

FOR LEASE: RETAIL/OFFICE

±1,785 SF Downtown Las Vegas Office/Retail Buildings

514 E Bonneville Ave Las Vegas, NV 89101



\$1.65/SF NNN / CAM \$.60/SF

- Zoned C-1 Las Vegas
- APN: 13934310069
- 2 Buildings: 1,783sf & 717sf
- Renovated in 2016
- Corner Lot
- On-site parking
- 0.17 Acre Lot

Former salon, this building is located at the Southwest corner of South 6th Street and East Bonneville Ave, just a block East of Las Vegas Blvd. Located in the heart of the booming Downtown Las Vegas submarket. The property is easily accessible from the I-15 and US-95/I-515 freeways and is within walking distance from the Federal Courthouse, Foley Building, Regional Justice Center, and City Hall. Do not disturb tenant. Call for details and showings. Recent \$300,000 remodel.



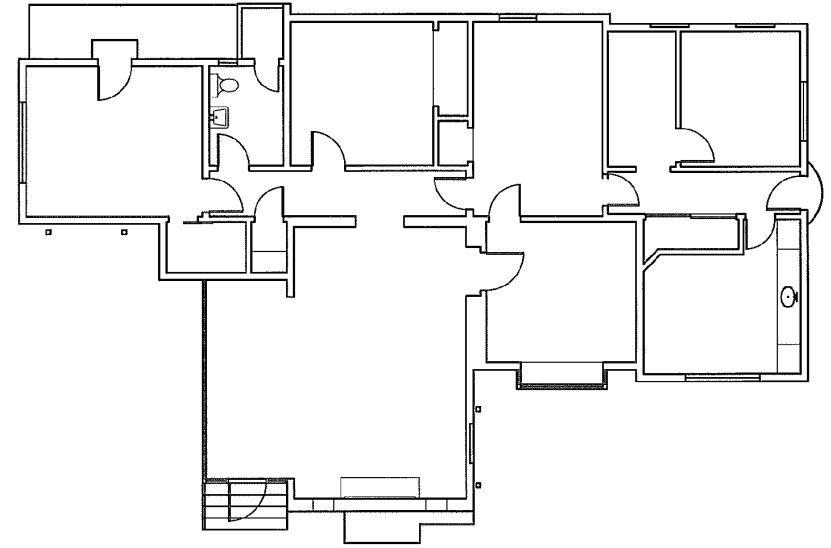
MAZZONE COMMERCIAL
LEASING | SALES | ACQUISITIONS

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↑ EXISTING FLOOR PLAN

DEMOGRAPHICS:

	1 miles	3 miles	5 miles
Population	14,963	197,610	579,581
Average HH Income	\$27,507	\$34,530	\$40,902



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