

520 SOUTH 9TH STREET

Las Vegas, NV 89101

AVAILABLE
For Sale



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Sale Details



\$850,000.00

Sale Price



±3,135 SF

Space Available



Downtown

Submarket

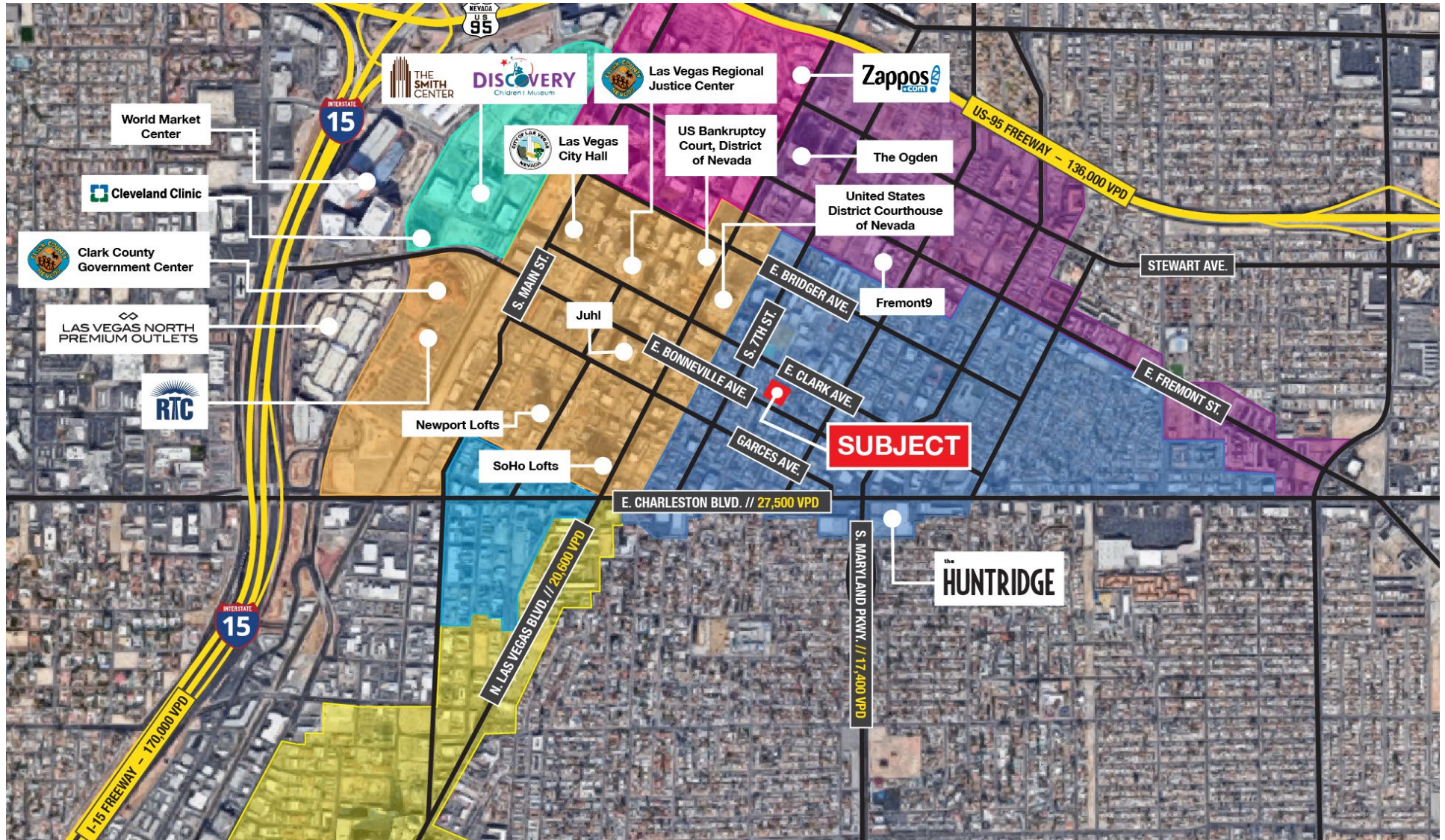
Property Highlights

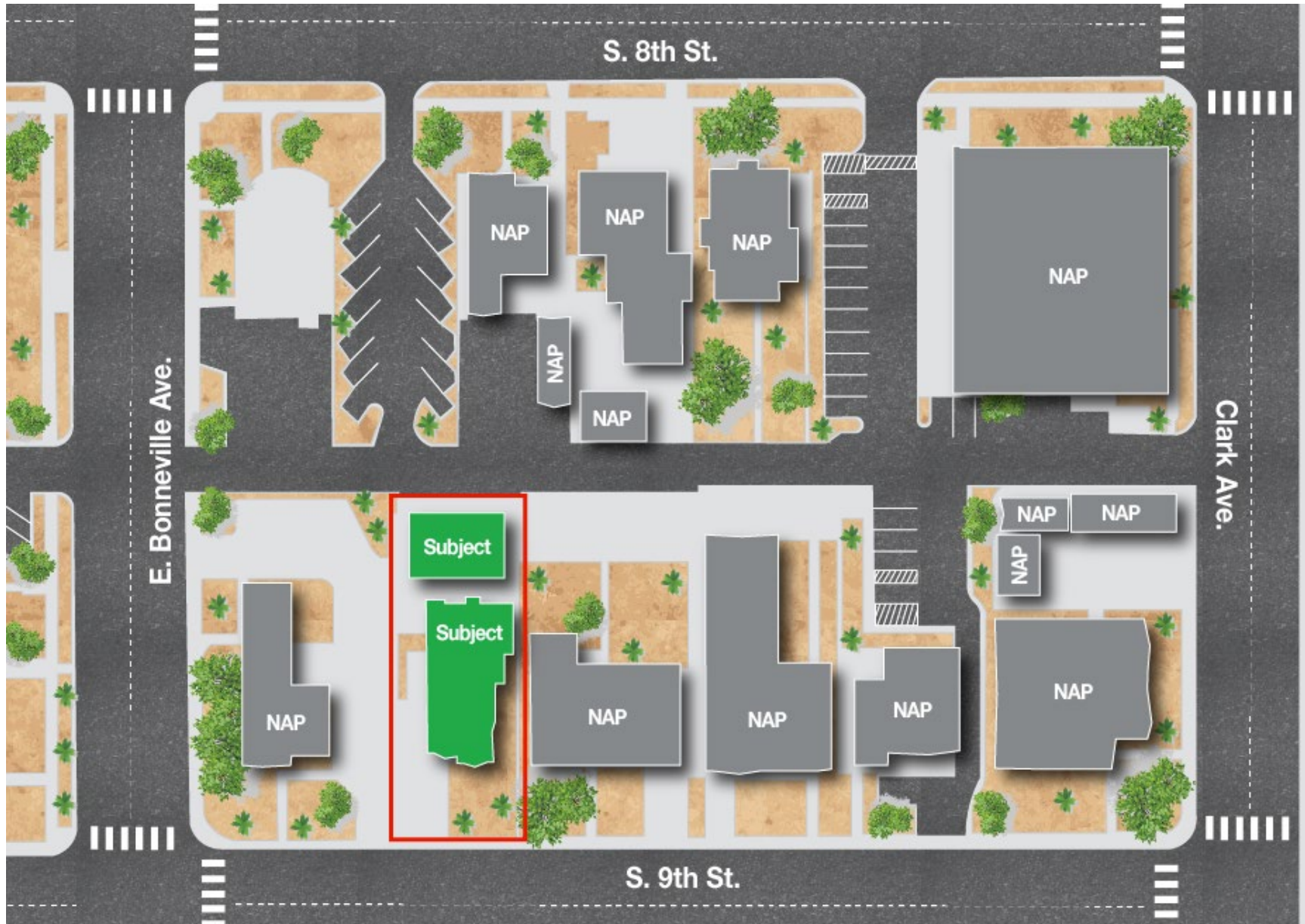
- ±3,135 SF Single-story owner-user office building
- Built out with 2 offices, open bullpen, conference room, kitchenette, reception/ lobby, 2 private bathrooms, and storage in the basement
- Includes an oversized garage
- Lot Size: ±0.15 acres
- Zoning: Professional Office (P-O)
- Located in the heart of Downtown Las Vegas
- The property is in proximity to the Federal Justice Center and Clark County Justice Center

Demographics

	1 mile	3 miles	5 miles
Population			
2023 Population	19,740	184,505	527,362
Average Household Income			
2023 Average Household Income	\$53,423	\$58,942	\$60,351

- Civic & Business Center
- Symphony Park
- Downtown Resort & Casinos
- Fremont East Entertainment
- Founders District
- Arts District
- Northern Strip Gateway







 **Own the Business? Own the Building.**

Purchase Price	\$850,000
Improvements	\$0
Other	\$17,000
Total Project Costs	\$867,000

520 South 9th Street, Las Vegas, NV 89101	
Building Size	3,135 SF
Price Per SF	\$277 PSF

For Property Information:

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90% SBA 504 Financial Example

Financing Package		Amount	Rate	Term	Amort	Monthly Pymt.
Bank 1st Mortgage	50%	\$433,500	7.00%	10 Yrs	25 Yrs	\$3,065
SBA 504 2nd Mortgage*	40%	\$360,000	6.56%	25 Yrs	25 Yrs	\$2,443
Down Payment	10%	\$86,700				
*Includes financed SBA fee of \$13,200			6.80%		\$1.76 PSF	\$5,508

Monthly Costs	PSF	Monthly
Mortgage Payments	\$1.76	\$5,508
	\$0	\$0
Total Monthly Payment	\$1.76 PSF	\$5,508

Adjusted Monthly Costs	PSF	Monthly
Total Monthly Payment	\$1.76	\$5,508
Less Depreciation	(\$0.47)	(\$1,482)
Total Adjusted Monthly Payment	\$1.28 PSF	\$4,026

Out of Pocket Expenses

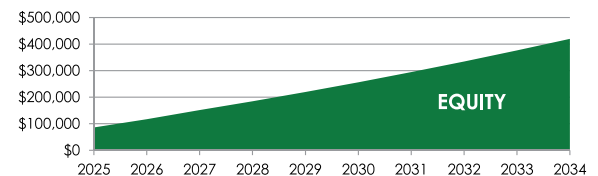
Cash Down Payment	10%	\$86,700
Estimated Bank Fees	1.5%	\$6,503
Estimated Appraisal & Environmental		\$3,800

Assumptions:

The following assumptions were made in the preparation of this sample. Please let us know if there are specific values you'd like to see.

- Bank rate, terms, and fees are estimated and vary depending on lender
- SBA rate is as of May '24. Actual rate is set at debenture sale
- SBA Fee is estimated at 2.15% plus a \$5,000 legal fee. Fees are financed
- Operating costs, title and insurance are estimates
- Depreciation is estimated at an 80% bracket over 39 years
- 90% LTV financing generally does not require additional collateral

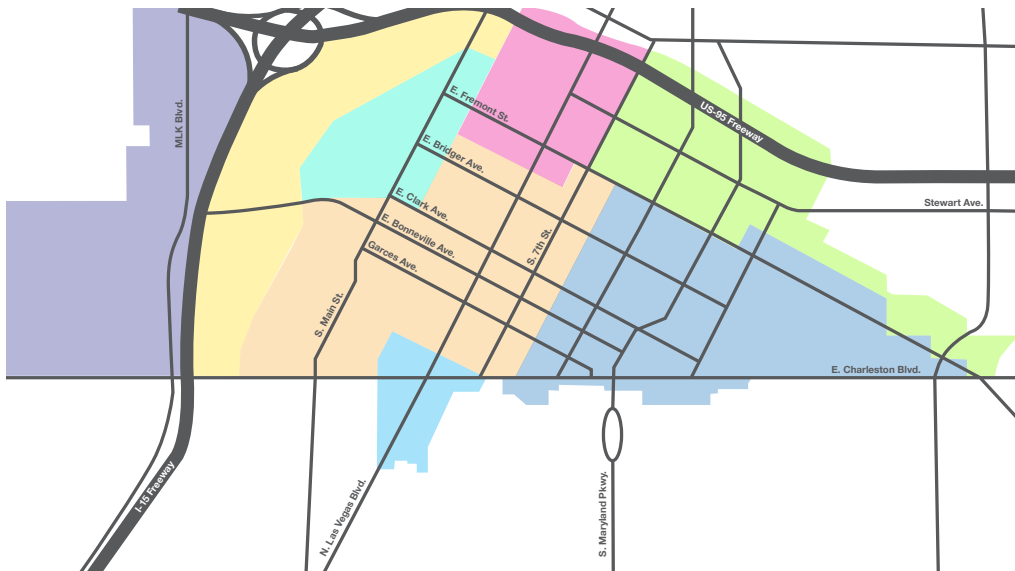
Invest in Your Future: Equity Over First 10 Years



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Downtown Las Vegas

Downtown Las Vegas is the central business district and historic center of Las Vegas, Nevada. As the urban core of the Las Vegas Valley, it features a variety of hotel and business high-rises, cultural centers, historical buildings and government institutions, as well as residential and retail developments. Downtown is located in the center of the Las Vegas Valley and just north of the Las Vegas Strip, centered on Fremont Street, the Fremont Street Experience and Fremont East. The city defines the area as bounded by I-15 on the west, Washington Ave. on the north, Maryland Pkwy. on the east and Sahara Ave. on the south. The downtown area is made up of 8 districts: the Fremont East Entertainment District, Arts District, Symphony Park, Las Vegas Medical District, Civic & Business District, Founders District, Downtown Casino & Resort District, and Market Corridor.



- Las Vegas Medical District
- Market Corridor
- Symphony Park
- Civic & Business District
- Downtown Casino & Resort District
- Founders District
- Arts District
- Fremont East Entertainment District

Source: www.wikipedia.com



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 three major league professional teams: the Vegas Golden Knights of the NHL, which began play in 2017 as the region's first major pro team, the Las Vegas Raiders of the NFL which began play in 2020, and the Las Vegas Aces of the WNBA, which began play in 2018.

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, and 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



Service you deserve. People you trust.

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Nevada Tax Advantages

Synopsis

Nevada has always been a popular state for businesses. Some of the main reasons for that are low-cost startup, regulatory, licensing and annual fees, taxes and tax structure, privacy of business owners, and competitive utility rates for commercial operations.

The Tax Climate Index comparison to neighboring states is significant: California ranks 48th, Arizona 19th, Idaho 15th, Oregon 24th and Utah 8th.

Nevada Tax System:

Nevada ranks as the 7th best state in the Tax Foundation's 2020 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

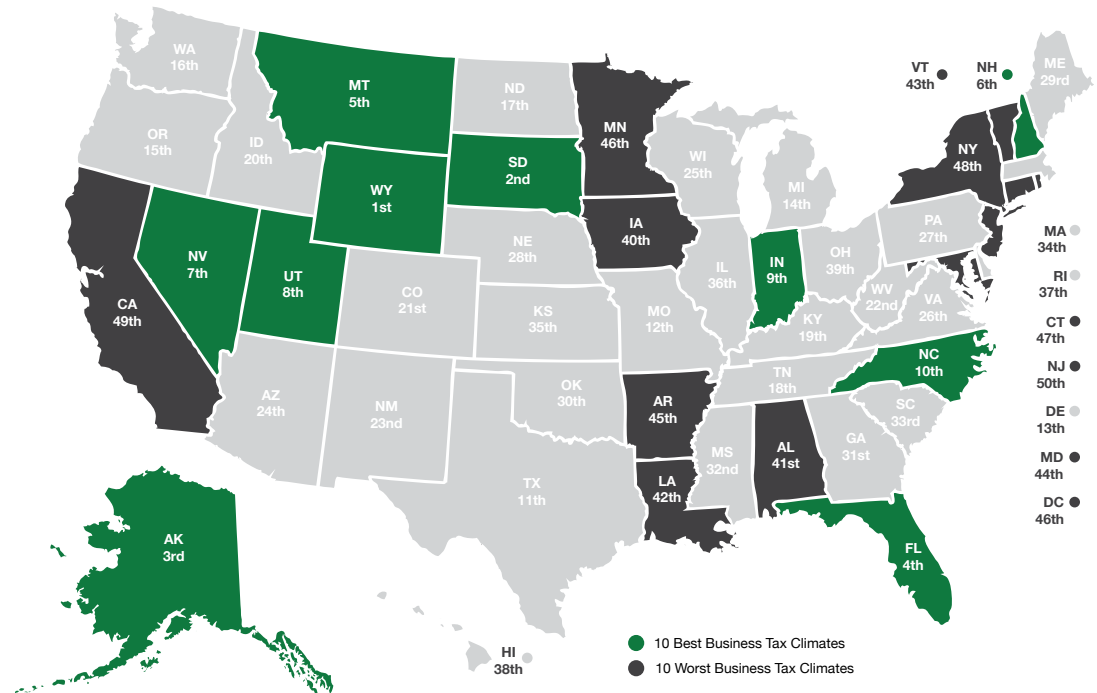
Nevada uses these tax benefits to attract new businesses. There are plenty of taxes you must pay in other states, but not in Nevada.

Here are the main tax advantages:

- 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

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

2022 State Business Tax Climate Index



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

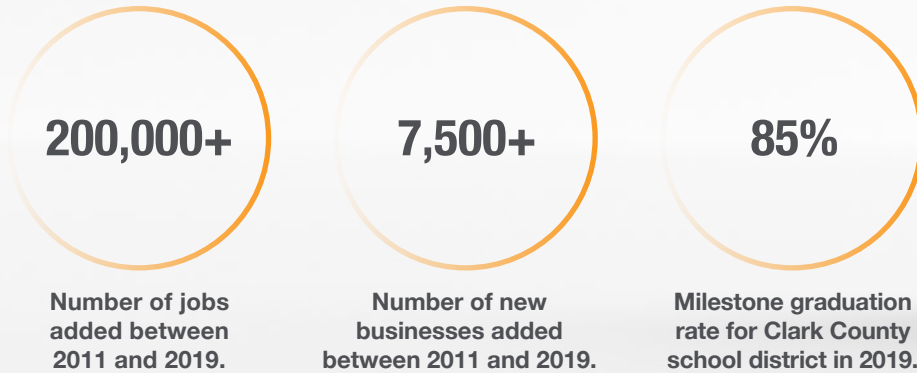
Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



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 passengers and handling more than 189 million pounds of cargo.

Southern Nevada Growth



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)