

608 S 6th Street Las Vegas, NV 89101 2,550 SQFT

Office /Retail-C2



Gg Elizabeth Mata
+1 702 466-8872
ggvegasproperties@gmail.com
BS.1001798

Samuel T. Farfaglia
+1 702 275-6298
Samuel.farfaglia@kw.com
S.192845



Downtown Office in Courthouse District

Office /Retail-C2

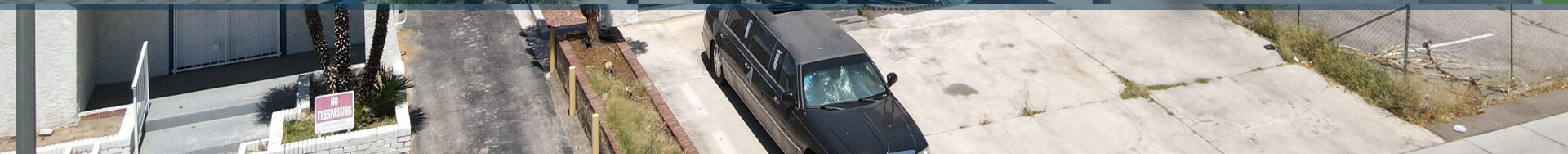


Gg Elizabeth Mata
+1 702 466-8872
ggvegasproperties@gmail.com
BS.1001798

Samuel T. Farfaglia
+1 702 275-6298
Samuel.farfaglia@kw.com
S.192845



Commercial
Real Estate
Advisors



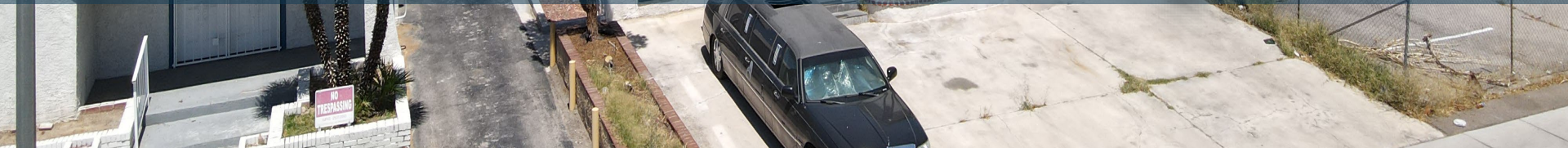
608 S 6th Street Las Vegas, NV 89101 2,550 SQFT

Office/Retail-C2



Gg Elizabeth Mata
+1 702 466-8872
ggvegasproperties@gmail.com
BS.1001798

Samuel T. Farfaglia
+1 702 275-6298
Samuel.farfaglia@kw.com
S.192845



608 S 6th Street Las Vegas, NV 89101 2,550 SQFT

Office/Retail-C2

VACANCY RATE

| | Subject | | Peers | | Downtown Las Vegas | | Las Vegas | |
|------|------------|-------------|---------|-------------|--------------------|-------------|-----------|-------------|
| | Vacancy | Trend (YOY) | Vacancy | Trend (YOY) | Vacancy | Trend (YOY) | Vacancy | Trend (YOY) |
| 2018 | 0% | 0% | 15.2% | 9.8% | 8.6% | -0.5% | 11.9% | -0.3% |
| 2019 | 0% | 0% | 15.2% | 0% | 6.6% | -2% | 11.3% | -0.6% |
| 2020 | 0% | 0% | 13.8% | -1.5% | 7.3% | 0.7% | 11.0% | -0.3% |
| 2021 | 0% | 0% | 10.9% | -2.9% | 9.3% | 2% | 10.1% | -0.9% |
| 2022 | 0% | 0% | 18.7% | 7.8% | 9.9% | 0.6% | 9.4% | -0.8% |
| 2023 | 0% | 0% | 45.3% | 26.6% | 8.7% | -1.1% | 10.1% | 0.7% |
| YTD | 0% | 0% | 76.7% | 31.4% | 9.7% | 1% | 10.7% | 0.5% |
| 2024 | Forecast > | | 77.7% | 32.3% | 10.5% | 1.8% | 10.9% | 0.8% |
| 2025 | | | 79.0% | 1.4% | 12.5% | 2% | 11.7% | 0.8% |
| 2026 | | | 79.9% | 0.8% | 11.9% | -0.6% | 12.0% | 0.3% |
| 2027 | | | 80.7% | 0.8% | 12.4% | 0.5% | 12.5% | 0.5% |
| 2028 | | | 81.5% | 0.9% | 13.0% | 0.5% | 13.0% | 0.5% |

Gg Elizabeth Mata
 +1 702 466-8872
ggvegasproperties@gmail.com
 BS.1001798

Samuel T Farfaglia
 +1 702 275-6298
Samuel.farfaglia@kw.com
 S.192845



608 S 6th Street Las Vegas, NV 89101 2,550 SQFT

Office/Retail-C2

MEDIAN MONTHS ON MARKET

| | Peers | Downtown Las Vegas | Las Vegas |
|------|-------|--------------------|-----------|
| 2014 | - | 20.1 | 23.3 |
| 2015 | 6.0 | 20.3 | 23.3 |
| 2016 | 18.1 | 19.5 | 18.5 |
| 2017 | 4.6 | 20.0 | 13.7 |
| 2018 | 1.9 | 13.2 | 10.2 |
| 2019 | 3.3 | 8.4 | 9.6 |
| 2020 | 4.7 | 7.1 | 10.0 |
| 2021 | 3.1 | 8.0 | 11.7 |
| 2022 | 3.8 | 8.1 | 8.9 |
| 2023 | 6.8 | 8.3 | 8.7 |
| 2024 | 9.1 | 7.2 | 7.8 |

Gg Elizabeth Mata
+1 702 466-8872

ggvegasproperties@gmail.com

BS.1001798

Samuel T. Farfaglia
+1 702 275-6298

Samuel.farfaglia@kw.com

S.192845



608 S 6th Street Las Vegas, NV 89101 2,550 SQFT

Office/Retail-C2

GROSS ASKING RENT PER SQUARE FOOT

| | Subject | | Peers | | Downtown Las Vegas | | Las Vegas | |
|------|-------------|-------------|--------------------|-------------|--------------------|-------------|--------------------|-------------|
| | Direct Rent | Trend (YOY) | Market Asking Rent | Trend (YOY) | Market Asking Rent | Trend (YOY) | Market Asking Rent | Trend (YOY) |
| 2018 | - | - | \$1.70 | 3.5% | \$1.93 | 8.6% | \$1.86 | 6.2% |
| 2019 | - | - | \$1.76 | 3.9% | \$2.01 | 4.1% | \$1.94 | 4.4% |
| 2020 | - | - | \$1.69 | -3.9% | \$2.05 | 1.8% | \$1.98 | 1.8% |
| 2021 | - | - | \$1.86 | 9.7% | \$2.10 | 2.8% | \$2.08 | 5% |
| 2022 | - | - | \$1.97 | 6.2% | \$2.22 | 5.6% | \$2.22 | 6.7% |
| 2023 | - | - | \$2.15 | 8.9% | \$2.33 | 5% | \$2.35 | 6.2% |
| YTD | - | - | \$2.14 | -0.4% | \$2.36 | 1.3% | \$2.39 | 1.5% |
| 2024 | Forecast > | | \$2.12 | -1.3% | \$2.40 | 2.8% | \$2.42 | 3% |
| 2025 | | | \$2.07 | -2.7% | \$2.43 | 1.5% | \$2.46 | 1.5% |
| 2026 | | | \$2.01 | -2.8% | \$2.47 | 1.4% | \$2.50 | 1.4% |
| 2027 | | | \$1.94 | -3.2% | \$2.49 | 0.9% | \$2.52 | 0.9% |
| 2028 | | | \$1.87 | -3.5% | \$2.50 | 0.6% | \$2.53 | 0.6% |

Gg Elizabeth Mata
+1 702 466-8872

ggvegasproperties@gmail.com

BS.1001798

Samuel T. Farfaglia
+1 702 275-6298

Samuel.farfaglia@kw.com

S.192845





608 S 6th Street



0.16 AC



C2 Zoning



APN 139-34-310-071

The Las Vegas metro continues to grow as a result of its high rankings for quality of life, population growth, and healthy business climate.

#1 State in the West

With a pro-business environment, low cost of living and high quality of life, Nevada ranks as the top state to do business in the western U.S.

Most Entrepreneur-Friendly

According to a 2017 review by the nonpartisan SBE Council, Nevada ranked number one as the most-friendly state for entrepreneurs.

Las Vegas has historically led the nation in population growth due to the community offering a great quality of life, strong job and wage growth, moderate weather for retirees, a low cost of living, as well as Nevada's low tax burden. Home to 2.3 million residents, the Southern Nevada region consists of approximately 998,000 workers and over 70,000 employer businesses. While tourism and gaming has traditionally been the pillar of the local economy, Las Vegas is much more diverse than it was a decade ago.

Gg Elizabeth Mata
+1 702 466-8872

ggvegasproperties@gmail.com
BS.1001798

Samuel T. Farfaglia
+1 702 275-6298

Samuel.farfaglia@kw.com
S.192845





National Football League (NFL)

The Raiders relocated from Oakland, CA to Las Vegas in 2020, and are now known as the Las Vegas Raiders. Known as one of pro football's most storied teams, the NFL's silver and black have found a home in the Silver State.



National Hockey League (NHL)

The NHL's newest expansion franchise, The Vegas Golden Knights debuted in 2017-2018 immediately captivating the sports world with a historic run to the Stanley Cup Finals that permanently established a hockey fan base in Southern Nevada.



Minor League Baseball (MiLB)

Las Vegas' longest-running current professional sports franchise got its start in 1983 as the Las Vegas Stars. In 2019, the team re-branded as the Las Vegas Aviators, and became the Triple-A affiliate of the Oakland Athletics and played its first season in the new, state-of-the-art Las Vegas Ballpark®.



Women's National Basketball Association (WNBA)

The Las Vegas Aces relocated from San Antonio, TX to Las Vegas in 2018, and quickly became one of the most exciting teams in the league and thrilled fans with a run to the WNBA playoff semifinals in 2019.

United Soccer League (USL)

The Las Vegas Lights FC debuted in the 2018 season, thrilling fans with their unique Las Vegas flair and neon-inspired logo. The Lights FC has won a loyal audience thanks to its embrace of both soccer culture and the iconography of its home city.



National Association for Stock Car Auto Racing (NASCAR)

With the state-of-the-art Las Vegas Motor Speedway complex located just minutes from the Strip, Las Vegas plays host to a number of racing events throughout the year, highlighted by two NASCAR Cup races annually, the Pennzoil 400 and the South Point 400.



Gg Elizabeth Mata
+1 702 466-8872

ggvegasproperties@gmail.com
BS.1001798

Samuel T. Farfaglia
+1 702 275-6298

Samuel.farfaglia@kw.com
S.192845

Gg
Commercial
Real Estate
Advisory

FOR SALE

2,550 SQ FT

0.16 ACRE

Office/Retail

- ZONING C2



Commercial
Real Estate
Advisory



KW Commercial
KW VIP

7501 Tule Springs Rd
Suite 170
Las Vegas, NV 89101
Office: +1 702 905-1110

Gg Elizabeth Mata
+1 702 466-8872

ggvegasproperties@gmail.com

BS.1001798

Samuel T. Farfaglia
+1 702 275-6298

Samuel.farfaglia@kw.com

[m](#)

S.102845



Commercial
Real Estate
Advisory