

# EXCLUSIVE LISTING!

0.80 +/- Acres-Mixed Use- Downtown Las Vegas  
 Listed \$1,750,000 1620 Fremont Street Las Vegas, NV 89101



- ❖ APN # 139-35-314-006
- ❖ 0.80 +/- Total acres/ SWC Lot
- ❖ City of Las Vegas Jurisdiction
- ❖ Zoned T4 Corridor (T4-C)- Commercial and Residential
- ❖ Parcel is fenced
- ❖ Improved streets with curb, gutters, lights and utilities
- ❖ Downtown area close to casinos, resorts, high rises, court house, and more!
- ❖ 2025/ 26 Taxes \$3,729.83

## Demographics-2025 3-mile radius Trends

	Demographics-2025 3-mile radius	Trends
Population	208,613	0.59%
Owner Occupied Housing	28,013	1.22%
Median Household Income	\$47,722	2.99%



**Mark Anthony Rua**  
**Brokers**

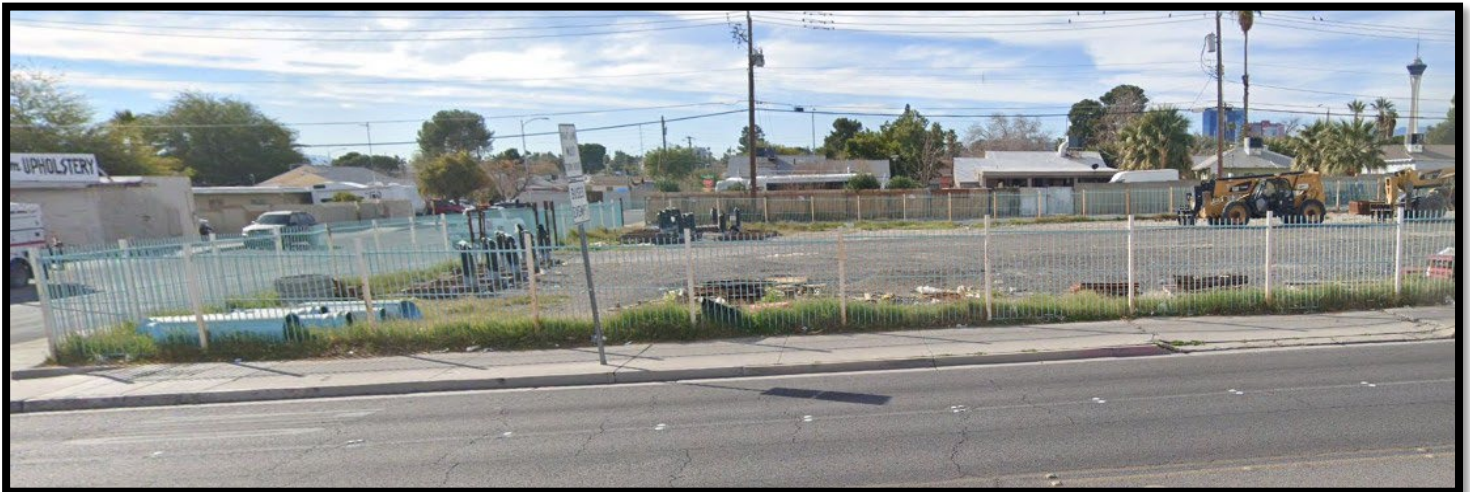
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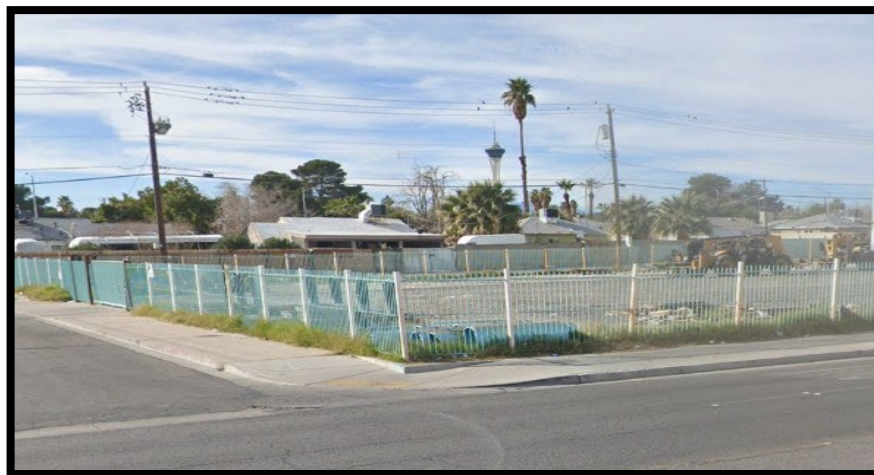
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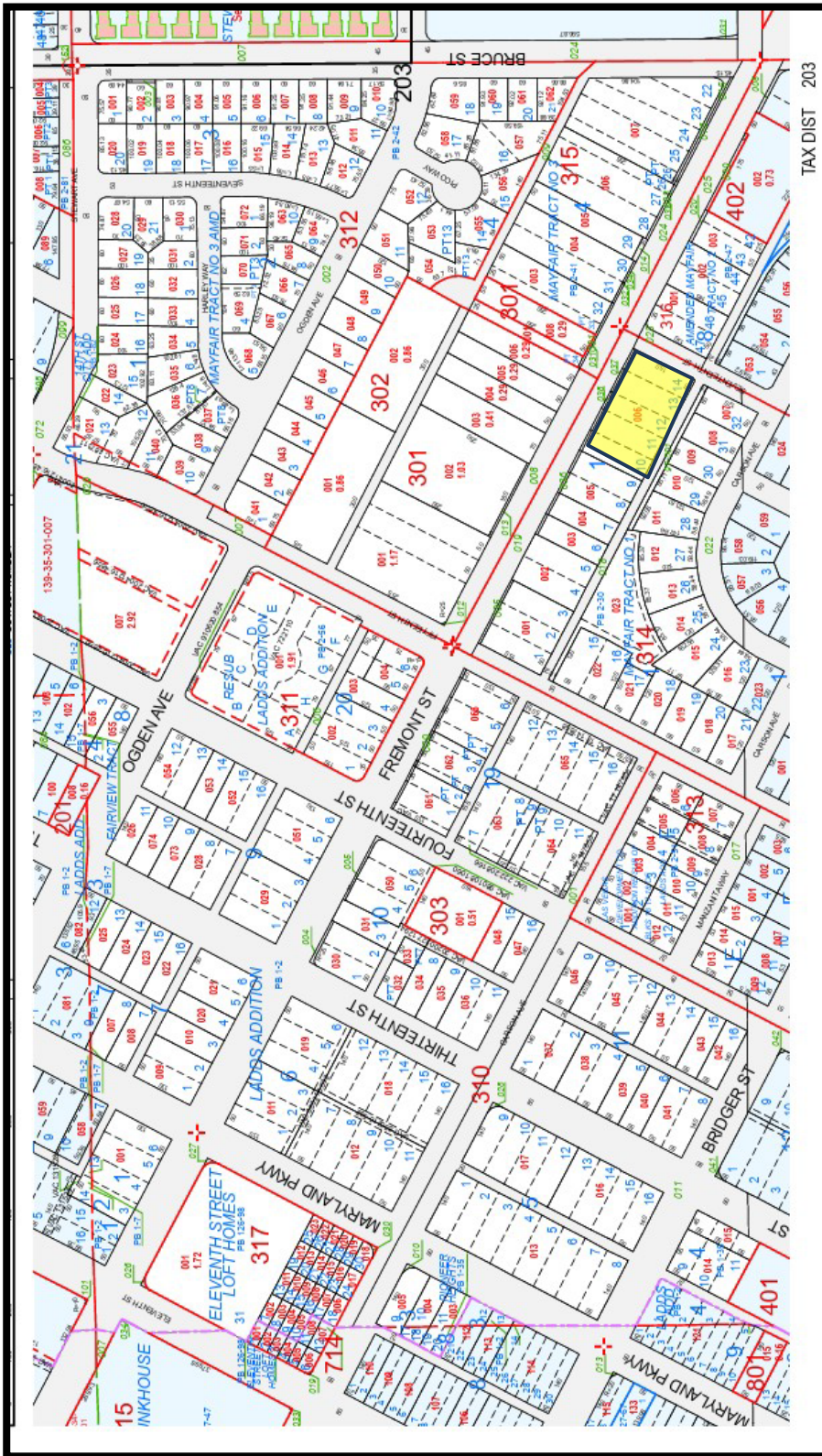
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