

For Sale

509 S. 6th St & 651 E. Clark Ave.
Las Vegas, NV 89101



Property Features

- **Contact Broker for Pricing**
- Downtown Redevelopment
- One Half Acre Adjacent to the Federal Courthouse
- Corner Lot
- Great Downtown Exposure
- 0.47 Acre Lot
- P-R (Professional Offices & Parking) Zoning
- 509 S. 6th St. Totals 2,194 SF
- Includes Separate 396 SF Garage for Storage
- 651 E. Clark Ave. Totals 800 SF
- Located at the Intersection of E. Clark & S. 6th St.

Summary

Located in the heart of downtown Las Vegas, the subject property is ideal for an owner/redevelopment opportunity with approximately one half acre adjacent to the new federal courthouse. This downtown location is exceptional for a professional business such as a law firm, accounting firm, or similar business. It is located in the center of the law office corridor on the hard corner of 6th Street and East Clark Avenue less than a half mile from the new Las Vegas City Hall.

Property Demographics

	1 mi	3 mi	5 mi
Population	14,517	184,638	537,822
Avg. Household Income	\$22,143	\$29,971	\$34,206
Total Housing Units	6,975	66,243	185,826

Traffic Counts	
S. Las Vegas Blvd & Bonneville	19,119 VPD
S. Las Vegas Blvd & E. Clark	33,886 VPD
E. Bonneville & Bonneville	6,125 VPD



For More Information, Contact:

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