

For Sale

W. Washington Ave.



522 W. Washington Avenue,
Las Vegas, NV 89106

Jason Otter
Founding Partner
702.954.4109
jotter@logicCRE.com
S.0168161.LLC

Bart Debuono
Senior Associate
702.954.4129
bdebuono@logicCRE.com
S.0176508.LLC

Cooper Powell
Senior Associate
702.954.4154
cpowell@logicCRE.com
BS.0145955.LLC

Elena Otter
Client Relations Representative
702.604.3388
eotter@logicCRE.com

Listing Snapshot



\$2,050,000
Sale Price



± 10,124 SF
Building Size



± 0.46 AC
Total Square Footage



Historical West Side
Submarket

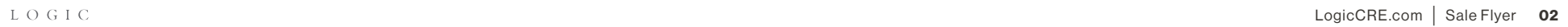
Property Highlights

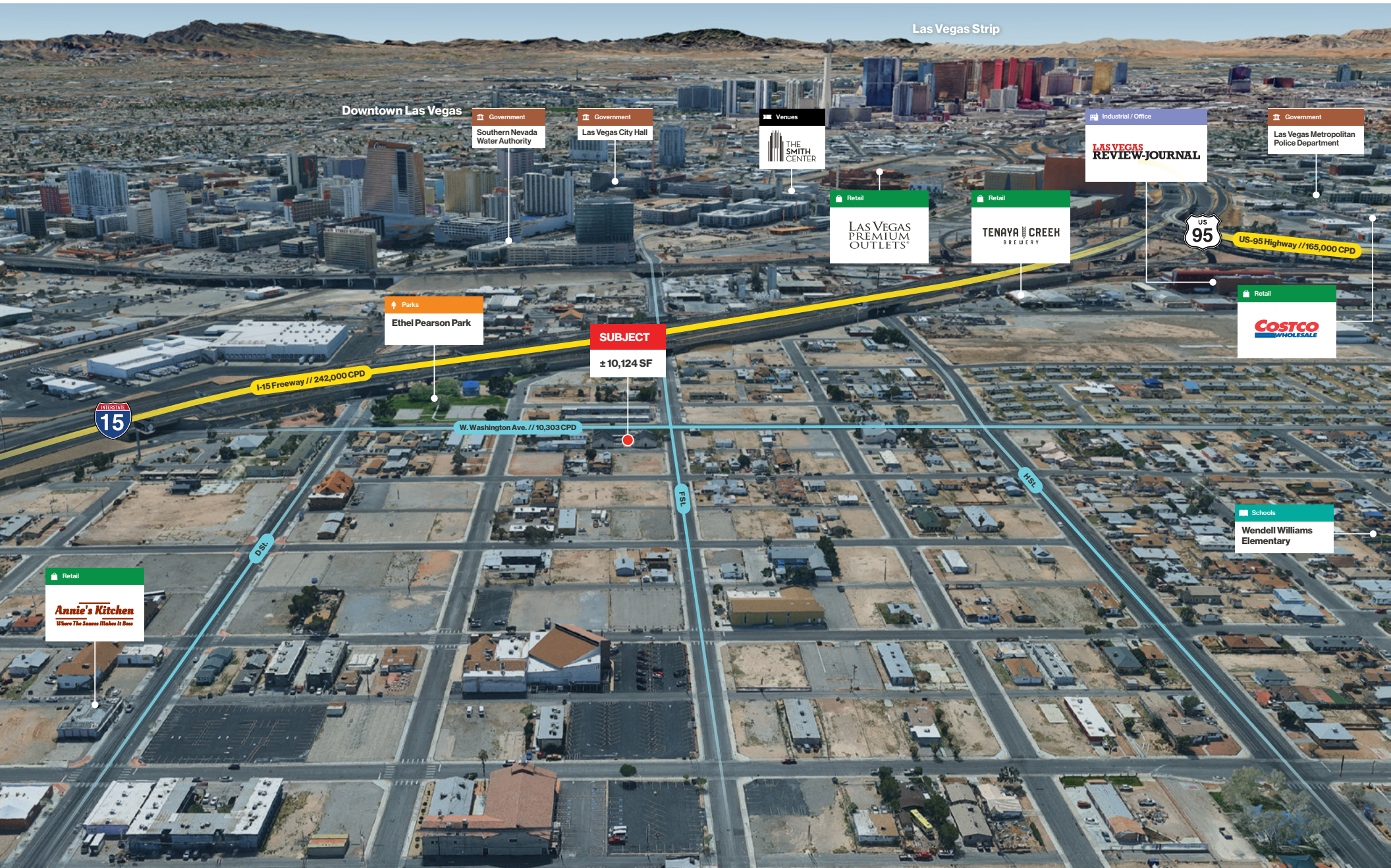
- The ± 10,124 SF U-shaped property has a commercial kitchen, multiple restrooms with showers, and a variety of rooms
- The vacant property is located in the Central West submarket (Historical Westside) and would qualify for SBA financing
- An estimated \$1B is being invested in the area, including new housing, infrastructure, and a library.
- The City of Las Vegas is offering multiple **incentives/programs**:
 - **Facade Improvement Rebates:** Visual Improvement Program (VIP) offers 50% rebates up to \$25,000, while Owner's Participation Agreement (OPA) provides rebates up to \$95,000 for larger investments
 - **Tax Benefits:** Property is located in the City's Redevelopment Agency (RDA) area and federally designated Opportunity Zone, allowing for capital gains deferrals through qualified Opportunity Fund purchases
- Additional City and State incentives may be available.

Demographics

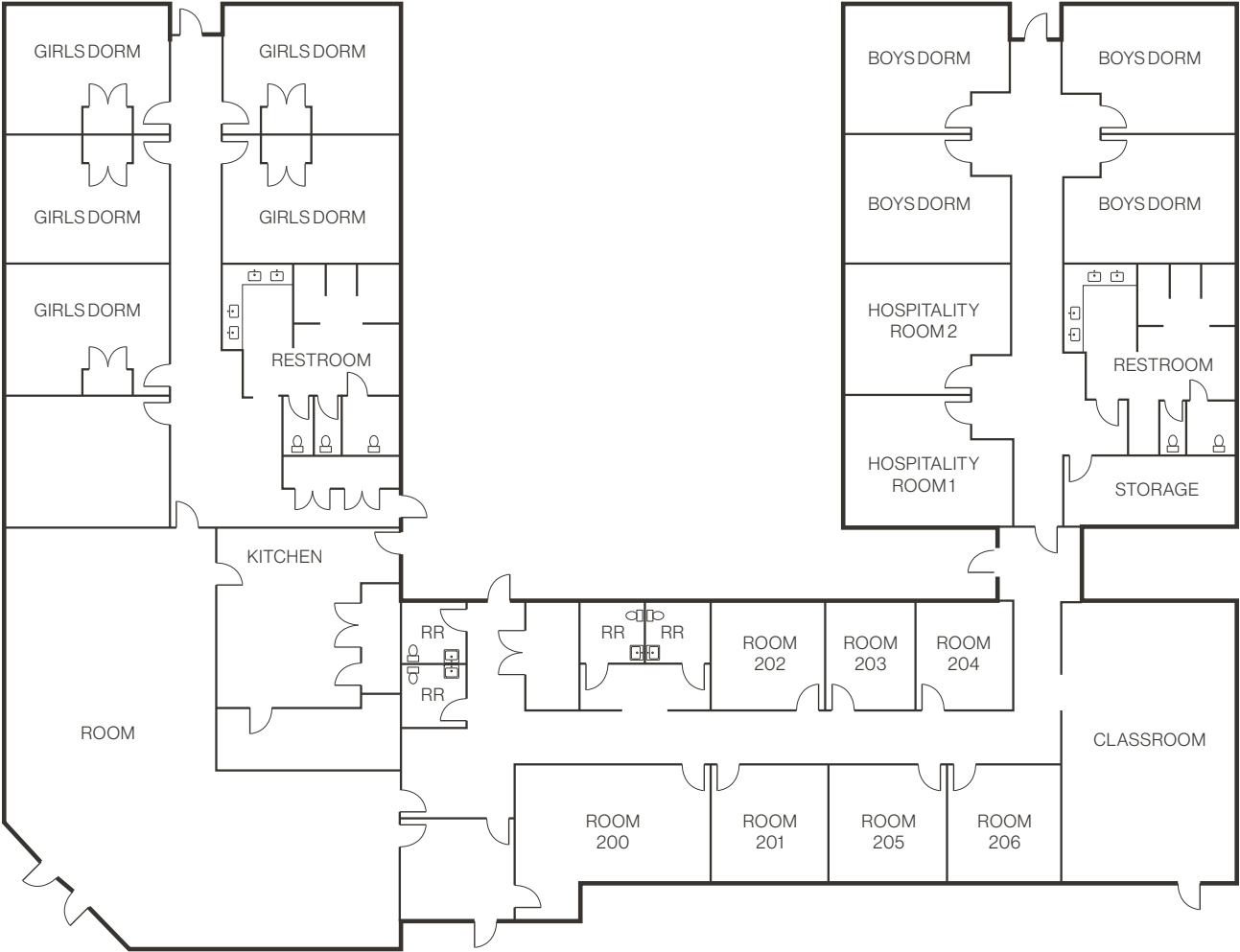
	1-mile	3-mile	5-mile
2025 Population	15,076	171,570	531,126
2025 Average Household Income	\$50,975	\$70,653	\$73,527
2025 Total Households	5,356	61,846	192,373







Floor Plan | ± 10,124 SF



Property Photos



LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

Jason Otter
Founding Partner
702.954.4109
jotter@logicCRE.com
S.0168161.LLC

Bart Debuono
Senior Associate
702.954.4129
bdebuono@logicCRE.com
S.0176508.LLC

Cooper Powell
Senior Associate
702.954.4154
cpowell@logicCRE.com
BS.0145955.LLC

Elena Otter
Client Relations Representative
702.604.3388
eotter@logicCRE.com