

FOR LEASE

2801 W WASHINGTON AVE



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

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## PROPERTY DETAILS

2801 WEST WASHINGTON AVENUE, LAS VEGAS, NV 89107

- 2,275 SF End Cap on Hard Corner Signalized Intersection
- Lease Rate: \$2.50 SF
- 57,000 Vehicles Per Day at Intersection
- Former Rapid Cash
  - 13 Schools in a 1 Mile Radius
  - 0.40 Miles from I-11 Freeway
- 1.50 Miles South of Hylo Park Redevelopment Project

## 2024 DEMOS



### EST. POPULATION

1 MILE » 20,647  
3 MILE » 164,994  
5 MILE » 516,743



### EST. HOUSEHOLDS

1 MILE » 6,925  
3 MILE » 61,622  
5 MILE » 194,260



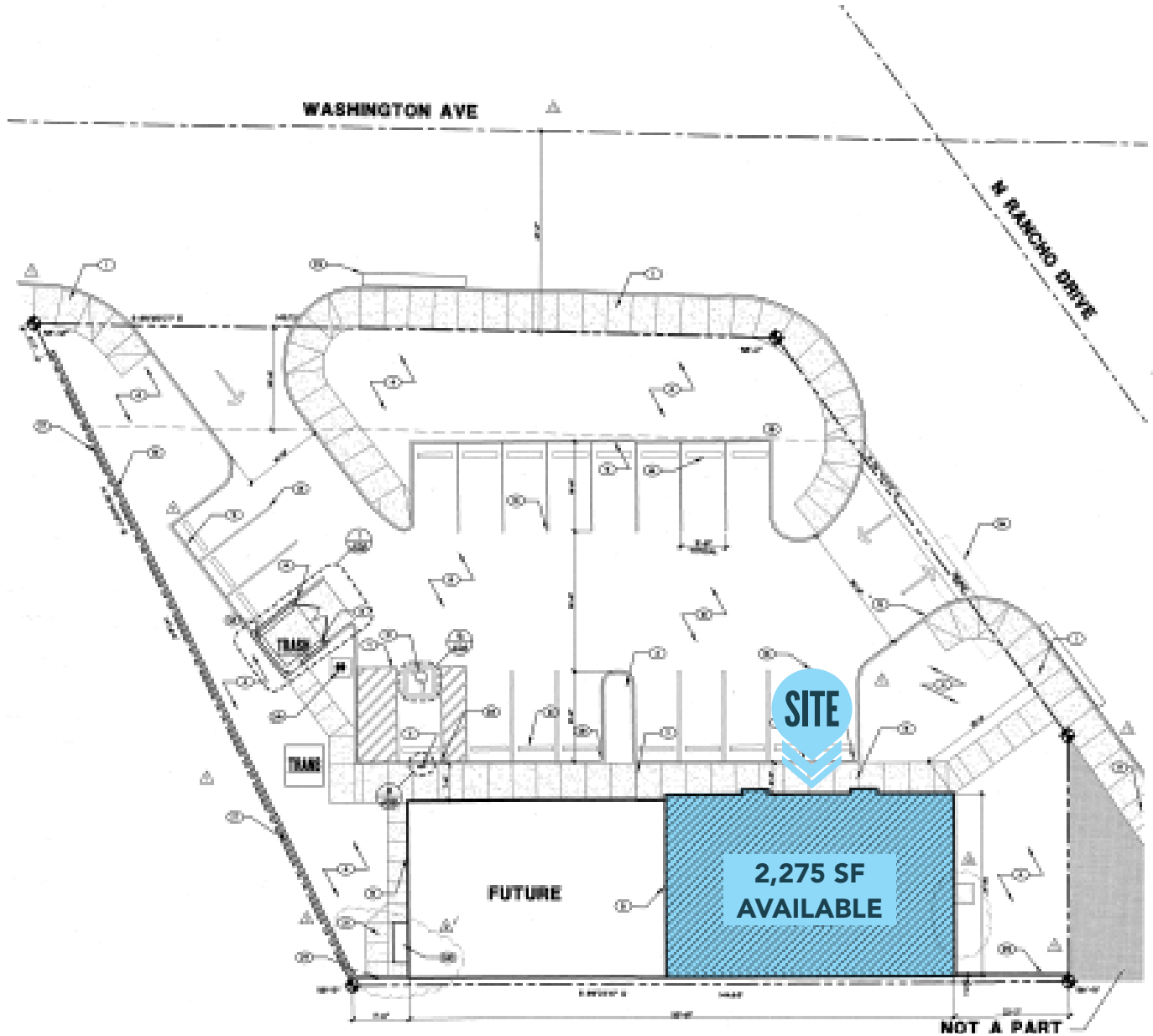
### EST. AVERAGE HH INCOME

1 MILE » \$94,868  
3 MILE » \$71,169  
5 MILE » \$70,165

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241 West Charleston Boulevard  
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# SITE PLAN

# 2801 W WASHINGTON AVE



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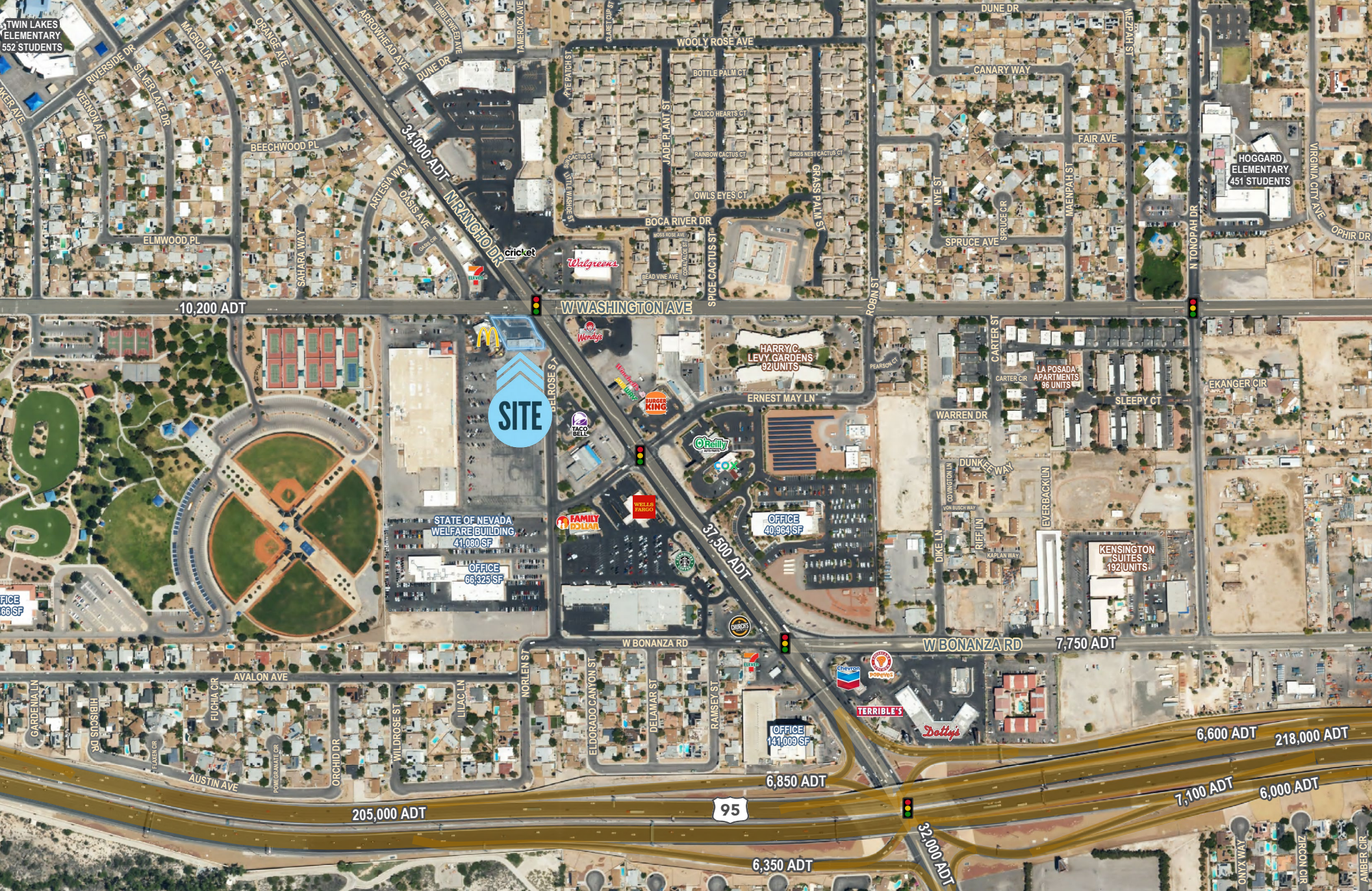
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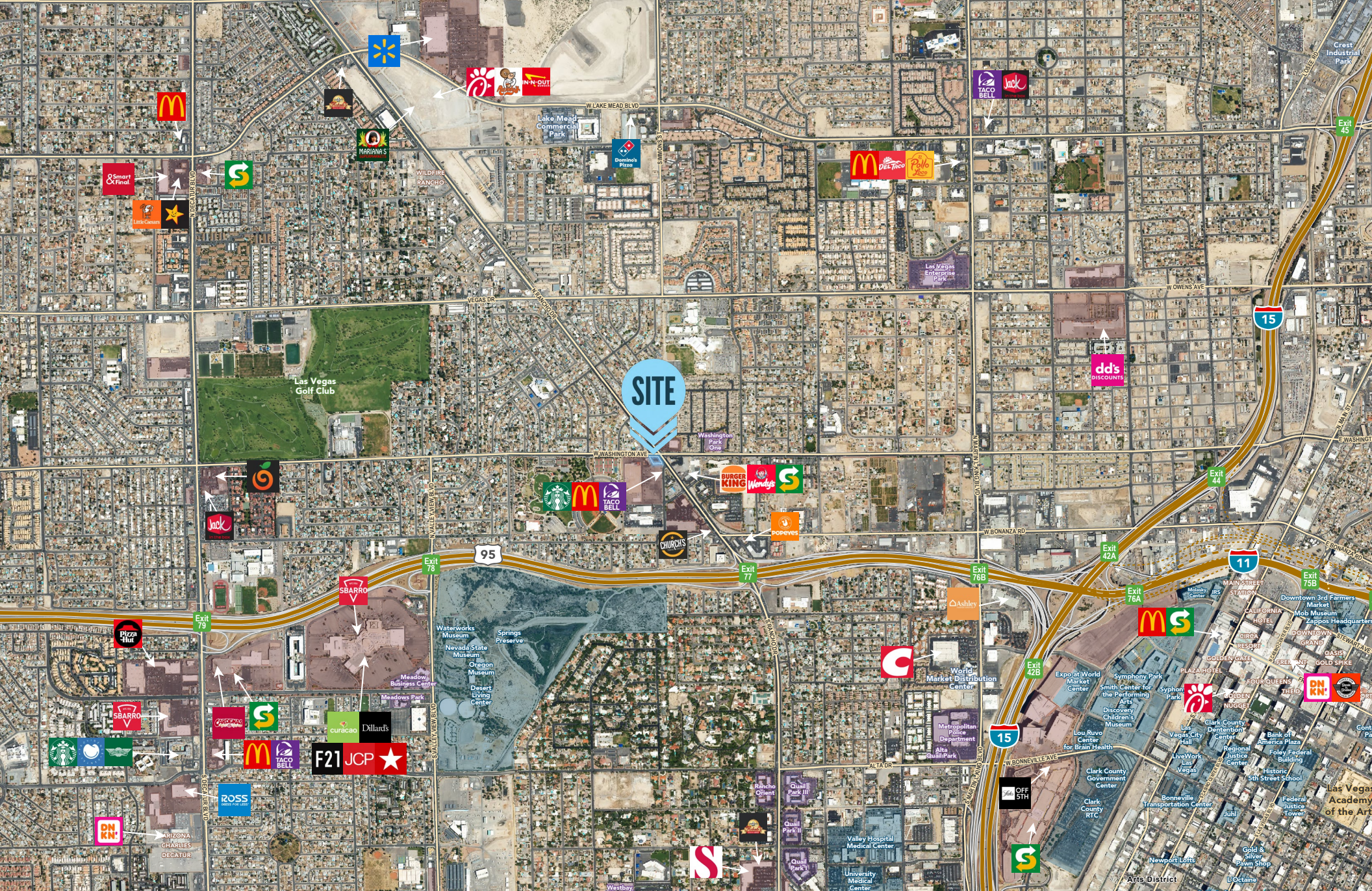
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



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# PLACER.AI TRAFFIC COUNT MAP



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