

606 South 9th Street

606 SOUTH 9TH STREET, LAS VEGAS NV, 89102

AVAILABLE
For Sale

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 MDL Group

THE FORMER LAYTON & LAYTON BUILDING • OFFERING MEMORANDUM

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INTERNATIONAL

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Listing Team



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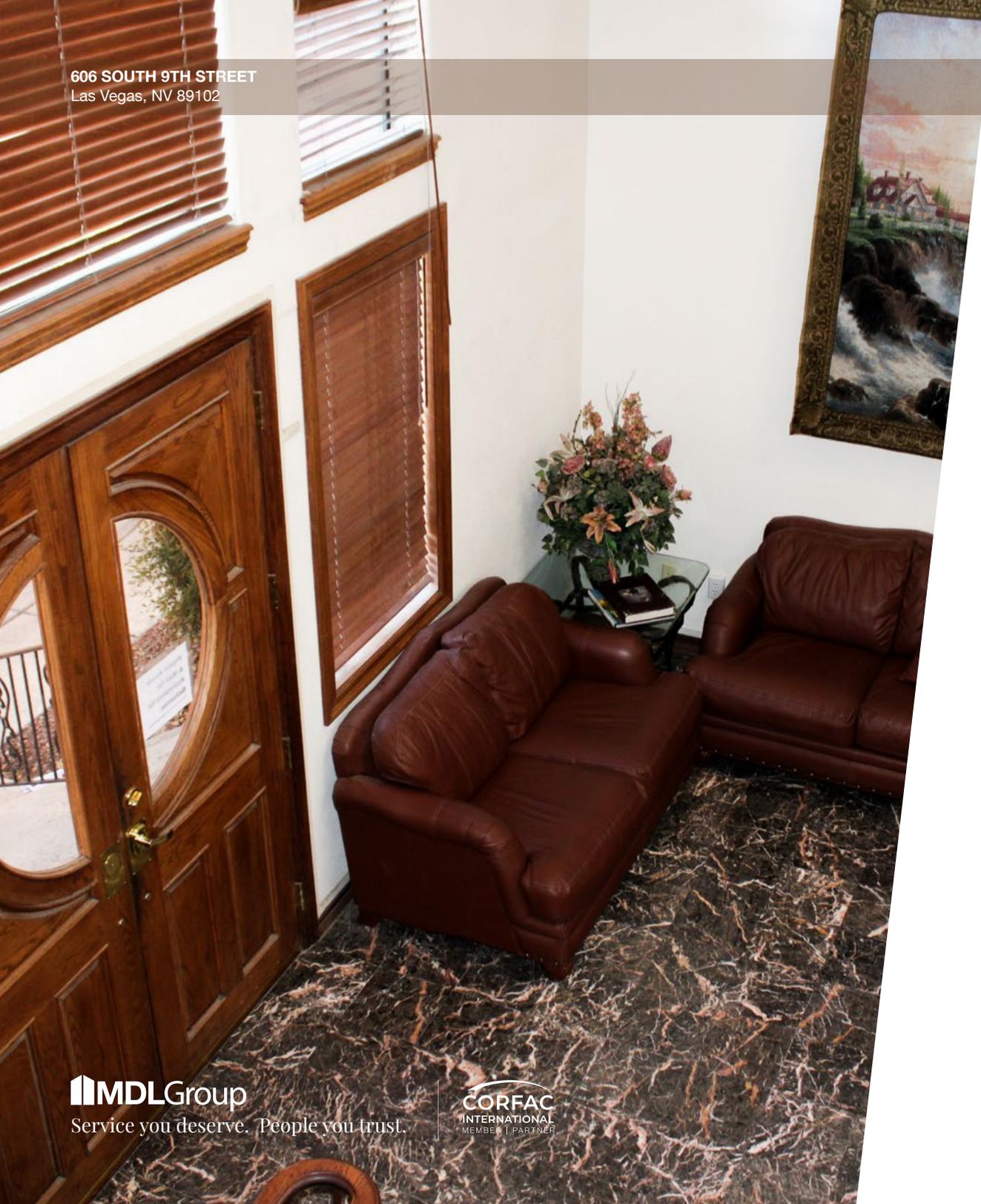
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Las Vegas, NV 89102



606 South 9th Street

03

Executive Summary

- + Property Highlights
- + Property & Area Overview
- + Investment Highlights
- + West Central Submarket
- + West Central Submarket

Downtown office building with 2 floors and fully built out basement

Sale Details



\$2,300,000

Sale Price



±7,840 SF

Space Available



Downtown

Submarket

Property Highlights

- ±7,840 SF, 2-story & fully built out basement owner-user office building
- Lot Size: ±0.19 Acres
- Located in the heart of downtown’s highly desirable “Lawyer’s Row”
- The property is in proximity to the Federal Justice Center and Clark County Justice Center
- Unique and memorable building façade that resembles a Swiss Chalet

Demographics

	1 mile	3 miles	5 miles
Population			
2024 Population	19,849	183,376	528,264
Average Household Income			
2024 Average Household Income	\$60,921	\$65,683	\$67,302



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606 South 9th Street

+ Parcel Number	139-34-810-062
+ Year Built	1993
+ Property Size	±7,840 SF
+ Lot Size	±0.19 AC
+ Parking	8 surface parking spaces + ample on-street parking
+ Submarket	Downtown
+ Traffic Counts	Bonneville Ave. // ±3,450 VPD Las Vegas Blvd. // ±20,800 VPD

Property Overview

MDL Group proudly presents **606 S 9th Street**, a ±7,840 SF commercial property ideally situated on the renowned “Lawyer’s Row” in the heart of Downtown Las Vegas. This historic building offers a unique blend of functionality and character, featuring detailed wood framing, exceptional finishes, and a timeless appeal. The property boasts a versatile layout, with a first floor spanning ±2,776 SF and includes five private offices, a spacious bullpen, a reception area, and a fully built-out basement with a fully-equipped break room. The second floor is approximately ±2,348 SF and provides seven private offices and a mezzanine overlooking the first. Constructed in 1993, the property showcases detailed wood framing throughout, featuring exceptional above-standard finishes and craftsmanship adding character and timeless appeal. The combination of location, size, and style make this a standout opportunity for investors and/or owner-users.

Area Overview

Downtown Las Vegas offers a prime location for businesses, situated within a dynamic and rapidly growing district. This area boasts a unique blend of historic charm and vibrant culture, attracting a growing residential and commercial community. Proximity to the renowned Arts District, with its thriving arts scene and pedestrian-friendly atmosphere, further enhances the area’s appeal. As a hub for legal, government, and financial institutions, Downtown Las Vegas benefits from excellent connectivity to major thoroughfares (I-15, US-95, Las Vegas Blvd., Charleston Blvd.), courthouses, municipal offices, and corporate headquarters, making it an ideal location for a wide range of professional services.

Sale Highlights

\$2,300,000

Sale Price

±7,840 SF

Available Square Footage

±0.19 AC

Acreage

**2 + Fully Built-out
Basement
Floors**

**Downtown
Submarket**

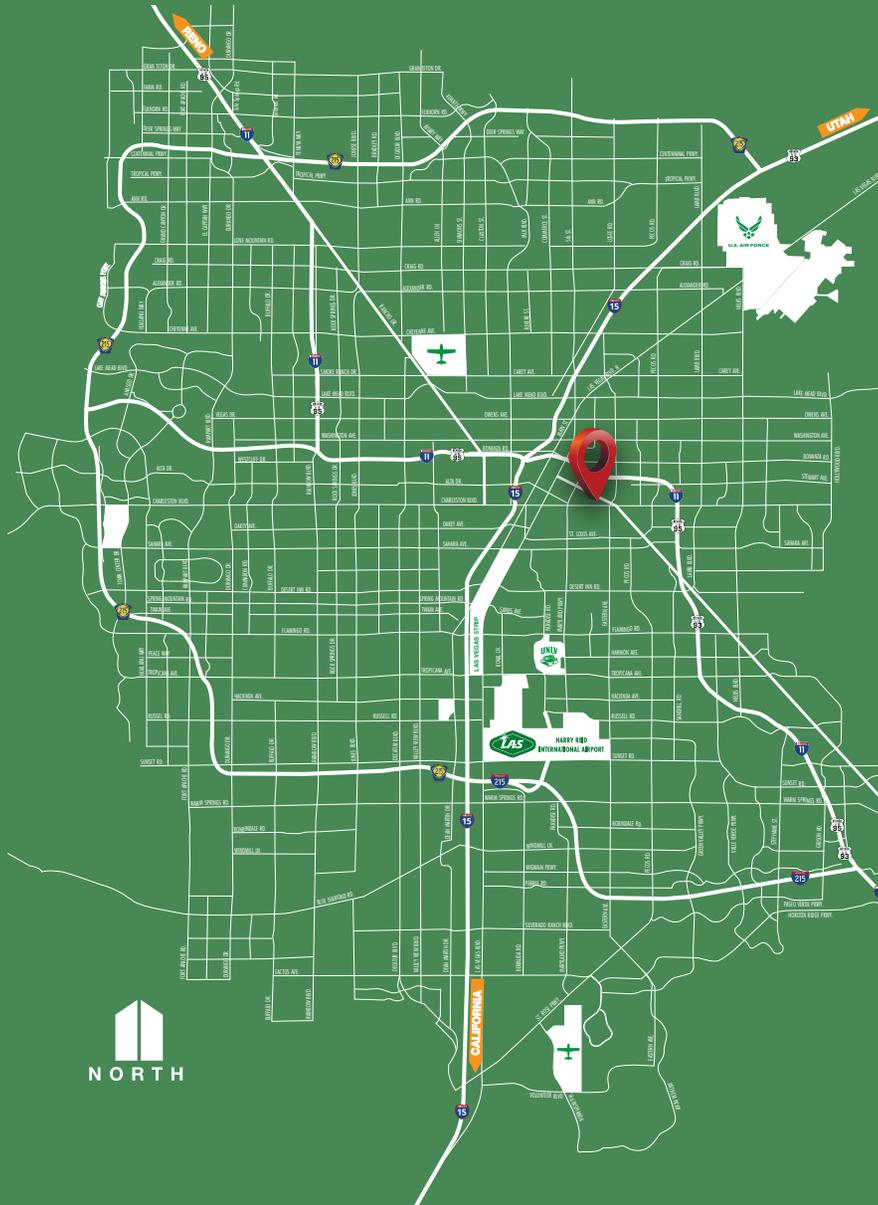


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Lawyer's Row

The property's strategic location within "Lawyer's Row" in Downtown Las Vegas is a significant advantage for legal professionals. Situated within walking distance of key courthouses, including the Las Vegas Justice Courts (0.6 miles) and the Federal Courthouse (0.6 miles), it minimizes travel time and maximizes efficiency. Furthermore, its proximity to City Hall (0.7 miles) and the Clark County Government Center (1.1 miles) provides convenient access to government offices and resources. This prime location within "Lawyer's Row" ensures that legal professionals can seamlessly navigate the demands of their practice and effectively serve their clients.



Nestled Near the Center of the Las Vegas Valley

This building enjoys a prime location in the heart of Downtown Las Vegas, offering unparalleled connectivity within the Las Vegas Valley. Strategically equidistant to all major submarkets, including Summerlin, Henderson, and the Las Vegas Strip, it provides seamless access to the entire region. With convenient access to both I-11 and I-15 freeways, commuting to any part of the valley is a breeze. A short drive takes you to the vibrant Strip, while Henderson remains easily accessible. Moreover, the building is conveniently located approximately 6.8 miles from Harry Reid International Airport, ensuring effortless travel for both residents and visitors.



Thriving Submarket

The property is located within the Downtown Las Vegas submarket. Downtown Las Vegas is a dynamic submarket experiencing significant revitalization. Fueled by a surge in residential development, increased tourism, and a thriving arts and entertainment scene, the area is attracting a diverse population. This influx of residents and visitors is driving demand for retail, dining, and entertainment options, creating a vibrant and walkable urban environment. Furthermore, the city's commitment to improving infrastructure, including transportation and public spaces, is enhancing the overall livability and appeal of the downtown submarket, making it a highly desirable location for both businesses and individuals.

Downtown Las Vegas

Experience the Renaissance of Downtown Las Vegas: Where History, Culture, and Commerce Converge

Downtown Las Vegas is experiencing a significant resurgence, making it an increasingly attractive submarket for commercial real estate investors and businesses. The area boasts a rich history, anchored by the iconic Fremont Street and its neighboring historic casinos and hotels that evoke the golden age of Las Vegas. This historic charm seamlessly blends with a burgeoning performing arts sector, encompassing Symphony Park at The Smith Center and an 18-block arts district, fostering a vibrant and creative atmosphere.

The submarket serves as the core of the city's government and municipal functions, housing the Clark County Government Center, Las Vegas City Hall, the Justice Courts, and the U.S. District Federal Courthouse. This concentration of government entities ensures a steady stream of foot traffic and creates a strong demand for supporting businesses. Downtown Las Vegas also benefits from its proximity to highly-trafficked retail centers, including the Las Vegas North Premium Outlets, the World Market Center, and the Downtown Container Park, providing convenient access to a diverse consumer base.

Exciting developments are further enhancing the appeal of Downtown Las Vegas. The planned City of Las Vegas Civic Plaza, featuring two-building, 300,000 square feet of office space and a vibrant outdoor area for concerts and gatherings, will significantly boost the area's commercial offerings. In addition, the forthcoming Las Vegas Museum of Art, a \$200 million project set to debut in 2028, will enhance the city's cultural landscape and attract a new wave of visitors and residents.

In conclusion, Downtown Las Vegas presents a unique blend of historic charm, cultural vibrancy, and growing economic activity. With a strong foundation of government presence, a burgeoning arts scene, and exciting upcoming projects, the submarket offers significant potential for businesses and investors seeking to capitalize on the revitalization of this historic core.



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Downtown Las Vegas offers a unique blend of historic charm, cultural vibrancy, and growing economic opportunity, making it an ideal choice for business owners and investors.



606
South **9th** *Street*

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Maps & Photos

- + Demographic Profile
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Fast Facts



725,312
Daytime Pop.



196,865
Households



67.9%
Employees Drive to Work



37.7%
White Collar Employees



0.13%
2024-2029 Growth Rate

5-Mile Radius

Population	1 mile	3 miles	5 miles
2010 Population	20,813	177,899	505,421
2020 Population	18,365	181,857	525,303
2024 Population	19,849	183,376	528,264
2029 Population	21,852	190,030	545,210
2010-2020 Annual Rate	-1.24%	0.22%	0.39%
2020-2024 Annual Rate	1.85%	0.20%	0.13%
2024-2029 Annual Rate	1.94%	0.72%	0.63%
2024 Median Age	41.0	37.4	35.8

Households	1 mile	3 miles	5 miles
2010 Households	8,323	63,387	174,325
2020 Households	9,051	70,668	191,774
2024 Total Households	9,663	73,198	196,865
2029 Total Households	10,578	76,877	205,930
2010-2020 Annual Rate	0.84%	1.09%	0.96%
2020-2024 Annual Rate	1.55%	0.83%	0.62%
2024-2029 Annual Rate	1.83%	0.99%	0.90%

Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$60,921	\$65,683	\$67,302
2029 Average Household Income	\$70,768	\$76,678	\$78,845
2024-2029 Annual Rate	3.04%	3.14%	3.22%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	10,716	79,809	217,736
2020 Total Housing Units	10,590	79,667	215,109
2024 Total Housing Units	11,129	81,226	217,712
2024 Owner Occupied Housing Units	2,207	24,622	74,719
2024 Renter Occupied Housing Units	7,456	48,576	122,146
2024 Vacant Housing Units	1,466	8,028	20,847
2029 Total Housing Units	12,057	85,159	227,527
2029 Owner Occupied Housing Units	2,392	26,476	80,302
2029 Renter Occupied Housing Units	8,186	50,401	125,628
2029 Vacant Housing Units	1,479	8,282	21,597

Source: ESRI

● Retail Center ● Government & Municipal ● Golf & Recreation ● Hospital



DOWNTOWN DISTRICTS

- 1 Downtown Casino
- 2 Fremont St. Entertainment
- 3 Founders
- 4 Civic / Business Center
- 5 Arts
- 6 Northern Strip Gateway
- 7 Symphony Park

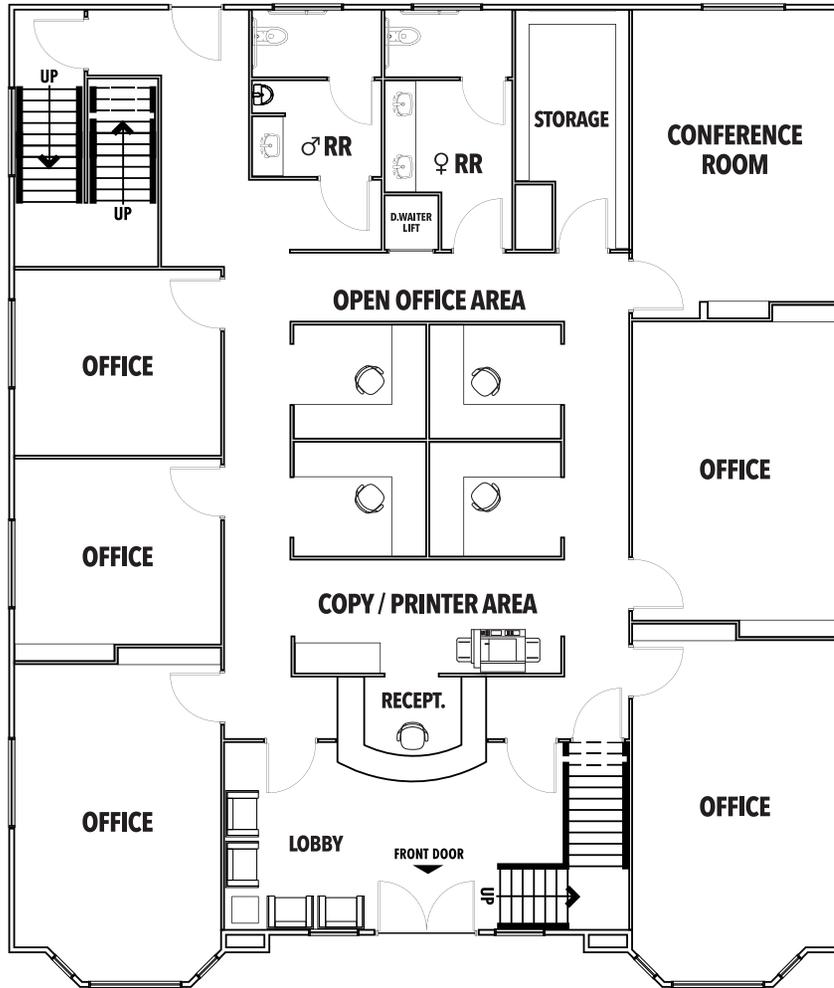


Interior Photos



Interior Photos



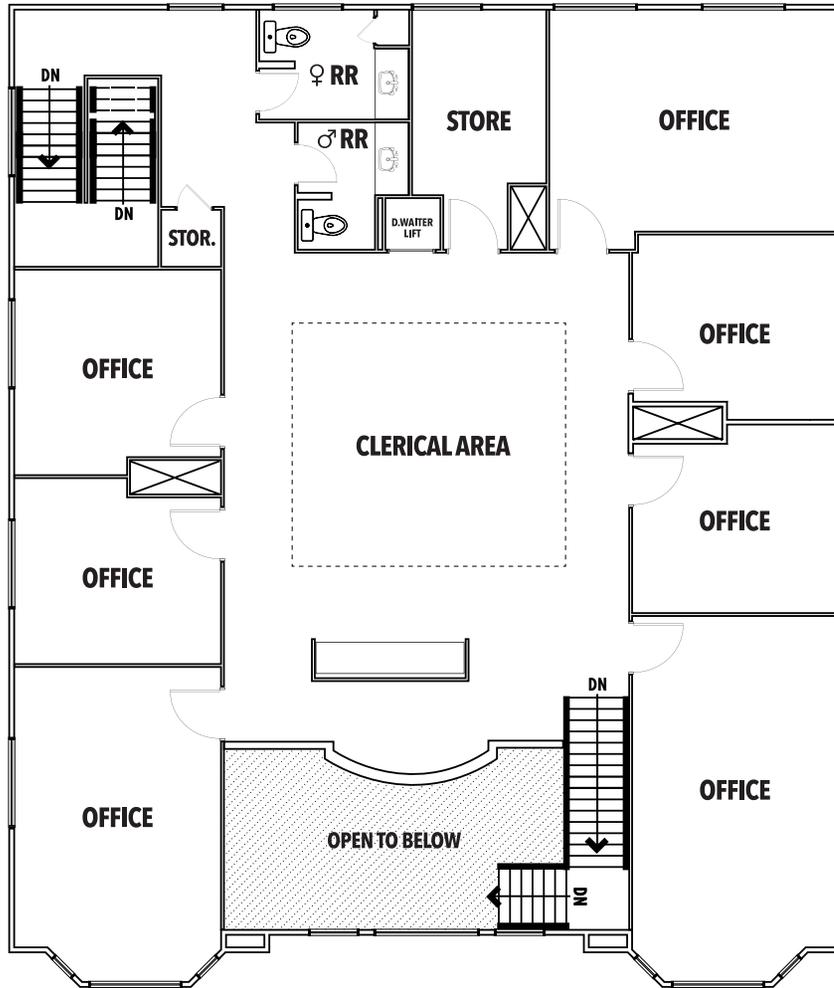


First Floor

Suite Details

+ Available SF (1F):	±2,776
▪ Private Office	5
▪ Conference Room	1
▪ Storage Room	1
▪ Rest Room	2

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

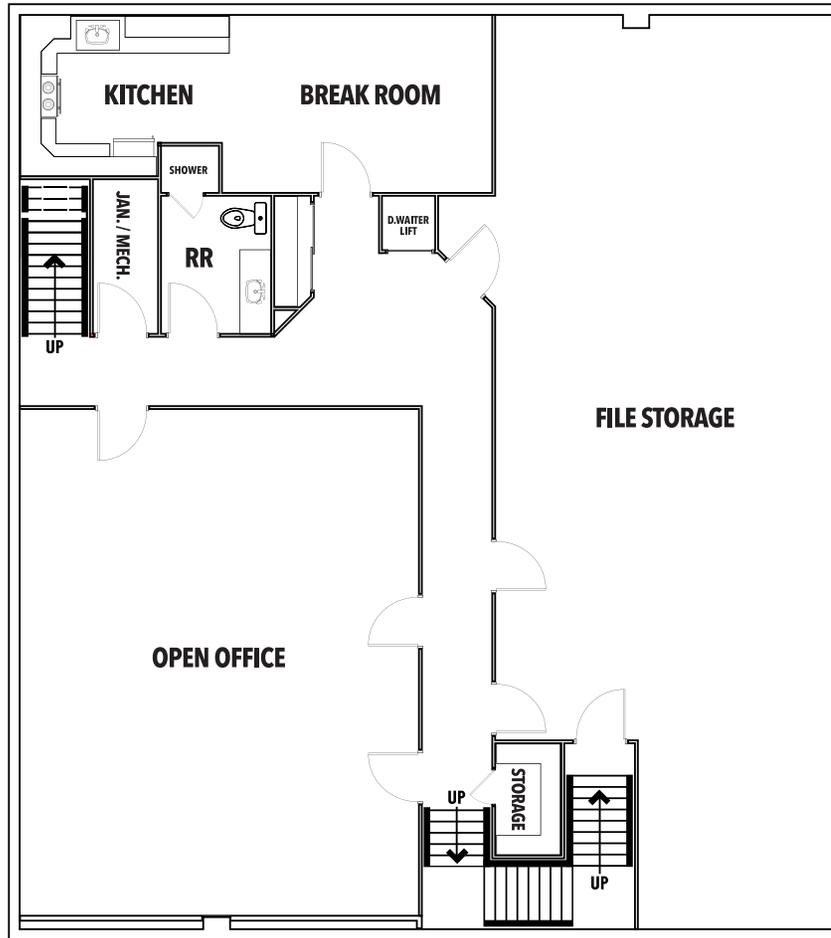


Second Floor

Suite Details

+ Available SF (2F):	±2,348
▪ Private Office	7
▪ Storage Room	1
▪ Rest Room	2

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Suite Details

+ Available SF (Basement):	±2,716
▪ Kitchen	1
▪ Break Room	1
▪ Rest Room	1

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Basement



606
South 9th Street

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Market Overview

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Nevada Tax Advantages

NEVADA

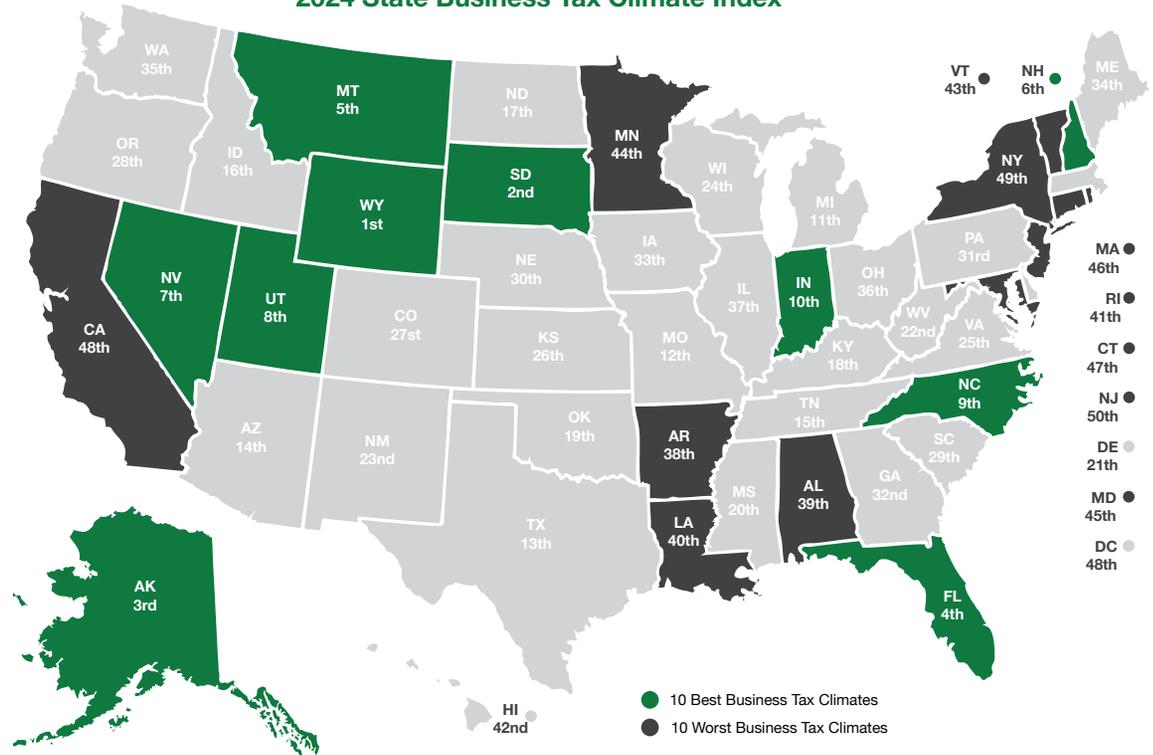
Nevada has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

Professional Sports



Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has four major league professional teams: the Vegas Golden Knights of the NHL (began play in 2017 as the region's first major pro team), the Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: www.wikipedia.com



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This package contains selected information pertaining to the Property. It does not purport to be a representation of the state of affairs of the current owner, nor should it be construed to contain all or part of the information which prospective investors would deem necessary to evaluate the Property for purchase. Any financial projections and information provided are for general reference purposes only, are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the current owner and MDL Group. All projections, assumptions and other information provided are made herein are subject to material variation. MDL Group has not independently investigated the accuracy of the information within the package, as such information was obtained by the owner and/or public records. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

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You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the property manager.

Owner's obligation therein has been satisfied or waived. By receipt of "this package", you agree that the package and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose the package or any of its contents to any other entity without the prior written authorization of owner. You also agree that you will not use the package or any of its contents in any manner detrimental to the interest of the owner or MDL Group.

This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to MDL Group.

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