



OFFERING MEMORANDUM | 510 SOUTH 9TH STREET | LAS VEGAS, NV

Exclusively Listed by

Blake Leavitt - Director, Multifamily and Commercial Broker | (702) 809-8387

KW Commercial | Las Vegas

10000 W Charleston Blvd #130

Las Vegas, NV 89135

Each Office is Independently Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

www.kwcommercial.com

Table of Contents



Disclaimer	3
------------------	---

01 - Property Information

Executive Summary	5
-------------------------	---

Property Photos	6
-----------------------	---

02 - Location Information

Location Maps	13
---------------------	----

03 - Demographics

04 - Professional Bio

Disclaimer

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

Blake Leavitt - Director, Multifamily and Commercial Broker

 (702) 809-8387

 blake@blakemultifamily.com

 BS.0145665.LLC, NV

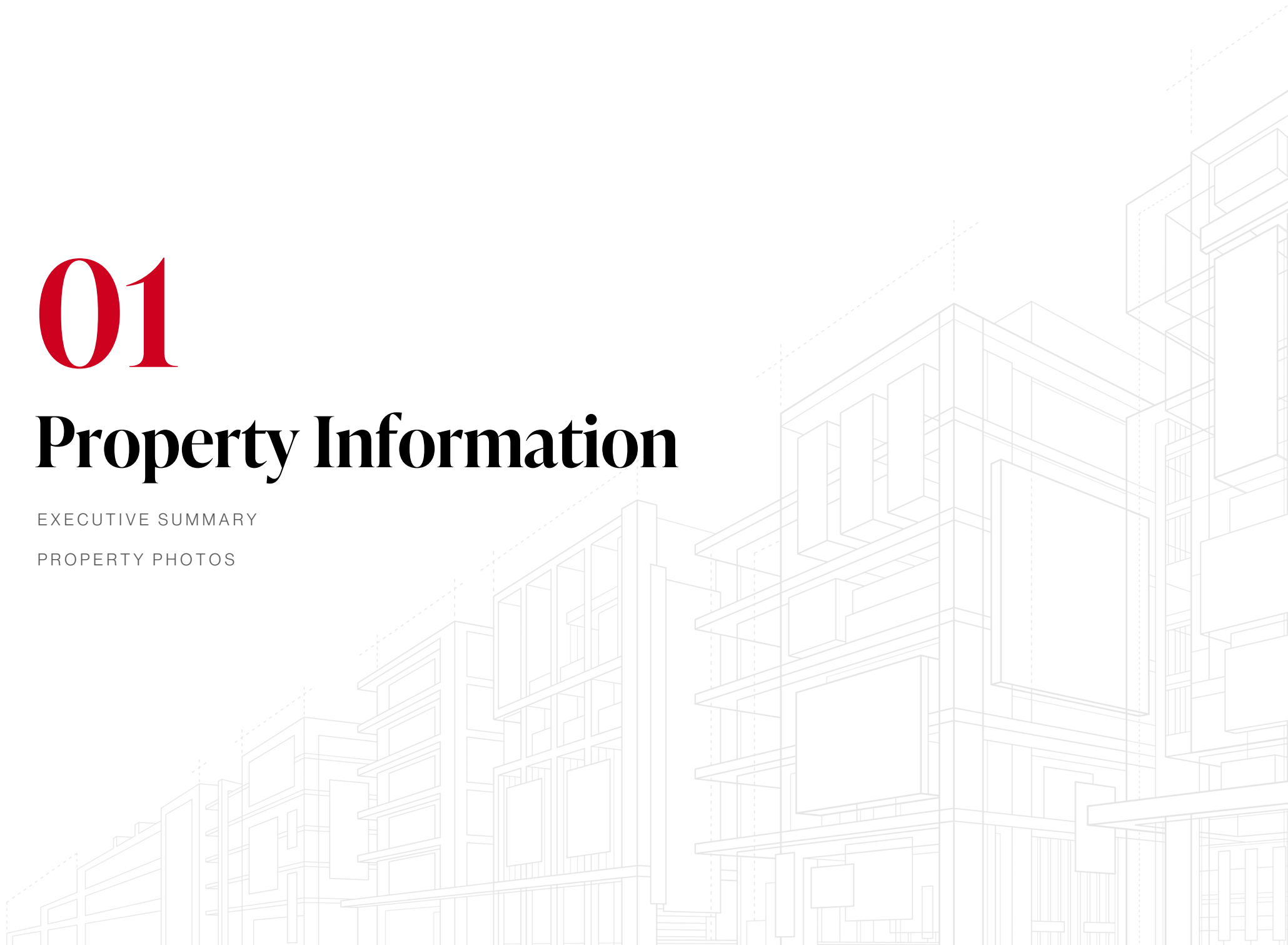
The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

01

Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS



Executive Summary



Price:	\$1,425,999
Property Type:	Office
User Type:	Owner-User or Investment
Building SF:	4,185
Price / SF:	\$340.74
Garage SF:	667
Lot Size:	0.19 Acres
Year Built:	1985
Zoning:	P-O

Property Overview

Blake Leavitt at KW Commercial is proud to present the opportunity to acquire 510 S 9th St, a renovated and well maintained office property built in 1985 located in Lawyer's Row in the heart of Downtown Las Vegas. 510 S 9th St offers a highly accessible office location within minutes of the Regional Justice Center, Las Vegas City Hall, Clark County government offices, and the Fremont Street Experience. The property benefits from its proximity to the Downtown business district, the Medical District, the Arts District, and major transportation corridors including I-15 and US-95, providing convenient access throughout the Las Vegas Valley. Surrounded by ongoing public and private investment, new mixed-use developments, restaurants, and professional services, this location is well positioned to capitalize on Downtown Las Vegas' continued revitalization and long-term economic growth, making it an attractive choice for owner-users and investors alike. In addition to being located in a prime location, the property interior is 4,185 square feet and features one large reception area, seven private offices, five bathrooms, and two open workspaces. There are nine onsite parking spots with three in an additional 667 square foot attached covered garage, ample street parking, and a brand new roof that was recently installed in 2025.

Property Photos



Property Photos



Property Photos



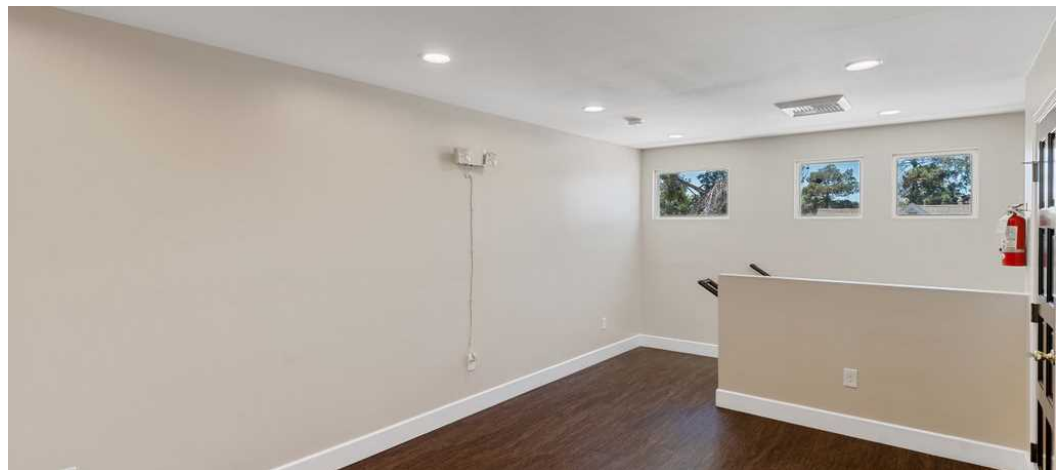
Property Photos



Property Photos



Property Photos



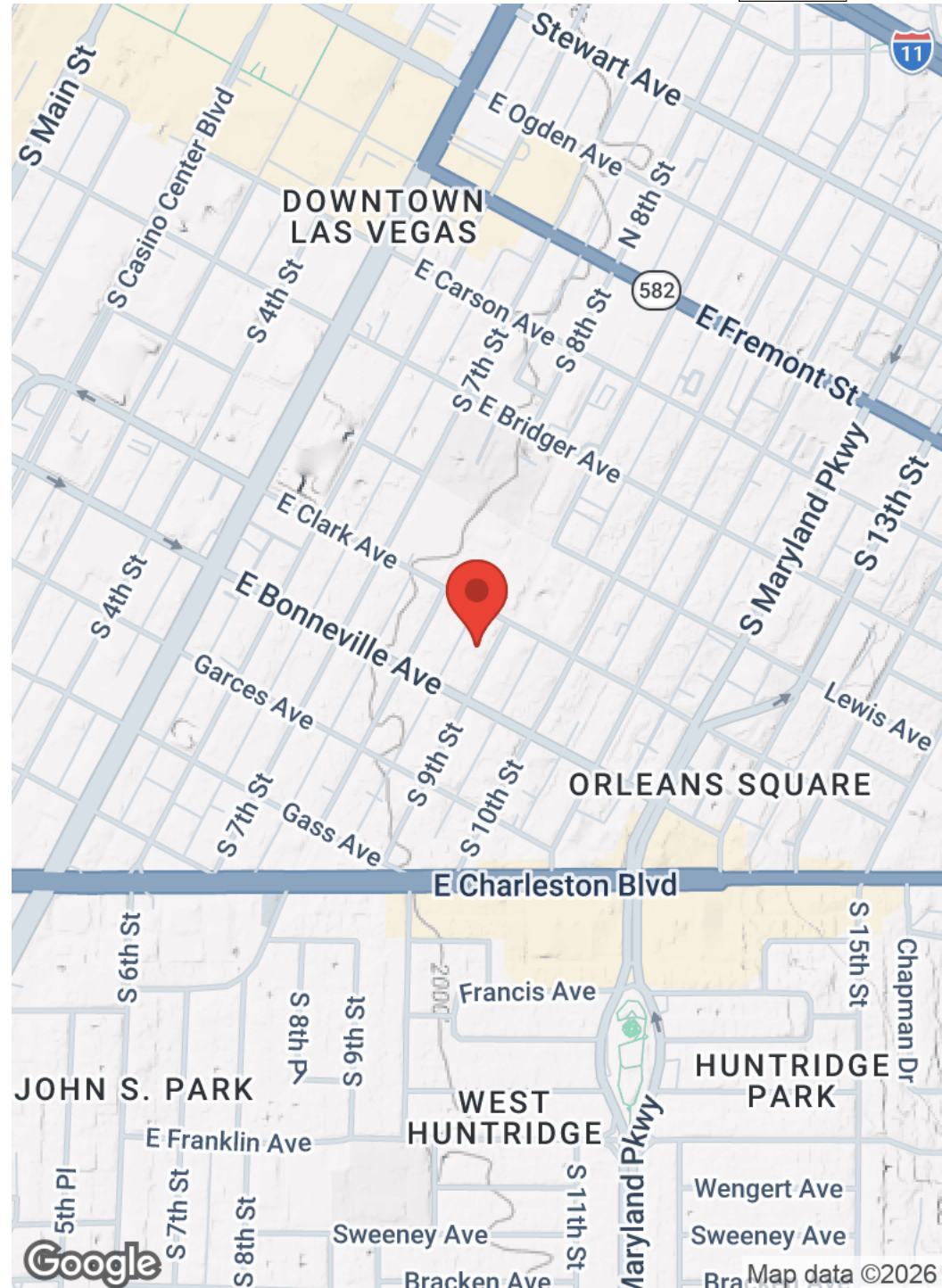
02

Location Information

LOCATION MAPS



Location Maps



03

Demographics

DEMOGRAPHICS



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	13,185	100,753	275,063
	Female	9,547	88,247	256,898
	Total Population	22,732	189,000	531,961
Race / Ethnicity	White	7,695	45,266	126,022
	Black	3,853	35,740	89,635
	Am In/AK Nat	66	624	1,596
	Hawaiian	84	869	2,873
	Hispanic	8,370	88,773	257,895
	Asian	1,678	11,113	35,535
	Multiracial	771	5,651	16,384
	Other	221	964	1,968
Housing	Total Units	12,102	79,891	219,303
	Occupied	11,111	74,090	203,604
	Owner Occupied	2,220	22,467	68,595
	Renter Occupied	8,891	51,623	135,009
	Vacant	991	5,802	15,699
Age	Ages 0 - 14	2,748	33,842	99,676
	Ages 15 - 24	2,534	25,951	76,077
	Ages 25 - 54	11,001	83,370	231,066
	Ages 55 - 64	3,062	22,046	59,066
	Ages 65+	3,387	23,790	66,075
Income	Median	\$48,880	\$52,341	\$55,283
	Under \$15k	1,739	10,374	26,155
	\$15k - \$25k	1,386	7,956	19,696
	\$25k - \$35k	1,182	7,530	20,224
	\$35k - \$50k	1,383	10,077	27,986
	\$50k - \$75k	1,355	12,119	35,126
	\$75k - \$100k	1,151	8,334	24,638
	\$100k - \$150k	1,539	9,121	27,526
	\$150k - \$200k	571	4,031	10,216
	Over \$200k	804	4,547	12,038

04

Professional Bio

PROFESSIONAL BIO



Professional Bio



Blake Leavitt

Director, Multifamily and Commercial Broker

 (702) 809-8387
 blake@blakemultifamily.com
 BS.0145665.LLC, NV

Blake Leavitt is a Director at KW Commercial where he specializes in multifamily and commercial investment sales. He routinely advises investors on asset valuation, capital structuring, 1031 exchanges, and marketing strategies using the power of technology to deliver strong execution and optimized transaction outcomes. Blake has lived in Las Vegas, Nevada for over 30 years and leverages his incredible local market knowledge to identify emerging opportunities.

With over 10 years as a real estate broker and over 14 years as a real estate investor, Blake brings a unique dual perspective. He has experience in all facets of multifamily including acquisitions, asset management, construction management, debt financing, dispositions, direct ownership, equity partnerships, on the ground operations, property management, and recapitalizations. He provides deep advisory support while regularly investing in the sector he serves. He currently owns 48 multifamily units in Las Vegas and is a limited partner in 2,744 multifamily units nationwide.

Awards:

Top Producer, Quadruple Gold, #1 Agent in Las Vegas Office, KW Commercial, 2025.
Top Producer, Triple Gold, #1 Agent in Las Vegas Region, KW Commercial, 2022.
Top Producer, Double Platinum, #1 Agent in Las Vegas Region, KW Commercial, 2021.
Top Producer, Double Gold, #1 Agent in Closed Volume in Las Vegas Region, KW Commercial, 2020.

OFFERING MEMORANDUM | 510 SOUTH 9TH ST | LAS VEGAS, NV

Exclusively Listed by

Blake Leavitt - Director, Multifamily and Commercial Broker

(702) 809-8387
blake@blakemultifamily.com
BS.0145665.LLC, NV

KW Commercial | Las Vegas

10000 W Charleston Blvd #130
Las Vegas, NV 89135

Each Office is Independently Owned and Operated



www.kwcommercial.com