

For Sale

W. Washington Ave. & F St.



522 W. Washington Ave.
Las Vegas, NV 89106

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Listing Snapshot



\$1,900,000
Sale Price



± 10,124 SF
Available Square Footage



± 0.46 AC
Total Acreage



Historical West Side
Submarket

Property Highlights

- The ± 10,124 SF U-shaped property has a commercial kitchen, multiple restrooms with showers, and a variety of rooms
- The vacant property is located in the Central West submarket (Historical Westside) and would qualify for SBA financing
- An estimated \$1B is being invested in the area, including new housing, infrastructure, and a library.
- The City of Las Vegas is offering multiple **incentives/programs**:
 - **Facade Improvement Rebates:** Visual Improvement Program (VIP) offers 50% rebates up to \$25,000, while Owner's Participation Agreement (OPA) provides rebates up to \$95,000 for larger investments
 - **Tax Benefits:** Property is located in the City's Redevelopment Agency (RDA) area and federally designated Opportunity Zone, allowing for capital gains deferrals through qualified Opportunity Fund purchases
- Additional City and State incentives may be available.

Demographics

	1-mile	3-mile	5-mile
2025 Population	15,076	171,570	531,126
2025 Average Household Income	\$50,975	\$70,653	\$73,527
2025 Total Households	5,356	61,846	192,373







Downtown Las Vegas

Las Vegas Strip

Government
Southern Nevada Water Authority

Government
Las Vegas City Hall

Venues
THE SMITH CENTER

Industrial / Office
LAS VEGAS REVIEW-JOURNAL

Government
Las Vegas Metropolitan Police Department

Retail
LAS VEGAS PREMIUM OUTLETS

Retail
TENAYA CREEH BREWERY

US 95
US-95 Highway // 165,000 CPD

Parks
Ethel Pearson Park

SUBJECT
±10,124 SF

W. Washington Ave. // 10,303 CPD

Retail
COSTCO WHOLESALE

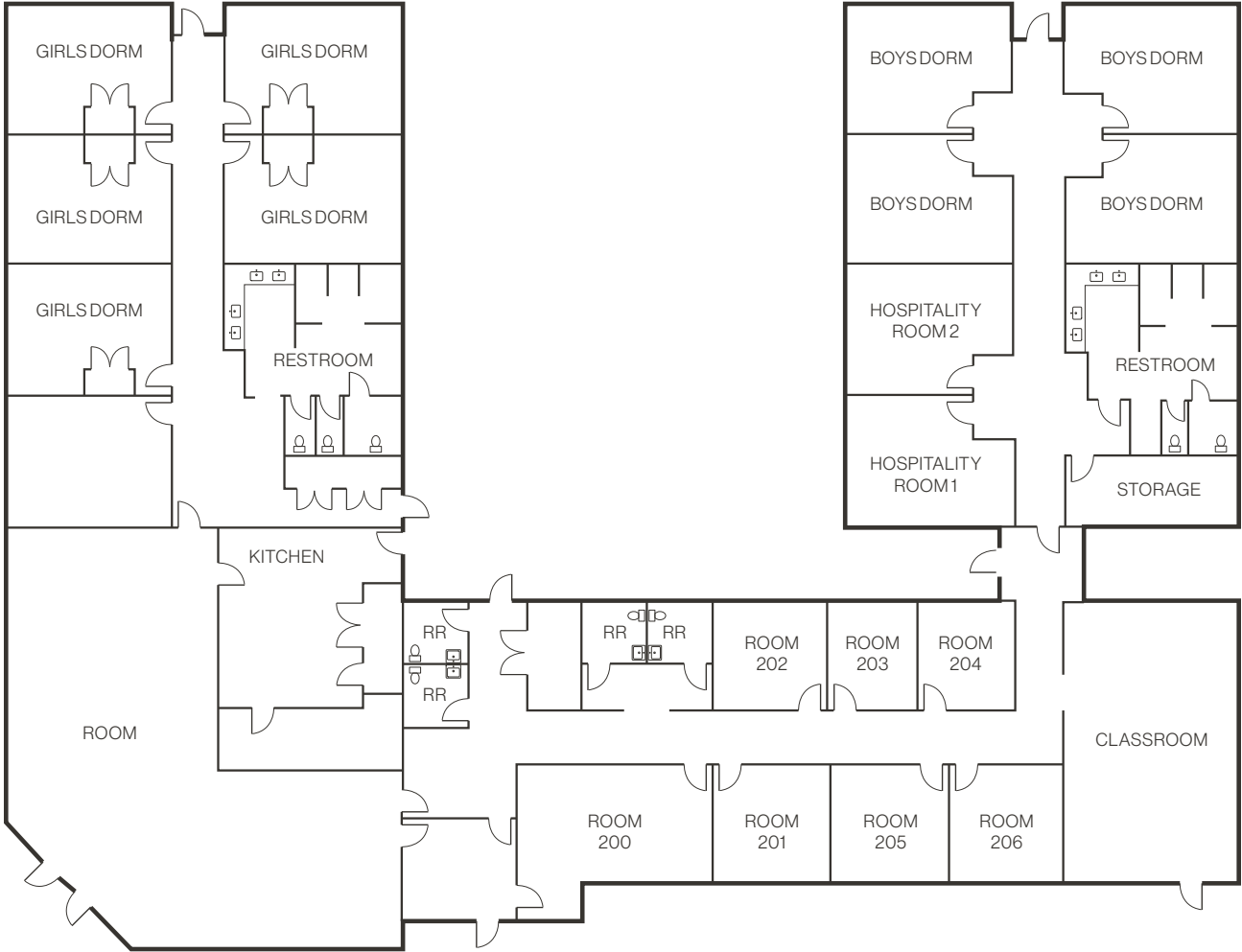
INTERSTATE 15

I-15 Freeway // 242,000 CPD

Retail
Annie's Kitchen
Where The Success Makes It Best

Schools
Wendell Williams Elementary

Floor Plan | ± 10,124 SF



Property Photos



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For inquiries please reach out to our team.

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