

FOR SALE • DOWNTOWN LAS VEGAS

714 S. *4th* Street

SIZE	LOT	TYPE	BUILT
7,496 SF	0.33 AC	Office	1970

LAS VEGAS, NV 89101 • APN 139-34-410-118



[PRIMARY FRONTAGE — 4TH STREET]

THE OPPORTUNITY

A prime piece of *downtown* Las Vegas.

714 South 4th Street is a single or dual-tenant professional officebuilding with incredible frontage along one of the primary corridors of downtown Las Vegas.

With the current and ongoing projects nearby, 4th Street will arguably be the most utilized corridor within this sub-market— ideal for an owner-user or investor seeking long-term positioning.

PROXIMITY

- Regional Justice Center
- Supreme Court of Nevada
- Las Vegas Municipal Court
- Clark County Detention Center
- Clark County Government Center
- Fremont Street Experience

SALE TYPE

Investment
or Owner-User

TENANCY

Single or
Dual-Tenant

SPECIFICATIONS

The asset,
at a glance.

PROPERTY TYPE

	Office · Medical
BUILDING CLASS	C
BUILDING SIZE	7,496 SF
LOT SIZE	0.33 Acres
BUILDING HEIGHT	2 Stories
BUILDING FAR	0.52
YEAR BUILT	1970
ZONING	General Commercial · C-2
PARCEL NUMBER	139-34-410-118
FRONTAGE	4th Street

PARKING

41 spaces

4.27 spaces per 1,000 SF leased · Secured & fenced

PRICE PER SF

\$400.21

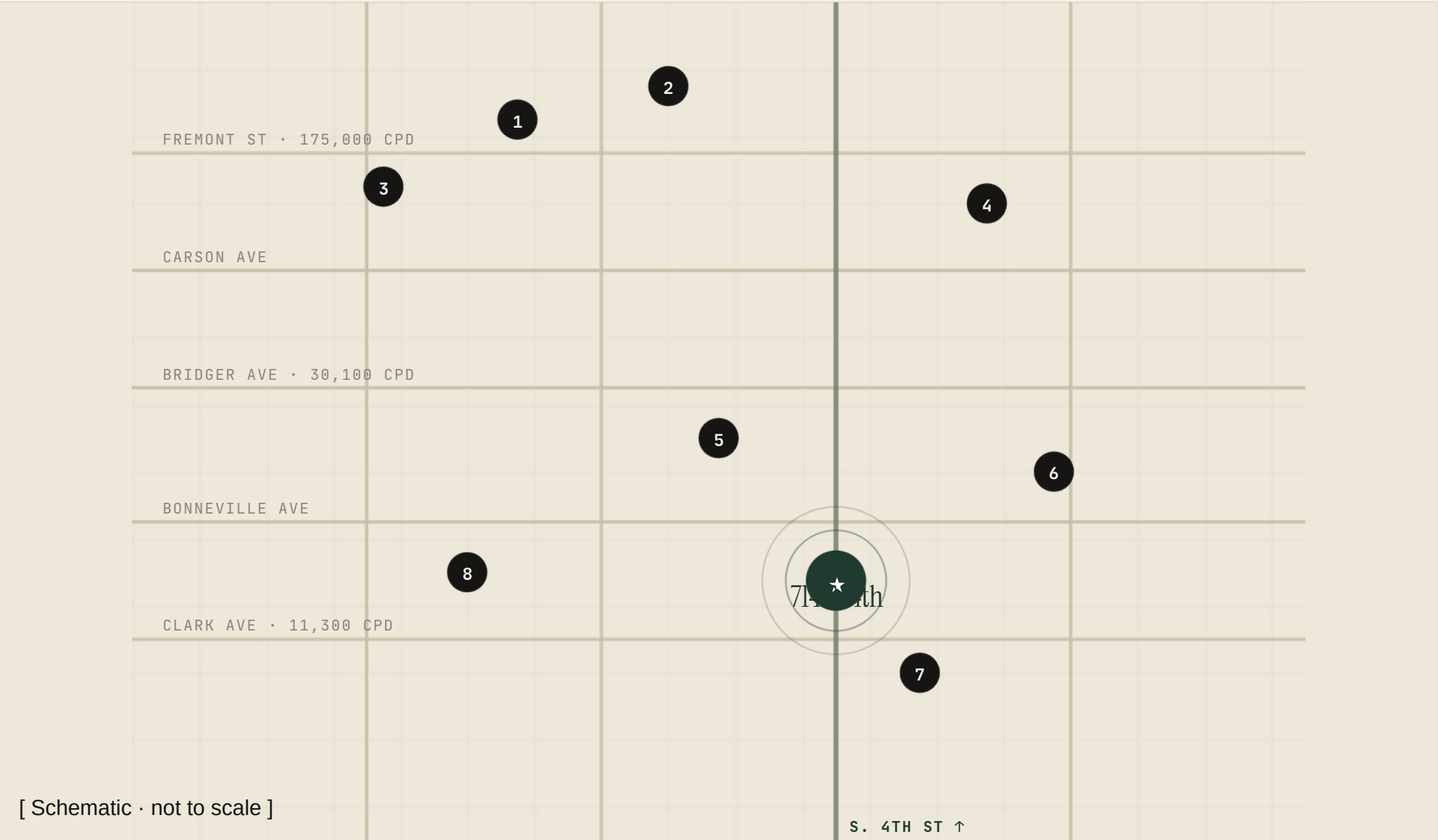
Price reduced · Call broker for current ask

DISCLAIMER

Information deemed reliable but not guaranteed. All specifications to be independently verified by buyer.

DOWNTOWN LAS VEGAS • CORE

Walking distance lot of key sites



THE AGENCY LAS VEGAS

KEY SITES

01	Fremont Street Experience	0.3 MI
02	The Ogden • Juhl Lofts	0.4 MI
03	Clark County Gov. Center	0.5 MI
04	LV Academy of Perf. Arts	0.4 MI
05	Regional Justice Center	0.2 MI
06	Strong Start Academy	0.3 MI
07	701 E. Bridger Office	0.2 MI
08	The Arts District	0.4 MI

DOWNTOWN LAS VEGAS • CIVIC CORRIDOR

■ 714 S. 4TH ST.
BUILDING & SITE

Exteriors.

FOUR VIEWS • PRIMARY + SITE



■ 714 S. 4TH ST.
INSIDE THE ASSET

Interiors.

RECEPTION • OFFICES • CONFERENCING



FEATURES & AMENITIES

Ten reasons this works.

01 • Location Proximate to the Las Vegas court system. Walking distance to the Regional Justice Center, Supreme Court of Nevada, and Clark County Government Center.	02 • Parking 41 secured parking spaces. 4.27 spaces per 1,000 SF leased — well above typical downtown ratios. Fully fenced lot.	03 • Access 24-hour building access. Round-the-clock entry for tenants, with secure after-hours operations supported.
04 • Conference Dedicated conferencing facility. Three existing conference rooms already built out, suitable for medical, legal, or professional tenants.	05 • Security Security system in place. Monitored entry and a fenced perimeter for the surface lot — a meaningful asset in the downtown sub-market.	06 • Light Skylights throughout. Natural daylighting in shared and circulation areas brightens an otherwise dense office plan.
07 • Reception Built reception area.	08 • Storage Dedicated storage space.	09 • HVAC Central air conditioning.

ESRI • 2024 / 2029 FORECAST

Who's in the *1 mile* ring.

HOUSEHOLDS

1 MI

3 MI

5 MI

7,022 HHs
14,662 people

2024 POPULATION

14,662

+1,297 since 2020

2029 PROJECTED

16,616

+2.53% annual growth

MEDIAN AGE

40.1

40.9 by 2029

GROWTH VS. NATIONAL

6.7×

2.53% vs 0.38% US

HOUSEHOLDS 2024

7,022

7,889 by 2029

OWNER OCCUPIED

1,537

21.9% of total

RENTER OCCUPIED

5,485

78.1% of total

AVG. HOUSEHOLD SIZE

1.61

INCOME

\$66.8k avg.

MEDIAN HH INCOME

\$39,426

AVERAGE HH INCOME

\$66,780

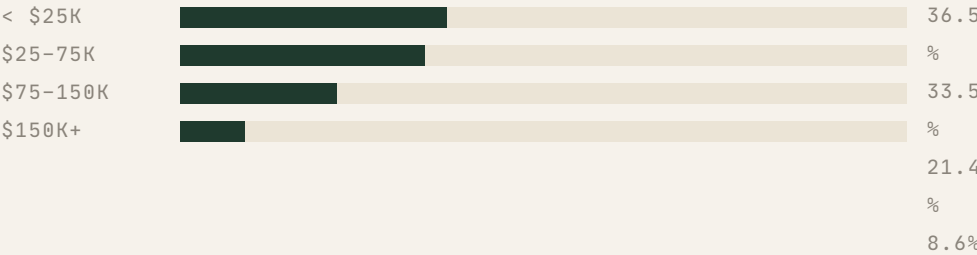
\$77,299 by 2029

PER CAPITA

\$33,174

+19.8% to 2029

HH INCOME MIX



ESRI • 2024 / 2029 FORECAST

Who's in the *3 mile* ring.

1 MI

3 MI

5 MI

POPULATION

177,337people

2024 POPULATION

177,337

GROWTH RATE

0.80%

Annualized, matches state

MEDIAN AGE

37.6

Core working-age

FAMILIES

36,330

38,888 by 2029

HOUSEHOLDS

70,674 HHs

HOUSEHOLDS 2024

70,674

OWNER OCCUPIED

23,663

33.5% of total

RENTER OCCUPIED

47,011

66.5% of total

AVG. HH SIZE

2.47

Mixed urban core

INCOME

\$65.8k avg.

MEDIAN HH INCOME

\$43,502

AVERAGE HH INCOME

\$65,806

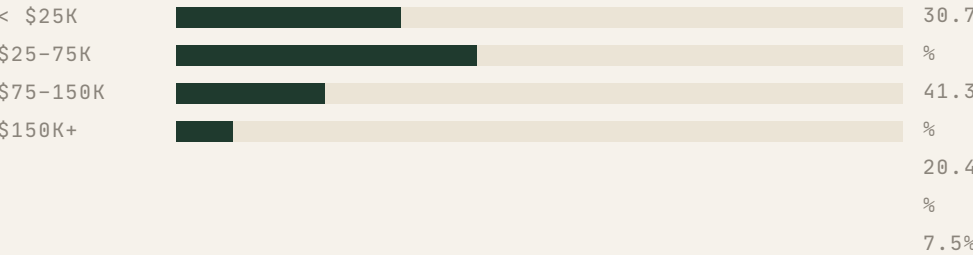
\$76,892 by 2029

PER CAPITA

\$26,370

+18.8% to 2029

HH INCOME MIX



ESRI • 2024 / 2029 FORECAST

Who's in the *5 mile* ring.

1 MI

3 MI

5 MI

POPULATION

530,371 people

2024 POPULATION

530,371

GROWTH RATE

0.65%

Annualized

MEDIAN AGE

35.9

Young workforce

FAMILIES

112,536

117,136 by 2029

HOUSEHOLDS

197,959 HHs

HOUSEHOLDS 2024

197,959

OWNER OCCUPIED

74,887

37.8% of total

RENTER OCCUPIED

123,072

62.2% of total

AVG. HH SIZE

2.64

Family-oriented

INCOME

\$67.7k avg.

MEDIAN HH INCOME

\$49,398

AVERAGE HH INCOME

\$67,704

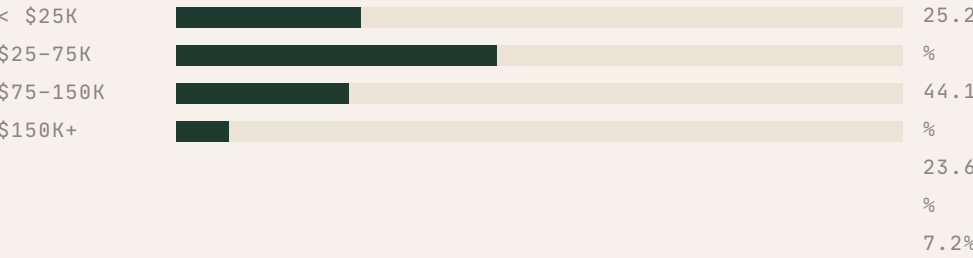
\$79,344 by 2029

PER CAPITA

\$25,355

+18.9% to 2029

HH INCOME MIX



CATALYST PROJECTS • 2024 - 2028

Six projects reshaping the Las Vegas sub-market.

01 • Transit Vegas Loop by The Boring Co. Undergroundtunnel networkexpanding across Las Vegas, designed to eventually moveupto90,000 passengersperhour across the city. SOURCE: 8NEWSNOW	02 • Cultural Huntridge Theater DapperCompanies'renovation of the 80-year-old movie house, backed by \$8M in NewMarketsTaxCredit allocation to revitalize the historic heart. SOURCE: TESLARATI	03 • Sports A's Baseball Stadium 33,000-seat ballparkat the former Tropicana site. Ground-break spring 2025; openingday target2028 along the Las Vegas Strip. SOURCE: KTVU
04 • Transit Brightline West High-Speed Rail \$3Bfederal grant signed; America's first true high-speed rail connecting Southern Californiato Las Vegasat 200+mph. 35,000 jobs created. SOURCE: BRIGHTLINE	05 • Gaming Hard Rock Hotel at The Mirage Guitar-shapedhotelapproved to replace the iconic Mirage volcano site, operated by HardRockInternationalunder a VICI land lease. SOURCE: 8NEWSNOW	06 • Media Warner Bros. Studios Nevada \$8B partnership withUNLVona34-acre studio campus at the Harry Reid Research Park —est.\$1.2B annualeconomic impact, 16,500 jobs. SOURCE: WBD RELEASE

■ 714 S. 4TH ST.

FOR SALE • CALL TO TOUR

Let's *talk.*

All property showings are by appointmentonly.Please contact the listing agent directly for current pricing, financials, and to schedule a walk-through.

Zar Zanganeh

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LEGAL

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