

# 1301-1309 D STREET

±4,140 SF FULLY LEASED INVESTMENT PROPERTY | FOR SALE



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES OF LAS VEGAS LLC | LICENSE: B.0146492

## DAVID BAUMAN, SIOR, CCIM

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## NICOLE CLOVIS

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# 1301-1309 D STREET

LAS VEGAS, NV 89106



**\$450,000 | \$109 PSF**

Sale Price



**±4,140 SF**

Total square Footage

## PROPERTY HIGHLIGHTS

- Located in an opportunity zone
- Fully leased investment
- Great small investor property
- Located in the historic D Street Las Vegas district
- APN: 139-27-111-060

## DEMOGRAPHICS

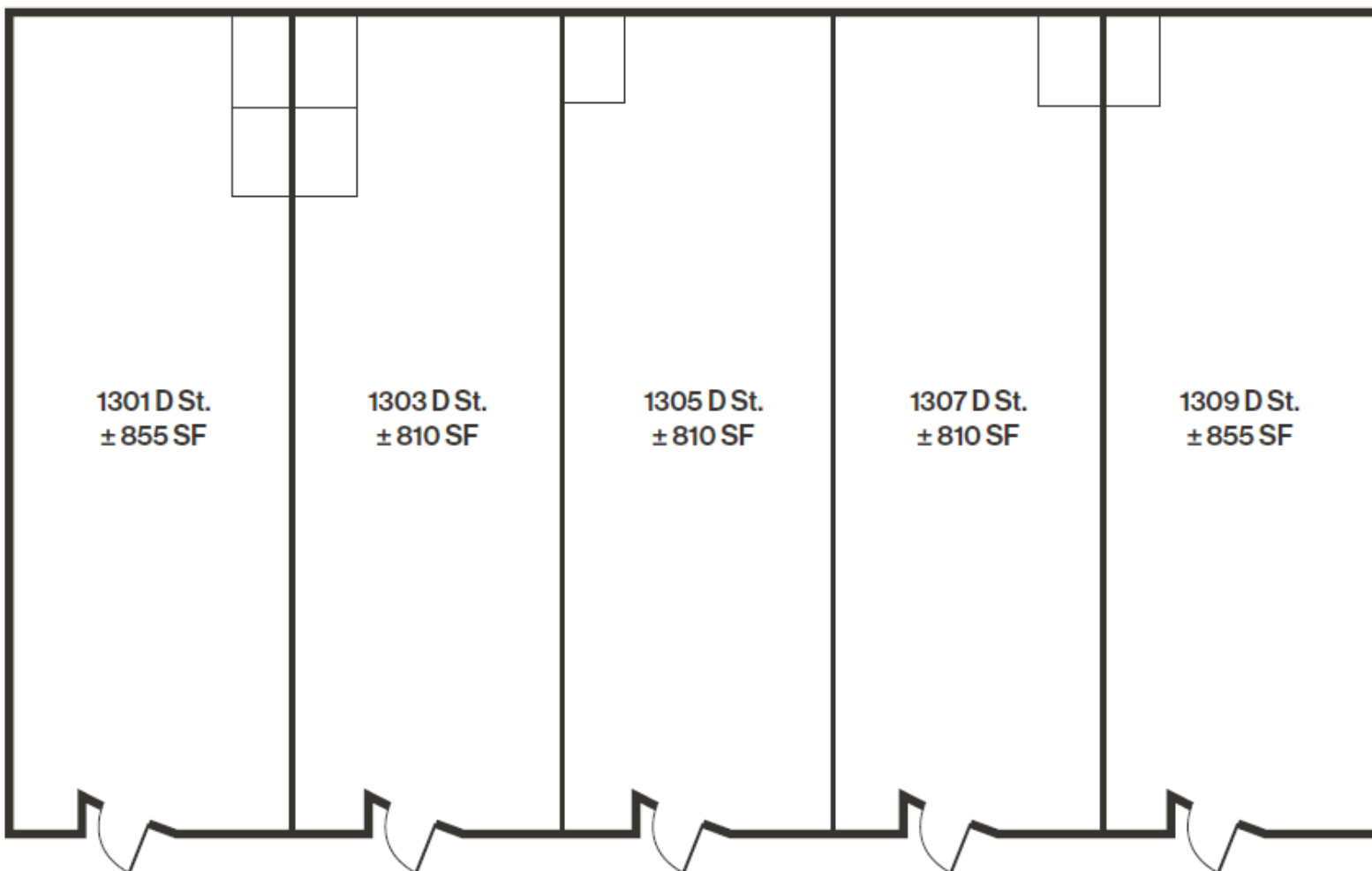
	1-MILE	3-MILE	5-MILE
2024 POPULATION	14,881	172,644	527,609
2024 AVERAGE HOUSEHOLD INCOME	\$42,127	\$65,118	\$69,902
2024 TOTAL HOUSEHOLDS	5,520	59,877	186,976



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## Floor Plan



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FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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