

N. Las Vegas Blvd 2.99

N. Las Vegas Blvd., N. Las Vegas NV 89115



OFFERING MEMORANDUM

N. Las Vegas Blvd 2.99

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Exclusively Marketed by:

matthew beach

Agent

(702) 883-4221

MBSELLSVEGAS@GMAIL.COM

Lic: S.0170177

N. LAS VEGAS BLVD 2.99

01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	N. Las Vegas Blvd. N. Las Vegas NV 89115
COUNTY	Clark
MARKET	Las Vegas
SUBMARKET	North Las Vegas
PRICE	\$2,999,999
PRICE PSF	\$23.27
LAND SF	128,937 SF
LAND ACRES	2.96
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	Business Employment
# OF PARCELS	2
APN	140-08-202-005; 140-08-202-006

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	290	23,820	121,354
2023 Median HH Income	\$0	\$38,404	\$52,965
2023 Average HH Income	\$0	\$53,012	\$70,410



N. LAS VEGAS BLVD 2.99

02

Property Description

Property Features

Aerial Map

Parcel Map

PROPERTY FEATURES

LAND SF	128,937
LAND ACRES	2.96
# OF PARCELS	2
ZONING TYPE	Business Employment
TOPOGRAPHY	flat
LOCATION CLASS	B

UTILITIES

WATER	yes
IRRIGATION	yes
ELECTRICITY / POWER	yes
GAS / PROPANE	no
TELEPHONE	yes
CABLE	yes





N. LAS VEGAS BLVD 2.99

03

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	786	17,148	75,696
2010 Population	390	16,627	100,653
2023 Population	290	23,820	121,354
2028 Population	290	25,194	124,824
2023 African American	69	7,363	26,201
2023 American Indian	4	316	1,816
2023 Asian	17	1,031	5,629
2023 Hispanic	55	7,908	59,392
2023 Other Race	26	4,400	34,233
2023 White	143	7,066	32,097
2023 Multiracial	28	3,444	20,388
2023-2028: Population: Growth Rate	0.00 %	5.65 %	2.85 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	0	1,532	5,370
\$15,000-\$24,999	0	838	3,274
\$25,000-\$34,999	0	993	4,092
\$35,000-\$49,999	0	1,166	5,141
\$50,000-\$74,999	0	1,277	7,495
\$75,000-\$99,999	0	891	5,329
\$100,000-\$149,999	0	480	5,138
\$150,000-\$199,999	0	142	1,360
\$200,000 or greater	0	92	1,124
Median HH Income	\$0	\$38,404	\$52,965
Average HH Income	\$0	\$53,012	\$70,410

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	0	6,183	26,342
2010 Total Households	0	5,151	30,802
2023 Total Households	0	7,418	38,331
2028 Total Households	0	7,915	39,891
2023 Average Household Size	.00	3.01	3.12
2000 Owner Occupied Housing	0	1,208	12,306
2000 Renter Occupied Housing	0	4,297	11,701
2023 Owner Occupied Housing	0	1,752	19,069
2023 Renter Occupied Housing	0	5,666	19,262
2023 Vacant Housing	0	568	2,196
2023 Total Housing	0	7,986	40,527
2028 Owner Occupied Housing	0	2,100	20,590
2028 Renter Occupied Housing	0	5,815	19,300
2028 Vacant Housing	0	549	2,102
2028 Total Housing	0	8,464	41,993
2023-2028: Households: Growth Rate	0.00 %	6.55 %	4.00 %

Source: esri

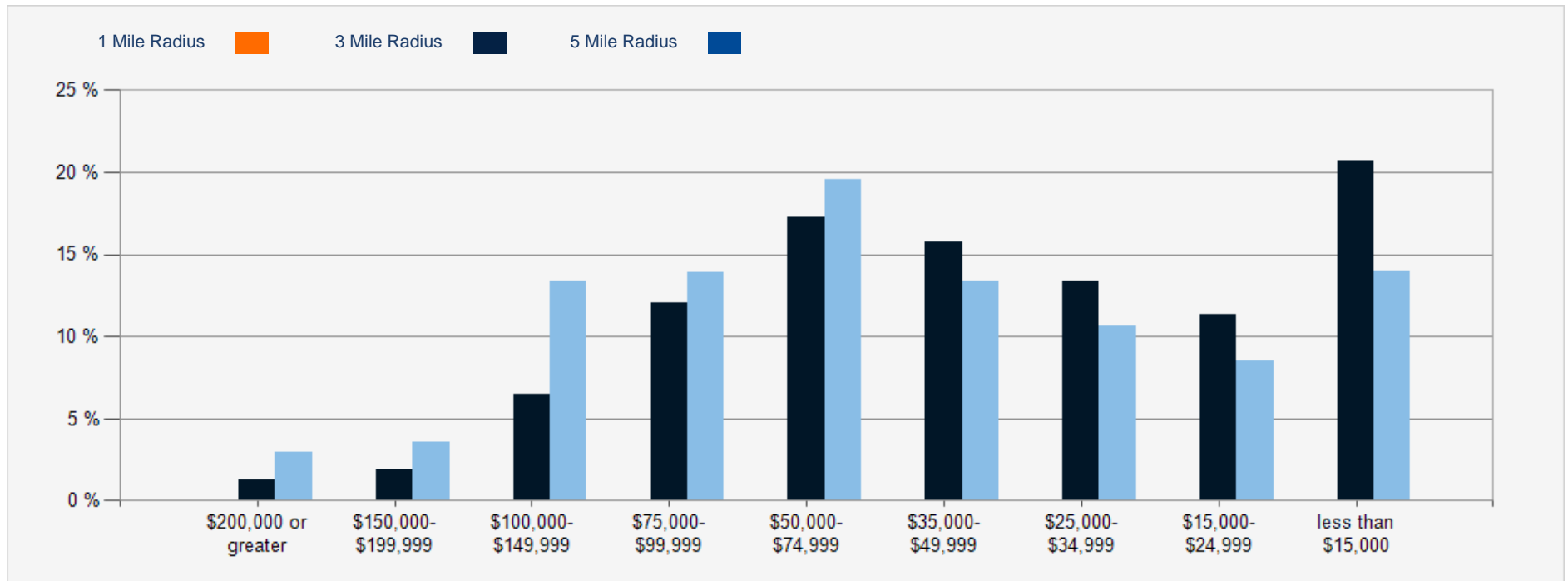
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	16	2,115	10,276
2023 Population Age 35-39	9	1,732	8,939
2023 Population Age 40-44	4	1,506	8,100
2023 Population Age 45-49	2	1,189	6,732
2023 Population Age 50-54	1	1,146	6,282
2023 Population Age 55-59	0	954	5,718
2023 Population Age 60-64	2	872	5,028
2023 Population Age 65-69	0	720	4,288
2023 Population Age 70-74	0	500	3,213
2023 Population Age 75-79	0	312	2,066
2023 Population Age 80-84	0	160	1,075
2023 Population Age 85+	0	80	686
2023 Population Age 18+	268	17,229	86,386
2023 Median Age	23	29	31

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$0	\$42,707	\$54,322
Average Household Income 25-34	\$0	\$55,057	\$68,211
Median Household Income 35-44	\$0	\$45,896	\$61,197
Average Household Income 35-44	\$0	\$61,281	\$80,878
Median Household Income 45-54	\$0	\$45,803	\$61,703
Average Household Income 45-54	\$0	\$60,787	\$80,211
Median Household Income 55-64	\$0	\$35,150	\$52,991
Average Household Income 55-64	\$0	\$50,095	\$70,860
Median Household Income 65-74	\$0	\$27,487	\$40,903
Average Household Income 65-74	\$0	\$42,722	\$62,049
Average Household Income 75+	\$0	\$37,824	\$49,249

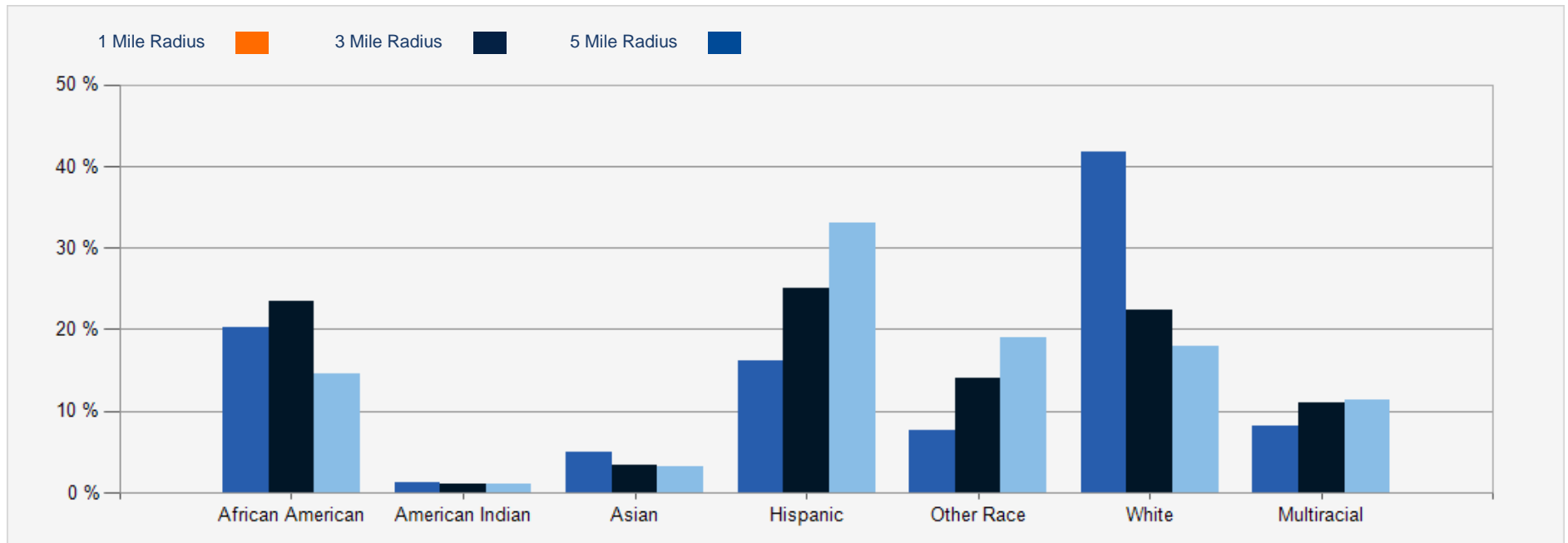
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	16	2,037	10,300
2028 Population Age 35-39	9	1,867	10,115
2028 Population Age 40-44	4	1,567	8,386
2028 Population Age 45-49	2	1,400	7,293
2028 Population Age 50-54	1	1,123	6,024
2028 Population Age 55-59	0	1,008	5,487
2028 Population Age 60-64	2	844	4,841
2028 Population Age 65-69	0	732	4,157
2028 Population Age 70-74	0	579	3,342
2028 Population Age 75-79	0	380	2,362
2028 Population Age 80-84	0	213	1,373
2028 Population Age 85+	0	118	873
2028 Population Age 18+	268	18,296	88,601
2028 Median Age	23	29	31

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$0	\$50,792	\$61,491
Average Household Income 25-34	\$0	\$63,794	\$78,909
Median Household Income 35-44	\$0	\$52,731	\$71,414
Average Household Income 35-44	\$0	\$71,878	\$94,188
Median Household Income 45-54	\$0	\$52,697	\$71,146
Average Household Income 45-54	\$0	\$71,596	\$92,840
Median Household Income 55-64	\$0	\$40,173	\$60,058
Average Household Income 55-64	\$0	\$59,484	\$82,568
Median Household Income 65-74	\$0	\$30,035	\$47,901
Average Household Income 65-74	\$0	\$50,188	\$71,763
Average Household Income 75+	\$0	\$43,848	\$58,281

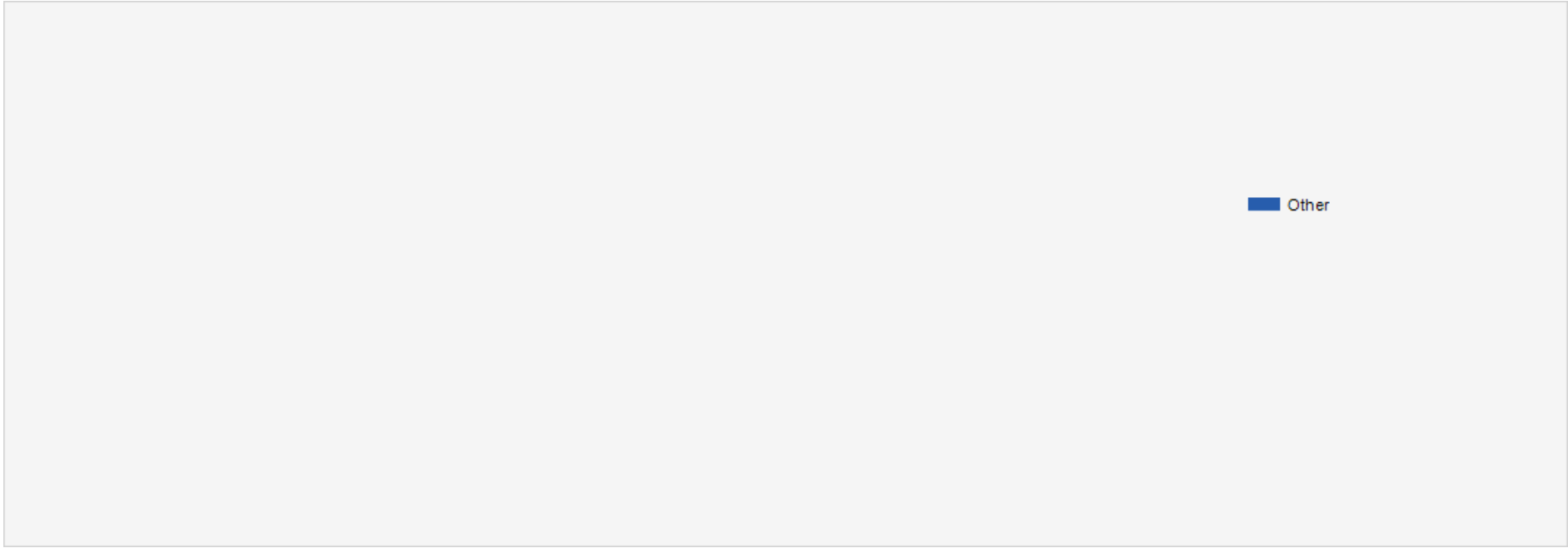
2023 Household Income



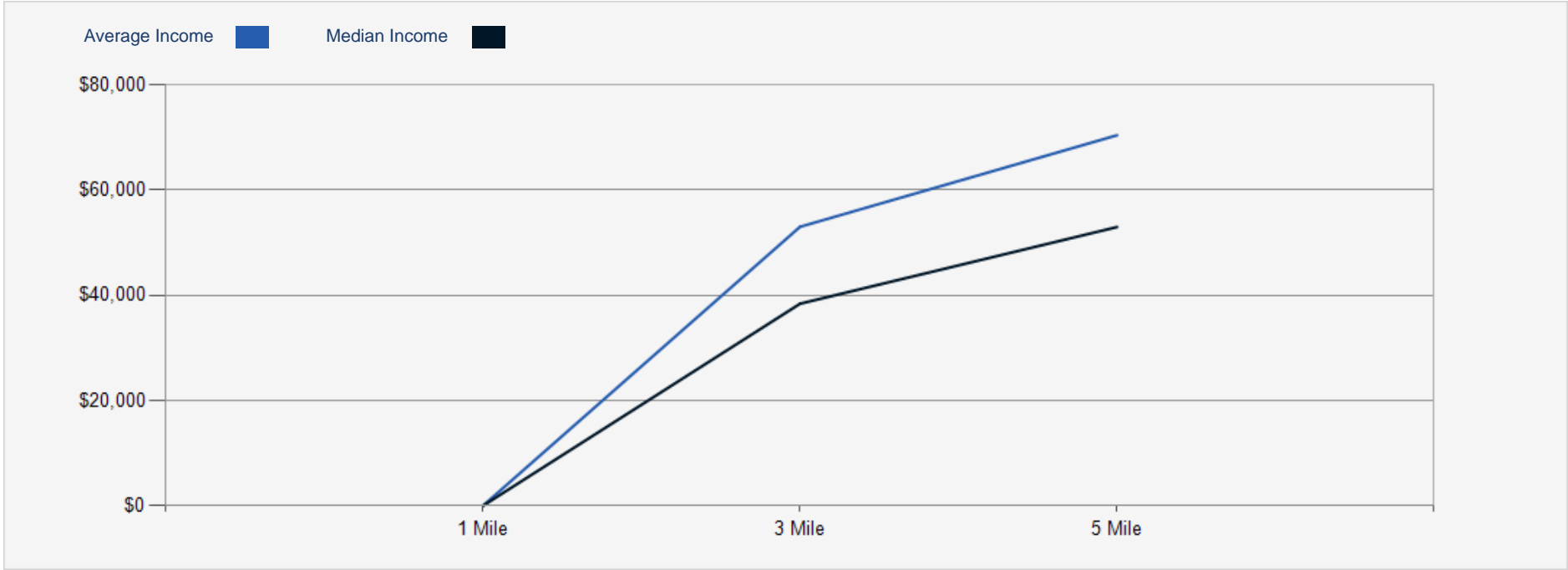
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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