

FOR SALE

0.32 Acre Land

Utah & 3rd St NWC
Las Vegas, NV 89104



CONTACT US FOR MORE INFORMATION



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PROPERTY HIGHLIGHTS

Commercial Land

1424 S 3rd St
Las Vegas, NV 89104

±0.32 Acres in The Arts District

With close proximity to the 18b Arts District, this commercial space offers a rare opportunity to develop a piece of Las Vegas's most vibrant cultural hub. Ideal for a flagship gallery, creative office, or high-concept retail space looking to capitalize on the neighborhood's urban revitalization.

\$2.5 MILLION

ASKING PRICE

- ✓ Immediate proximity to the I-15 and US-11 interchange.
- ✓ Features prominent street frontage within a walkable, high-energy corridor known for its monthly events and a rapidly expanding commercial density.
- ✓ Positioned within the high-demand Arts District, attracting a mix of local residents and tourists and neighboring iconic local anchors like Esther's Kitchen and The Arts Factory.



NEARBY TRAFFIC DRAW

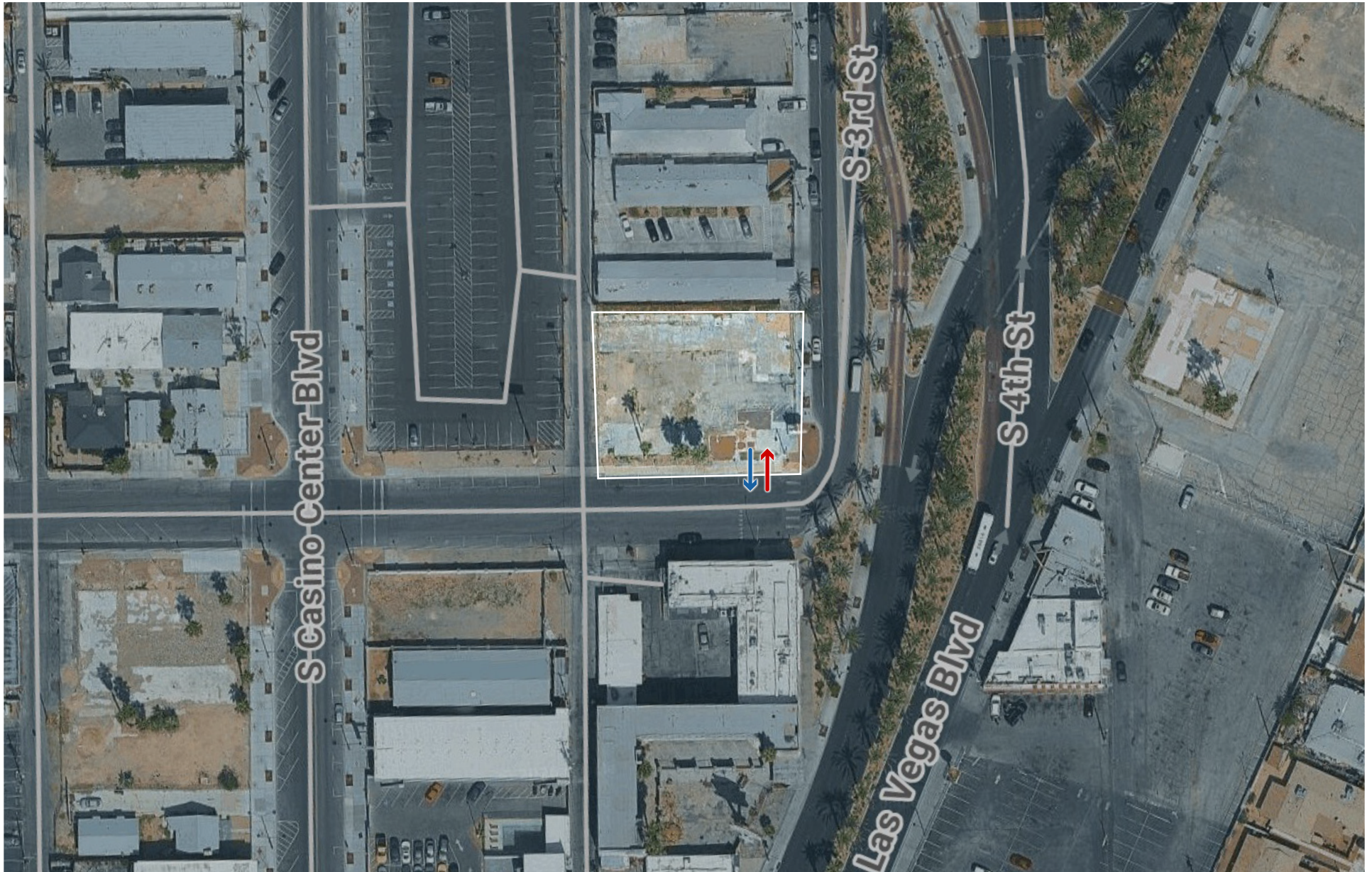


162-03-210-065
APN

📍 **General Commercial (C-2)**
ZONING

SITE PLAN

Commercial Land
1424 S 3rd St
Las Vegas, NV 89104



OBLIQUE AERIAL

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 Las Vegas, NV 89104



TRADE AREA AERIAL

Commercial Land


1424 S 3rd St
Las Vegas, NV 89104



AREA DEMOGRAPHICS


Commercial Land
1424 S 3rd St
Las Vegas, NV 89104

POPULATION




1 MILE	3 MILES	5 MILES
15,703	180,993	520,736

DAYTIME POPULATION




1 MILE	3 MILES	5 MILES
26,010	189,571	446,832

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$88,567	\$75,251	\$76,883

TRAFFIC COUNTS



LAS VEGAS BLVD	MAIN ST
21,100 VPD	6,650 VPD



Sources:
SitesUSA 2025
TRINA, NV DOT 2024



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The Arts District

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9121 W Russell Rd
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Las Vegas, NV 89148

Contact our team today!

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