

10% Down Pro or Law Office Downtown Arts District

1320 S Casino Center Blvd, Las Vegas, NV 89104



Listing ID: 30030990
 Status: Active
 Property Type: Office For Sale
 Office Type: Business Park, Governmental
 Size: 3,130 SF
 Sale Price: \$579,999
 Unit Price: \$185.30 PSF
 Sale Terms: Cash to Seller
 Ceiling: 8 ft.

Overview/Comments

New Roof, New HVAC, 100% Available for purchase or lease!

Qualifies: 10% down SBA owner/user loan at 5.05% fixed for 20 years \$3,300 per month. Payments equal 1.05 per square foot per month. Cheaper than leasing!

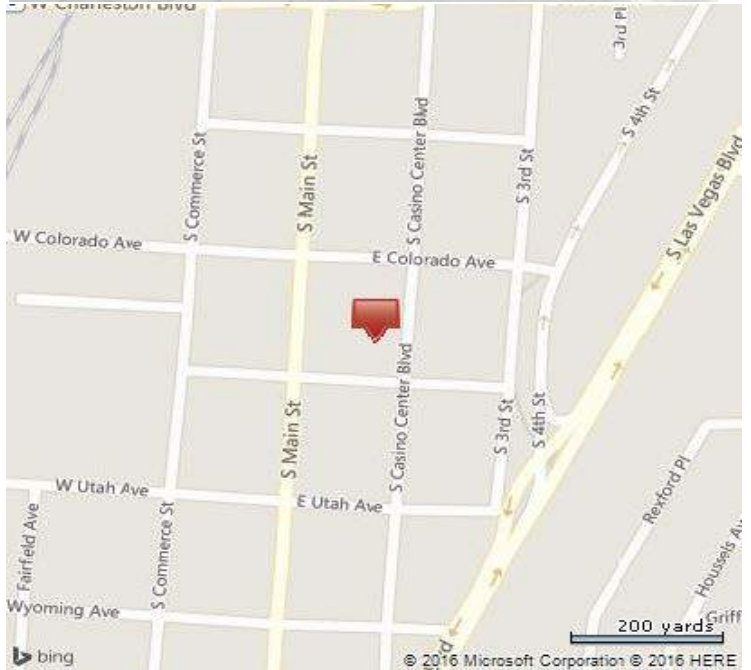
Or maybe seller financing could be an option if you like?

Single business professional or law office for sale in 18b Arts District downtown. Also available for long-term lease. Could be used for any professional office specialty or practice. Six to eight private offices, several large open area bullpens for cubicles or workstations, conference room, group meetings, two private restrooms, security-safe room, private on-site parking and street parking available. Rear door to the alley.

Marquis street sign. No SID, LID, HOA. Safe and secure concrete block construction.

On Casino Center St in between E. Imperial and E. Colorado, - just two blocks west of the Strip. Just a short drive north to the courthouse and south to the Stratosphere. Close to cafe's, restaurants, fast food, and I-15.

Also available for lease. Owner / Broker



General Information

Taxing Authority: City of Las Vegas
 Tax ID/APN: 162-03-110-059
 Office Type: Business Park, Governmental, High-Tech, Institutional, Mixed Use, Office Building, Research & Development
 Zoning: LAS VEGAS ZONING: C-1 LIMITED COMMERCIAL
 Property Use Type: Vacant/Owner-User

Building Name: 10% Down Pro or Law Office Downtown Arts District
 Class of Space: Class C
 Gross Building Area: 3,130 SF
 Building/Unit Size (RSF): 3,130 SF
 Usable Size (USF): 3,130 SF
 Land Area: 0.16 Acres
 Sale Terms: Cash to Seller

Area & Location

Property Located Between: E. Imperial and E. Colorado
 Property Visibility: Excellent
 Highway Access: I-15

Building Related

Total Number of Buildings: 1
 Number of Stories: 1
 Typical SF / Floor: 3,130 SF
 Year Built: 1970

Ceiling Height: 8
 Passenger Elevators: 0
 Freight Elevators: 0

Land Related

Zoning Description: Las Vegas Zoning: C-1 Limited Commercial Land
Use 41.335 - Offices, Professional and Business
Services

Location

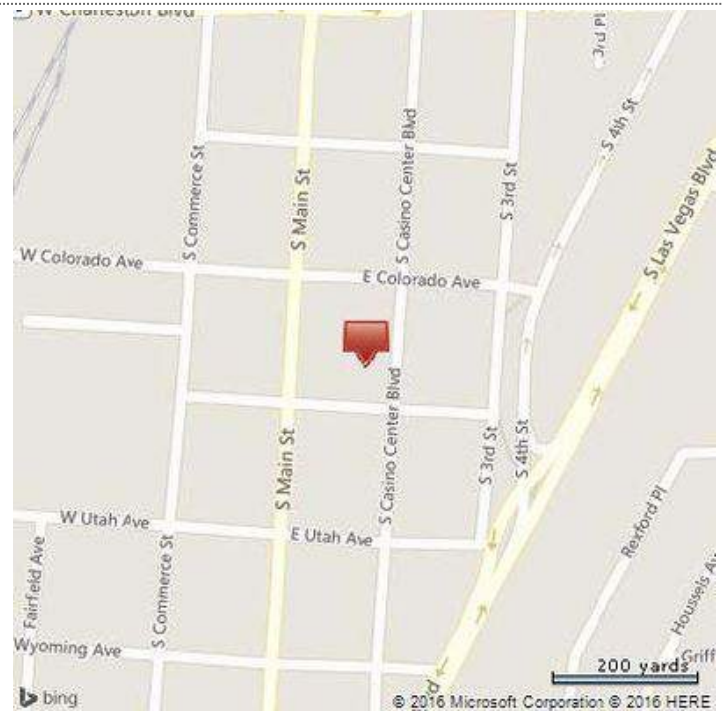
Address: 1320 S Casino Center Blvd, Las Vegas, NV 89104 MSA: Las Vegas-Henderson-Paradise
County: Clark Submarket: Downtown



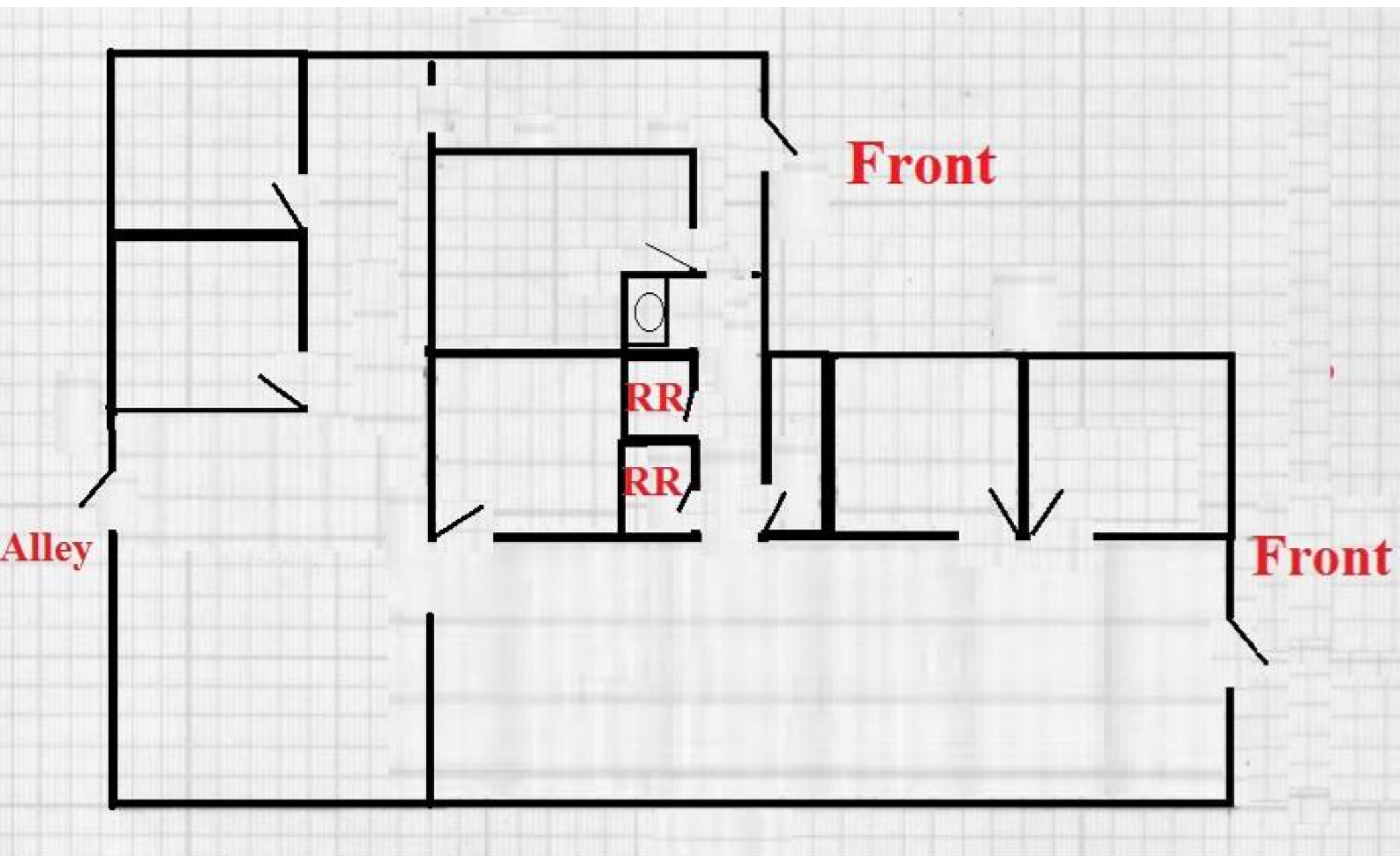
Property Images



20170112_115120



1320 S Casino Center Realist Report Map





SBA 504 Loan Scenario

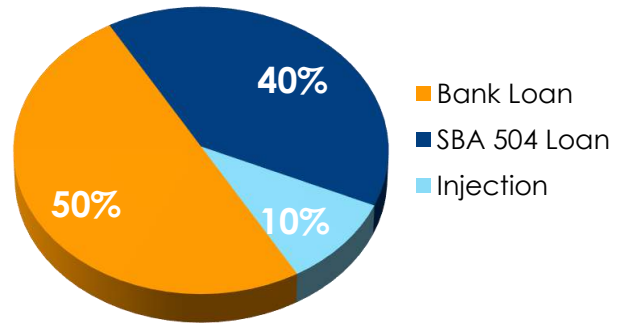
1320 S Casino Center Blvd, Las Vegas, NV 89104

3,130 sf

Own the Business? Own the Building.

Purchase Price	\$185.30 psf	\$579,999
Improvements	\$0.00 psf	\$0
Equipment		\$0
Other		\$0
Total Project Costs	\$185.30 psf	\$579,999

Loan Structure		
Bank 1st Mortgage	50%	\$290,000
SBA 504 2nd Mortgage*	40%	\$240,000
Down Payment	10%	\$58,000
Total Project with Fees		\$587,999



90% SBA 504 Financing Example						
	Loan Amount	Rate	Term	Amort	Monthly Pymt	Annual Pymt
Bank 1st Mortgage	\$ 290,000	5.50%	10 Yrs	25 Yrs	\$ 1,781	\$ 21,370
SBA 504 2nd Mortgage*	\$ 240,000	4.50%	20 Yrs	20 Yrs	\$ 1,518	\$ 18,220
* Includes financed SBA fees of \$8,000						
Total Financing	\$ 530,000	5.05%			\$ 3,299	\$ 39,591

Monthly payment equals \$1.05 per square foot per month

- Assumptions:**
- Bank rate, terms and fees are estimated and will vary depending on lender.
 - SBA rate is as of Nov '17. Actual rate is set at debenture sale.
 - SBA Fee is estimated at 2.15% plus a \$2,500 legal fee. All SBA fees are financed in the 504 loan.
 - 90% LTV financing generally does not require additional collateral.
 - Related costs including appraisal and environmental reports, escrow closing costs (including insurance and legal closing costs) and other soft costs may be included in the loan.

For more information contact TMC:

Your SBA 504 Expert
Chris Hunter
TMC Financing
 SVP, Business Development
 702.469.6077
 chris@tmcf financing.com

702Michael Hawkes
 Broker Salesman
 Great Bridge Properties
 702Michael@702Michael.com
 702Michael (642-4235)
 www.702Michael.com

Scenario as of: 11/22/2017

VARRICCHIO

LAW

1320 S. CASINO CENTER

(702) 724-8300





1320 S Casino Center Realist Report



Close Aerial



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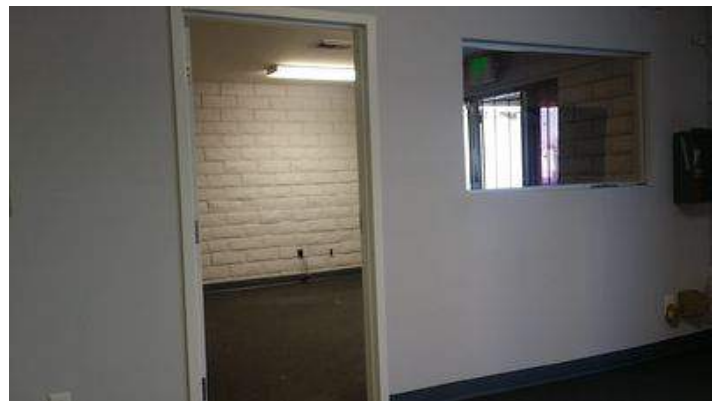
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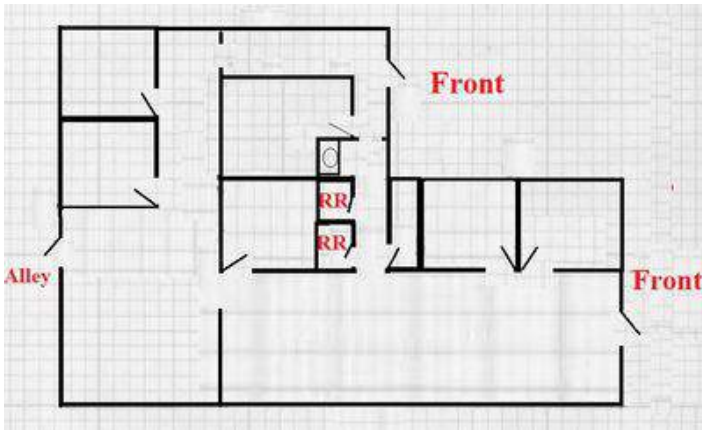
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Footprint



SBA 504 Loan Scenario

504 S Casino Center Blvd, Las Vegas, NV 89104 6,120 sq ft

Own the Business? Own the Building.

Purchase Price	\$145.30 per sq ft	\$879,999
Improvements	\$0.00 per sq ft	\$0
Equipment		\$0
Other		\$0
Total Project Costs	\$145.30 per sq ft	\$879,999

Loan Structure		
Bank 1st Mortgage	50%	\$240,000
SBA 504 2nd Mortgage*	40%	\$240,000
Owner Injection	10%	\$88,000
Total Project with Fees		\$887,999



70% SBA 504 Financing Example

	Loan Amount	Rate	Term	Amort	Monthly Pymt	Annual Pymt
Bank 1st Mortgage	\$ 240,000	3.00%	10 Yr	23 Yr	\$ 1,833	\$ 21,996
SBA 504 2nd Mortgage*	\$ 240,000	4.50%	20 Yr	20 Yr	\$ 1,319	\$ 16,028
* Includes financing fee of \$1,000						
Total Financing	\$ 480,000	3.50%			\$ 3,152	\$ 38,024

Monthly payment includes \$1.00 per square foot per month

Assumptions:

- Some rates, terms and fees are estimated and will vary depending on lender.
- LDR rate is as of Nov 17, Actual rate is set at borrower's risk.
- SBA Fee is estimated at 2.17% plus a \$2,000 orig fee. All SBA fees are financed in the SBA loan.
- WCID financing generally does not require additional collateral.
- Possible costs including appraisals and environmental reports, escrow closing costs (including insurance) and legal closing costs and other soft costs may be included in the loan.

For more information contact TMC:

Your SBA 504 Expert
 Chris Hunter
 TMC Financing
 3155 S Rainbow, Las Vegas, NV
 702.649.4077
 chris@tmcfinancing.com

702Michael Hawkes
 Broker Salesperson
 Great Bridge Properties
 702Michael@702Michael.com
 702Michael (642-4235)
 www.702Michael.com

Business Card # 115270217

504 PSF - 1320 S Casino Center Blvd, Las Vegas, NV 89104

Property Contacts



702Michael Hawkes
 Great Bridge Properties
 702-642-4235 [M]
 702-642-4235 [O]
 702Michael@702Michael.com

Demographics, Labor/Workforce, and Consumer Expenditures



1320 S Casino Center Blvd, Las Vegas, NV



Disclaimer: While we believe this information (via GeoLytics) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.

Population

Radius:	1 mile	3 miles	5 miles
2020 Projection	23,788	308,553	839,709
2015 Estimate	21,664	258,988	708,643
2010 Census	20,542	229,123	623,545
Growth 2015-2020	9.8%	19.14%	18.5%
Growth 2010-2015	5.46%	13.03%	13.65%

Population (Male)

Radius:	1 mile	3 miles	5 miles
2020 Projection	14,042	154,873	420,233
2015 Estimate	13,045	130,522	355,615
2010 Census	12,715	123,423	323,503
Growth 2015-2020	7.64%	18.66%	18.17%
Growth 2010-2015	2.6%	5.75%	9.93%

Population (Female)

Radius:	1 mile	3 miles	5 miles
2020 Projection	9,746	153,680	419,476
2015 Estimate	8,619	128,466	353,028
2010 Census	7,827	105,700	300,042
Growth 2015-2020	13.08%	19.63%	18.82%
Growth 2010-2015	10.12%	21.54%	17.66%

Population by Age (2015 Estimate)

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	1,152	23,018	62,669
Age 5 to 10	1,126	22,341	61,996
Age 10 to 15	902	18,768	53,162
Age 15 to 20	791	16,330	47,261
Age 20 to 25	837	15,883	45,682
Age 25 to 30	1,011	16,227	45,761
Age 30 to 35	1,251	16,668	46,160
Age 35 to 40	1,515	17,334	47,342
Age 40 to 45	1,746	17,781	48,196
Age 45 to 50	1,911	18,253	48,802
Age 50 to 55	1,917	16,538	43,998
Age 55 to 60	1,831	14,766	39,162
Age 60 to 65	1,567	12,507	33,313
Age 65 and over	4,107	32,574	85,139
Total Population	21,664	258,988	708,643
Median Age	49.64	41.24	40.38

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	5%	9%	9%
Age 5 to 10	5%	9%	9%
Age 10 to 15	4%	7%	8%
Age 15 to 20	4%	6%	7%
Age 20 to 25	4%	6%	6%
Age 25 to 30	5%	6%	6%
Age 30 to 35	6%	6%	7%
Age 35 to 40	7%	7%	7%
Age 40 to 45	8%	7%	7%
Age 45 to 50	9%	7%	7%
Age 50 to 55	9%	6%	6%
Age 55 to 60	8%	6%	6%
Age 60 to 65	7%	5%	5%
Age 65 and over	19%	13%	12%

Median Age (Male)

Radius:	1 mile	3 miles	5 miles
2010 Census	41.8	35.03	33.99

Median Age (Female)

Radius:	1 mile	3 miles	5 miles
2010 Census	40.3	35.06	34.72

High School Graduates Age 25+ by Educational Attainment (2015 Estimate)

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	5,025	47,954	133,026
Some College, No Degree	3,473	34,138	102,532
Associate or Bachelor's Degree	570	7,249	21,001
Master's Degree	225	3,603	10,845
Professional School Degree	157	3,010	6,582
Doctorate Degree	56	1,257	3,339
Total High School Graduates Age 25+	9,506	97,211	277,325

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	53%	49%	48%
Some College, No Degree	37%	35%	37%
Associate or Bachelor's Degree	6%	7%	8%
Master's Degree	2%	4%	4%
Professional School Degree	2%	3%	2%
Doctorate Degree	1%	1%	1%

Households

Radius:	1 mile	3 miles	5 miles
2020 Projection	8,583	109,180	290,230
2015 Estimate	7,874	92,776	247,673
2010 Census	7,724	83,538	220,536
Growth 2015-2020	9%	17.68%	17.18%
Growth 2010-2015	1.94%	11.06%	12.31%








































Population in Households

Radius:	1 mile	3 miles	5 miles
2010 Census	20,542	229,123	623,545

Average Household Size

Radius:	1 mile	3 miles	5 miles
2020 Projection	2.08	2.9	2.98
2015 Estimate	2.08	2.9	2.98
2010 Census	2.09	2.85	2.95
Growth 2015-2020	0%	-0.05%	-0.02%
Growth 2010-2015	-0.44%	1.65%	1.27%

Households by Household Type and Size and Presence of Children (2015 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles			
Family Households	3,125	51,483	150,670	Family Households		40%		55%		61%
Married-couple family	1,881	29,802	89,356	Married-couple family		24%		32%		36%
With own children under 18 years	723	15,071	44,125	With own children under 18 years		9%		16%		18%
No own children under 18 years	1,158	14,731	45,231	No own children under 18 years		15%		16%		18%
Male Householder: no wife present	461	7,815	21,267	Male Householder: no wife present		6%		8%		9%
With own children under 18 years	193	3,429	9,753	With own children under 18 years		2%		4%		4%
No own children under 18 years	268	4,386	11,514	No own children under 18 years		3%		5%		5%
Female Householder: no husband present	783	13,866	40,047	Female Householder: no husband present		10%		15%		16%
With own children under 18 years	371	7,765	22,099	With own children under 18 years		5%		8%		9%
No own children under 18 years	412	6,101	17,948	No own children under 18 years		5%		7%		7%
Nonfamily Households	4,749	41,293	97,003	Nonfamily Households		60%		45%		39%
1 Person households	3,756	31,624	72,651	1 Person households		48%		34%		29%
2+ Unrelated people	993	9,669	24,352	2+ Unrelated people		13%		10%		10%
Total Households	7,874	92,776	247,673							

Households by Household Income (2015 Estimate)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	3,821	32,828	72,230
\$25,000 to \$49,999	1,999	29,603	78,470
\$50,000 to \$74,999	1,098	16,200	49,524
\$75,000 to \$99,999	395	6,723	23,319
\$100,000 to \$124,999	174	2,873	11,011
\$125,000 to \$149,999	169	1,778	5,429
\$150,000 to \$199,999	185	1,588	4,608
\$200,000 or more	33	1,183	3,082
Total Households	7,874	92,776	247,673
Average Household Income	\$37,483.05	\$45,704	\$50,644.13
Median Household Income	\$30,553.77	\$38,580.33	\$43,711.44

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	49%	35%	29%
\$25,000 to \$49,999	25%	32%	32%
\$50,000 to \$74,999	14%	17%	20%
\$75,000 to \$99,999	5%	7%	9%
\$100,000 to \$124,999	2%	3%	4%
\$125,000 to \$149,999	2%	2%	2%
\$150,000 to \$199,999	2%	2%	2%
\$200,000 or more	0%	1%	1%

Households by Household Income (2020 Projection)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	4,125	38,477	84,594
\$25,000 to \$49,999	2,176	35,036	92,467
\$50,000 to \$74,999	1,224	19,157	58,080
\$75,000 to \$99,999	439	7,999	27,399
\$100,000 to \$124,999	191	3,345	12,779
\$125,000 to \$149,999	183	2,060	6,254
\$150,000 to \$199,999	210	1,801	5,233
\$200,000 or more	35	1,305	3,424
Total Households	8,583	109,180	290,230
Average Household Income	\$37,329.77	\$45,725.76	\$50,624.89
Median Household Income	\$30,805.17	\$39,457.66	\$44,427.89

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	48%	35%	29%
\$25,000 to \$49,999	25%	32%	32%
\$50,000 to \$74,999	14%	18%	20%
\$75,000 to \$99,999	5%	7%	9%
\$100,000 to \$124,999	2%	3%	4%
\$125,000 to \$149,999	2%	2%	2%
\$150,000 to \$199,999	2%	2%	2%
\$200,000 or more	0%	1%	1%













Per Capita Income

Radius:	1 mile	3 miles	5 miles
2015 Estimate	\$14,227.12	\$16,367.61	\$17,632.46


































Unemployment Rate

Radius:	1 mile	3 miles	5 miles
2015 Estimate	15.43%	16.75%	14.57%













Population Age 16+ By Employment Status (2015 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Labor Force	8,730	115,555	335,500	Labor Force	 42%	 52%	 55%
Civilian, Employed	7,710	101,054	299,441	Civilian, Employed	 37%	 45%	 49%
Civilian, Unemployed	1,020	14,501	36,059	Civilian, Unemployed	 5%	 7%	 6%
Not in Labor Force	11,846	106,761	273,603	Not in Labor Force	 58%	 48%	 45%
Total Population Age 16+	20,576	222,316	609,103				

Employed Civilian Population Age 16+ by Industry (2015 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Agriculture, forestry, fishing and hunting, mining and construction	577	10,506	34,753	Agriculture, forestry, fishing and hunting, mining and construction	 6%	 9%	 11%
Manufacturing	369	3,545	10,889	Manufacturing	 4%	 3%	 3%
Wholesale & retail trade	1,097	15,029	44,010	Wholesale & retail trade	 11%	 13%	 13%
Transportation and warehousing, and utilities	339	3,920	13,580	Transportation and warehousing, and utilities	 4%	 3%	 4%
Information	414	1,984	5,946	Information	 4%	 2%	 2%
Finance, insurance, real estate and rental and leasing	64	2,501	7,674	Finance, insurance, real estate and rental and leasing	 1%	 2%	 2%
Professional, scientific, and technical services	1,402	14,210	35,224	Professional, scientific, and technical services	 15%	 12%	 11%
Educational, health and social services	689	10,638	34,548	Educational, health and social services	 7%	 9%	 10%
Arts, entertainment, recreation, accommodation and food services	3,721	41,861	111,032	Arts, entertainment, recreation, accommodation and food services	 39%	 37%	 34%
Other services (except public administration)	667	8,333	24,259	Other services (except public administration)	 7%	 7%	 7%
Public Administration	271	1,869	7,505	Public Administration	 3%	 2%	 2%
Total Employed Civilian Population Age 16+	9,610	114,396	329,420				

Housing Units by Tenure (2015 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Vacant Housing Units	3,584	35,060	62,783	Vacant Housing Units	 31%	 27%	 20%
Occupied Housing Units	7,874	92,776	247,673	Occupied Housing Units	 69%	 73%	 80%
Owner-Occupied	1,881	29,118	100,924	Owner-Occupied	 16%	 23%	 33%
Renter-Occupied	5,993	63,658	146,749	Renter-Occupied	 52%	 50%	 47%
Total Housing Units	11,458	127,836	310,456				