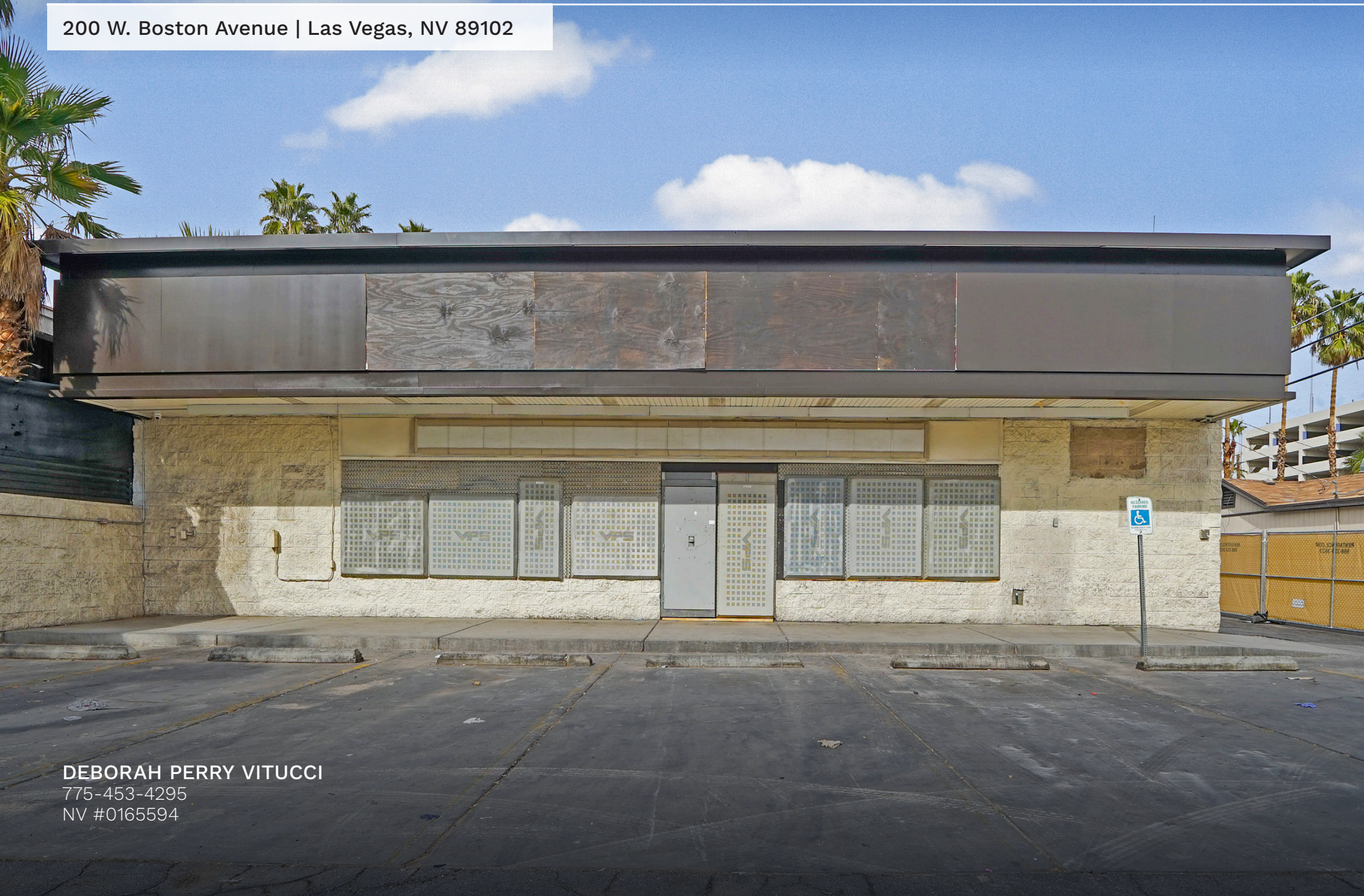


# FORMER 7-ELEVEN NEXT TO THE STRAT HOTEL & CASINO

## Retail Space for Lease/Sale

**KWP**  
REAL ESTATE  
NV License #1001134

200 W. Boston Avenue | Las Vegas, NV 89102



DEBORAH PERRY VITUCCI  
775-453-4295  
NV #0165594



# FORMER 7-ELEVEN NEXT TO THE STRAT HOTEL & CASINO

## Retail Space for Lease/Sale



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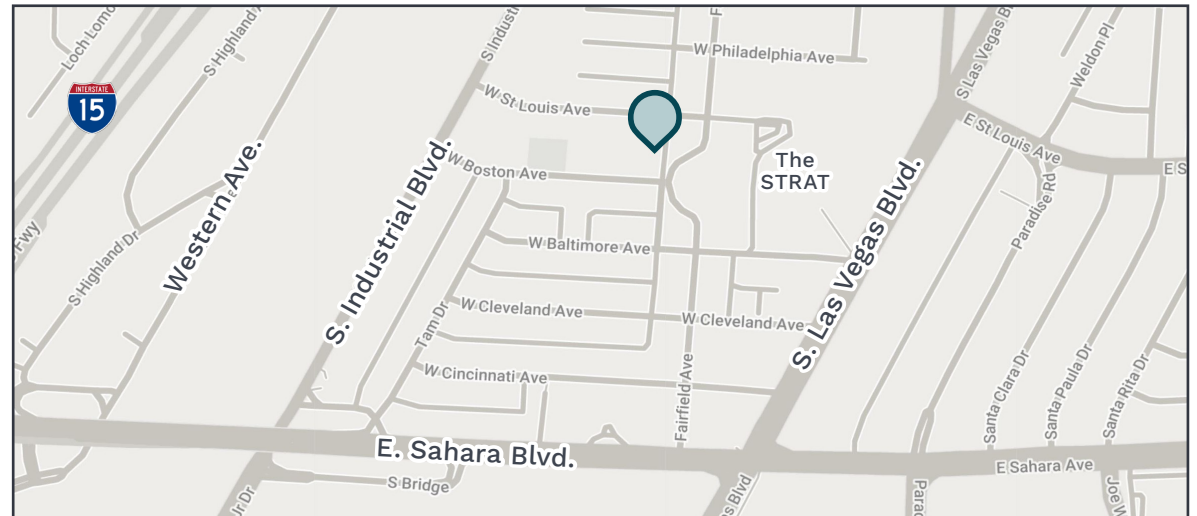
### AVAILABLE

Size: ±2,400 SF  
Rent: \$3.00 PSF/Mo., NNN  
Sale Price: \$995,000

### PROPERTY HIGHLIGHTS

- Former 7-Eleven location directly behind The STRAT Hotel & Casino
- Strong retail location off W. Boston Avenue, less than 1 mile from S. Las Vegas Blvd. and E. Sahara Ave.
- Large parking lot
- Exceptional daytime traffic count off S. Las Vegas Blvd. at 36,000 CPD
- Less than 2 miles from the I-15 freeway

*Prospective tenants are hereby advised that all uses are subject to City approval*



# FORMER 7-ELEVEN NEXT TO THE STRAT HOTEL & CASINO

## Retail Space for Lease/Sale



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### Area Demographics



	1 Mile	5 Mile	10 Miles
<b>POPULATION</b>			
<b>2023 Estimated Population</b>	<b>16,186</b>	<b>536,209</b>	<b>1,680,362</b>
2028 Projected Population	16,867	547,401	1,713,154
2010 Census Population	12,123	470,216	1,487,864
Projected Annual Growth 2023 to 2028	0.8%	0.4%	0.4%
Historical Annual Growth 2010 to 2023	2.6%	1.1%	1.0%
2023 Median Age	46.1	38	38.2
<b>HOUSEHOLDS</b>			
2023 Estimated Households	7,683	198,683	617,292
2028 Projected Households	8,046	203,447	629,939
2010 Census Households	5,511	170,530	543,008
Projected Annual Growth 2023 to 2028	0.9%	0.5%	0.4%
Historical Annual Growth 2010 to 2023	0.7%	0.7%	0.6%
<b>RACE &amp; ETHNICITY</b>			
2023 Estimated White	11,105	379,526	1,125,133
2023 Estimated Black or African American	2,053	84,576	257,633
2023 Estimated Asian or Pacific Islander	1,920	36,732	171,667
2023 Estimated American Indian or Native Alaskan	282	8,793	22,477
2023 Estimated Other Races	690	22,112	86,437
2023 Estimated Hispanic	6,419	287,005	635,283
<b>INCOME</b>			
<b>2023 Estimated Average Household Income</b>	<b>\$71,578</b>	<b>\$62,533</b>	<b>\$77,636</b>
2023 Estimated Median Household Income	\$38,440	\$43,305	\$58,640
<b>EDUCATION</b>			
2023 Estimated High School Graduate	21.6%	24.4%	25.5%
2023 Estimated Some College	24.0%	23.4%	22.4%
2023 Estimated Associates Degree Only	14.3%	16.3%	17.9%
2023 Estimated Bachelors Degree Only	13.7%	12.0%	8.41%
2023 Estimated Graduate Degree	9.20%	5.95%	4.17%





R E A L E S T A T E

DEBORAH PERRY VITUCCI

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KWP Nevada, Inc.

NV License #1001134

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