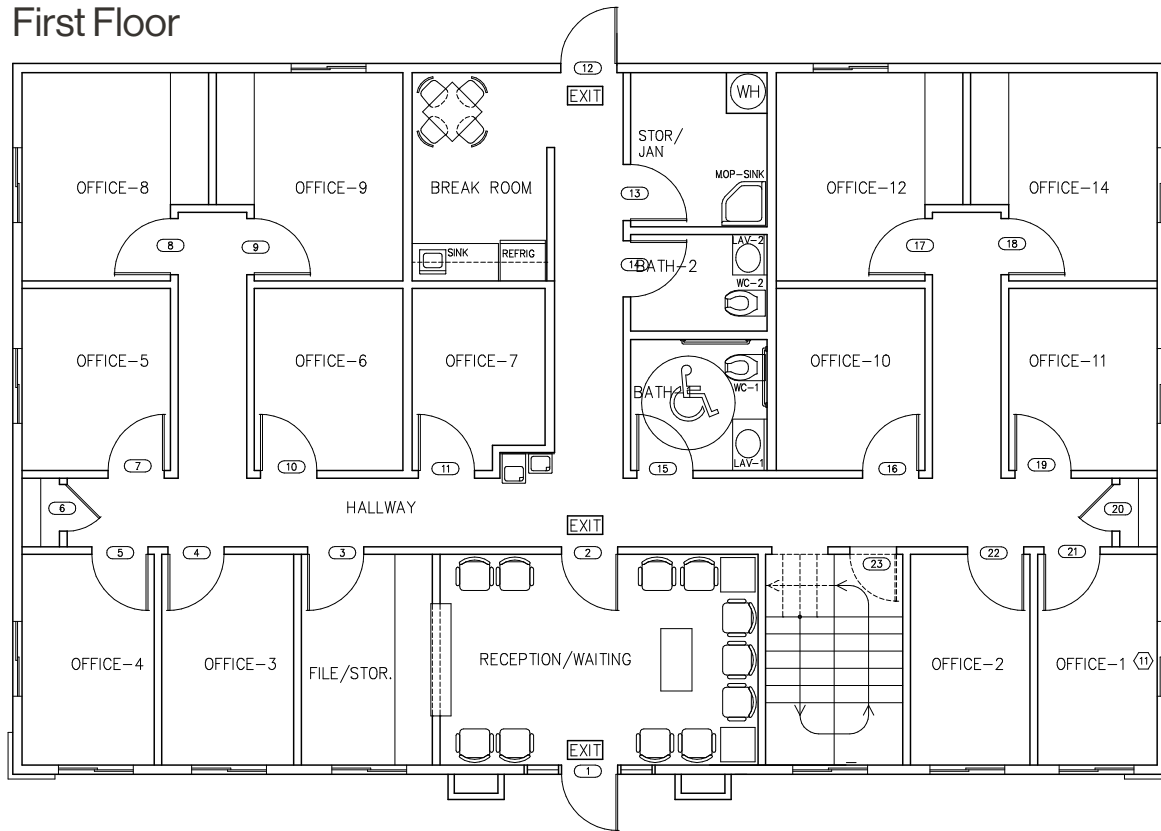
S. Decatur Blvd. // 47,000 CPD



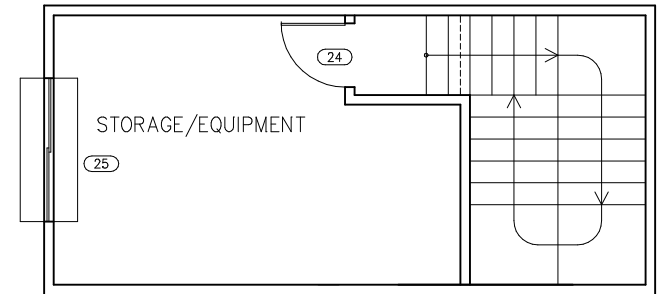
N

Floor Plan

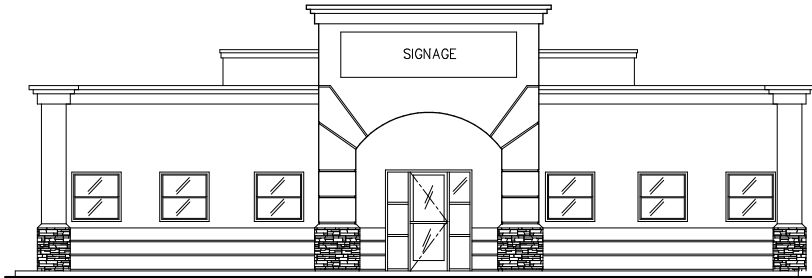
First Floor



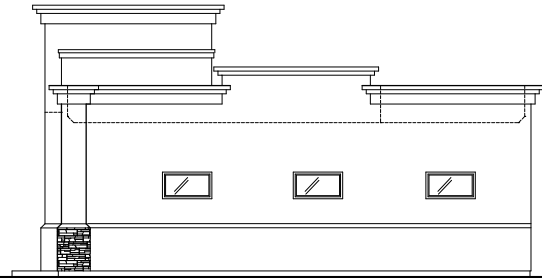
Second Floor



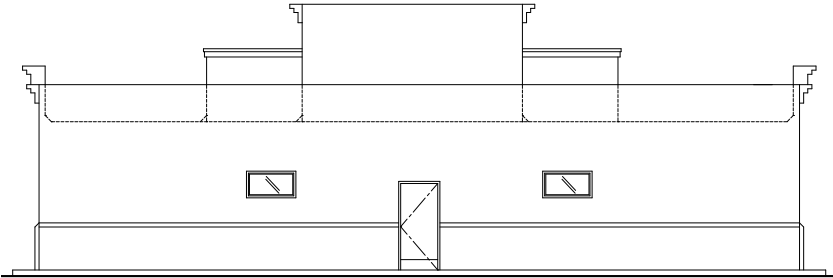
Elevations



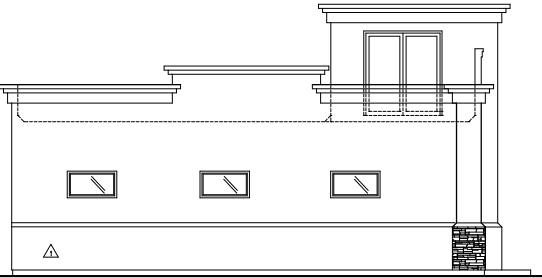
EXTERIOR WEST ELEVATION



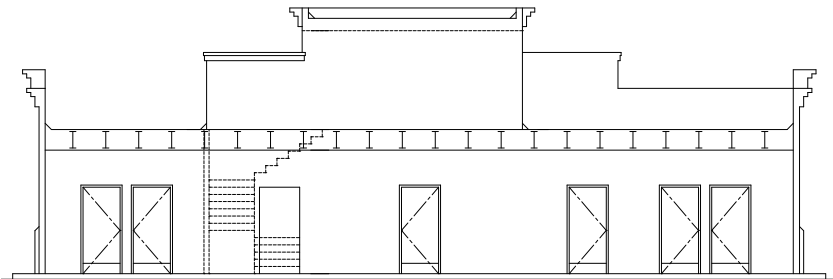
EXTERIOR SOUTH ELEVATION



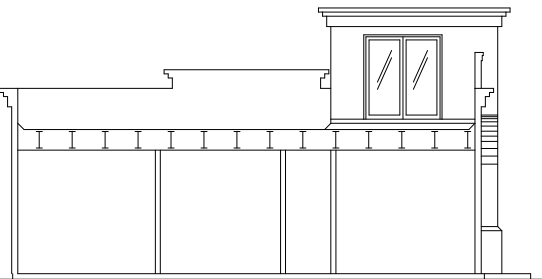
EXTERIOR EAST ELEVATION



EXTERIOR NORTH ELEVATION

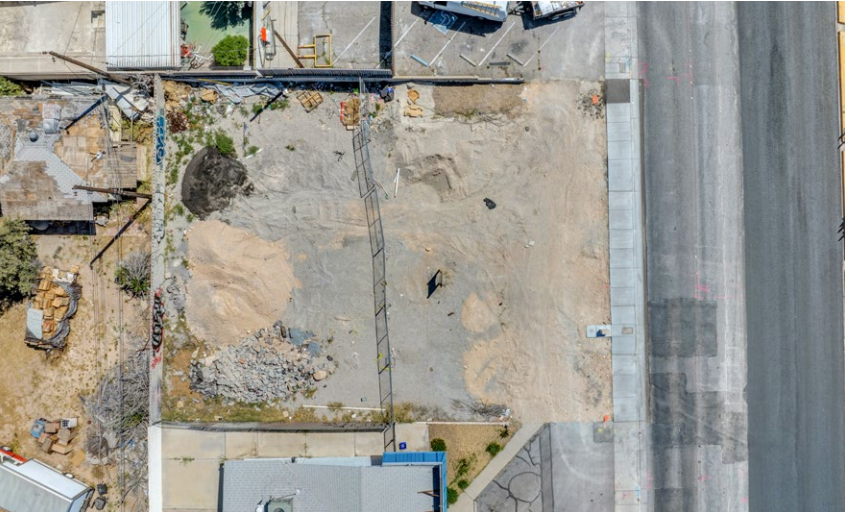


EXTERIOR ELEVATION



EXTERIOR ELEVATION

Property Photos



LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

Joanna Zirbes, CCIM
Vice President
702.954.4163
jzirbes@logicCRE.com
S.0184741