



ALMOND TREE CENTER

1100 East Sahara, Las Vegas, NV 89104

FOR SALE | \$1,100,000

A Retail Investment Opportunity



PREMIER REALTY

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FOR SALE

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OFFERING SUMMARY

Sale Price:	\$1,100,000
Price / SF:	\$84.25
Lot Size:	0.84 Acres
Year Built:	1970
Building Size:	13,057 SF
Zoning:	C-1
Market:	Las Vegas
Submarket:	Central East Las Vegas Submarket

PROPERTY OVERVIEW

This offering one story retail/office building located at 1100 East Sahara Avenue, which is between Paradise Road and Maryland Parkway. This location is approximately a mile from the Las Vegas strip and many commercial business around and strong daytime traffic counts.

Major intersection with 100,000+/- cars per day.

OUT OF STATE OWNERSHIP WANT THIS CENTER SOLD** SOLD*** SOLD**** CORNER OF MARYLAND AND SAHARA IN THE PROCESS OF GOING THROUGH MAJOR IMPROVEMENTS WITH MAY NATIONAL TENANTS DIRECTLY NEXT DOOR TO THIS PROPERTY*****VALUE ADDED*****

LOCATION OVERVIEW

This location is just over a mile from the Las Vegas strip and many commercial business around and strong daytime traffic counts.Major intersection with 100,000+/- cars per day

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ALMOND TREE CENTER | LAS VEGAS, NV

ADDITIONAL PHOTOS

FOR SALE

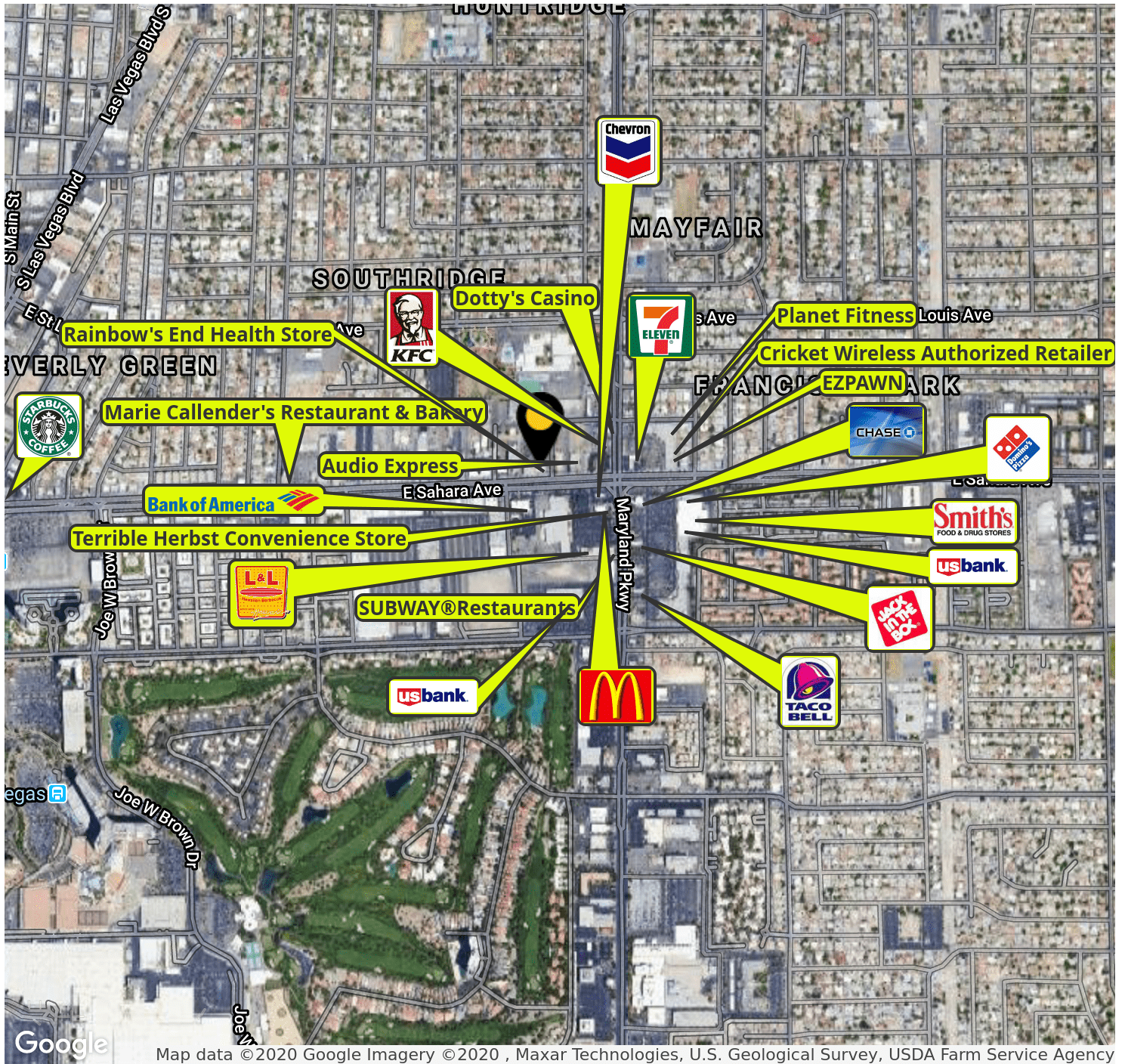


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ALMOND TREE CENTER | LAS VEGAS, NV

DEMOGRAPHICS MAP

FOR SALE



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	18,711	84,733	172,859
MEDIAN AGE	36.9	36.6	36.5
MEDIAN AGE (MALE)	37.9	36.8	36.4
MEDIAN AGE (FEMALE)	36.4	36.8	36.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,616	35,698	71,259
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$54,587	\$44,506	\$44,713
AVERAGE HOUSE VALUE	\$297,137	\$252,802	\$229,118
RACE	1 MILE	2 MILES	3 MILES
% WHITE	60.8%	61.5%	64.0%
% BLACK	8.9%	13.5%	13.0%
% ASIAN	9.4%	6.6%	5.8%
% HAWAIIAN	1.2%	0.9%	0.7%
% INDIAN	0.4%	0.4%	0.8%
% OTHER	15.9%	14.1%	13.2%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	44.4%	42.9%	44.3%

* Demographic data derived from 2020 ACS - US Census



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