

**FOR LEASE**

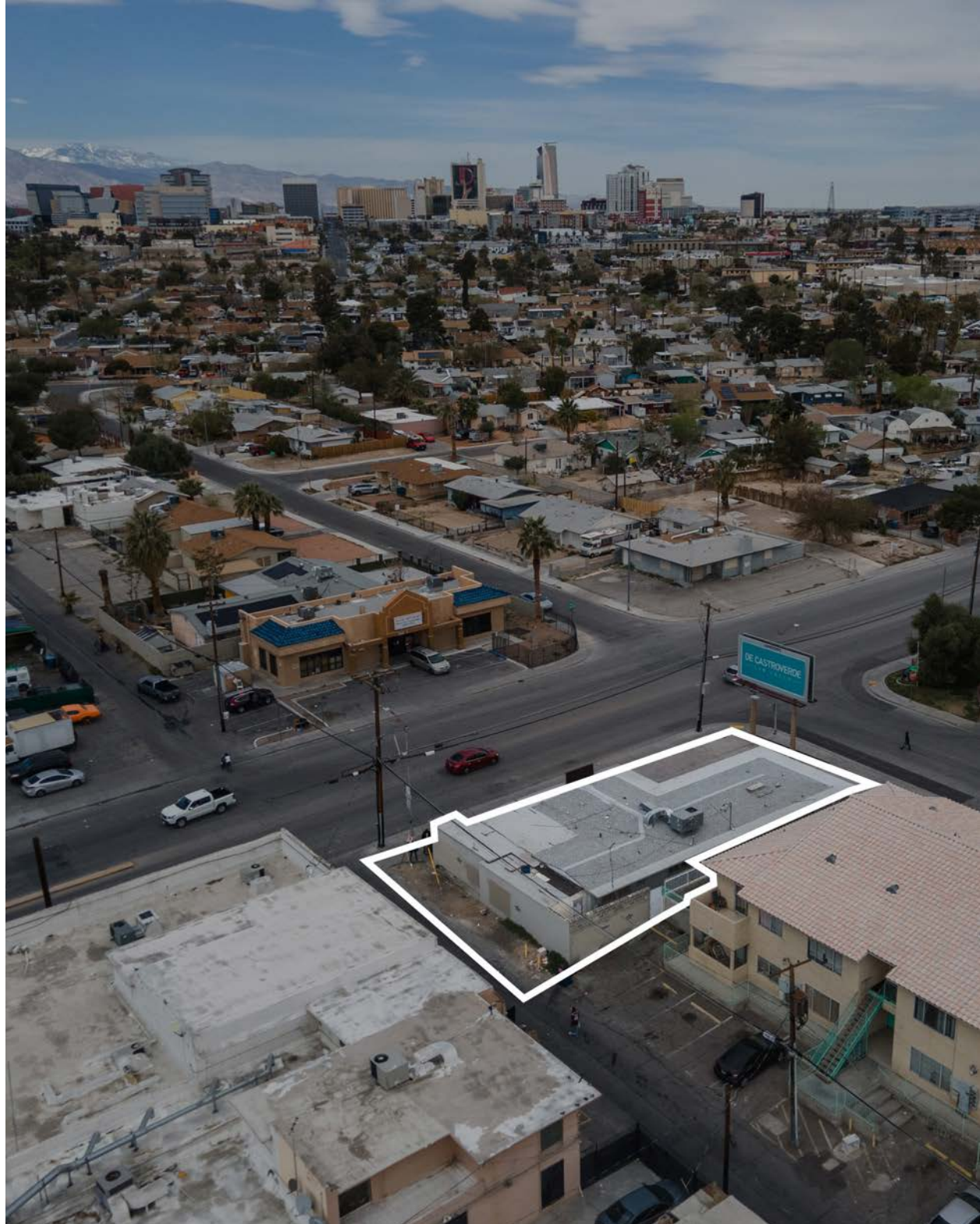
±3,257 SF | C-1 Zoning

1800 Lewis Ave  
Las Vegas, NV 89101

# Property Summary

|                 |                   |
|-----------------|-------------------|
| LEASE RATE      | <b>\$1.65 PSF</b> |
| SPACE AVAILABLE | <b>±3,257 SF</b>  |
| MONTHLY RENT    | <b>\$2,478.00</b> |
| YEAR BUILT      | <b>1952</b>       |
| LOT SIZE        | <b>0.16 AC</b>    |
| ZONING          | <b>C-1</b>        |

- Available June 1, 2023
- Close to the action of Fremont St.
- Single Tenant building
- High density residential and commercial.
- New residential projects coming soon to include a 74 unit loft project to be delivered in 2023.
- Proposed 28 unit proposed project within a half mile.
- Lots of potential “walk-in” traffic
- Great for a furniture store, convenience store, full service salon, tax office, attorney office, or any other C-1 zoned use.



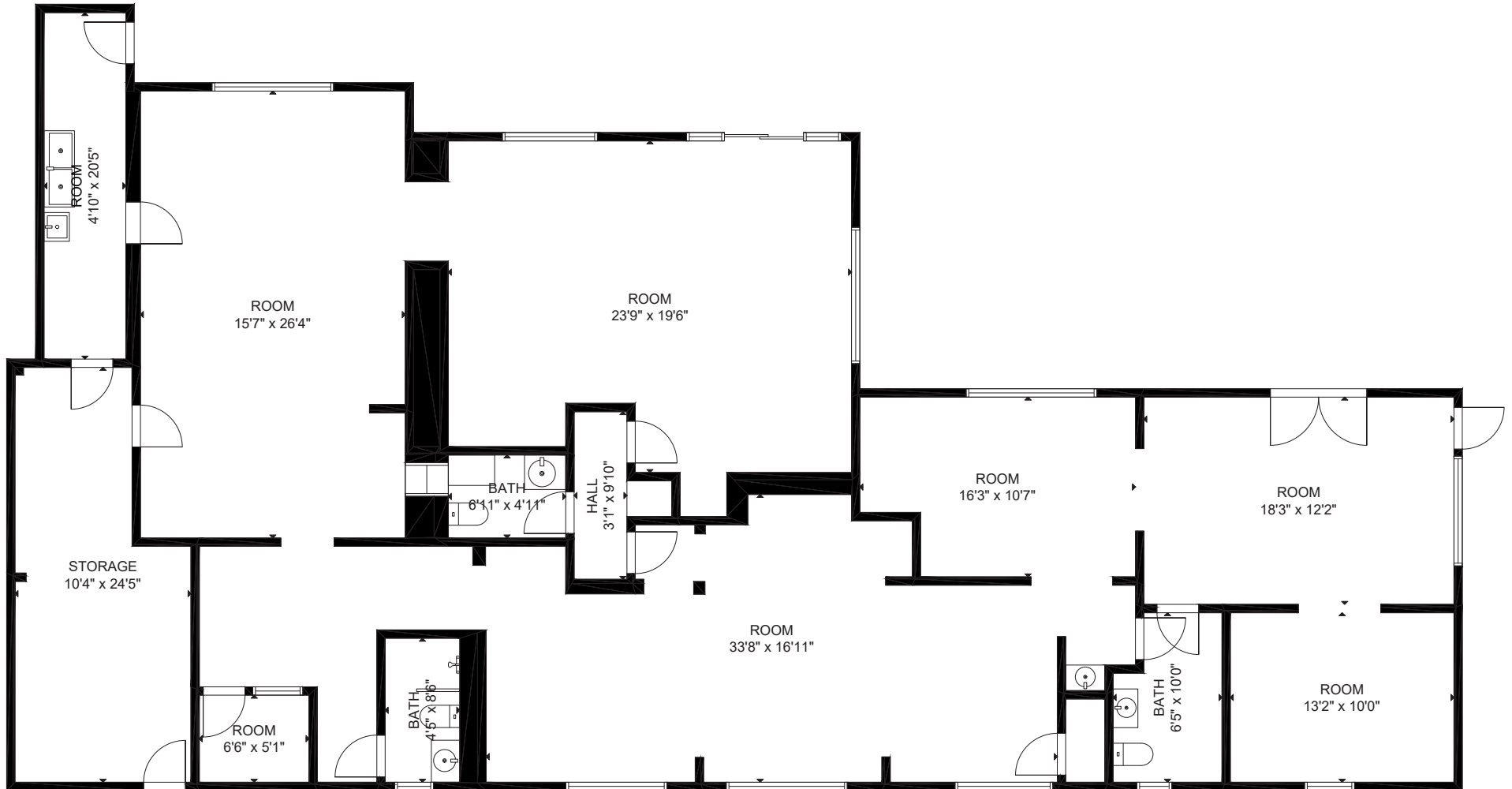
FOR MORE INFORMATION



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OR TEXT 21030 TO 39200

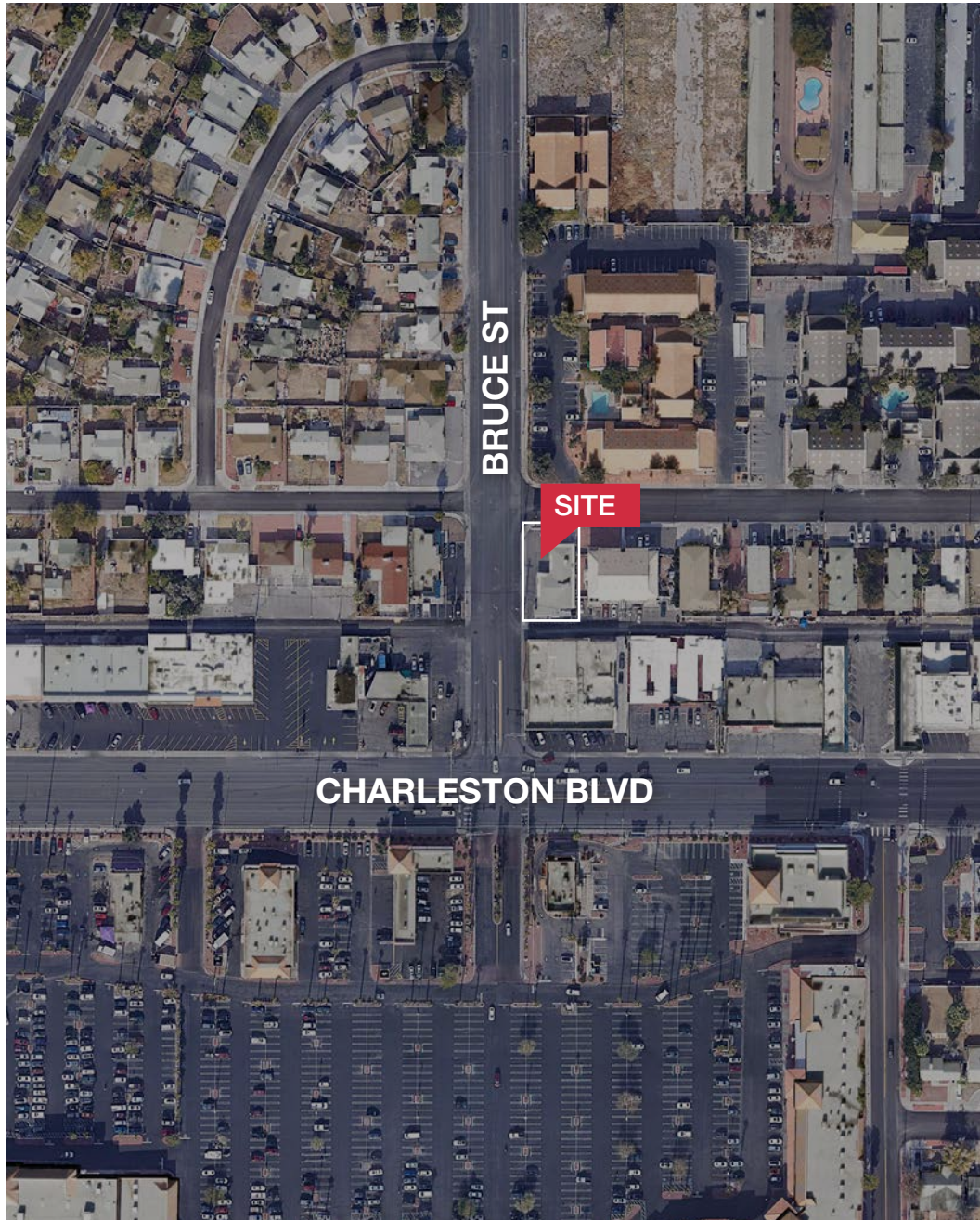
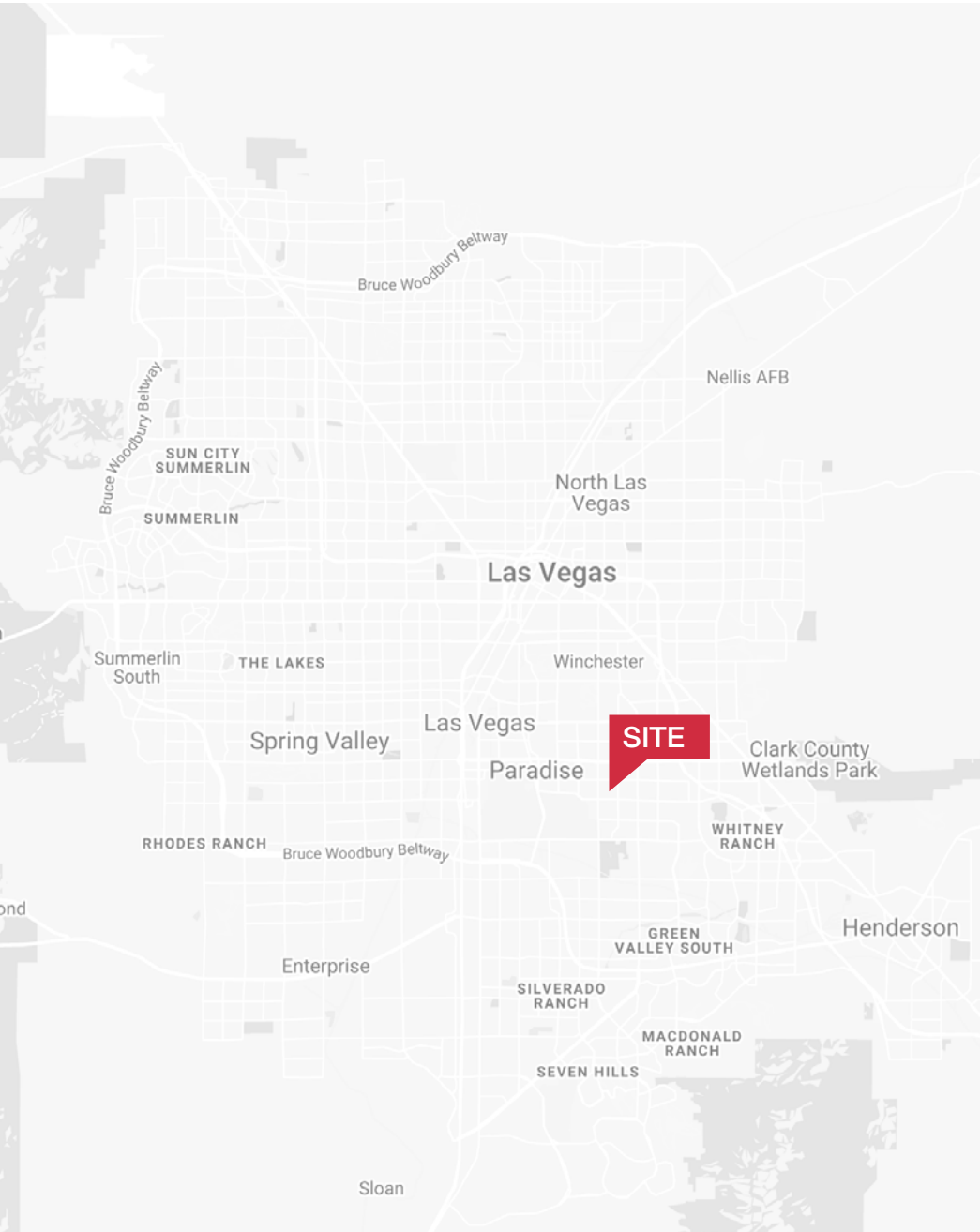
# Floor Plan - Office







# Area Map



# Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

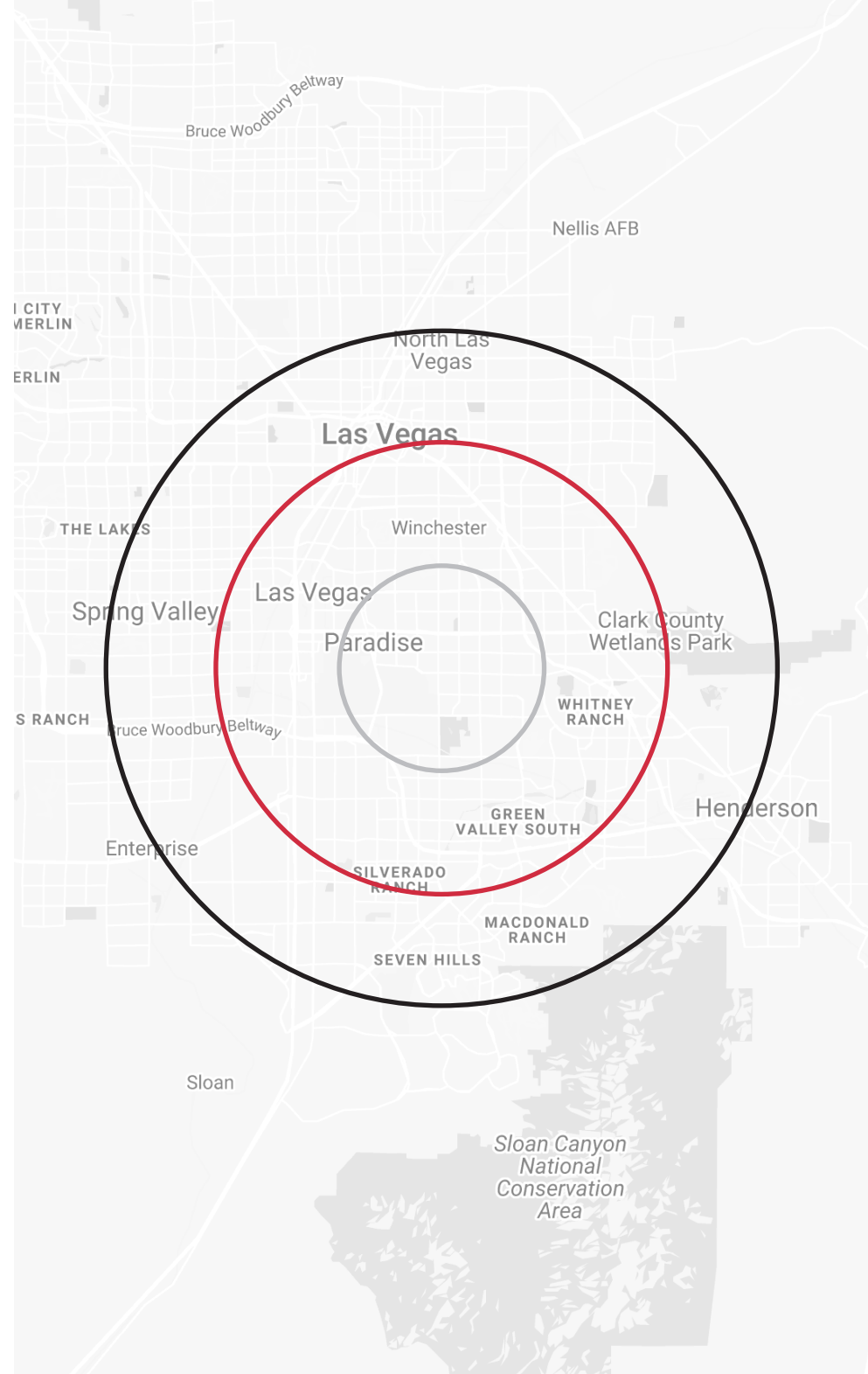


# Demographics

| <b>POPULATION</b>      | <b>1-mile</b> | <b>3-mile</b> | <b>5-mile</b> |
|------------------------|---------------|---------------|---------------|
| 2022 Population        | 11,121        | 140,340       | 408,107       |
| <b>HOUSEHOLDS</b>      | <b>1-mile</b> | <b>3-mile</b> | <b>5-mile</b> |
| 2022 Households        | 4,538         | 58,046        | 166,774       |
| <b>INCOME</b>          | <b>1-mile</b> | <b>3-mile</b> | <b>5-mile</b> |
| 2022 Average HH Income | \$79,660      | \$78,073      | \$82,736      |

## Traffic Counts

| <b>STREET</b>                | <b>CPD</b> |
|------------------------------|------------|
| E Russell Rd / S Pecos Rd    | 28,800     |
| S Eastern Ave / Callahan Ave | 36,500     |





## Distance to Major Cities

|                         |           |
|-------------------------|-----------|
| Salt Lake City, Utah    | 302 miles |
| Las Vegas, Nevada       | 120 miles |
| Los Angeles, California | 387 miles |
| San Diego, California   | 449 miles |
| Denver, Colorado        | 630 miles |
| Phoenix, Arizona        | 419 miles |

## Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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**VIEW MARKET STATISTICS  
FOR OFFICE, RETAIL,  
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>



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