

800 S. CASINO CENTER BOULEVARD

Las Vegas, Nevada 89101

AVAILABLE
For Sale



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For Sale



800 S. CASINO CENTER BLVD Las Vegas, NV 89101

+ Parcel ID	139-34-410-027
+ Zoning	General Commercial (C-2)
+ Year Built	1939
+ Building Size	±700 SF
+ Lot Size	±0.04 AC
+ Cross Streets	Gass Ave & Casino Center Blvd
+ Submarket	Downtown
+ Traffic Counts	Bonneville Ave ±7,550 VPD Las Vegas Blvd ±14,300 VPD

Property Details



\$585,000
Sale Price



±700 SF
Available Space



Downtown
Submarket

Demographics

Population	1 mile	3 miles	5 miles
2025 Population	±14,225	±177,486	±530,359
Ave. Household Income	1 mile	3 miles	5 miles
2025 Ave. Household Income	\$69,410	\$71,654	\$72,836

Property Highlights

- Single-tenant NNN investment opportunity
- ±700 SF freestanding commercial building on ±0.04 AC
- Prime location with frontage along the corner of Casino Center Boulevard and Gass Avenue
- Zoned for General Commercial (C-2)
- Easy access to City Hall, the Federal Courthouse, and the Regional Justice Center
- Layout includes: open office / retail area, a private office, and a restroom
- Single-tenant layout currently built out for tattoo studio use

Property Overview

800 S. Casino Center Blvd. is a ±700 SF freestanding commercial building on a ±0.04-acre lot, ideally positioned at the hard corner of Casino Center Boulevard and Gass Avenue in the heart of Downtown Las Vegas' Civic & Business District. The property is currently occupied by Noisy Tattoo Studio under a NNN lease with personal guaranty, featuring 3% annual rent escalations and approximately 4 years of remaining term through April 15, 2030. The building features strong street visibility, dedicated pylon signage, and 4 on-site parking spaces. Zoned C-2 (General Commercial), the property supports a broad range of office and retail uses. The offering presents an opportunity to acquire a stabilized, single-tenant NNN investment in one of Las Vegas' most government- and institution-dense corridors.

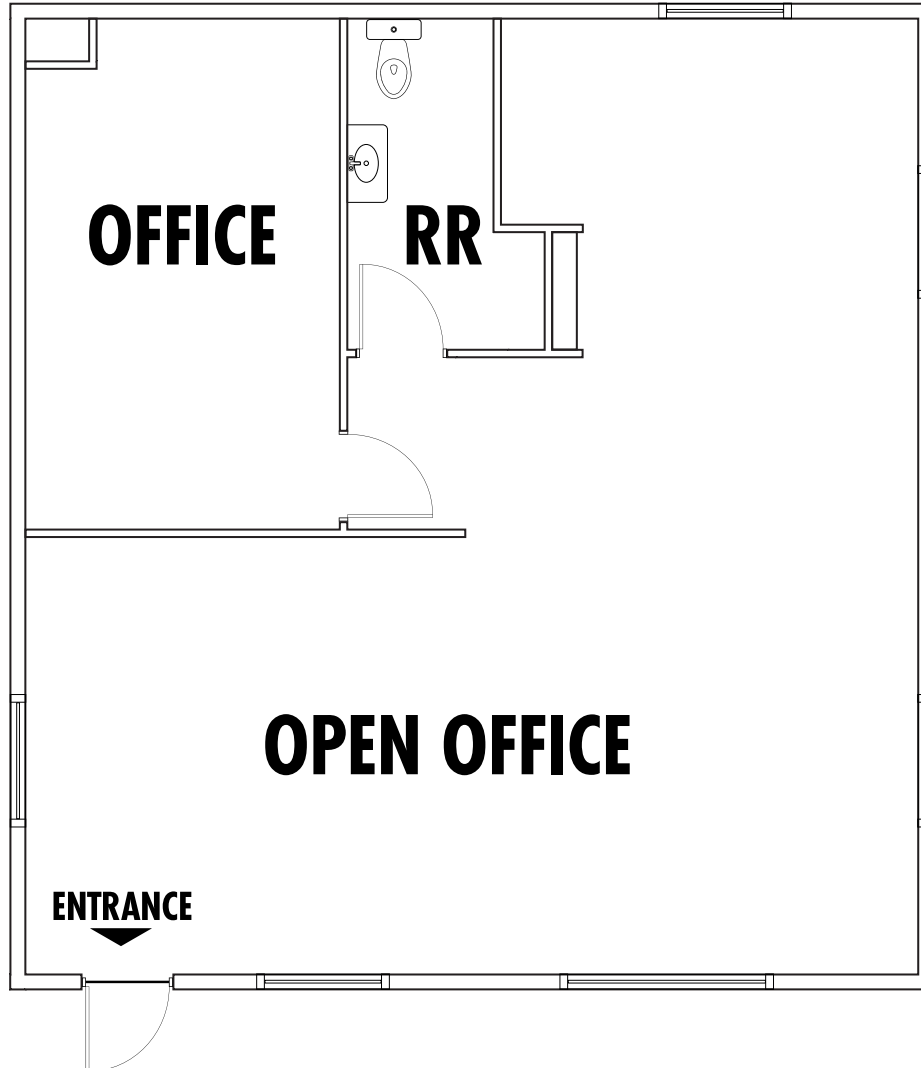
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Sale Details



\$585,000

Sale Price



\$835.71

Price per SF



±700 SF

Building Size

Building Details

+ Total SF	±700
■ Private Offices	1
■ Open Bullpen	1
■ Restrooms	1
■ Storage Closet	1
+ Availability	Immediately

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

Investment Highlights

IN-PLACE TENANT: **NOISY TATTOO STUDIO (DBA SLEEP WALK TATTOOS)**

Sleep Walk Tattoo Studio occupies a strategic position within the high-growth corridor adjacent to the revitalized Fremont Street district in downtown Las Vegas. This location benefits from the significant urban intensification and consistent foot traffic characteristic of the city's primary entertainment submarket. For investors, the property represents an opportunity to capitalize on a tenant that successfully bridges the gap between the local creative economy and the high-volume tourism typical of the downtown core, ensuring sustained visibility and long-term asset relevance.

The tenant specializes in high-fidelity Chicano and West Coast-style artistry, a niche that commands strong brand loyalty and serves a growing demographic seeking premium, culturally resonant services. By prioritizing a professional, clean-room environment and a bespoke client experience, the studio elevates the standard for service-based retail in the area. This operational excellence, combined with a distinct brand identity, provides investors with a stable, high-engagement tenant that contributes to the overall vibrancy and aesthetic value of the commercial portfolio.



\$585,000
SALE PRICE

\$835.71
PRICE PER SF

\$35,844
NET OPERATING INCOME

6.13%
CAP RATE

Current Base Rent: \$2,987/month (\$35,844 annualized), effective 4/1/2026

CAM Reimbursement: \$300/month

Annual Base Rent Escalations: 3% (each April 1)

- NNN lease structure with personal guaranty
- Lease commenced March 15, 2025
- Lease expires April 15, 2030 (±4 years remaining)
- Freestanding building at the hard corner of Casino Center Boulevard and Gass Avenue in Downtown Las Vegas
- Turnkey leased investment with 3% annual escalations and in-place cash flow through April 2030
- Walking distance to Las Vegas City Hall, Clark County Government Center, the Federal Courthouse, and the Regional Justice Center

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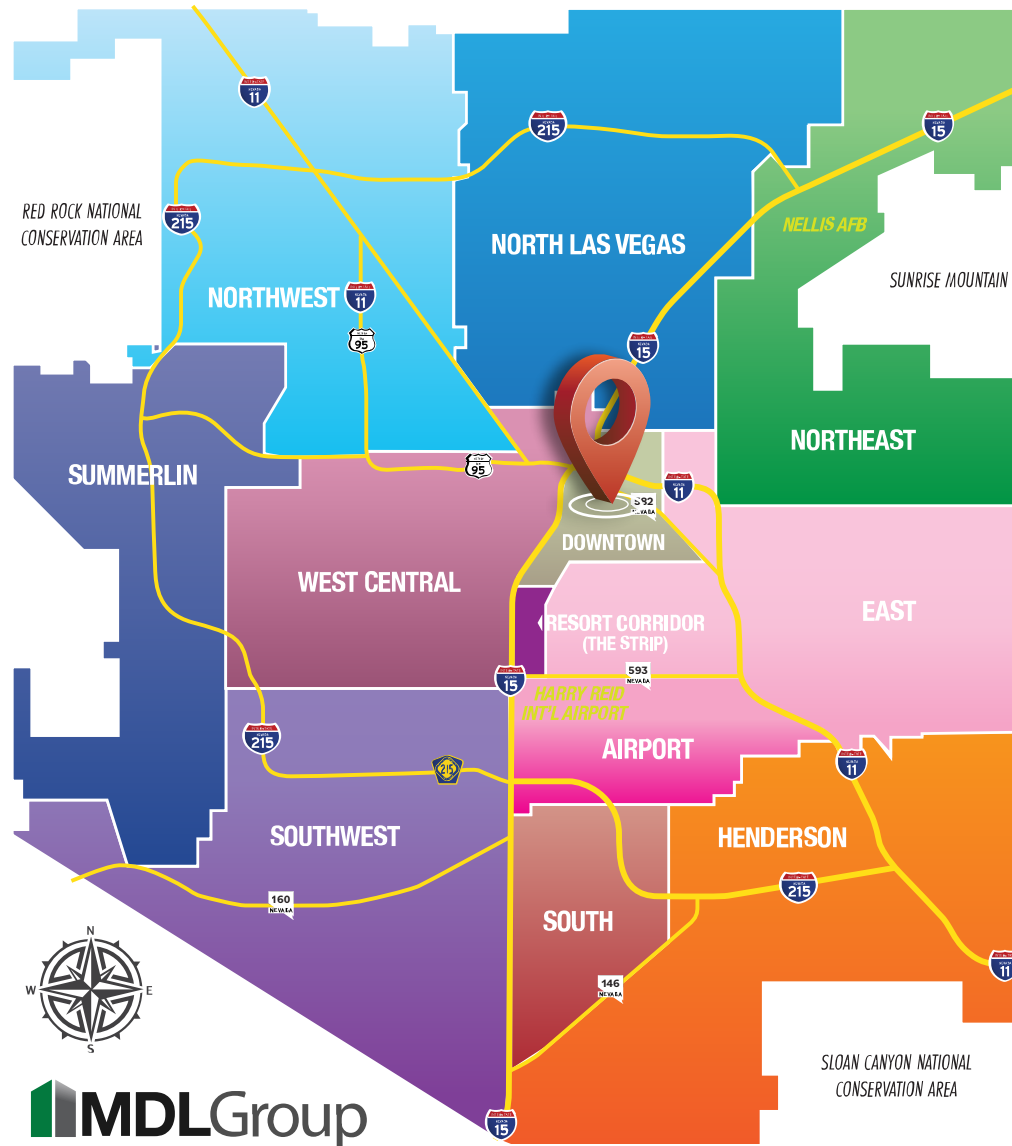
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Distance to Landmarks

- I-15 FWY: ± 0.77 miles
- I-11 FWY: ± 1.2 miles
- Harry Reid International Airport: ± 5 miles
- The Strip: ± 2.15 miles

Nearby Amenities

- Very close proximity (less than a mile) to:
 - Clark County Government Center
 - City Hall
 - Market World Center
 - Las Vegas North Premium Outlets
- ± 1.4 miles to both Valley Hospital Medical Center and UMC Hospital Campus
- Blocks away from the major justice courts in the vicinity, including the Las Vegas Justice Court, U.S. District Court, Supreme Court of Nevada, and the Federal Courthouse

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across ±435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts



±7,892

Land Area
(Square Miles)



2,265,461

Population
(County Data per Census)



298

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Market Overview

Downtown Las Vegas

Quick Facts

 **10,476**

Est. Population
(as of 2025)

 **9,480**

Pop. Density
(per square mile)

Synopsis

Downtown Las Vegas is the central business district and historic center of Las Vegas, Nevada. As the urban core of the Las Vegas Valley, it features a variety of hotel and business high-rises, cultural centers, historical buildings and government institutions, as well as residential and retail developments. Downtown is located in the center of the Las Vegas Valley and just north of the Las Vegas Strip, centered on Fremont Street, the Fremont Street Experience and Fremont East. The city defines the area as bounded by I-15 on the west, Washington Ave. on the north, Maryland Parkway on the east and Sahara Avenue on the south.




The Downtown area is comprised of the following eight districts:

- Fremont East Entertainment
- Arts
- Symphony Park
- Las Vegas Medical
- Civic & Business
- Founders
- Downtown Casino & Resort
- Market Corridor

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Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

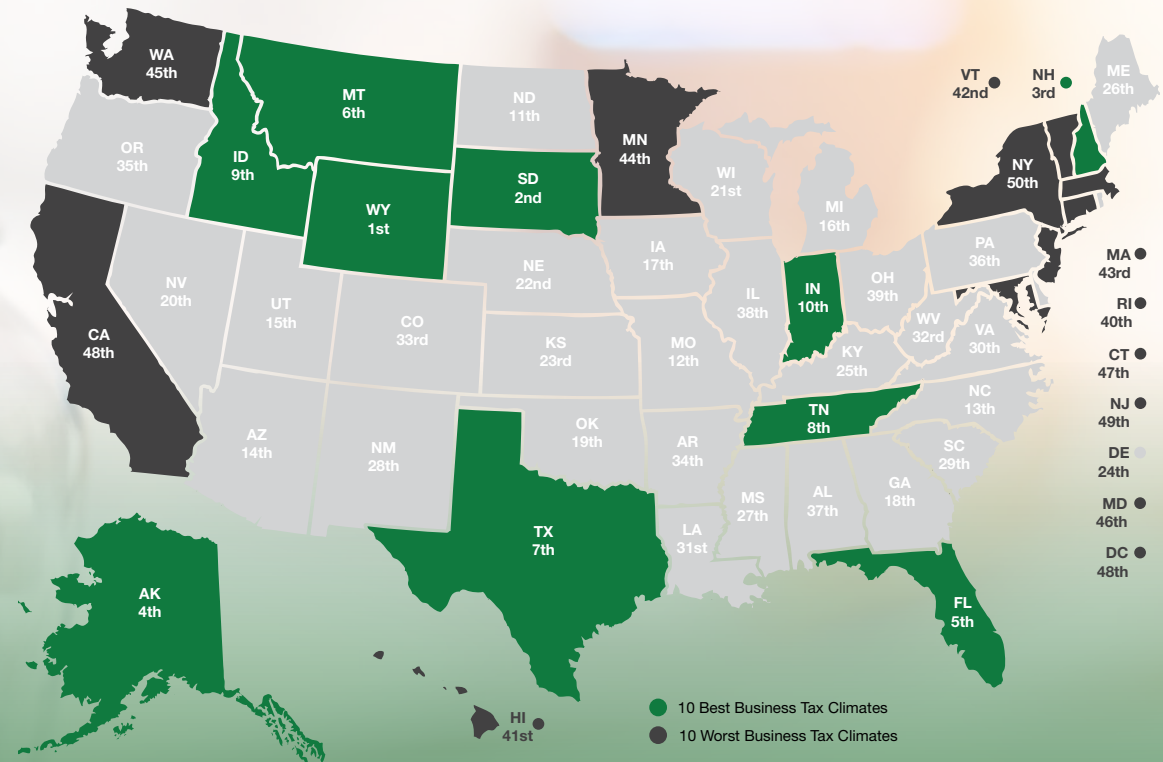
Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org

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2025 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

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Market Overview

Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.

Innovation Ecosystem

- In 2016, **Las Vegas established an Innovation District** to spur smart-city technology infrastructure and launched the *International Innovation Center @ Vegas (IIC@V)* incubator to support development of high priority emerging technologies.
- The **Las Vegas-based Nevada Institute for Autonomous Systems** was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.
- In July 2019, **Google** broke ground on a \$600 million data center, and in October 2019 **Switch** announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to ±4.6M SF of data center space.
- The **Las Vegas Convention and Visitors Authority (LVCVA)** partnered with the **Boring Company** to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

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Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings. Notably:

- The **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.
- **Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.
- **College of Southern Nevada (CSN)** was named as a *Leader College of Distinction* by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes & reducing student achievement gaps.

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INVESTMENT SALES TEAM

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