

Las Vegas Corp HQ Office Price Reduced \$2m

7401 W Charleston Blvd, Las Vegas, NV 89117



Listing ID: Corporate Headquarters
Status: Active
Property Type: Office For Sale or Lease
Office Type: Business Park, Executive Suites
Size: 34,034 SF
Sale Price: \$7,999,999
Unit Price: \$235.06 PSF
Sale Terms: Cash to Seller



Overview/Comments

- * Cool \$2m discounted from the purchase price for cash quick close
- * 100% available for lease or reduced for purchase.
- * 34,037' square foot three-story professional office building on 2.22 acres
- * Tenant Improvement allowance available
- * Signage, frontage, visibility, high image, four balconies, Strip views
- * Qualifies 10% down owner user SBA loan, 4%+/- fixed 20 yrs \$1.30 psf pmts
- * 42,000 daily traffic to Summerlin (highly affluent community)
- * Fiber Optics, street monument sign, alarm system
- * 3-Phase, 1,800 amps, 480Y/270V power w/ private transformer, full sprinklers,
- * Previous law firm, will fit any professional w/ 80+/- individual offices,
- * Reception/waiting, multiple conferences, high-end fixtures, private elevator
- * Four partner private offices w/ wet bar adjoining four secretary offices
- * Multiple private restrooms on each floor, break rooms, private gated courtyard
- * 125+ parking: front, rear, covered, reserved, street, new slurry coat/stripping
- * Quick to I-95, 215, I-15, swc Charleston and S. Tenaya, on 24/7 bus line
- * APN: 163-03-101-013, built 1997, remodeled 2003
- * City of Las Vegas zoned Professional Offices and Parking (P-R)
- * Clark County Land Use 41.335 Offices, Professional Business Services
- * Recent Phase One, Survey, and Preliminary Title Report
- * Broker/Owner/Developer making dreams happen daily
- * Or lease starting at \$1.37 rent plus 35c psf operating expenses

More Information Online

<http://www.catylist.com/listing/30193298>



QR Code

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General Information

Taxing Authority:	City of Las Vegas	Zoning:	CITY OF LAS VEGAS ZONED PROFESSIONAL OFFICES AND PARKING (P-R)
Tax ID/APN:	163-03-101-013	Property Use Type:	Investment, Vacant/Owner-User
Office Type:	Business Park, Executive Suites, Governmental, High-Tech, Institutional, Medical, Office Building, Research & Development	Building Name:	Las Vegas Corp HQ Office Price Reduced \$2m
		Class of Space:	Class A

Gross Building Area: 34,034 SF
Building/Unit Size (RSF): 34,034 SF

Land Area: 2.22 Acres
Sale Terms: Cash to Seller

Area & Location

Property Located Between: S. Tenaya and Buffalo
Property Visibility: Excellent
Highway Access: I-95, 215, I-15

Building Related

Total Number of Buildings:	1	Parking Description:	front/rear parking, covered, reserved, can add parking,
Number of Stories:	3	Passenger Elevators:	1
Typical SF / Floor:	34,037 SF	Freight Elevators:	0
Year Built:	1997	Sprinklers:	Wet
Year Renovated:	2003		
Parking Ratio:	4 (per 1000 SF)		

Land Related

Zoning Description: City of Las Vegas zoned Professional Offices and Parking (P-R)

Location

Address:	7401 W Charleston Blvd, Las Vegas, NV 89117	MSA:	Las Vegas-Henderson-Paradise
County:	Clark	Submarket:	West Central



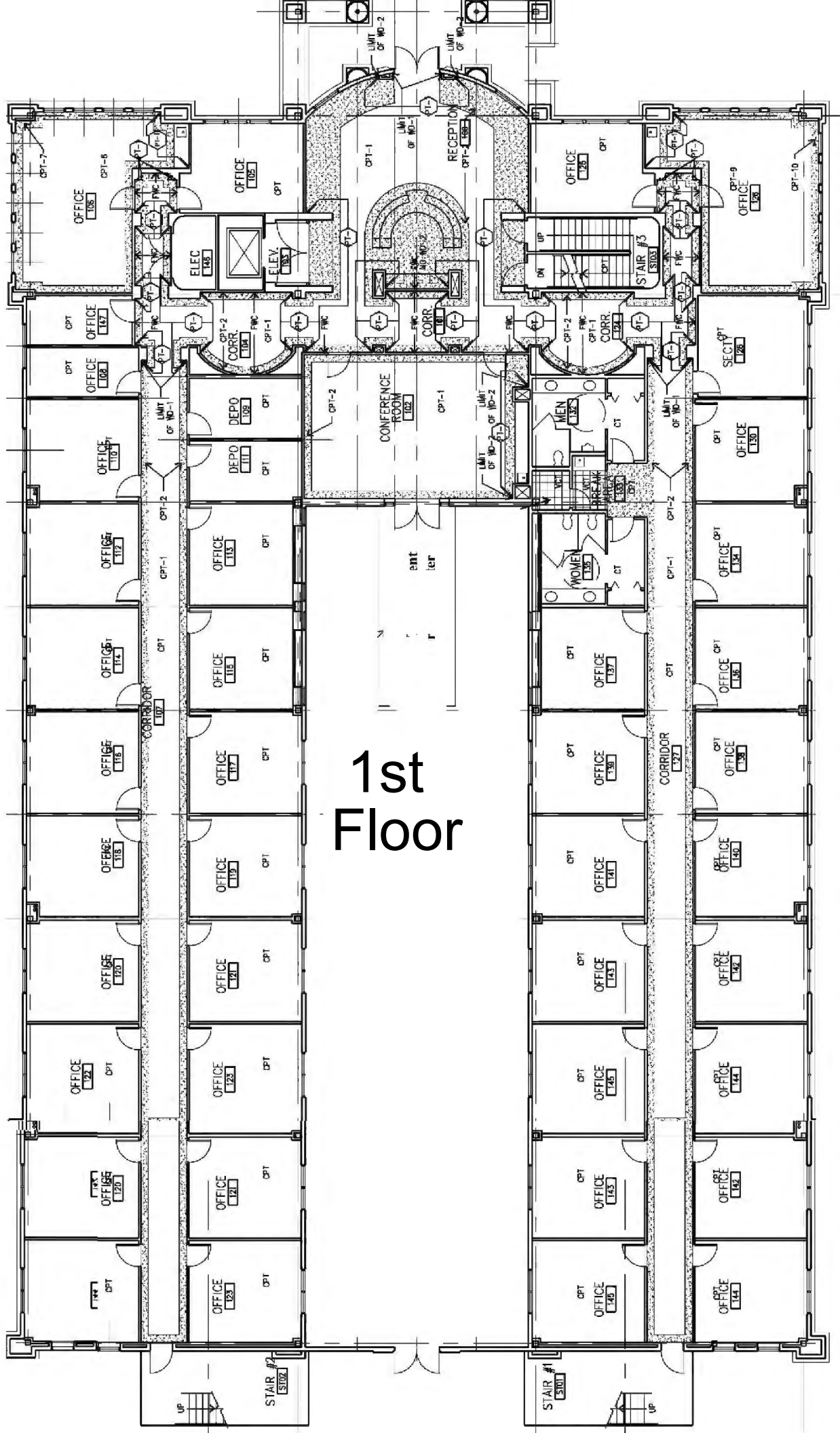
Property Images



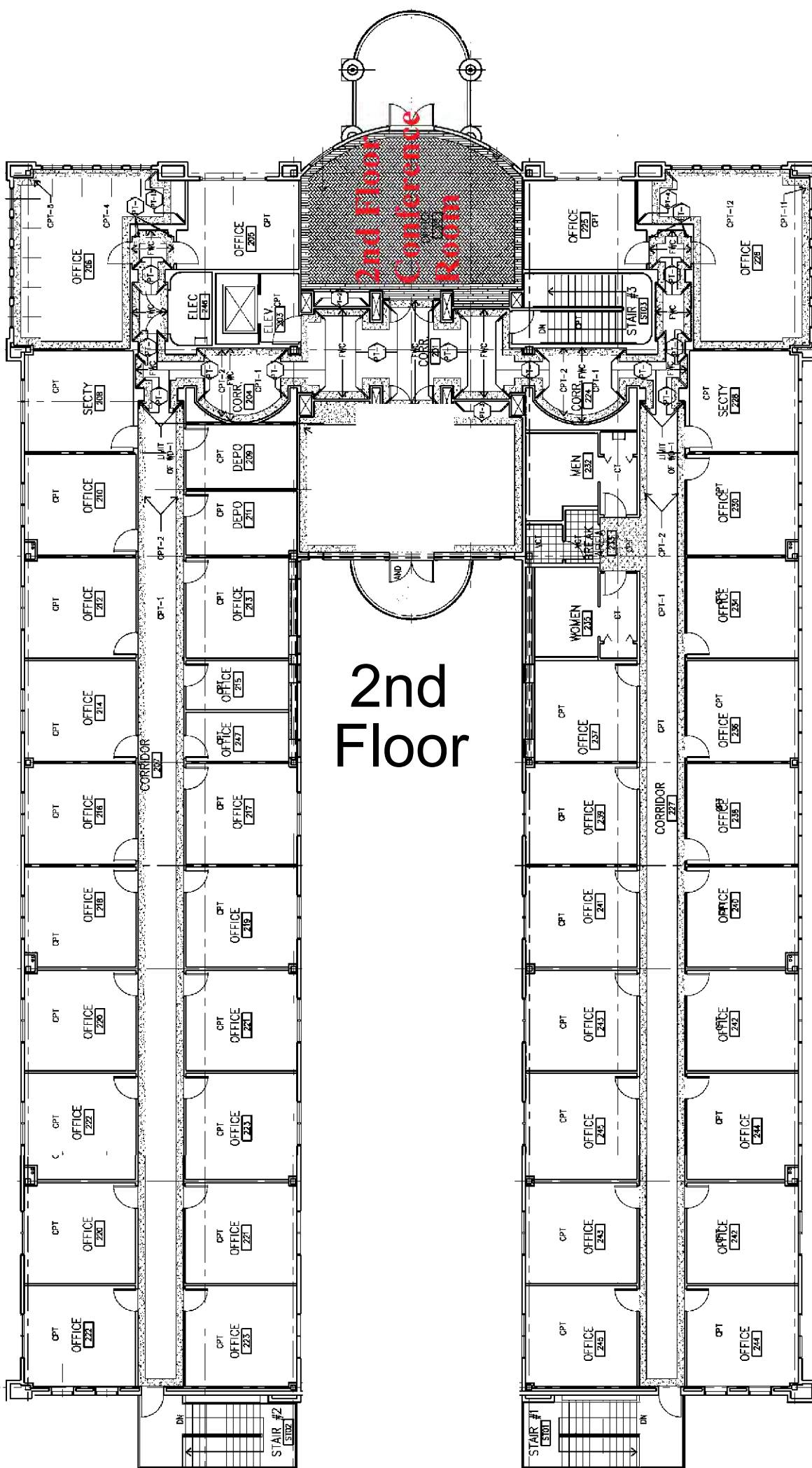
First Floor Floor Plan For Advertising



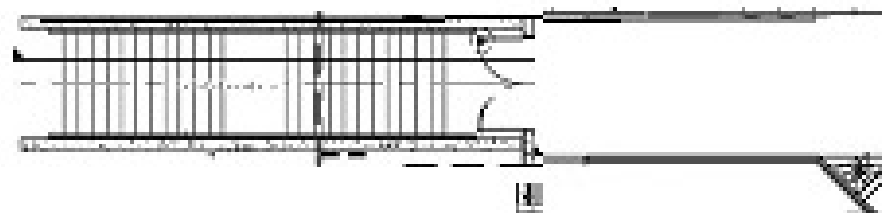
1 Alverson Taylor Mortensen & Sanders Building in Las Vegas, NV listed for sale _ CommercialSearch



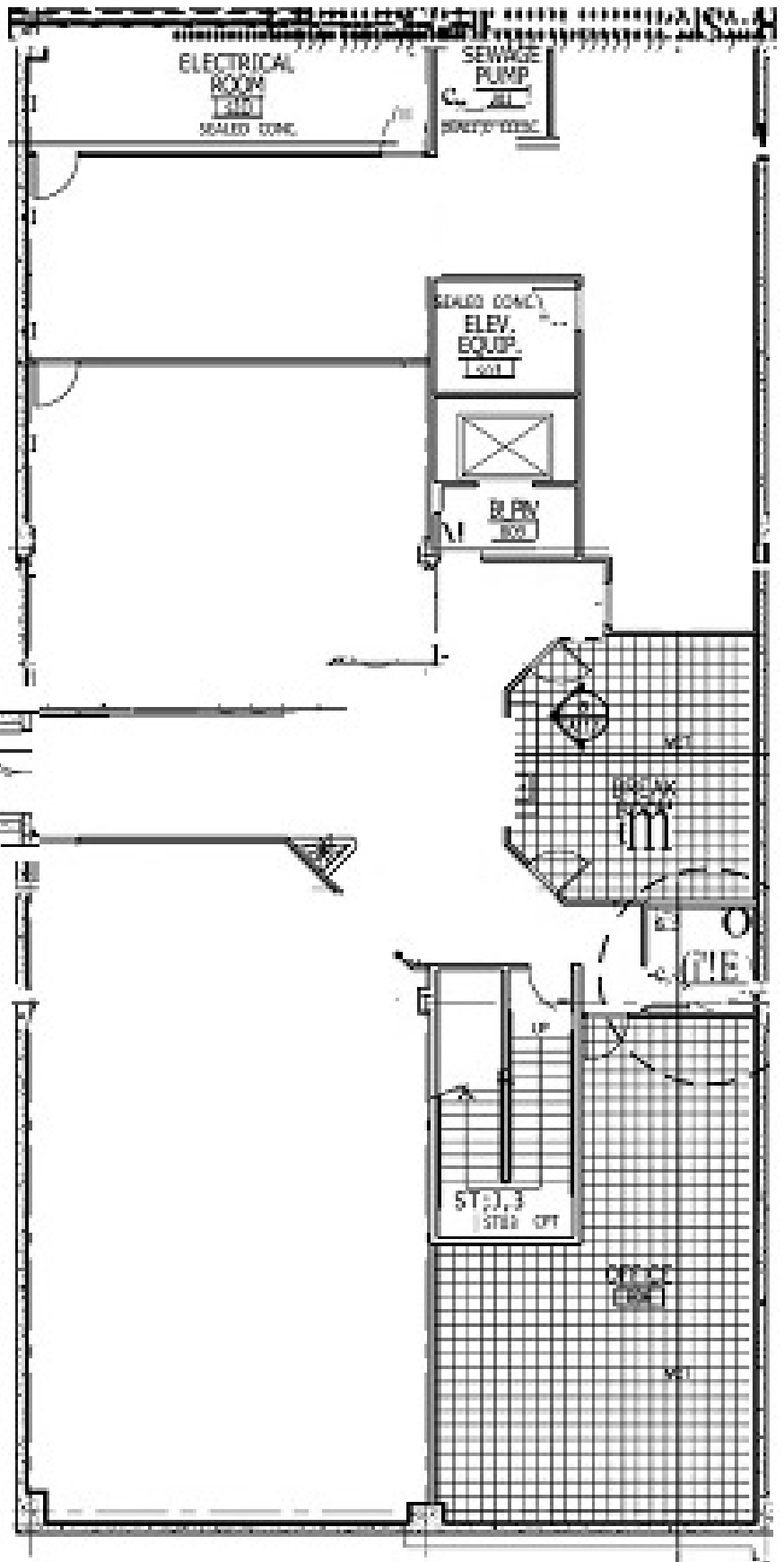
1st Floor



2nd Floor



Basement

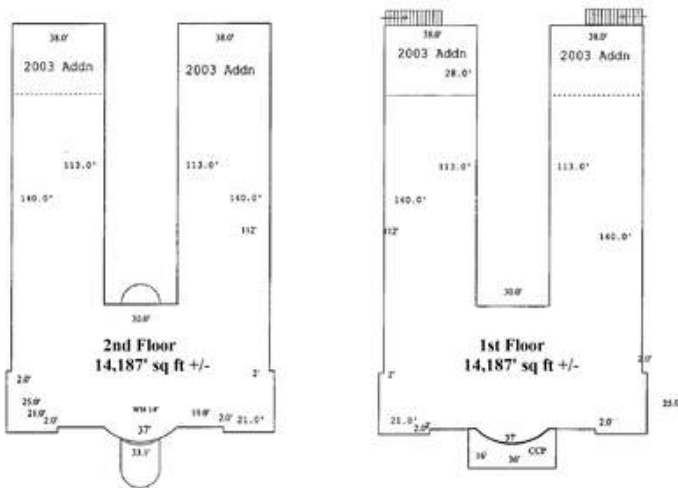




Second Floor Floor Plan For Advert



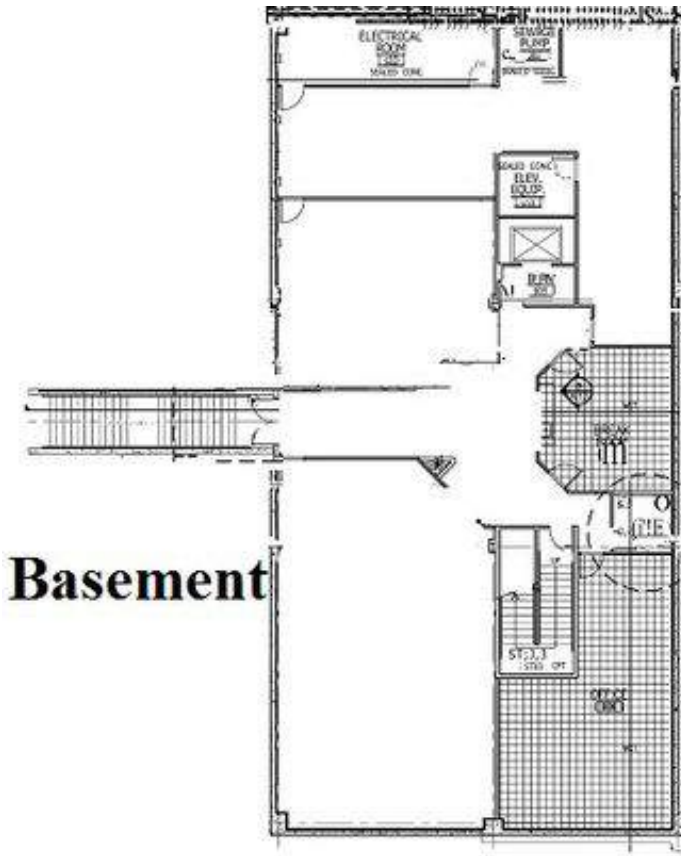
20180116_131340



7401 W Charleston Foot Prints



20180116_130600



Basement Floor Plan For Advertising



20180116_131528



20180116_133259



20180116_130720



20180116_133346



20180116_130839



20180116_133658



20180116_134156



20180116_134414



20180116_134442



20180116_133719



20180116_134549



20180116_134709



20180116_135909



20180116_135108



295086568_1504701157_DJI_0045



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589894994_1504701158_DJI_0086



Canyon_Gate_Office_OM9



942347589_1504701158_DJI_0013

Property Contacts



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Demographics, Labor/Workforce, and Consumer Expenditures

7401 W Charleston Blvd, Las Vegas, NV



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Population

Radius:	1 mile	3 miles	5 miles
2023 Projection	27,824	279,357	628,315
2018 Estimate	25,993	259,790	591,890
2015 Estimate	25,816	257,161	593,483
2010 Census	23,850	233,537	534,766
Growth 2018-2023	7.04%	7.53%	6.15%
Growth 2015-2018	0.69%	1.02%	-0.27%
Growth 2010-2015	8.24%	10.12%	10.98%

Population (Male)

Radius:	1 mile	3 miles	5 miles
2023 Projection	13,761	137,307	307,522
2018 Estimate	12,865	127,702	289,783
2015 Estimate	12,784	126,380	290,505
2010 Census	12,014	116,607	265,641
Growth 2018-2023	6.96%	7.52%	6.12%
Growth 2015-2018	0.63%	1.05%	-0.25%
Growth 2010-2015	6.41%	8.38%	9.36%

Population (Female)

Radius:	1 mile	3 miles	5 miles
2023 Projection	14,063	142,050	320,793
2018 Estimate	13,128	132,088	302,107
2015 Estimate	13,032	130,781	302,978
2010 Census	11,836	116,930	269,125
Growth 2018-2023	7.12%	7.54%	6.19%
Growth 2015-2018	0.74%	1%	-0.29%
Growth 2010-2015	10.1%	11.85%	12.58%

Population by Age (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	2,480	25,025	55,132
Age 5 to 10	1,974	20,091	44,602
Age 10 to 15	1,703	17,956	40,454
Age 15 to 20	1,523	15,967	36,237
Age 20 to 25	1,513	15,300	34,464
Age 25 to 30	1,612	15,421	34,231
Age 30 to 35	1,629	15,599	34,347
Age 35 to 40	1,611	15,973	35,140
Age 40 to 45	1,616	16,525	36,607
Age 45 to 50	1,796	17,681	39,158
Age 50 to 55	1,690	17,065	38,268
Age 55 to 60	1,639	16,166	36,397
Age 60 to 65	1,485	14,325	32,613
Age 65 and over	3,722	36,696	94,240
Total Population	25,993	259,790	591,890
Median Age	36.68	37.06	37.87

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	10%	10%	9%
Age 5 to 10	8%	8%	8%
Age 10 to 15	7%	7%	7%
Age 15 to 20	6%	6%	6%
Age 20 to 25	6%	6%	6%
Age 25 to 30	6%	6%	6%
Age 30 to 35	6%	6%	6%
Age 35 to 40	6%	6%	6%
Age 40 to 45	6%	6%	6%
Age 45 to 50	7%	7%	7%
Age 50 to 55	7%	7%	6%
Age 55 to 60	6%	6%	6%
Age 60 to 65	6%	6%	6%
Age 65 and over	14%	14%	16%

Median Age (Male)

Radius:	1 mile	3 miles	5 miles
2010 Census	37.62	36.75	37.86

Median Age (Female)

Radius:	1 mile	3 miles	5 miles
2010 Census	39.7	38.32	39.2

High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	5,294	50,639	108,870
Some College, No Degree	4,997	45,739	104,159
Associate or Bachelor's Degree	752	9,641	21,731
Master's Degree	662	6,192	15,494
Professional School Degree	405	3,579	9,108
Doctorate Degree	195	1,244	3,081
Total High School Graduates Age 25+	12,305	117,034	262,443

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	43%	43%	41%
Some College, No Degree	41%	39%	40%
Associate or Bachelor's Degree	6%	8%	8%
Master's Degree	5%	5%	6%
Professional School Degree	3%	3%	3%
Doctorate Degree	2%	1%	1%



























Households

Radius:	1 mile	3 miles	5 miles
2023 Projection	10,223	105,084	239,544
2018 Estimate	9,589	98,224	227,423
2015 Estimate	9,551	97,649	229,384
2010 Census	8,854	89,157	208,282
Growth 2018-2023	6.61%	6.98%	5.33%
Growth 2015-2018	0.4%	0.59%	-0.85%
Growth 2010-2015	7.87%	9.52%	10.13%

Average Household Size

Radius:	1 mile	3 miles	5 miles
2023 Projection	2.77	2.71	2.69
2018 Estimate	2.77	2.71	2.69
2015 Estimate	2.75	2.7	2.67
2010 Census	2.75	2.69	2.65
Growth 2018-2023	0.05%	-0%	-0%
Growth 2015-2018	0.41%	0.45%	0.55%
Growth 2010-2015	0.15%	0.61%	0.87%

Households by Household Type and Size and Presence of Children (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles	
Family Households	6,211	61,598	142,511	Family Households		63%		63%
Married-couple family	4,049	39,311	93,820	Married-couple family		42%		41%
With own children under 18 years	1,601	16,623	38,791	With own children under 18 years		17%		17%
No own children under 18 years	2,448	22,688	55,029	No own children under 18 years		26%		24%
Male Householder: no wife present	761	7,495	16,160	Male Householder: no wife present		8%		7%
With own children under 18 years	317	3,460	7,453	With own children under 18 years		3%		3%
No own children under 18 years	444	4,035	8,707	No own children under 18 years		5%		4%
Female Householder: no husband present	1,401	14,792	32,531	Female Householder: no husband present		15%		14%
With own children under 18 years	678	7,706	17,028	With own children under 18 years		7%		7%
No own children under 18 years	723	7,086	15,503	No own children under 18 years		8%		7%
Nonfamily Households	3,378	36,626	84,912	Nonfamily Households		35%		37%
1 Person households	2,446	27,103	63,384	1 Person households		26%		28%
2+ Unrelated people	932	9,523	21,528	2+ Unrelated people		10%		9%
Total Households	9,589	98,224	227,423					

Households by Household Income (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	1,814	19,774	43,325
\$25,000 to \$49,999	2,797	27,862	61,814
\$50,000 to \$74,999	1,851	21,714	49,279
\$75,000 to \$99,999	1,304	11,577	29,484
\$100,000 to \$124,999	721	6,771	17,484
\$125,000 to \$149,999	393	3,668	9,046
\$150,000 to \$199,999	281	3,142	8,375
\$200,000 or more	428	3,716	8,616
Total Households	9,589	98,224	227,423
Average Household Income	\$67,806.71	\$65,464.22	\$67,939.43
Median Household Income	\$58,081.01	\$57,690.41	\$60,764.48

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	19%	20%	19%
\$25,000 to \$49,999	29%	28%	27%
\$50,000 to \$74,999	19%	22%	22%
\$75,000 to \$99,999	14%	12%	13%
\$100,000 to \$124,999	8%	7%	8%
\$125,000 to \$149,999	4%	4%	4%
\$150,000 to \$199,999	3%	3%	4%
\$200,000 or more	4%	4%	4%

Households by Household Income (2023 Projection)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	1,946	21,269	45,795
\$25,000 to \$49,999	3,016	30,042	65,691
\$50,000 to \$74,999	1,962	23,261	51,929
\$75,000 to \$99,999	1,394	12,364	30,999
\$100,000 to \$124,999	766	7,176	18,289
\$125,000 to \$149,999	410	3,857	9,404
\$150,000 to \$199,999	290	3,274	8,642
\$200,000 or more	439	3,841	8,795
Total Households	10,223	105,084	239,544
Average Household Income	\$68,567.59	\$65,611.50	\$67,956.98
Median Household Income	\$57,823.59	\$58,301.96	\$62,035.22

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	19%	20%	19%
\$25,000 to \$49,999	30%	29%	27%
\$50,000 to \$74,999	19%	22%	22%
\$75,000 to \$99,999	14%	12%	13%
\$100,000 to \$124,999	7%	7%	8%
\$125,000 to \$149,999	4%	4%	4%
\$150,000 to \$199,999	3%	3%	4%
\$200,000 or more	4%	4%	4%













Per Capita Income

Radius:	1 mile	3 miles	5 miles
2018 Estimate	\$24,846.79	\$24,700.98	\$26,000.78
2015 Estimate	\$24,751.11	\$24,854.54	\$26,244.85
Growth 2015-2018	0.39%	-0.62%	-0.93%


































Unemployment Rate

Radius:	1 mile	3 miles	5 miles
2018 Estimate	5.94%	6.1%	5.66%
2015 Estimate	9.73%	9.59%	10.04%
Growth 2015-2018	-38.94%	-36.43%	-43.58%













Population Age 16+ By Employment Status (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Labor Force	11,953	125,683	288,289	Labor Force	 61%	 65%	 65%
Civilian, Employed	11,244	118,084	272,181	Civilian, Employed	 58%	 61%	 61%
Civilian, Unemployed	709	7,599	16,108	Civilian, Unemployed	 4%	 4%	 4%
Not in Labor Force	7,510	67,277	154,921	Not in Labor Force	 39%	 35%	 35%
Total Population Age 16+	19,463	192,960	443,210				

Employed Civilian Population Age 16+ by Industry (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Agriculture, forestry, fishing and hunting, mining and construction	940	11,147	23,536	Agriculture, forestry, fishing and hunting, mining and construction	 8%	 9%	 9%
Manufacturing	230	3,193	7,761	Manufacturing	 2%	 3%	 3%
Wholesale & retail trade	1,682	16,955	36,321	Wholesale & retail trade	 15%	 14%	 13%
Transportation and warehousing, and utilities	388	4,916	12,215	Transportation and warehousing, and utilities	 3%	 4%	 4%
Information	228	2,706	5,109	Information	 2%	 2%	 2%
Finance, insurance, real estate and rental and leasing	538	3,838	10,260	Finance, insurance, real estate and rental and leasing	 5%	 3%	 4%
Professional, scientific, and technical services	1,270	12,813	30,759	Professional, scientific, and technical services	 11%	 11%	 11%
Educational, health and social services	1,711	15,501	36,423	Educational, health and social services	 15%	 13%	 13%
Arts, entertainment, recreation, accommodation and food services	2,992	35,038	81,020	Arts, entertainment, recreation, accommodation and food services	 27%	 30%	 30%
Other services (except public administration)	973	8,877	20,563	Other services (except public administration)	 9%	 8%	 8%
Public Administration	292	3,100	8,214	Public Administration	 3%	 3%	 3%
Total Employed Civilian Population Age 16+	11,244	118,084	272,181				

Housing Units by Tenure (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Vacant Housing Units	2,472	25,306	80,065	Vacant Housing Units	 20%	 20%	 26%
Occupied Housing Units	9,589	98,224	227,423	Occupied Housing Units	 80%	 80%	 74%
Owner-Occupied	5,418	49,919	121,983	Owner-Occupied	 45%	 40%	 40%
Renter-Occupied	4,171	48,305	105,440	Renter-Occupied	 35%	 39%	 34%
Total Housing Units	12,061	123,530	307,488				