



OFFERING MEMORANDUM

# PRIME MIXED USED PARCEL

3355 Procyon Street, Las Vegas, NV 89102

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THE LAS VEGAS STRIP

**SUBJECT PROPERTY**  
**4.07 AC**

Desert Inn Rd. // 47,000 VPD

**PRESENTED BY:**

**AL BARBAGALLO**

Senior Vice President

C: 702.502.1592

[al.barbagallo@svn.com](mailto:al.barbagallo@svn.com)

NV #BS.20613

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## EXECUTIVE SUMMARY

### PROPERTY DETAILS

|                         |                              |
|-------------------------|------------------------------|
| Sale Price:             | \$13,500,000                 |
| Building Size:          | 25,460 SF                    |
| Ceiling Height          | 40 ft                        |
| Minimum Ceiling Height: | 20 ft                        |
| Number of Floors:       | 2                            |
| Storage:                | ±4,000 SF                    |
| Year Built:             | 2001   Renovated 2010        |
| Roof:                   | Composition                  |
| Cross-street:           | Desert Inn Rd. & Procyon St. |

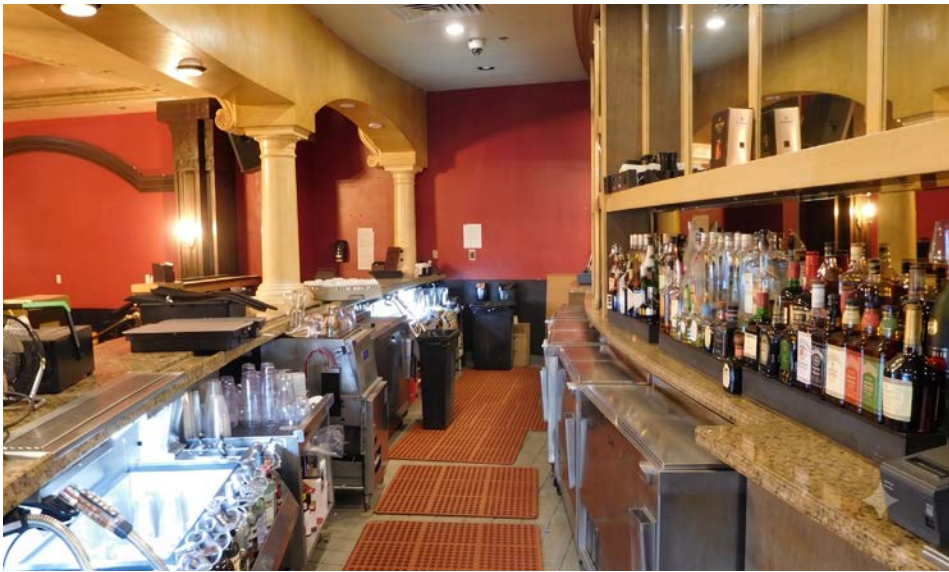
### PROPERTY INFORMATION

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Property Type:    | Retail                                                                                           |
| Property Subtype: | Free Standing Building                                                                           |
| Zoning:           | M-1 or EM                                                                                        |
| Parcel #:         | 162-17-101-028                                                                                   |
| Lot Size:         | ±4.07 Acres                                                                                      |
| Amenities:        | Fenced, Security Cameras Internal and External, Kitchen, Multiple Stall Bathrooms, Meeting Rooms |
| Utilities:        | All on site                                                                                      |

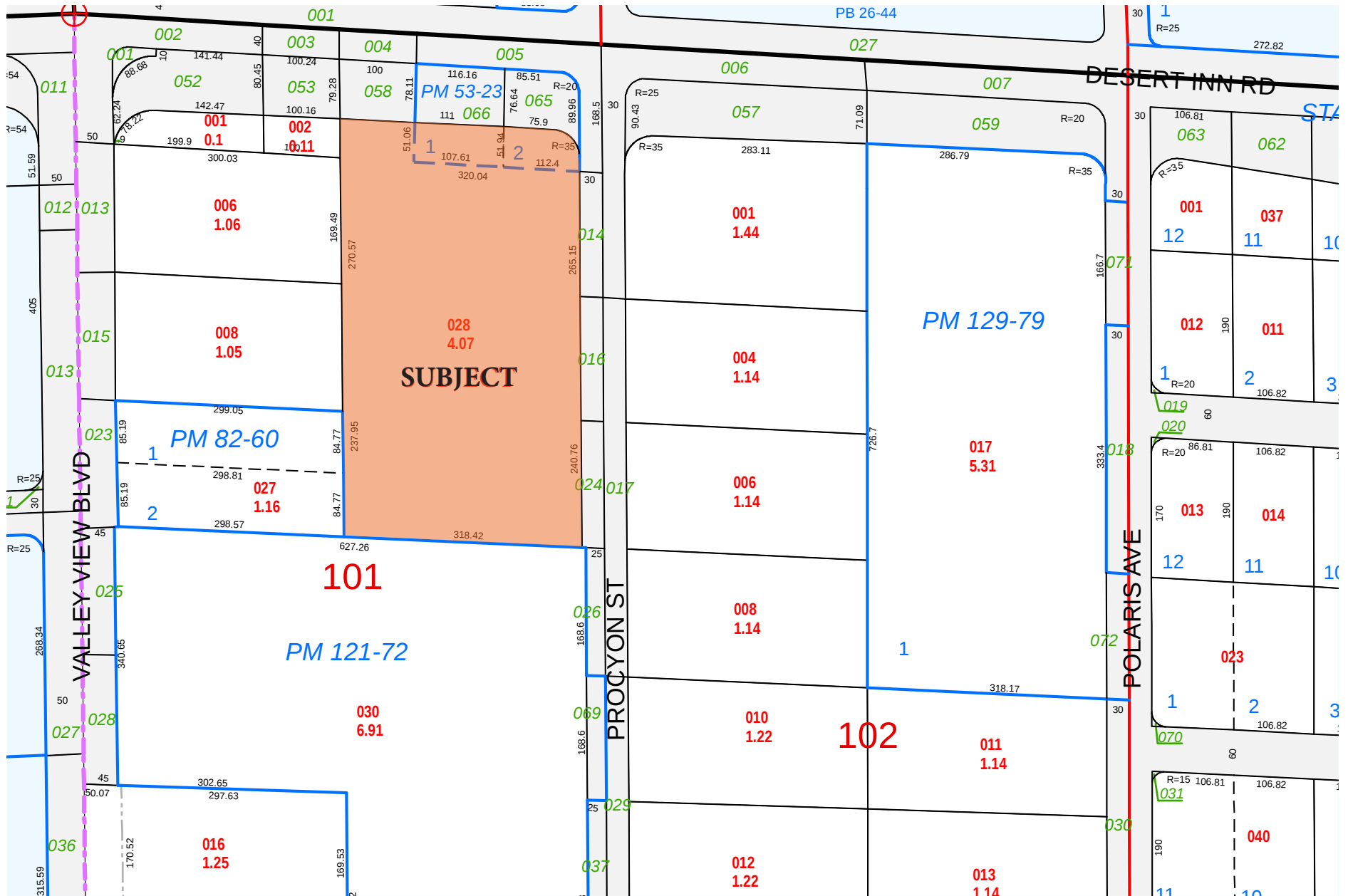
## PROPERTY DESCRIPTION

Price just reduced for this prime “In-Fill” property for entertainment, retail, high rise residential or hotel/casino. Located at the SWC of Desert Inn Road and Procyon Street with traffic counts of 47,000/day and just 1.5 miles west of the iconic “Las Vegas Strip”. Recent sales comps values the land at \$2,900,000/AC which places the building cost at \$67.88/SF which is way below replacement cost! The subject property is strategically located between “Area 15” with the “Universal Studios Experiences” project and 1 block to the South is “China Town” on Spring Mountain Road. It sits on a ±4.07 acre lot with 289 parking spaces and 318 feet of frontage on Desert Inn Road and 505 feet of frontage on Procyon Street. There are existing liquor and entertainment use licenses and was open as a Night Club. The building spans approximately 25,460 square feet with an additional 4,000 square feet of storage including an electrical generation system. The property is equipped with interior and exterior cameras along with iron fencing on the exterior property lines. There are separate rooms including a full kitchen. **Owner motivated to sell land & building.**

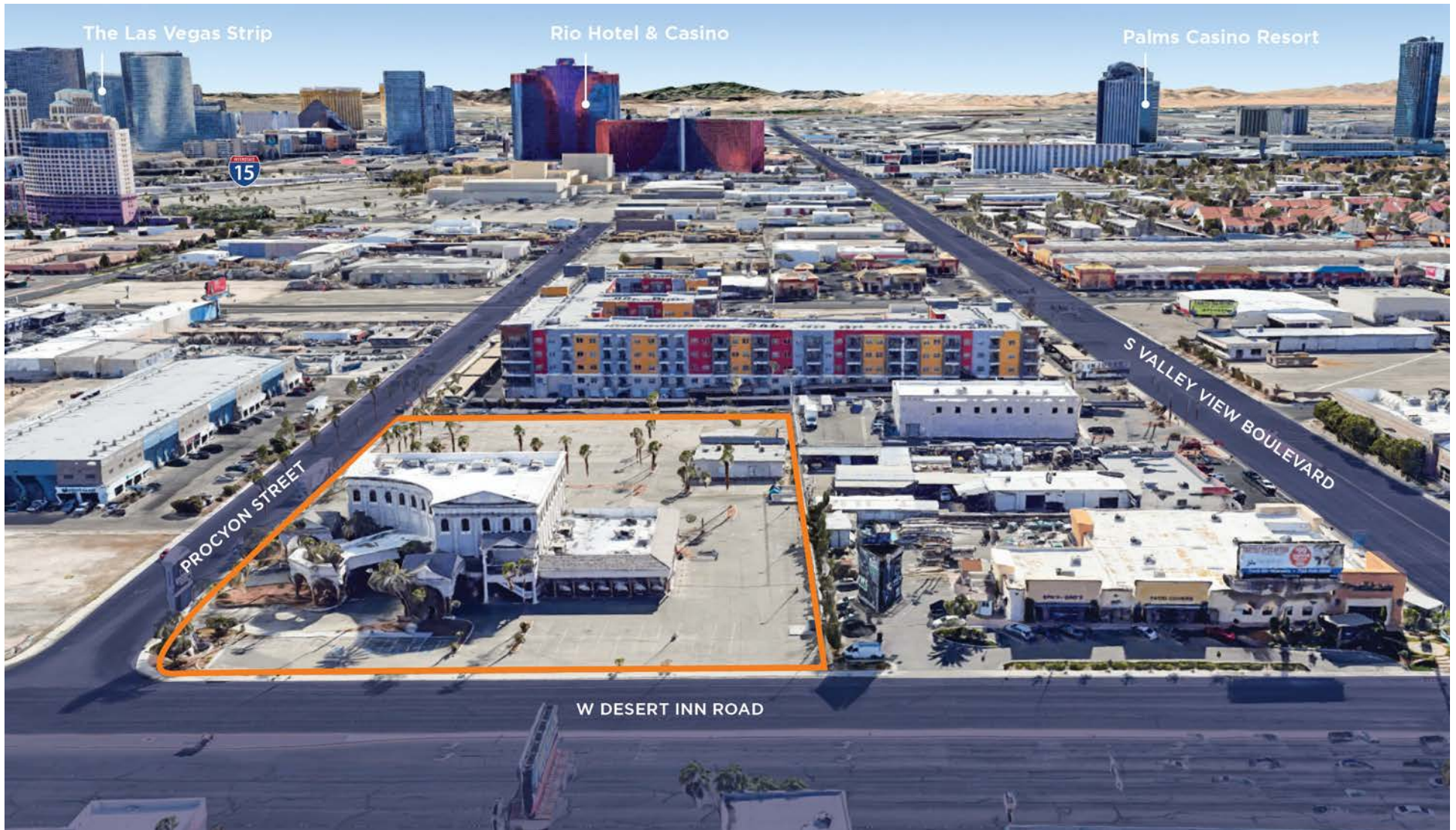
PROPERTY PHOTOS



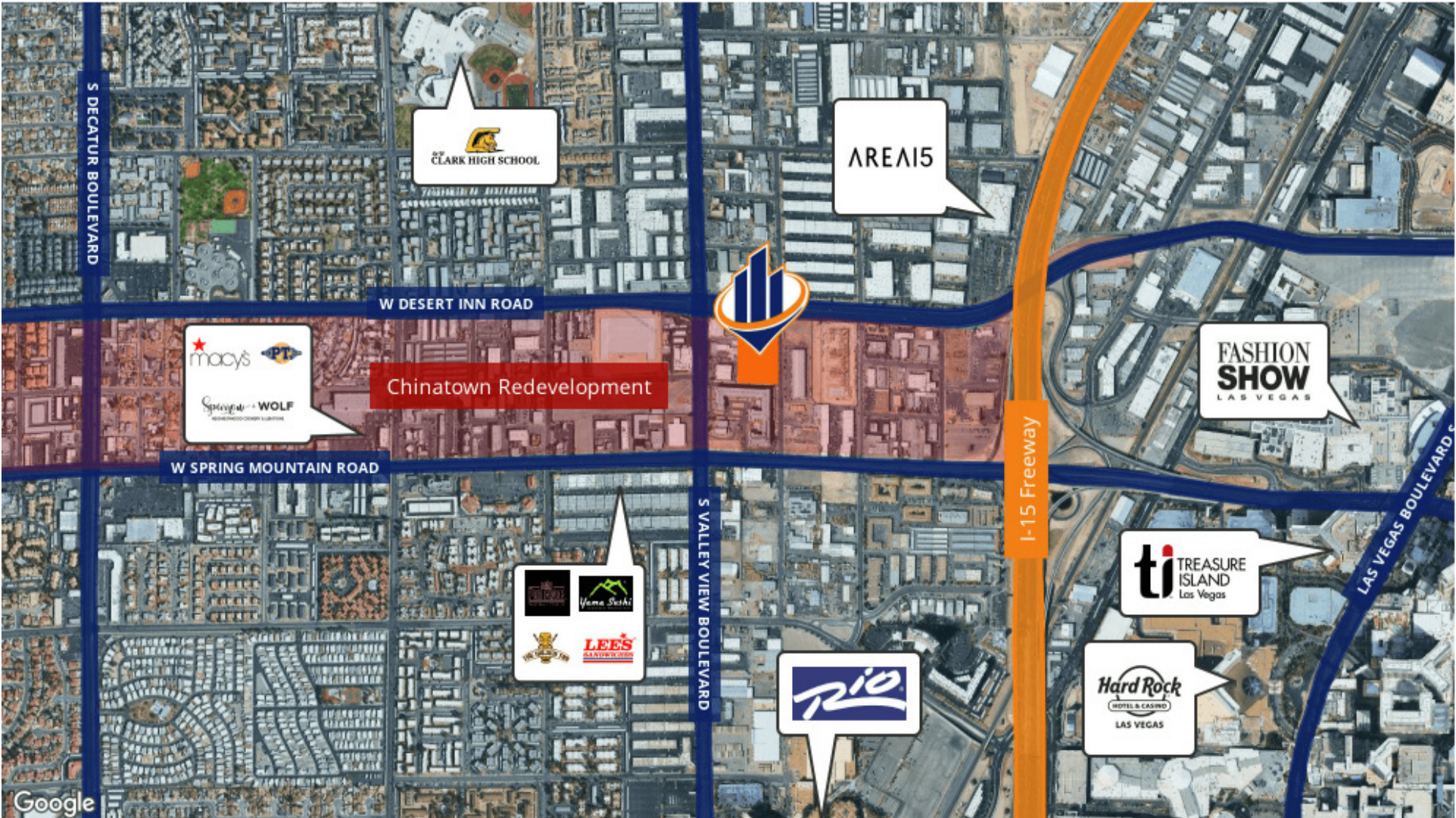
# ASSESSOR PLAN



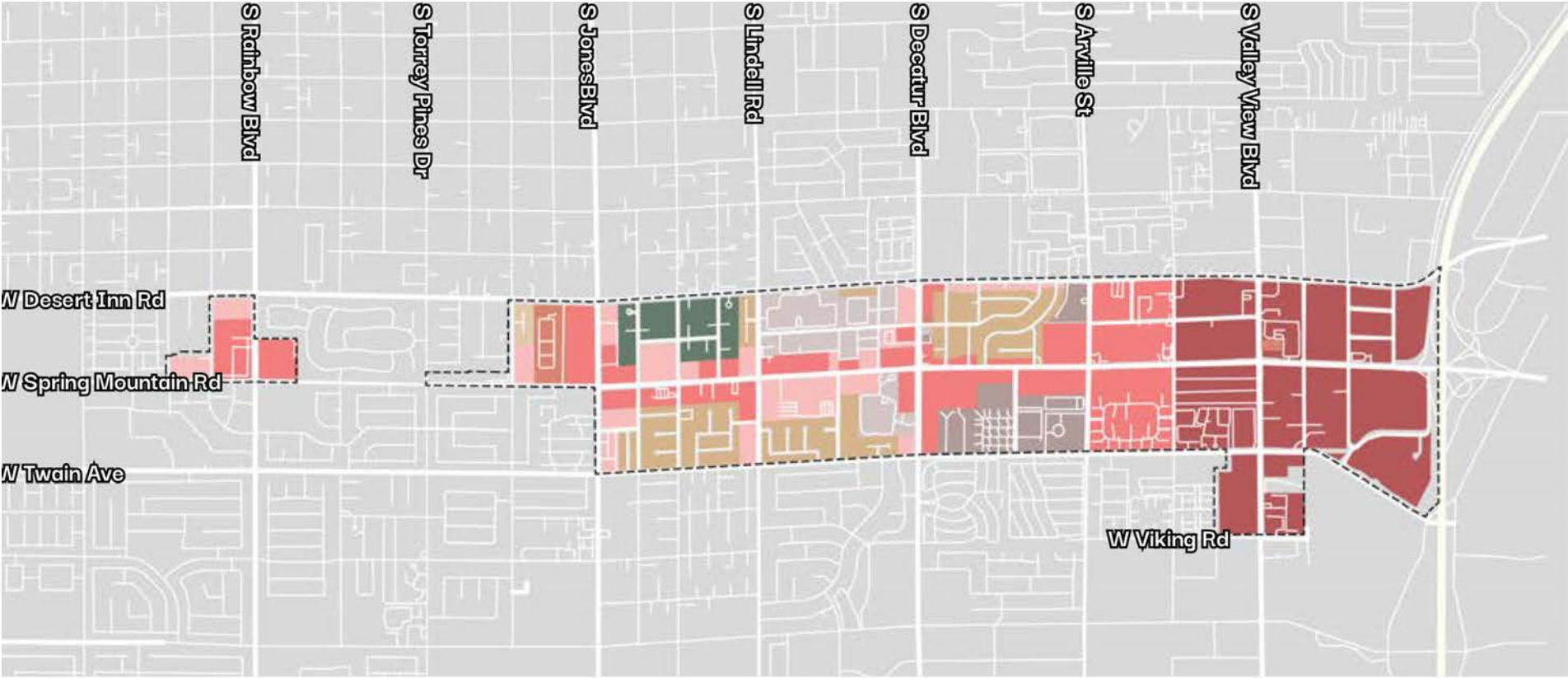
# AERIAL MAP



# LOCATION MAP



# CHINATOWN REDEVELOPMENT



## LEGEND

- |                         |                            |                           |
|-------------------------|----------------------------|---------------------------|
| CORRIDOR MIXED USE      | RANCH ESTATES NEIGHBORHOOD | URBAN NEIGHBORHOOD        |
| ENTERTAINMENT MIXED USE | LOW INTENSITY SUBURBAN     | AFFECTED SURROUNDING AREA |
| NEIGHBORHOOD COM        | MID INTENSITY SUBURBAN     |                           |
| PUBLIC USE              | COMPACT NEIGHBORHOOD       |                           |

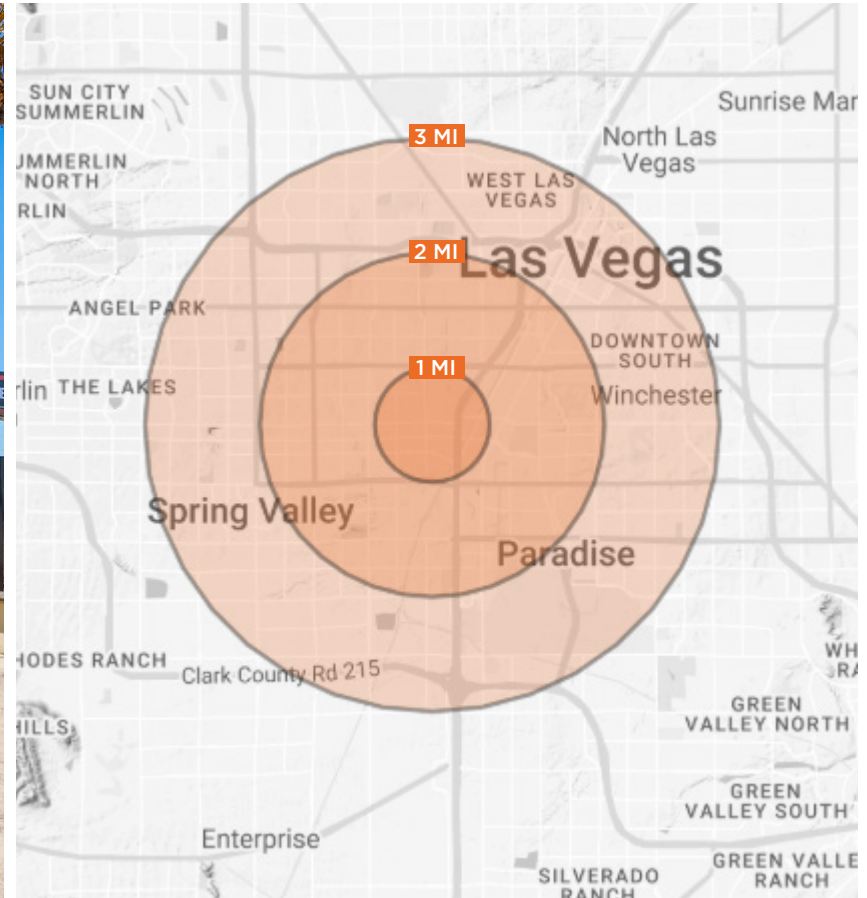
## SOLD COMPS

| BUILDING PHOTO                                                                                | ADDRESS                                         | LAND                    | SALE DATE | PROPOSED USE                    | PRICE        | PRICE/AC    |
|-----------------------------------------------------------------------------------------------|-------------------------------------------------|-------------------------|-----------|---------------------------------|--------------|-------------|
| <b>1</b><br> | 3520 Spring Mountain Rd.<br>Las Vegas, NV 89102 | 3.25 AC<br>(141,570 SF) | 1/7/2026  | Mixed Use, Multi-Family, Retail | \$9,500,000  | \$2,923,000 |
| <b>2</b><br> | 3845 W Pioneer Ave.<br>Las Vegas, NV 89102      | 9.44 AC<br>(411,206 SF) | 1/5/2026  | Mixed Use                       | \$19,000,000 | \$2,013,000 |

SOLD COMPS



# DEMOGRAPHICS



| POPULATION              | 1 MILE | 3 MILES | 5 MILES | HOUSEHOLD & INCOME     | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------|--------|---------|---------|------------------------|-----------|-----------|-----------|
| <b>TOTAL POPULATION</b> | 23,323 | 152,526 | 412,069 | <b>TOTAL HOUSEHOLD</b> | 9,808     | 67,735    | 168,773   |
| AVERAGE AGE             | 38.0   | 40.0    | 40.0    | # OF PERSONS PER HH    | 2.4       | 2.3       | 2.4       |
| AVERAGE AGE (MALE)      | 38.0   | 40.0    | 40.0    | AVERAGE HH INCOME      | \$50,790  | \$66,734  | \$70,592  |
| AVERAGE AGE (FEMALE)    | 38.0   | 40.0    | 40.0    | AVERAGE HOUSE VALUE    | \$260,131 | \$386,285 | \$395,368 |

## DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Collective Strength, Accelerated Growth

**Al Barbagallo**

Senior Vice President

O: 702.527.5188 | C: 702.502.1592

[al.barbagallo@svn.com](mailto:al.barbagallo@svn.com)

Lic. #BS.20613

6018 S DURANGO DRIVE, STE 110, LAS VEGAS, NV 89113

[SVN-THEEQUITYGROUP.COM](http://SVN-THEEQUITYGROUP.COM) | 702.369.4300