

# Stunning "Attorney Row" Professional Office Downtown

## 626 S 9th St, Las Vegas, NV 89101



Listing ID: 29981443  
Status: Active  
Property Type: Office For Lease  
Office Type: Business Park, Governmental  
Contiguous Space: 2,240 SF  
Total Available: 2,240 SF  
Lease Rate: \$1.50 PSF (Monthly)  
Unit Price: \$18 PSF (Annual)  
Base Monthly Rent: \$3,360  
Lease Type: NNN



### Overview/Comments

Built in 1998, this professional attorney or business office is a jewel of a find. In near mint condition there are multiple private offices, and several private restrooms including a shower. An extra-large conference room is directly off the receptionist and waiting room. The rear door opens to the 10-car private parking lot in the rear with alley access. With front yard signage and ample street parking. On South 9th St in between corner of Graces Ave. and E. Bonneville Ave. In the heart of "Attorney Row" within walking distance to the courthouses, fast-food, grocery, restaurants, downtown action including The Fremont Experience. Not at all similar to the area home conversions. This is totally different. A must see to believe.

### More Information Online

<http://www.catylist.com/listing/29981443>



### QR Code

Scan this image with your mobile device:

### General Information

Taxing Authority:	City of Las Vegas	Building Name:	Stunning "Attorney Row" Professional Office
Tax ID/APN:	139-34-810-066		Downtown
Office Type:	Business Park, Governmental, High-Tech, Institutional, Medical, Office Building, Research & Development	Class of Space:	Class B
		Gross Building Area:	2,240 SF
Zoning:	CITY OF LAS VEGAS OFFICE PROFESSIONAL	Building/Unit Size (RSF):	2,240 SF
		Usable Size (USF):	2,240 SF
		Land Area:	7,000 SF

### Available Space

Suite/Unit Number:	A	Lease Rate:	\$1.50 PSF (Monthly)
Suite Floor/Level:	1	Lease Type:	NNN
Space Available:	2,240 SF	Conference Rooms:	1
Minimum Divisible:	2,240 SF	Offices:	10
Maximum Contiguous:	2,240 SF	Kitchen/Breakroom:	Yes
Space Subcategory 1:	Office Building	Parking Spaces:	12
Space Subcategory 2:	Governmental	Operating Expenses:	\$3.60 PSF (Annual)
Space Type:	Relet	Rent Escalators:	Step-Up Lease
Date Available:	08/01/2016		

**Space Description** Built in 1998, this professional attorney or business office is a jewel of a find. In near mint condition there are multiple private offices, and several private restrooms including a shower. An extra-large conference room is directly off the receptionist and waiting room. The rear door opens to the 10-car private parking lot in the rear with alley access. With front yard signage and ample street parking. On South 9th St in between corner of Graces Ave. and E. Bonneville Ave. In the heart of "Attorney Row" within walking distance to the courthouses, fast-food, grocery, restaurants, downtown action including The Fremont Experience. Not at all similar to the area home conversions. This is totally unique. A must see to believe.

### Area & Location

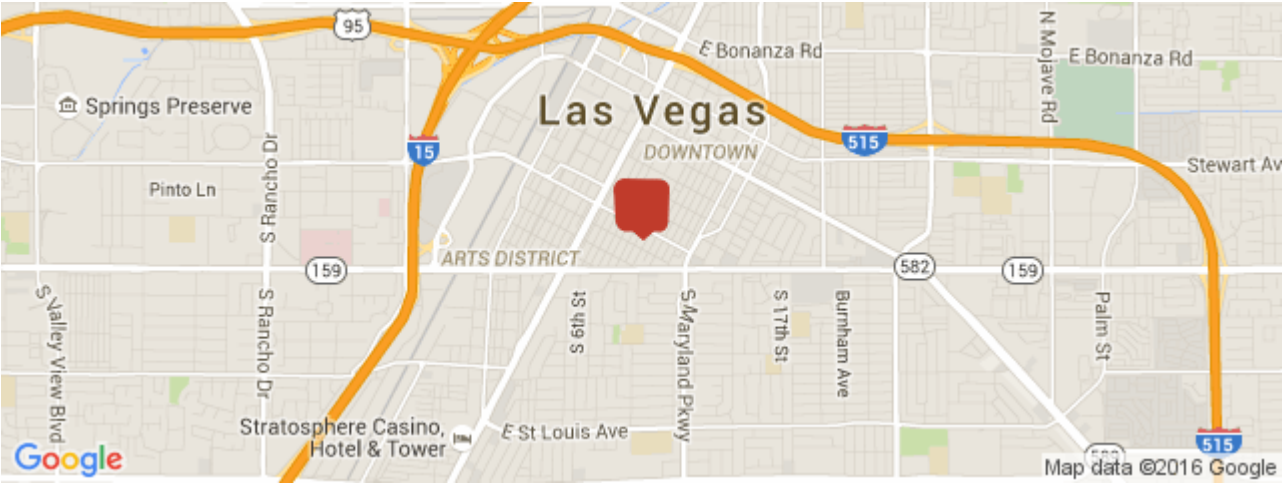
Property Located Between: Graces Ave. and E Bonneville Ave.  
Property Visibility: Excellent  
Highway Access: I-95 and I-15

### Building Related

Total Number of Buildings:	1	Year Built:	1998
Number of Stories:	1	Passenger Elevators:	0
Typical SF / Floor:	2,240 SF	Freight Elevators:	0

### Location

Address:	626 S 9th St, Las Vegas, NV 89101	MSA:	Las Vegas-Henderson-Paradise
County:	Clark	Submarket:	Downtown



### Property Images



626 S 9th Aerial



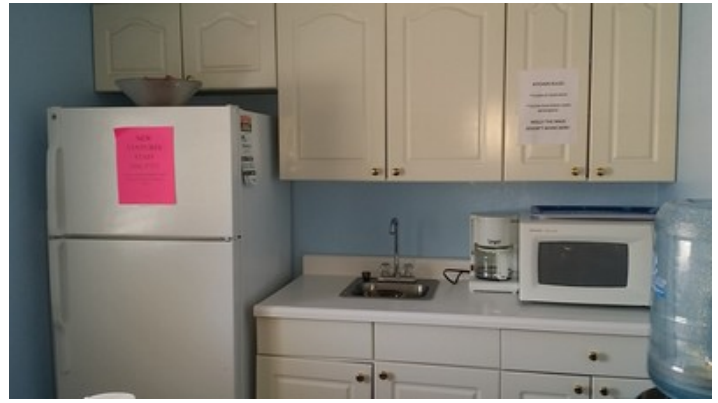
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626 S 9TH ST, LAS VEGAS zip 89101 139-34-810-066

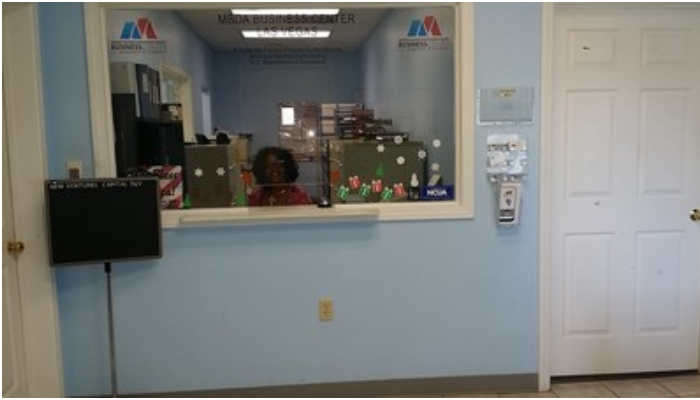


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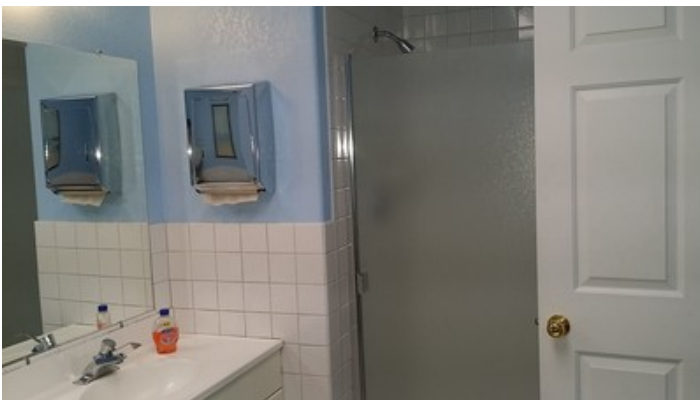


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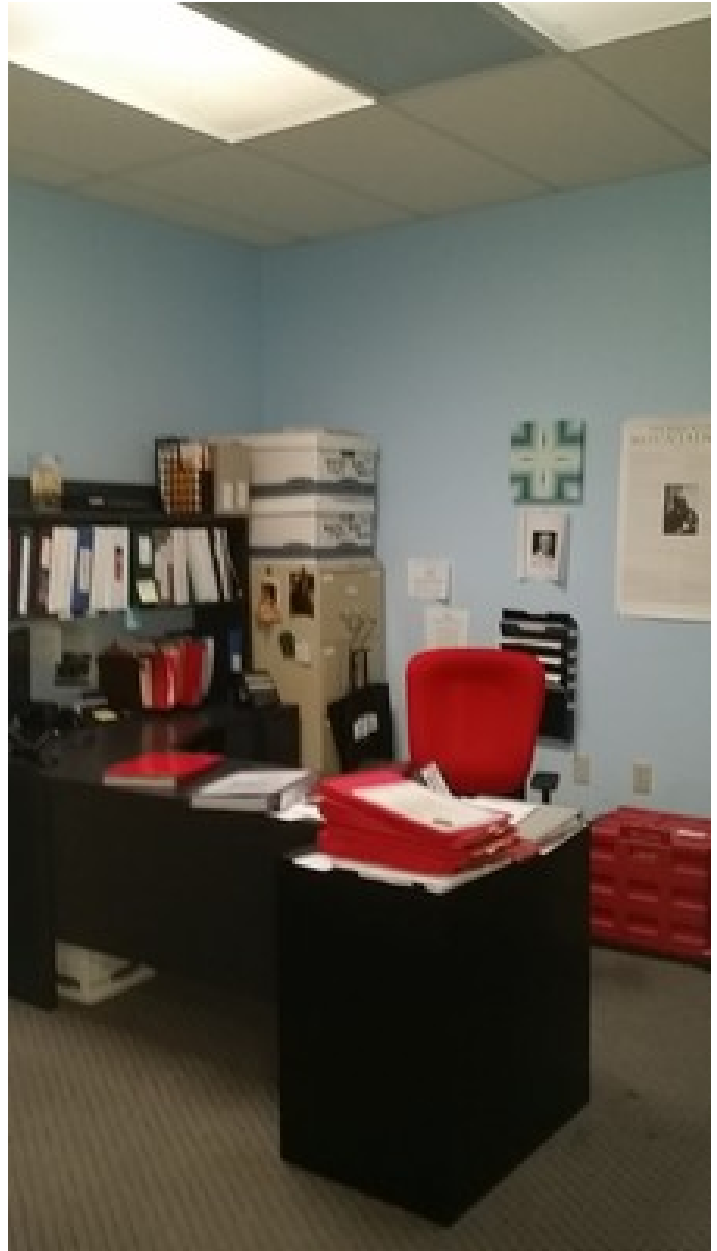
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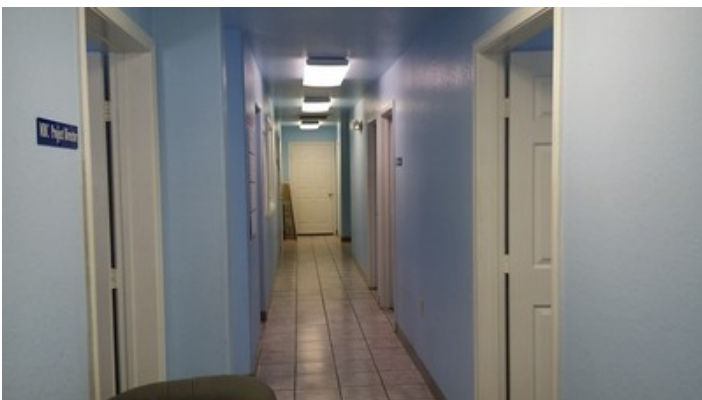
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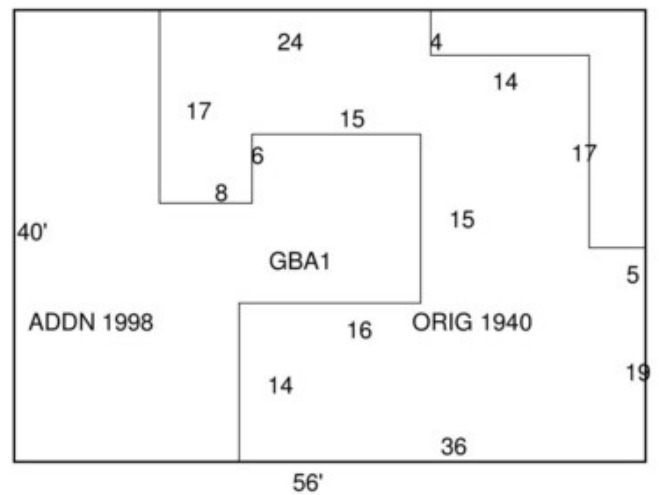
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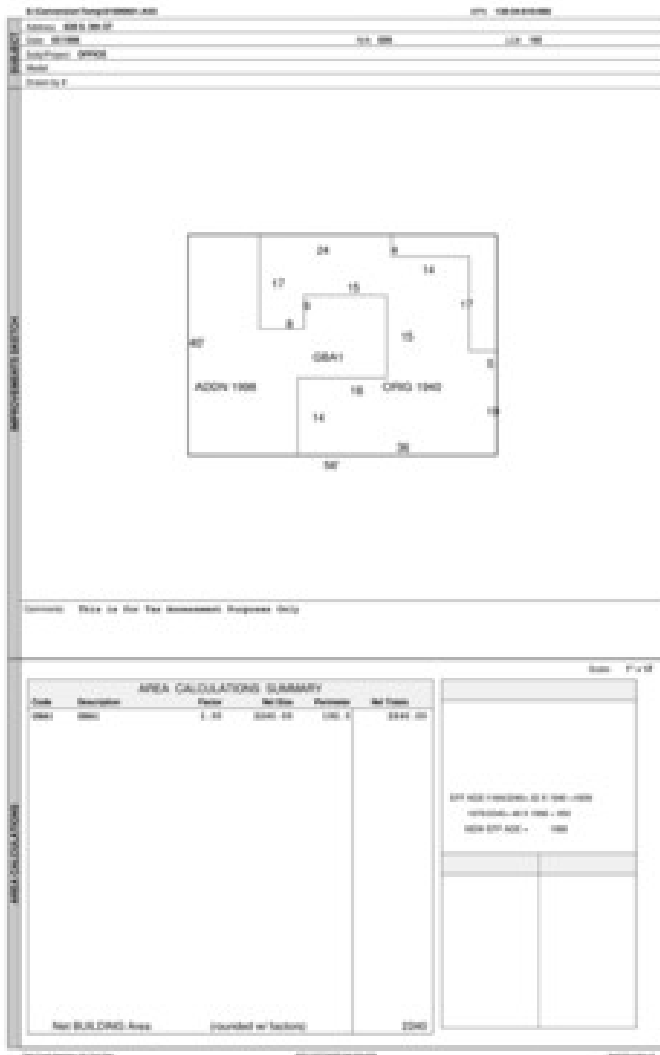


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Close Up Foot Print

**SKETCH/AREA TABLE ADDENDUM**



Foot Print-page-001

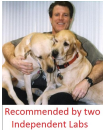
**Property Contacts**



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 Great Bridge Properties  
 702-642-4235 [M]  
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 702Michael@EMail.com

# Demographics, Labor/Workforce, and Consumer Expenditures

626 S 9th St, Las Vegas, NV



**Disclaimer:** While we believe this information (via GeoLytics) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.

## Population

Radius:	1 mile	3 miles	5 miles
2020 Projection	34,291	301,624	871,811
2015 Estimate	30,392	253,321	735,007
2010 Census	28,419	224,824	643,748
Growth 2015-2020	12.83%	19.07%	18.61%
Growth 2010-2015	6.94%	12.68%	14.18%

## Population (Male)

Radius:	1 mile	3 miles	5 miles
2020 Projection	19,508	151,388	435,946
2015 Estimate	17,644	127,745	368,420
2010 Census	17,157	120,279	333,289
Growth 2015-2020	10.56%	18.51%	18.33%
Growth 2010-2015	2.84%	6.21%	10.54%

## Population (Female)

Radius:	1 mile	3 miles	5 miles
2020 Projection	14,783	150,236	435,865
2015 Estimate	12,748	125,576	366,587
2010 Census	11,262	104,545	310,459
Growth 2015-2020	15.96%	19.64%	18.9%
Growth 2010-2015	13.19%	20.12%	18.08%

## Population by Age (2015 Estimate)

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	1,972	22,886	65,728
Age 5 to 10	1,902	22,479	65,169
Age 10 to 15	1,557	19,150	56,117
Age 15 to 20	1,345	16,839	49,911
Age 20 to 25	1,388	16,159	47,975
Age 25 to 30	1,559	15,978	47,628
Age 30 to 35	1,777	15,955	47,830
Age 35 to 40	2,027	16,264	48,836
Age 40 to 45	2,301	16,560	49,588
Age 45 to 50	2,536	17,034	50,176
Age 50 to 55	2,530	15,511	45,148
Age 55 to 60	2,381	13,914	40,026
Age 60 to 65	2,049	11,939	33,943
Age 65 and over	5,068	32,653	86,932
Total Population	30,392	253,321	735,007
Median Age	46.85	40.62	40.06

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	6%	9%	9%
Age 5 to 10	6%	9%	9%
Age 10 to 15	5%	8%	8%
Age 15 to 20	4%	7%	7%
Age 20 to 25	5%	6%	7%
Age 25 to 30	5%	6%	6%
Age 30 to 35	6%	6%	7%
Age 35 to 40	7%	6%	7%
Age 40 to 45	8%	7%	7%
Age 45 to 50	8%	7%	7%
Age 50 to 55	8%	6%	6%
Age 55 to 60	8%	5%	5%
Age 60 to 65	7%	5%	5%
Age 65 and over	17%	13%	12%

## Median Age (Male)

Radius:	1 mile	3 miles	5 miles
2010 Census	40.76	34.72	33.81

## Median Age (Female)

Radius:	1 mile	3 miles	5 miles
2010 Census	39.42	34.96	34.48

## High School Graduates Age 25+ by Educational Attainment (2015 Estimate)

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	6,612	45,523	136,552
Some College, No Degree	4,245	30,265	103,063
Associate or Bachelor's Degree	1,009	6,417	22,803
Master's Degree	359	3,581	11,156
Professional School Degree	212	2,921	6,617
Doctorate Degree	102	1,239	3,791
Total High School Graduates Age 25+	12,539	89,946	283,982

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	53%	51%	48%
Some College, No Degree	34%	34%	36%
Associate or Bachelor's Degree	8%	7%	8%
Master's Degree	3%	4%	4%
Professional School Degree	2%	3%	2%
Doctorate Degree	1%	1%	1%

## Households

Radius:	1 mile	3 miles	5 miles
2020 Projection	12,149	102,650	298,446
2015 Estimate	10,877	87,533	254,507
2010 Census	10,541	79,341	225,704
Growth 2015-2020	11.69%	17.27%	17.26%
Growth 2010-2015	3.19%	10.33%	12.76%








































## Population in Households

Radius:	1 mile	3 miles	5 miles
2010 Census	28,419	224,824	643,748

## Average Household Size

Radius:	1 mile	3 miles	5 miles
2020 Projection	2.36	3.02	3.01
2015 Estimate	2.36	3.02	3.01
2010 Census	2.34	2.96	2.98
Growth 2015-2020	0%	-0.07%	-0.01%
Growth 2010-2015	1.07%	1.98%	1.3%

### Households by Household Type and Size and Presence of Children (2015 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Family Households	4,698	50,652	157,094	Family Households	 43%	 58%	 62%
Married-couple family	2,870	29,533	93,281	Married-couple family	 26%	 34%	 37%
With own children under 18 years	1,263	15,210	46,501	With own children under 18 years	 12%	 17%	 18%
No own children under 18 years	1,607	14,323	46,780	No own children under 18 years	 15%	 16%	 18%
Male Householder: no wife present	699	7,364	21,904	Male Householder: no wife present	 6%	 8%	 9%
With own children under 18 years	293	3,345	10,146	With own children under 18 years	 3%	 4%	 4%
No own children under 18 years	406	4,019	11,758	No own children under 18 years	 4%	 5%	 5%
Female Householder: no husband present	1,129	13,755	41,909	Female Householder: no husband present	 10%	 16%	 16%
With own children under 18 years	493	7,738	23,384	With own children under 18 years	 5%	 9%	 9%
No own children under 18 years	636	6,017	18,525	No own children under 18 years	 6%	 7%	 7%
Nonfamily Households	6,179	36,881	97,413	Nonfamily Households	 57%	 42%	 38%
1 Person households	4,835	28,408	72,930	1 Person households	 44%	 32%	 29%
2+ Unrelated people	1,344	8,473	24,483	2+ Unrelated people	 12%	 10%	 10%
Total Households	10,877	87,533	254,507				

### Households by Household Income (2015 Estimate)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	5,253	31,200	74,808
\$25,000 to \$49,999	2,837	27,764	80,587
\$50,000 to \$74,999	1,658	14,680	50,636
\$75,000 to \$99,999	492	6,806	24,073
\$100,000 to \$124,999	279	2,836	11,109
\$125,000 to \$149,999	153	1,652	5,781
\$150,000 to \$199,999	141	1,463	4,604
\$200,000 or more	64	1,132	2,909
Total Households	10,877	87,533	254,507
Average Household Income	\$36,388.91	\$45,680.15	\$50,562.50
Median Household Income	\$30,199.49	\$38,701.16	\$43,629.57

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	48%	36%	29%
\$25,000 to \$49,999	26%	32%	32%
\$50,000 to \$74,999	15%	17%	20%
\$75,000 to \$99,999	5%	8%	9%
\$100,000 to \$124,999	3%	3%	4%
\$125,000 to \$149,999	1%	2%	2%
\$150,000 to \$199,999	1%	2%	2%
\$200,000 or more	1%	1%	1%

### Households by Household Income (2020 Projection)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	5,772	36,451	87,592
\$25,000 to \$49,999	3,184	32,755	94,987
\$50,000 to \$74,999	0	0	0
\$75,000 to \$99,999	0	0	0
\$100,000 to \$124,999	329	3,269	12,942
\$125,000 to \$149,999	168	1,905	6,689
\$150,000 to \$199,999	0	0	0
\$200,000 or more	0	0	0
Total Households	9,453	74,380	202,210
Average Household Income	\$36,627.52	\$45,640.62	\$50,517.11
Median Household Income	\$30,425.55	\$39,797.64	\$44,405.55

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	61%	49%	43%
\$25,000 to \$49,999	34%	44%	47%
\$50,000 to \$74,999	0%	0%	0%
\$75,000 to \$99,999	0%	0%	0%
\$100,000 to \$124,999	3%	4%	6%
\$125,000 to \$149,999	2%	3%	3%
\$150,000 to \$199,999	0%	0%	0%
\$200,000 or more	0%	0%	0%













### Per Capita Income

Radius:	1 mile	3 miles	5 miles
2015 Estimate	\$13,395.80	\$15,816.50	\$17,386.54

### Unemployment Rate

Radius:	1 mile	3 miles	5 miles
2015 Estimate	18.12%	17.62%	14.8%

### Population Age 16+ By Employment Status (2015 Estimate)




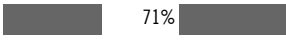





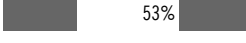


Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Labor Force	12,720	108,836	346,002	Labor Force	 45%	 51%	 55%
In Armed Forces	0	0	0	In Armed Forces		0%	0%
Civilian, Employed	10,941	94,494	308,101	Civilian, Employed	 39%	 44%	 49%
Civilian, Unemployed	1,779	14,342	37,901	Civilian, Unemployed	 6%	 7%	 6%
Not in Labor Force	15,325	105,768	282,728	Not in Labor Force	 55%	 49%	 45%
Total Population Age 16+	28,045	214,604	628,730				

### Employed Civilian Population Age 16+ by Industry (2015 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Agriculture, forestry, fishing and hunting, mining and construction	922	11,050	36,006	Agriculture, forestry, fishing and hunting, mining and construction	7%	10%	11%
Manufacturing	495	3,474	11,696	Manufacturing	4%	3%	3%
Wholesale & retail trade	1,575	13,991	45,029	Wholesale & retail trade	12%	13%	13%
Transportation and warehousing, and utilities	392	3,620	14,359	Transportation and warehousing, and utilities	3%	3%	4%
Information	621	1,498	5,695	Information	5%	1%	2%
Finance, insurance, real estate and rental and leasing	240	2,540	7,888	Finance, insurance, real estate and rental and leasing	2%	2%	2%
Professional, scientific, management, administrative, and waste management services	1,557	12,801	36,138	Professional, scientific, management, administrative, and waste management services	12%	12%	11%
Professional, scientific, and technical services	1,557	12,801	36,138	Professional, scientific, and technical services	12%	12%	11%
Management of companies and enterprises	0	0	0	Management of companies and enterprises	0%	0%	0%
Administrative and support and waste management services	0	0	0	Administrative and support and waste management services	0%	0%	0%
Educational, health and social services	1,084	10,440	35,504	Educational, health and social services	8%	10%	11%
Arts, entertainment, recreation, accommodation and food services	5,274	37,486	112,569	Arts, entertainment, recreation, accommodation and food services	40%	35%	33%
Other services (except public administration)	891	7,250	24,603	Other services (except public administration)	7%	7%	7%
Public Administration	167	2,078	8,109	Public Administration	1%	2%	2%
Total Employed Civilian Population Age 16+	13,218	106,228	337,596				

## Housing Units by Tenure (2015 Estimate)

Radius:	1 mile	3 miles	5 miles
Vacant Housing Units	4,512	24,697	62,946
Occupied Housing Units	10,877	87,533	254,507
Owner-Occupied	2,660	31,877	104,826
Renter-Occupied	8,217	55,656	149,681
<b>Total Housing Units</b>	<b>15,389</b>	<b>112,230</b>	<b>317,453</b>

Radius:	1 mile	3 miles	5 miles
Vacant Housing Units	 29%  22%  20%		
Occupied Housing Units	 71%  78%  80%		
Owner-Occupied	 17%  28%  33%		
Renter-Occupied	 53%  50%  47%		