

The Las Vegas Strip

Rio Hotel & Casino

Palms Casino Resort

15

PROCYON STREET

S VALLEY VIEW BOULEVARD

W DESERT INN ROAD

FOR SALE
Prime Mixed Use Parcel

3355 Procyon Street, Las Vegas, NV 89102

Al Barbagallo

Senior Vice President

D: 702.527.5188 | C: 702.502.1592

al.barbagallo@svn.com

NV #BS.20613

PROPERTY DETAILS

SALE PRICE	\$15,500,000
------------	--------------

LOCATION INFORMATION

BUILDING NAME	Entertainment Mixed Use
STREET ADDRESS	3355 Procyon St
CITY, STATE, ZIP	Las Vegas, NV 89102
CROSS-STREETS	Desert Inn Rd. and Procyon

BUILDING INFORMATION

BUILDING SIZE	25,000 SF
OCCUPANCY %	0.0%
CEILING HEIGHT	40 ft
MINIMUM CEILING HEIGHT	20 ft
STORAGE	4,000 SF
NUMBER OF FLOORS	2
YEAR BUILT	2001
YEAR LAST RENOVATED	2010
ROOF	Composition
FREE STANDING	Yes

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Free Standing Building
ZONING	M-1 or EM
LOT SIZE	4.07 Acres
APN #	162-17-101-028
AMENITIES	Fenced, Security Cameras Internal and External, Kitchen, Multiple Stall Bathrooms, Meeting Rooms
POWER	Yes

PROPERTY DESCRIPTION

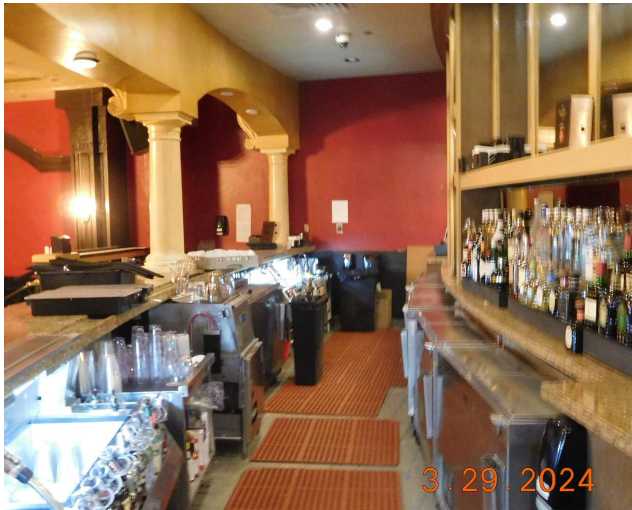
Price just reduced for this prime “In-Fill” property for entertainment, retail, high rise residential or hotel/casino. Located at the SWC of Desert Inn Road and Procyon Street with traffic counts of 53,000/day and just 1.5 miles west of the iconic “Las Vegas Strip”. Recent sales comps values the land at \$2,900,000/ AC which places the building cost at \$156/SF which is way below replacement cost! The subject property is strategically located between “Area 15” with the “Universal Studios Experiences” project and 1 block to the South is “China Town” on Spring Mountain Road. It sits on a ±4.07 acre lot with 289 parking spaces and 318 feet of frontage on Desert Inn Road and 505 feet of frontage on Procyon Street. There are existing liquor and entertainment use licenses and was open as a Night Club. The building spans approximately 25,460 square feet with an additional 4,000 square feet of storage including an electrical generation system. The property is equipped with interior and exterior cameras along with iron fencing on the exterior property lines. There are separate rooms including a full kitchen. The property is zoned as EM (Entertainment Mixed Use) and is also part of the “Opportunity Zone”, offering potential tax benefits and liberal zoning uses.



ADDITIONAL PHOTOS



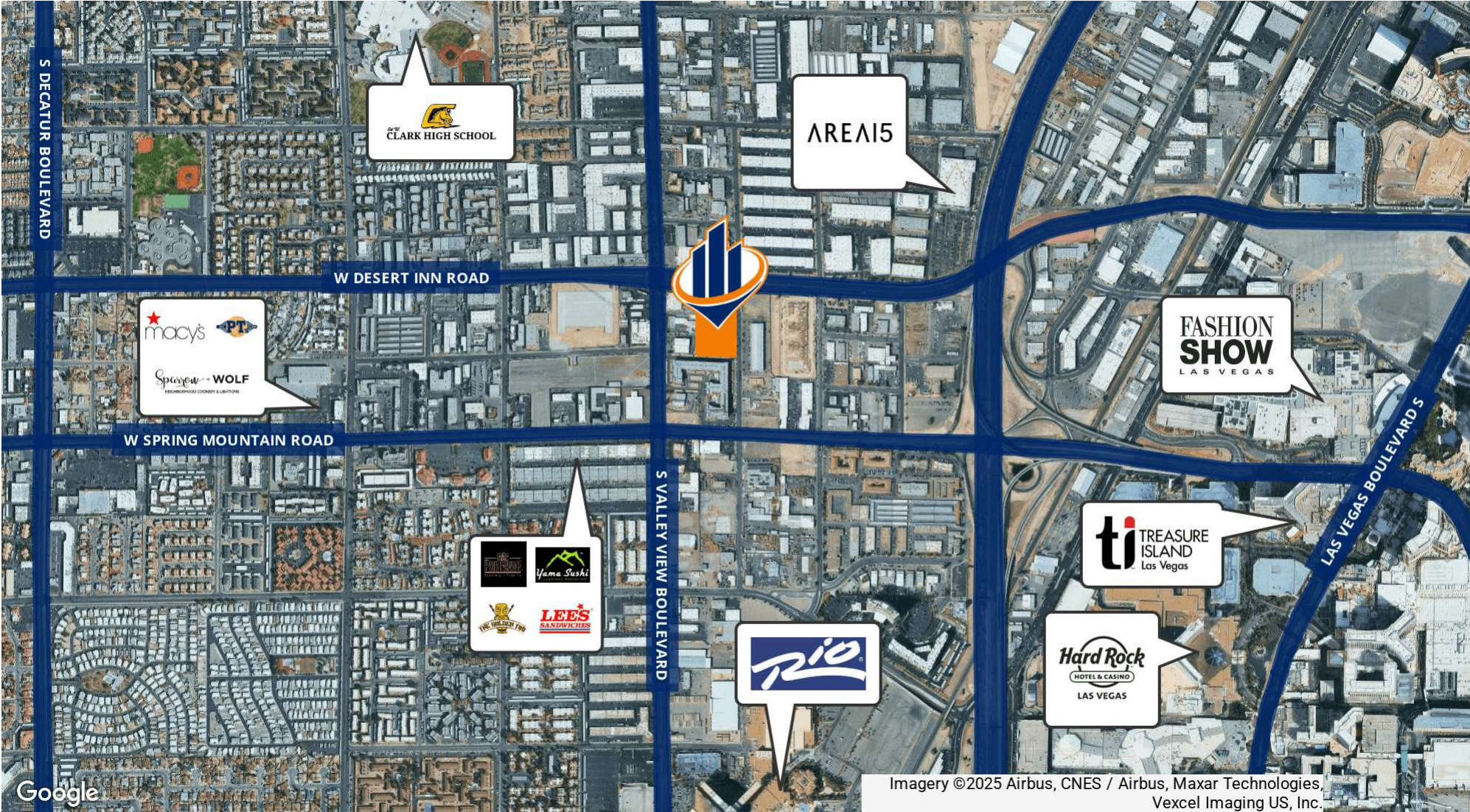
ADDITIONAL PHOTOS



AERIAL MAP



LOCATION MAP



Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	23,323	152,526	412,069
AVERAGE AGE	38	40	40
AVERAGE AGE (MALE)	38	40	40
AVERAGE AGE (FEMALE)	38	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,808	67,735	168,773
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$50,790	\$66,734	\$70,592
AVERAGE HOUSE VALUE	\$260,131	\$386,285	\$395,368

Demographics data derived from AlphaMap

