

**AVISON
YOUNG**

Rare DTLV Warehouse

LAS VEGAS ARTS DISTRICT

901 S. 1st Street

Las Vegas, NV 89101

For Lease | \$1.35/sf NNN

±9,500 sf industrial building
on ±.33 acres

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Ideal DTLV Location

Located on a hard corner with frontage on 1st St. and Hoover Ave., this $\pm .33$ acre site is located directly in the Las Vegas Arts District, a popular destination and attraction in Las Vegas.

SITE SIZE

$\pm .33$ acres

ZONING

C-M

COMMERCIAL INDUSTRIAL DISTRICT

LV ARTS DISTRICT



The Las Vegas Arts District is a vibrant & eclectic hub known for its dynamic art scene and features a mix of galleries, studios, boutiques, and restaurants. The area hosts an array of events throughout the year, including art walks, gallery openings, and cultural festivals for both locals and visitors to explore the thriving arts community.

BUILDING SPECIFICATIONS

BUILDING SF

±9,500 sf

YEAR BUILT

1955

CLEAR HEIGHT

12'

GRADE LEVEL DOORS

(1) 10'x10'

(2) 8'x10'

PARKING STALLS

4

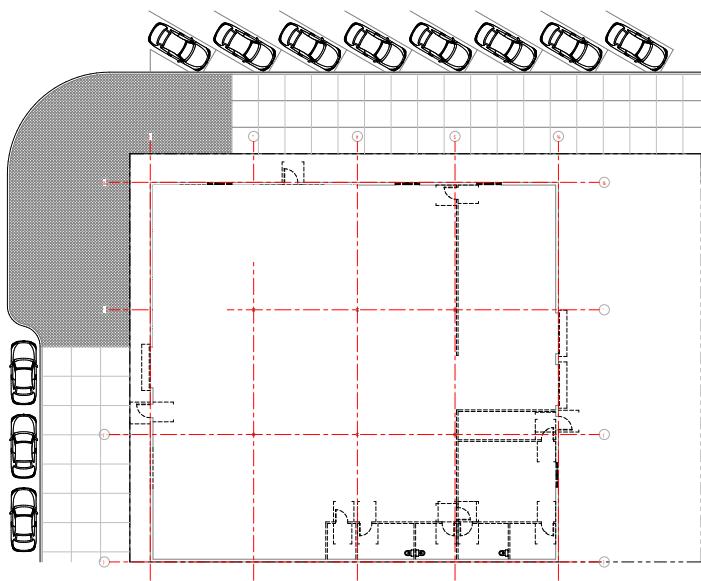
LOADING

REAR

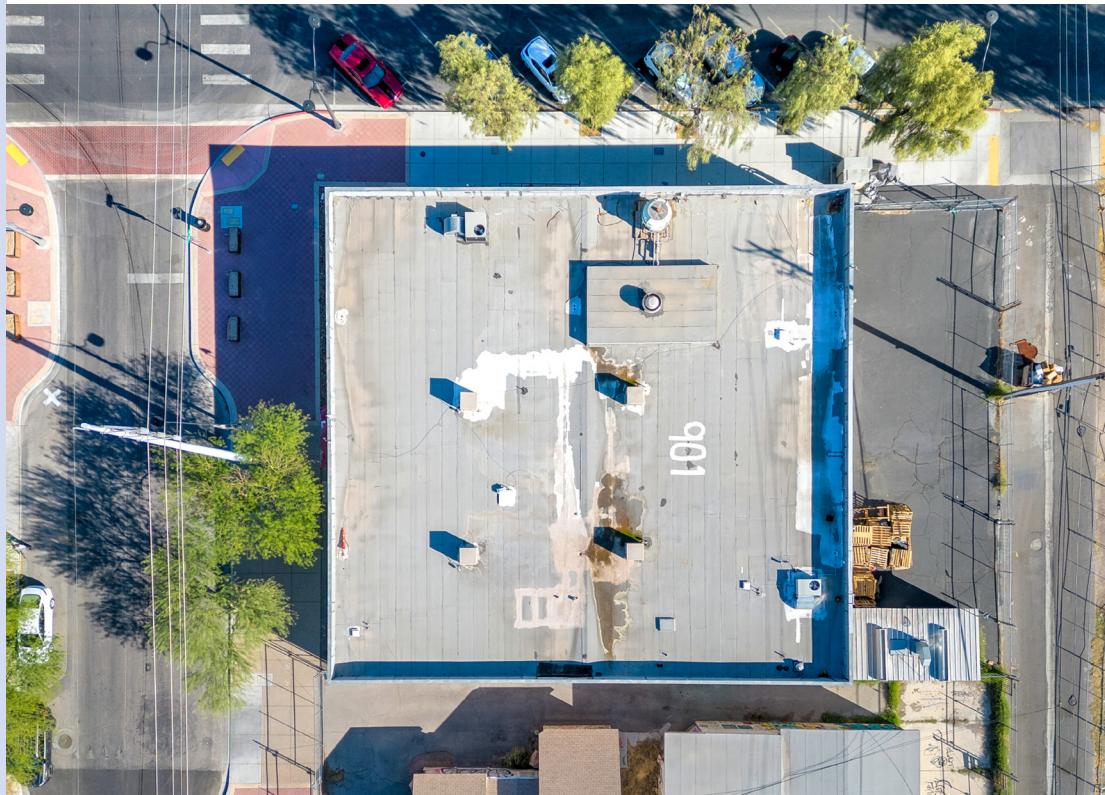
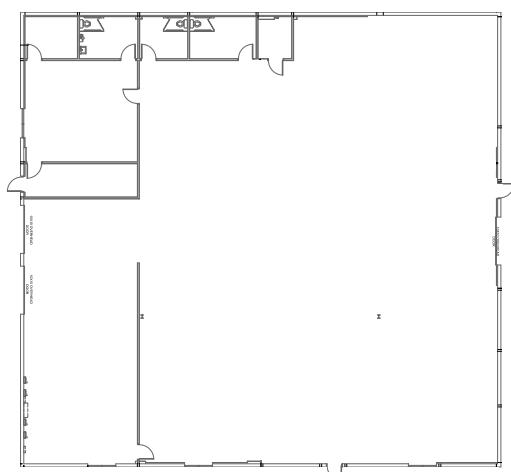
POWER:

**800A
277/480 V
3 phase**

SITE PLAN



FLOOR PLAN



Area Amenities

HOTELS & CASINOS

Downtown Las Vegas is home to several iconic hotels and casinos offering a unique gaming and entertainment experience.

FREMONT STREET

The Fremont East Entertainment District is a hub of entertainment and events that cater to a diverse range of interests. Visitors can enjoy live music performances, comedy shows, and theatrical productions. The district also hosts annual events such as the Life is Beautiful music festival.



OFFICES | COURTHOUSES

The area is home to Las Vegas City Hall, Clark County Government offices, Las Vegas Municipal Courts as well as many office buildings housing law offices and other professionals operating downtown.





Growth in multi-family housing

HOUSING IN AREA

EXISTING:

- NEWPORT LOFTS
- SOHO LOFTS
- C3 LOFTS

PROPOSED:

- MIDTOWN

This area is home to the Las Vegas Academy of the Arts, a renowned high school that offers a comprehensive arts education as well as the Strong Start Academy Elementary School at the Tony Hsieh Education Center which provides equitable, high-quality academics through dual language education. Additionally, the district has several community centers that offer recreational activities and programs for residents and visitors alike.

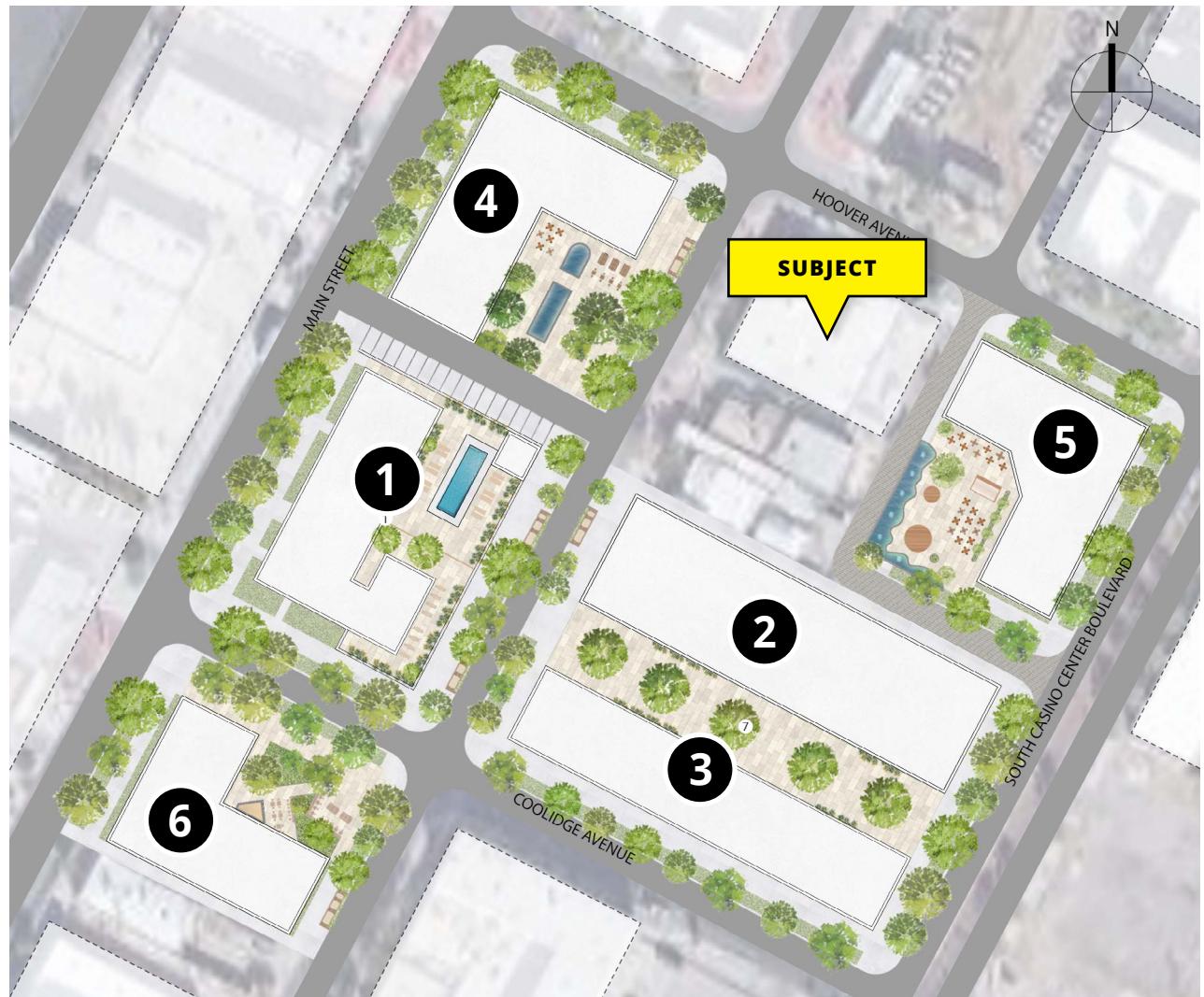
Neighboring properties



- 1. THE ENGLISH HOTEL**
38,000sf | 74 Keys
- 2. APARTMENT MIXED USE**
140,000sf | 175 Units
- 3. CONDOMINIUM TOWER**
124,000sf | 106 Units
- 4. RESIDENTIAL TOWER**
140,000sf | 215 Units
- 5. RESIDENTIAL TOWER**
153,000sf | 240 Units
- 6. RESIDENTIAL MIXED USE**
94,000sf | 120 Units



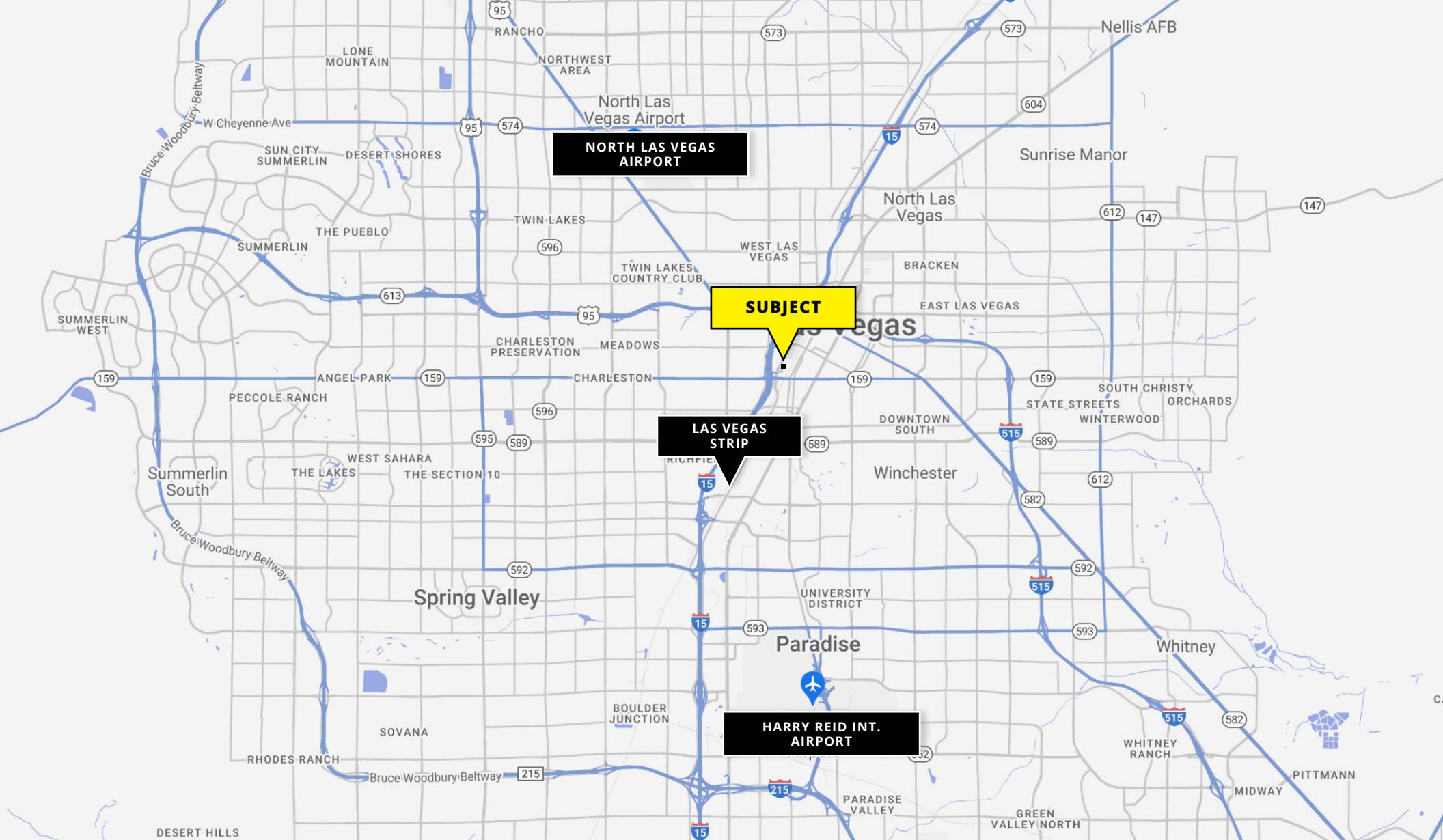
HOTEL | CONDOS | APARTMENTS | CO-WORKING | RETAIL





AREA DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	12,261	182,317	546,934
Total Businesses	2,310	9,460	22,017
Total Employees	34,046	117,768	255,617
Total Households	5,696	68,698	197,611
Avg. Mo. Household Expenditure	\$4,284	\$4,267	\$4,369

**One of a kind
industrial building
for the area**



**Centrally located
in Las Vegas**

HARRY REID INT. AIRPORT
6 miles

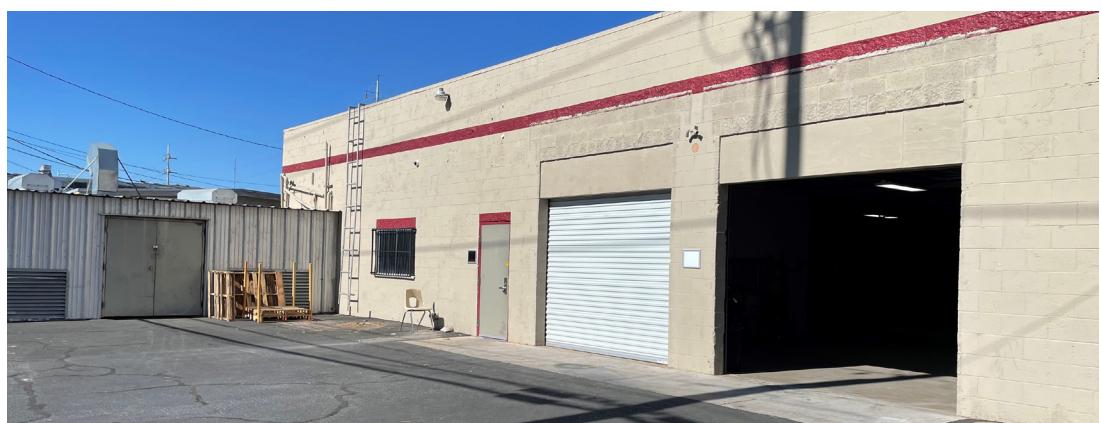
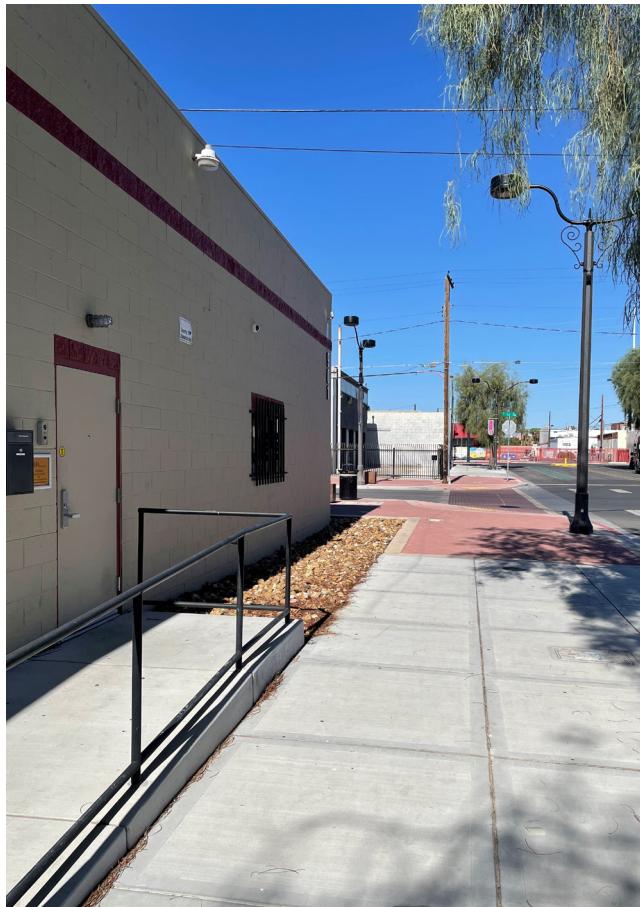
NORTH LAS VEGAS AIRPORT
5 miles

15 ACCESS VIA CHARLESTON
.09 miles

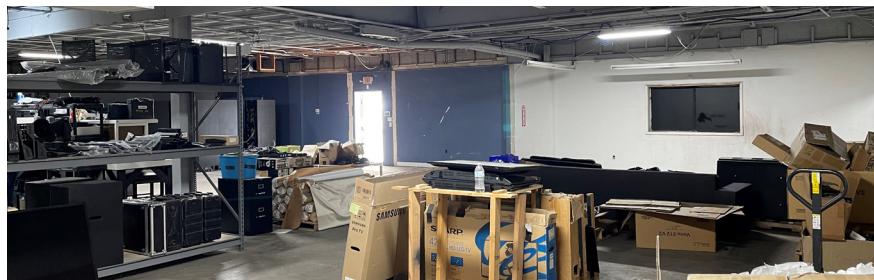
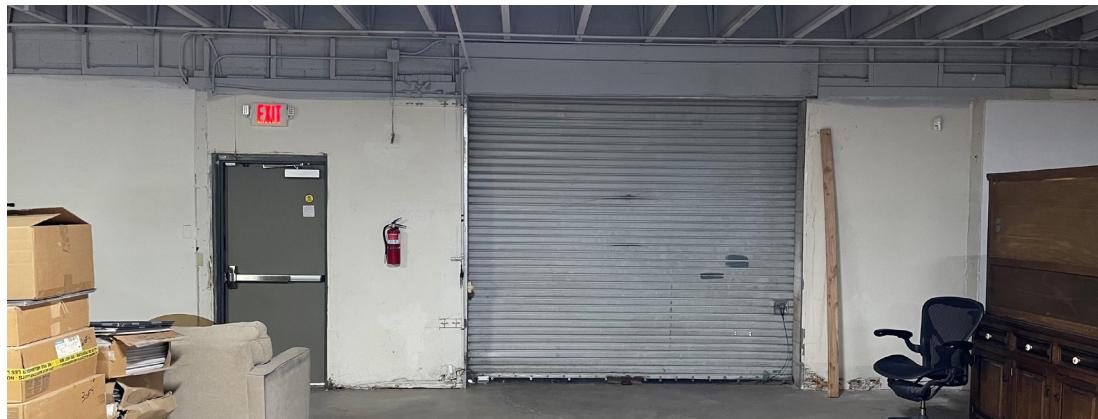
515 ACCESS VIA CASINO CENTER
1 mile

LAS VEGAS STRIP:
4.4 miles

EXTERIOR PHOTOS



INTERIOR PHOTOS



Location demographics:

900 S 1st Street, Las Vegas, NV 89101

DEMOCRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population	12,261	182,317	546,934
Average Household Income	\$65,669	\$64,651	\$66,323
Median Home Value	\$345,716	\$344,232	\$319,615
Total Households	5,696	68,698	197,611
Avg. Mo. Household Expenditure	\$4,284	\$4,267	\$4,369

Benefits of business in Nevada

NEVADA STATE TAXES

No Corporate Income Tax
 No Taxes on Corporate Shares
 No Franchise Tax
 No Personal Income Tax
 Nominal Annual Fees
 Nevada corporations may purchase, hold, sell or transfer shares of its own stock
 Nevada corporations may issue stock for capital, services, personal property, or real estate
 No Franchise Tax on Income
 No Inheritance or Gift Tax
 No Unitary Tax
 No Estate Tax
 Competitive Sales and Property Tax

NEVADA STATE INCENTIVES

Sales & Use Tax Abatement: Applies on qualified capital equipment purchases
Modified Business Tax Abatement: Abatement of 50 percent of the rate on quarterly wages exceeding \$50,000
Personal Property Tax Abatement: Abatement of up to 50% over a maximum of 10 years
Real Property Tax Abatement for Recycling: Abatement of up to 50 percent abatement for qualified recycling businesses
Data Center Abatement: Abatement of up to 75 percent on personal property tax and a reduction of sales and use tax
Silver State Works Employee Hiring Incentive: Provides employers up to \$2,000 for hiring state-qualified employee candidates

Economic Statistics:

retail RE market (Las Vegas)

12 mo. deliveries in SF	654K
12 mo. net absorbtion in SF	828K
vacancy rate	5.1%
12 mo. rent growth	8.2%

demographics (Clark County)

population	2.3M
median household income	\$70.2K

labor force (Clark County)

labor force	1.17M
labor force employment	1.10M
unemployment rate	5.6%
% with bachelor's degree	17.3%

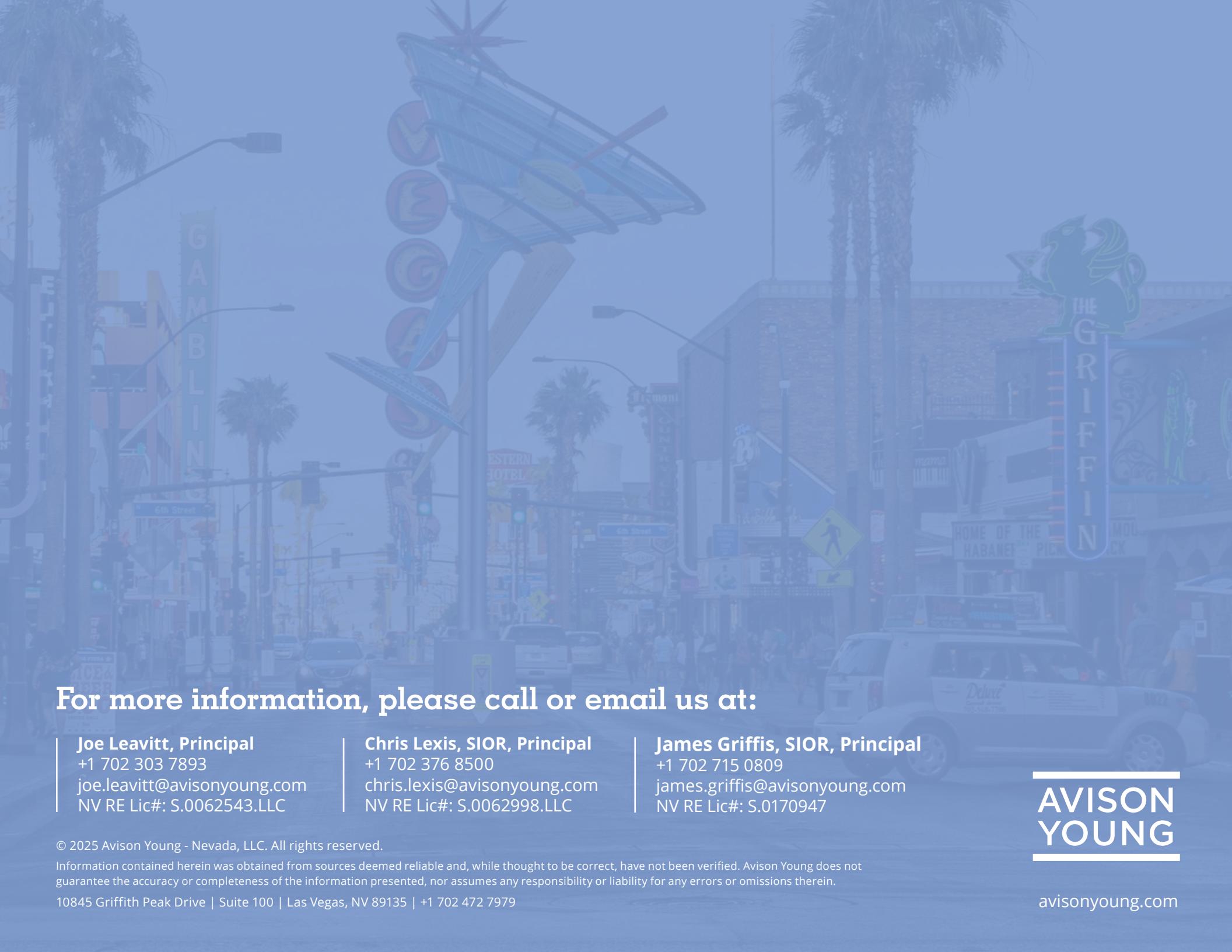
tourism (Clark County)

visitor volume	40.5M
gross casino gaming revenue	\$13.1B
convention attendance	5.8M
Harry Reid airport passengers	56.3M

economy (Clark County)

taxable retail sales	\$63.8B
avg. weekly wages	\$997.28
avg. weekly hours worked	34.7
per capita personal income	\$58.3K

Sources: Regis 2023, Costar 2023, www.lvgea.org



For more information, please call or email us at:

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