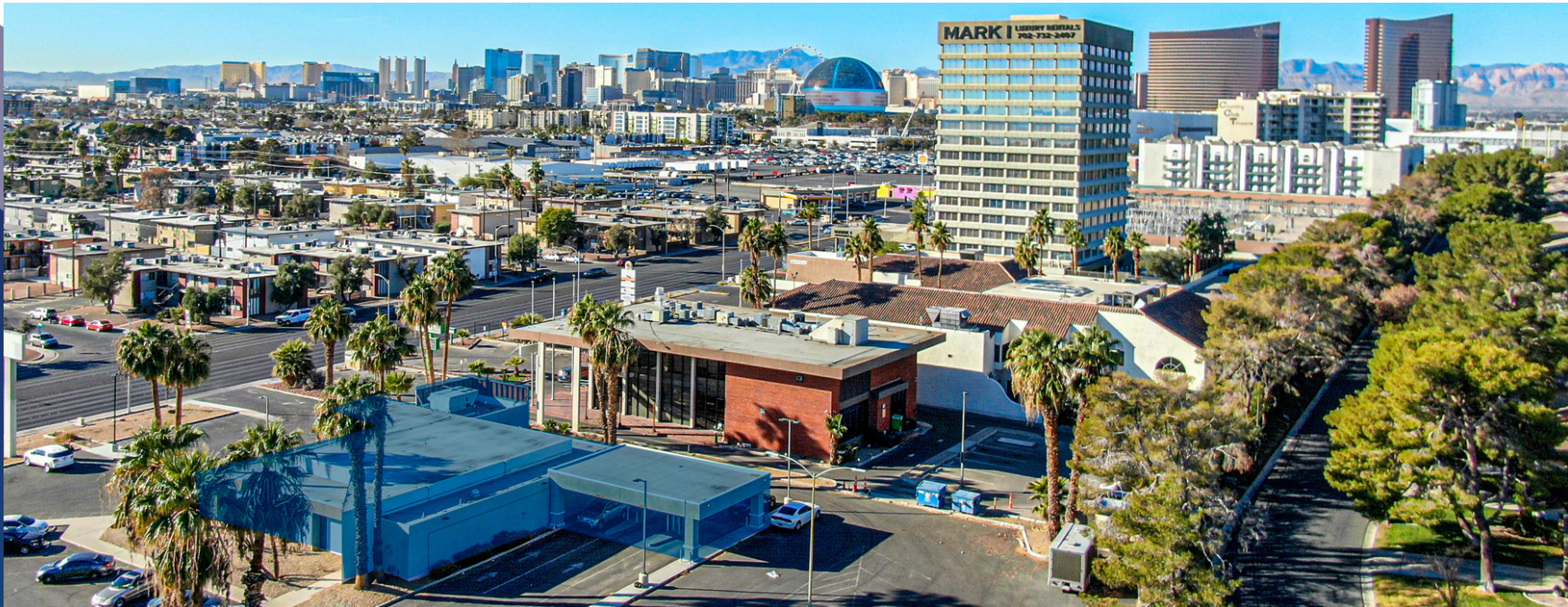


# SALE

## RETAIL BUILDING NEAR CONVENTION CENTER

1140 E Desert Inn Rd Las Vegas, NV 89109



**SALE PRICE**

**\$3,975,000**

**Jerry Steklachick**

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# SALE

## RETAIL BUILDING NEAR CONVENTION CENTER

1140 E Desert Inn Rd Las Vegas, NV 89109



### PROPERTY DESCRIPTION

Now available: A freestanding commercial building formerly occupied by Bank of America. This high-visibility property offers a unique opportunity for owner-users or investors looking to re-purpose a recognizable structure in a strategic location. The building features classic bank architecture with a secure vault, multiple private offices, open lobby space, drive-thru lanes, and ample on-site parking. Ideal for financial institutions, medical offices, retail conversion, or a QSR looking for a flagship location. Zoned for commercial use with strong traffic counts and excellent accessibility.

### OFFERING SUMMARY

Sale Price:	\$3,975,000
Lot Size:	66,331 SF
Building Size:	5,105 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	14,458	79,252	174,574
Total Population	31,494	176,859	436,943
Average HH Income	\$58,295	\$62,934	\$64,046

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# FLOOR PLAN

## RETAIL BUILDING NEAR CONVENTION CENTER

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# SALE

## RETAIL BUILDING NEAR CONVENTION CENTER

1140 E Desert Inn Rd Las Vegas, NV 89109



### OFFERING SUMMARY

Sale Price:	\$3,975,000
Building Size:	5,105 SF
Available SF:	
Lot Size:	66,331 SF
Price / SF:	\$686
Year Built:	1975
Zoning:	C-1

### PROPERTY HIGHLIGHTS

- Drive-thru with lanes in place
- Monument signage and street visibility
- Ample surface parking
- 37,500 AADT
- Secure vault
- Ideal for redevelopment as restaurant

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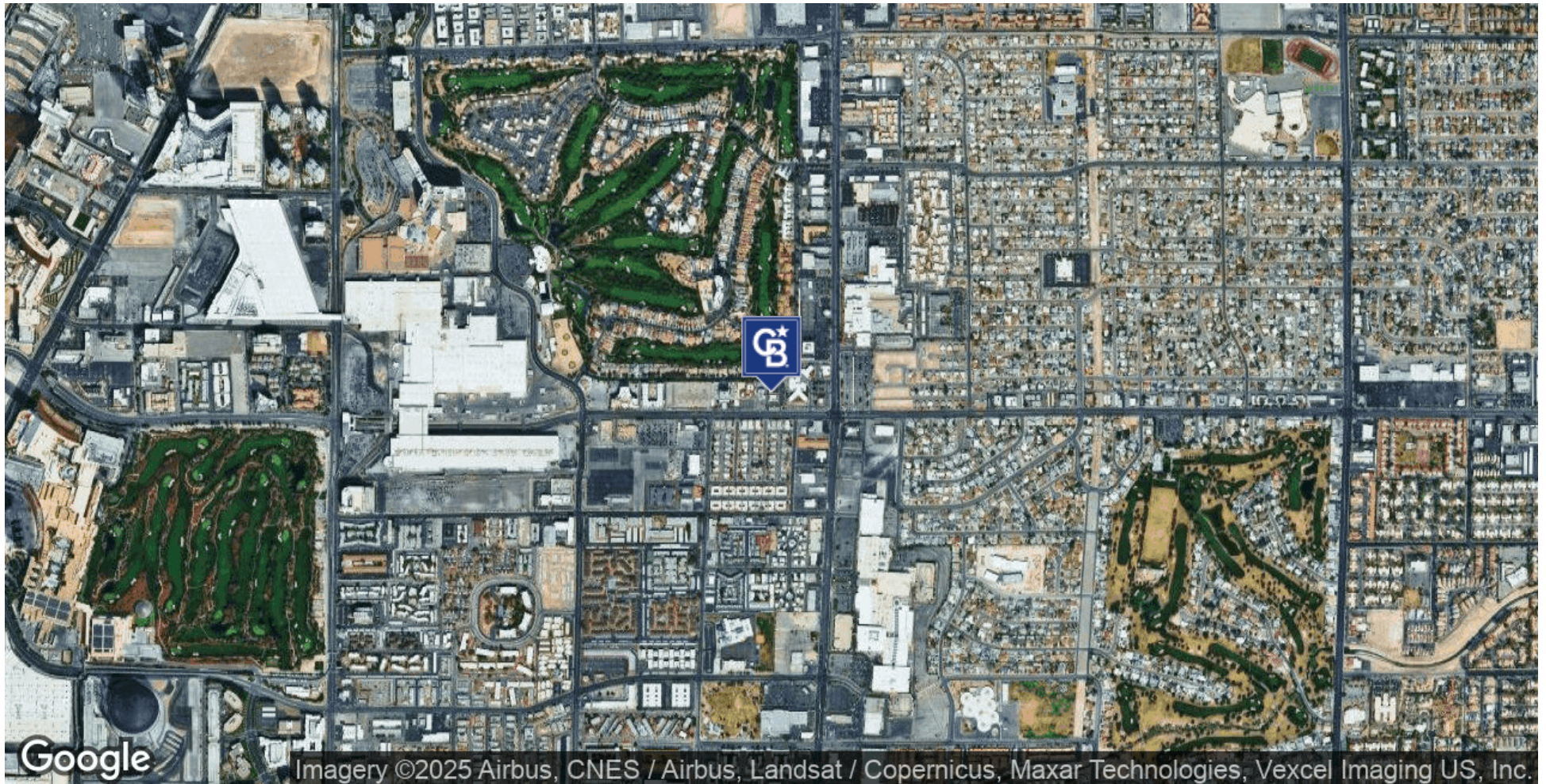




# SALE

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# SALE

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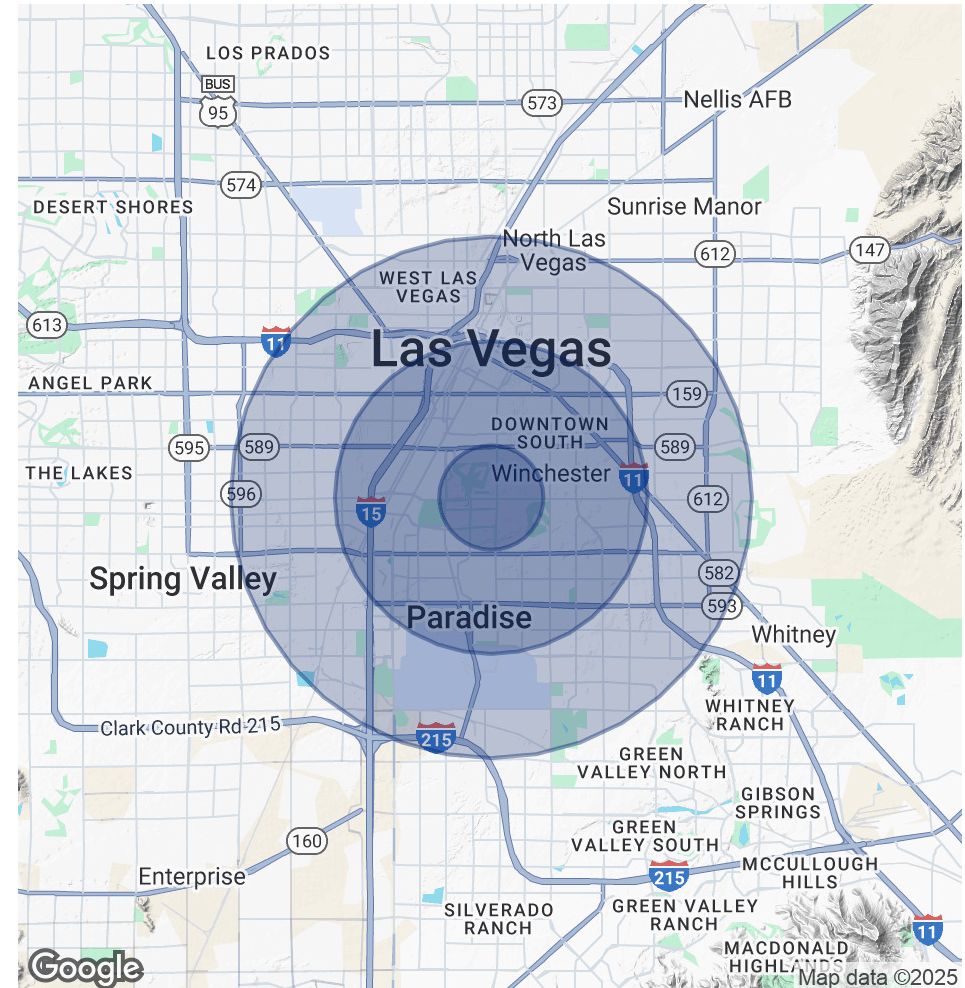
1140 E Desert Inn Rd Las Vegas, NV 89109

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,494	176,859	436,943
Average Age	39	41	39
Average Age (Male)	39	41	39
Average Age (Female)	39	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	14,458	79,252	174,574
# of Persons per HH	2.2	2.2	2.5
Average HH Income	\$58,295	\$62,934	\$64,046
Average House Value	\$381,143	\$377,888	\$342,387

Demographics data derived from AlphaMap



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# MEET THE TEAM



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- Fluent in Spanish
- Full Time Agent
- Lifelong NV Resident



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- 20+ years NV Resident
- **ABR**-Accredited Buyer's Representative
- Bachelors in Business



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