

MULTIFAMILY PROPERTY FOR SALE

LAS VEGAS, NV 89101
308 N 14TH ST



FOR MORE INFORMATION:

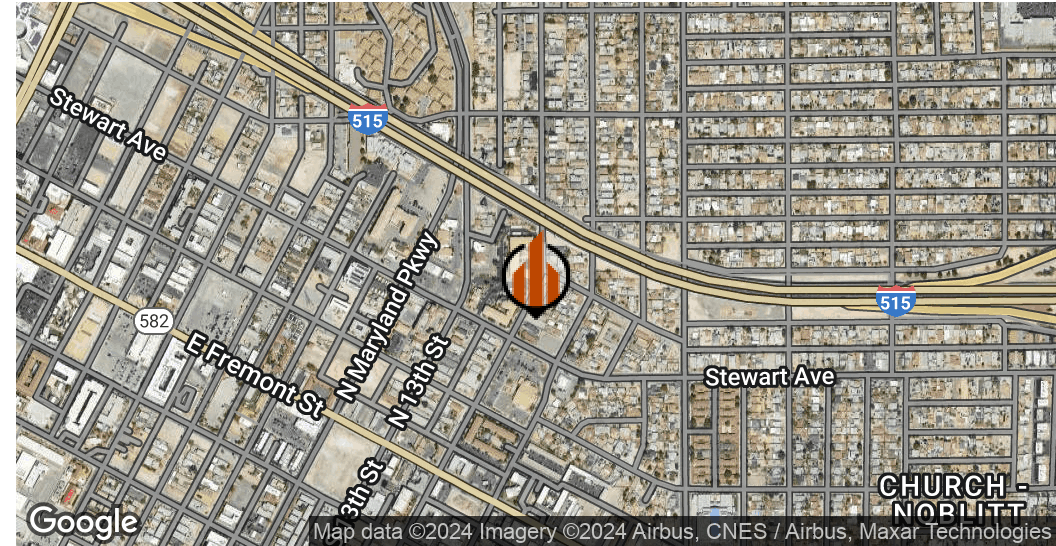
ADAM PAUL MACALUSO
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3042 SOUTH DURANGO DR | LAS VEGAS, NV 89117
BUYLASVEGASAPARTMENTBUILDINGS.COM

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OFFERING SUMMARY

Sale Price:	\$1,099,999
Building Size:	4,845 SF
Lot Size:	6,358 SF
Number of Units:	19
Price / SF:	\$227.04
Cap Rate:	20.31%
NOI:	\$223,440
Year Built:	2024
Zoning:	R-3
Market:	Central
Submarket:	Downtown

PROPERTY HIGHLIGHTS

- Development Site
- Opportunity Zone
- Downtown Redevelopment Zone
- Pre-Construction work begun

DEMOGRAPHICS

	1 MILE	10 MILES	30 MILES
Total Households	12,410	577,937	889,260
Total Population	24,872	1,411,375	2,182,571
Average HH Income	\$32,691	\$61,601	\$74,481



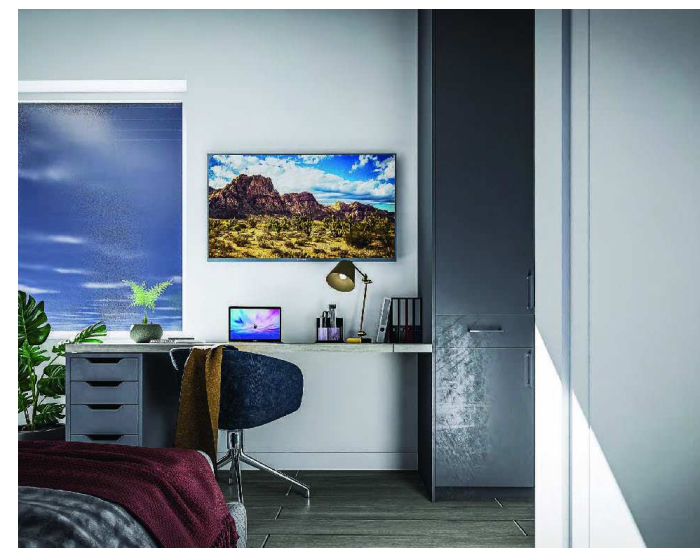
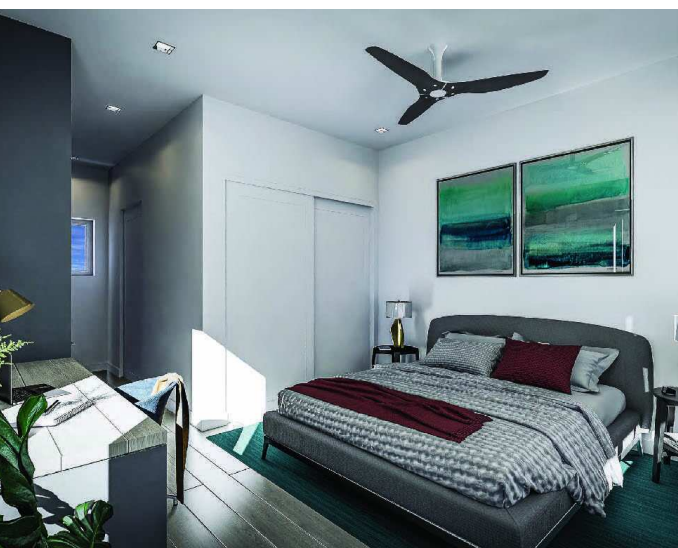
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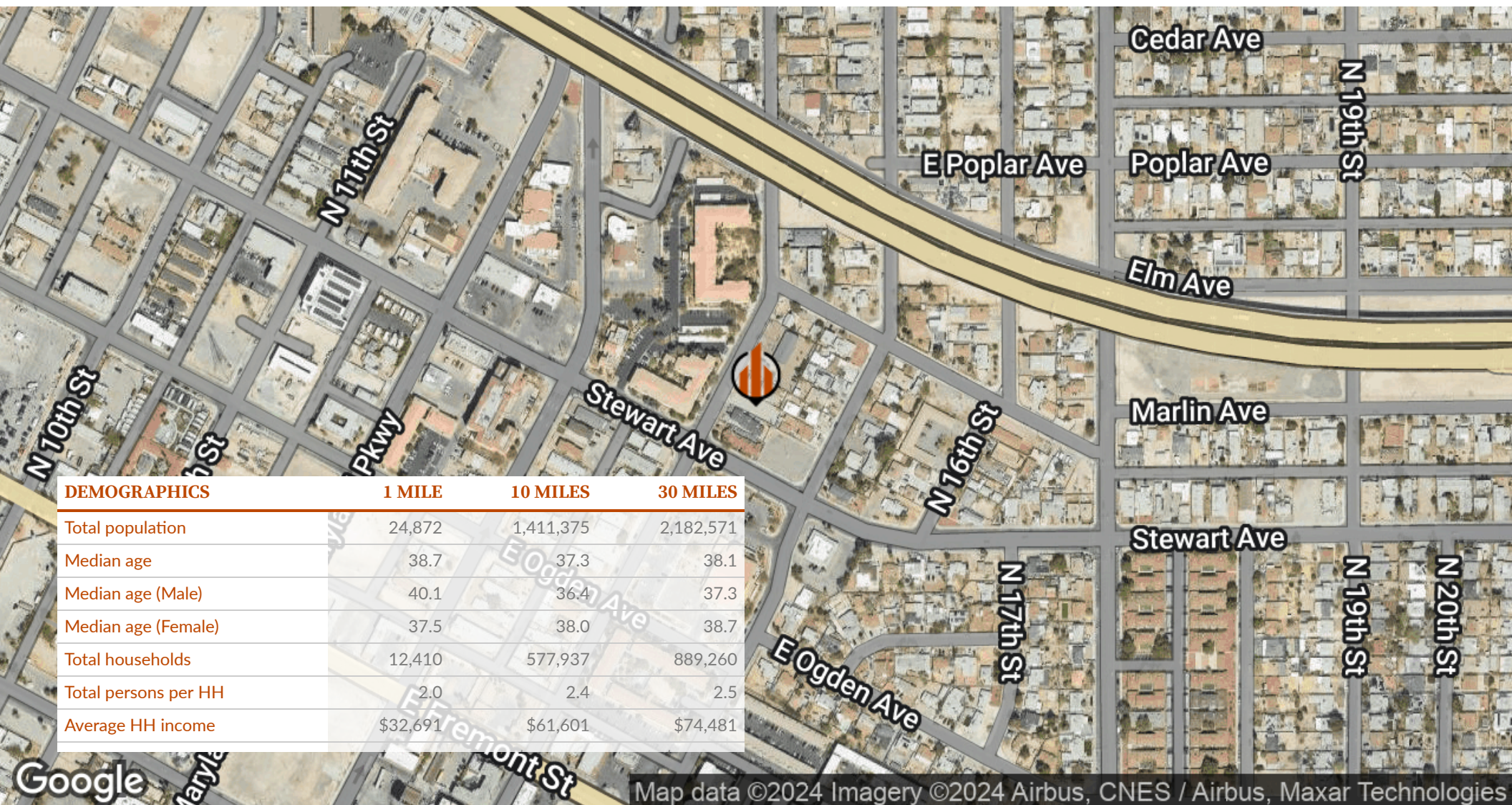


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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	24,872	1,411,375	2,182,571
Average Age	38.7	37.3	38.1
Average Age (Male)	40.1	36.4	37.3
Average Age (Female)	37.5	38.0	38.7

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	12,410	577,937	889,260
# of Persons per HH	2.0	2.4	2.5
Average HH Income	\$32,691	\$61,601	\$74,481
Average House Value	\$89,365	\$226,273	\$274,468

ETHNICITY (%)	1 MILE	10 MILES	30 MILES
Hispanic	53.8%	39.5%	31.5%

RACE	1 MILE	10 MILES	30 MILES
% White	41.7%	51.3%	56.2%
% Black	13.1%	14.0%	12.0%
% Asian	4.6%	8.4%	10.1%
% Hawaiian	0.4%	0.8%	0.8%
% American Indian	2.6%	1.0%	0.8%
% Other	27.4%	16.2%	12.0%

2020 American Community Survey (ACS)



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