

3rd Street Law Offices

630 S 3RD ST, LAS VEGAS, NV 89101

► FOR SALE

DEAN JALILI
MANAGING PARTNER | BROKER
702.777.0010 X101
DJALILI@FORTISRE.COM

▶ Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,250,000
Building Size:	5,000 SF
Lot Size:	6,970 SF
Price / SF:	\$450.00
Year Built:	1973
Renovated:	2017
Zoning:	C-2
Market:	Las Vegas
Submarket:	Downtown Las Vegas

PROPERTY OVERVIEW

Presenting a prime investment or owner-user opportunity, this 5,000 SF office building benefits from a strategic location in downtown Las Vegas in close proximity to courthouses and corporate offices. Built in 1973 and renovated in 2017 with a spacious interior, versatile layout, and excellent visibility, the property offers immense potential for a range of professional uses. Ideal for investment, owner-user, attorney's office or other professional use.

SHOWINGS BY APPOINTMENT ONLY. DO NOT DISTURB TENANT.

PROPERTY HIGHLIGHTS

- - 5,000 SF stand alone office building
- - Built in 1973/Renovated in 2017
- - Zoned C-2
- - Prime location in downtown Las Vegas
- - Versatile layout for professional uses such as attorney's office or other

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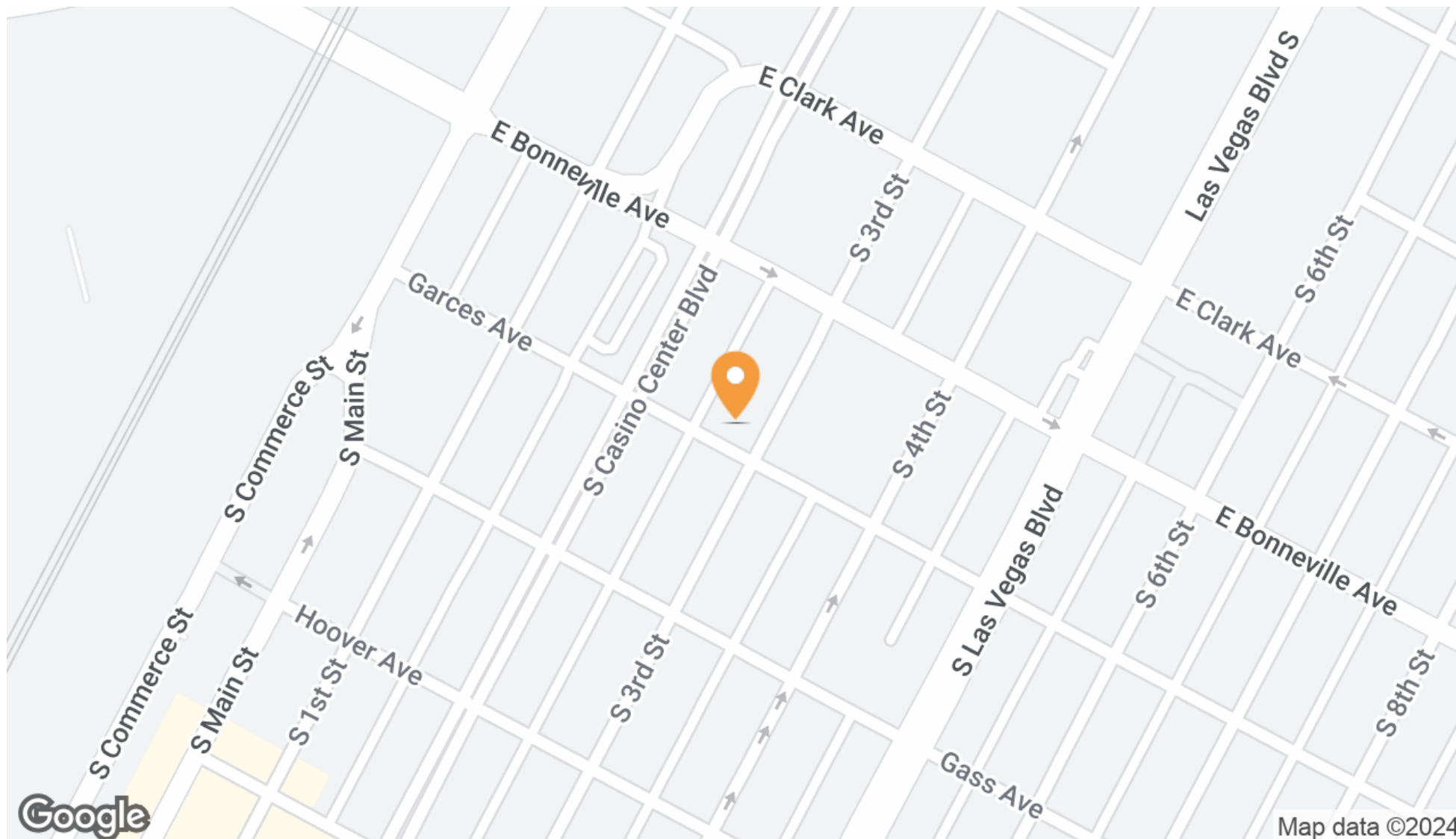
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► Additional Photos



► Location Map



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▶ Property Details

Sale Price	\$2,250,000
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LOCATION INFORMATION

Building Name	3rd Street Law Offices
Street Address	630 S 3rd St
City, State, Zip	Las Vegas, NV 89101
County	Clark
Market	Las Vegas
Sub-market	Downtown Las Vegas
Cross-Streets	3rd and Garces

BUILDING INFORMATION

Building Size	5,000 SF
Building Class	B
Ceiling Height	8 ft
Number of Floors	1
Year Built	1973
Year Last Renovated	2017
Gross Leasable Area	5,000 SF
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C-2
Lot Size	6,970 SF
APN #	139-34-311-066

PARKING & TRANSPORTATION

Number of Parking Spaces	8
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UTILITIES & AMENITIES

Central HVAC	Yes
Restrooms	2

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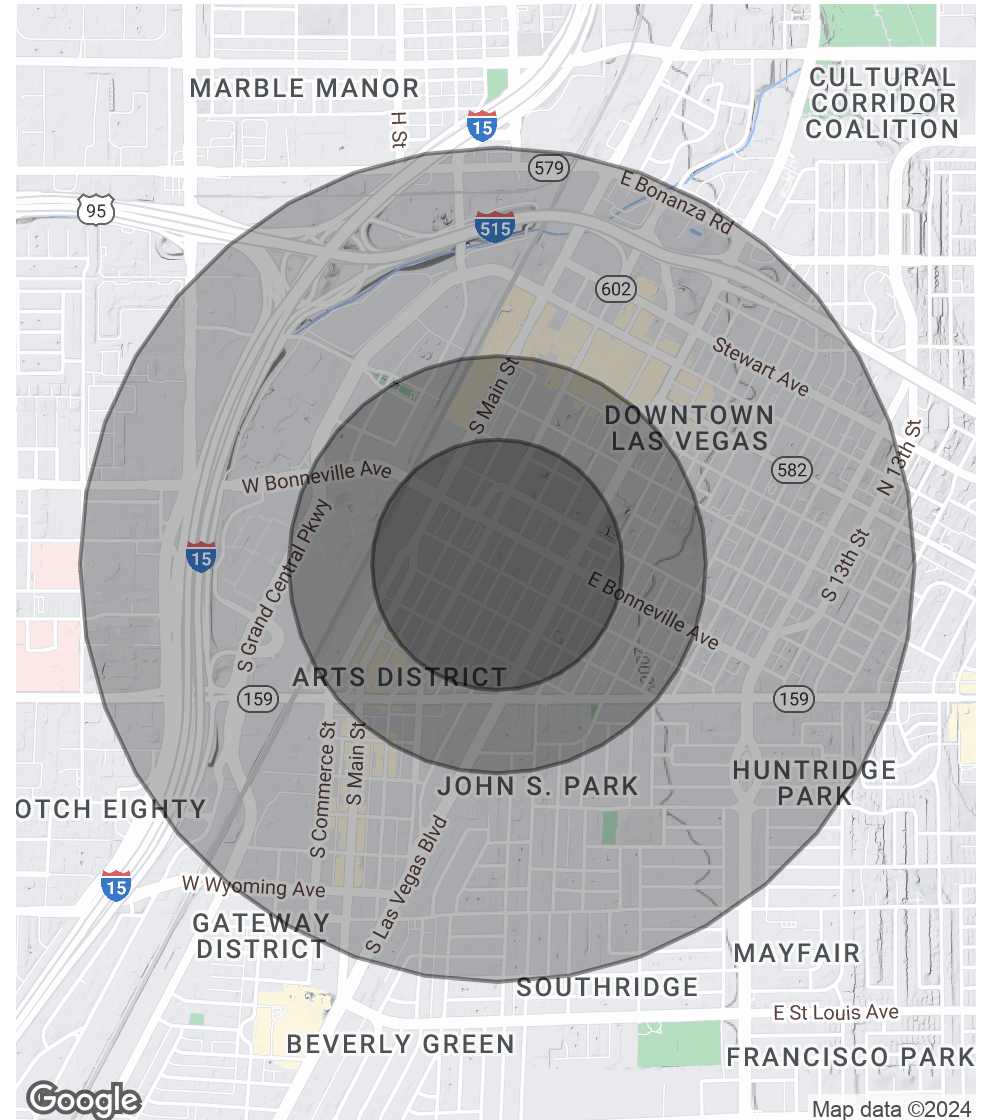
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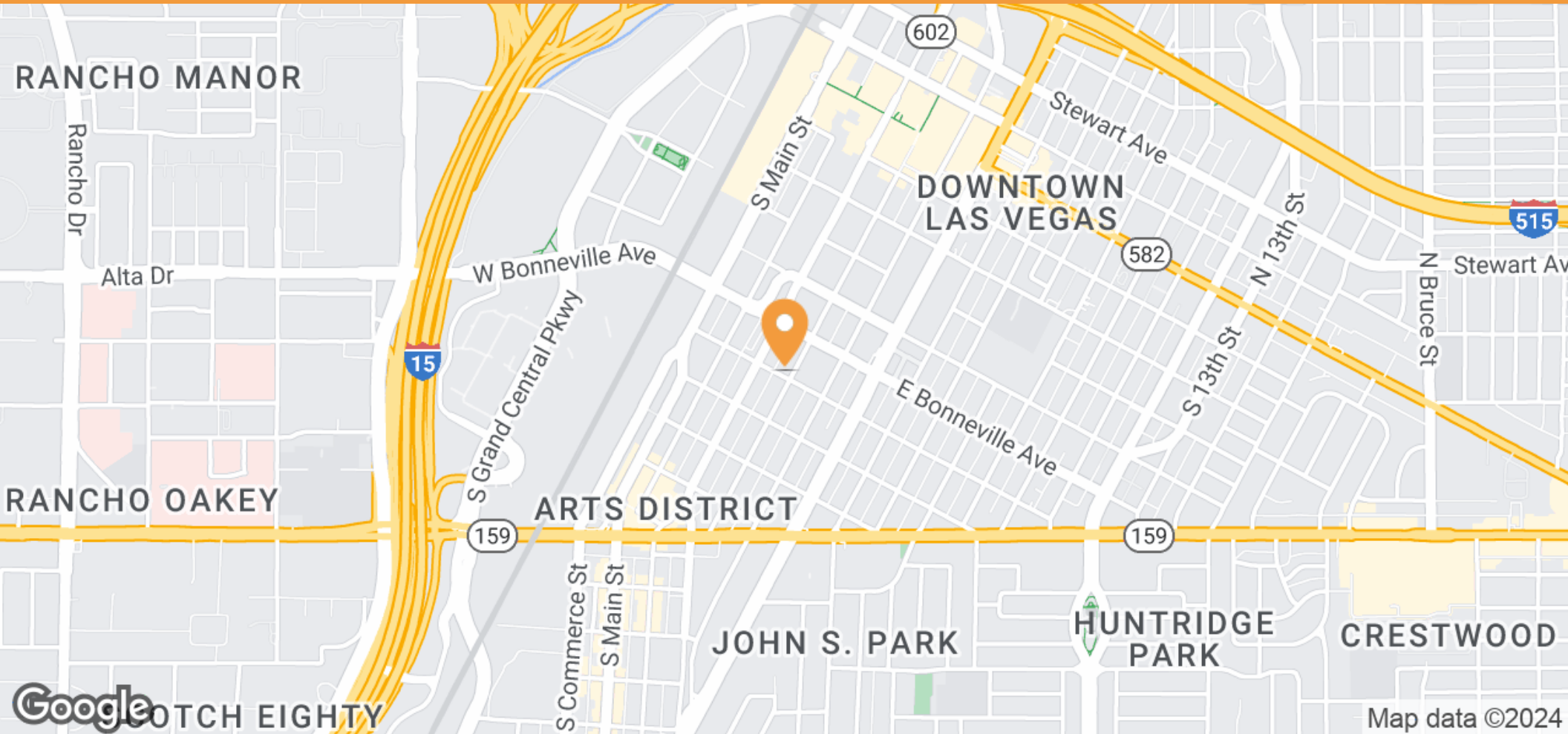
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► Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,383	3,719	12,659
Average Age	44	42	42
Average Age (Male)	45	43	43
Average Age (Female)	43	41	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	848	1,696	6,327
# of Persons per HH	1.6	2.2	2
Average HH Income	\$87,981	\$79,813	\$67,804
Average House Value	\$422,232	\$295,521	\$370,841

Demographics data derived from AlphaMap





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► Advisor Bio 1



DEAN JALILI

Managing Partner | Broker

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