



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

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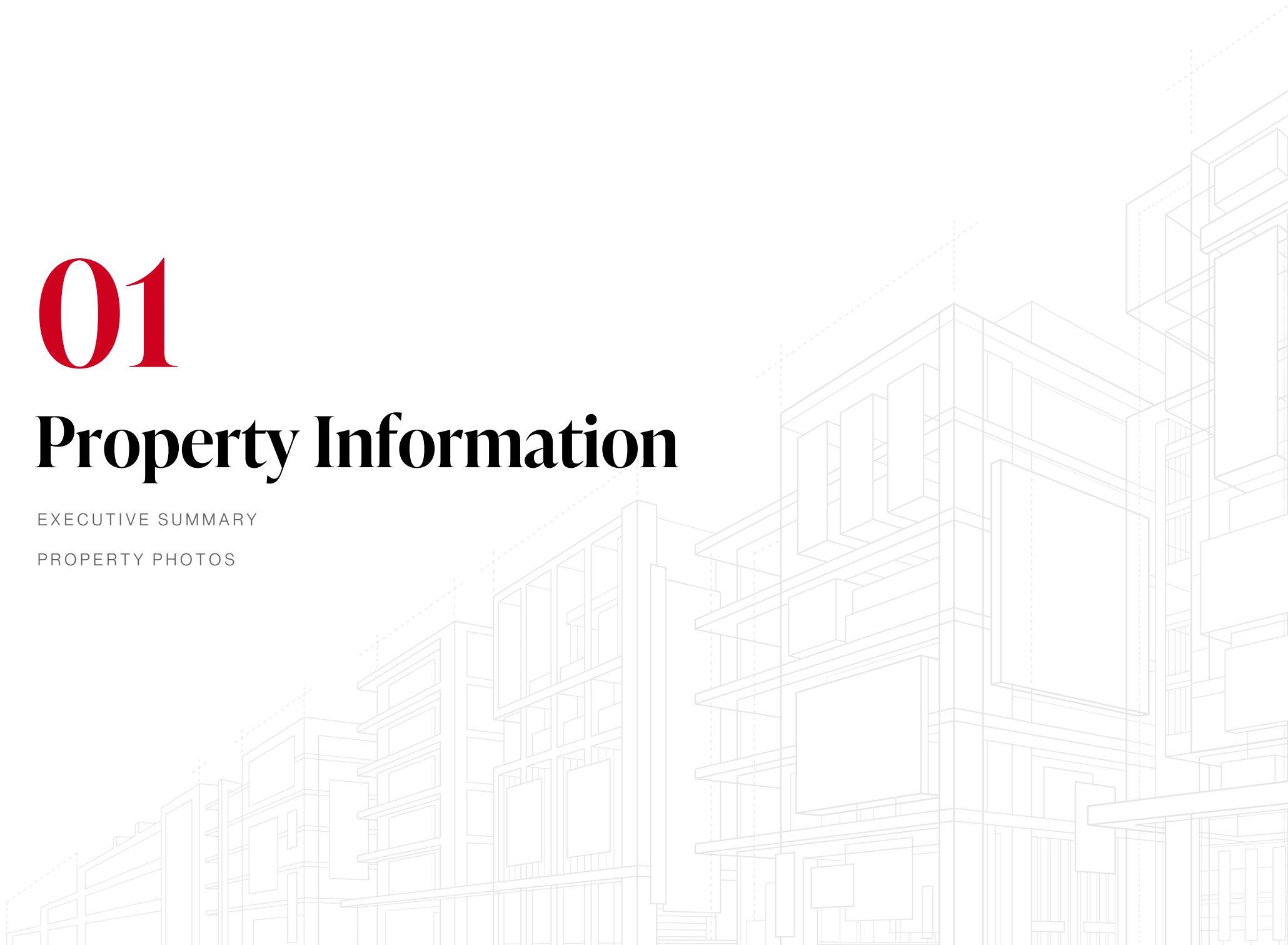
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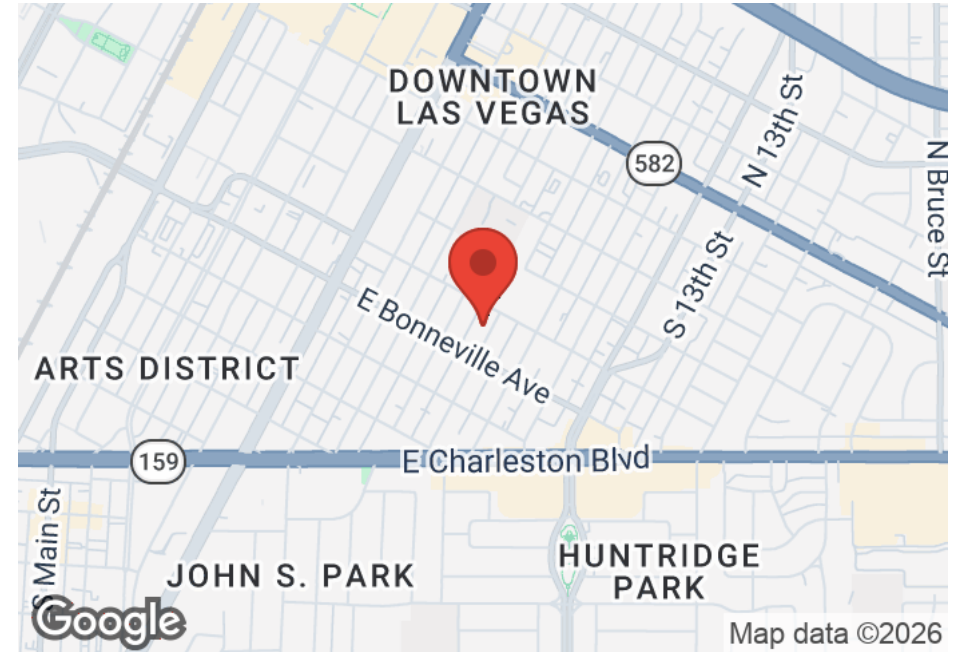
Property Information

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
Pro-Forma Cap Rate:	7.04%
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



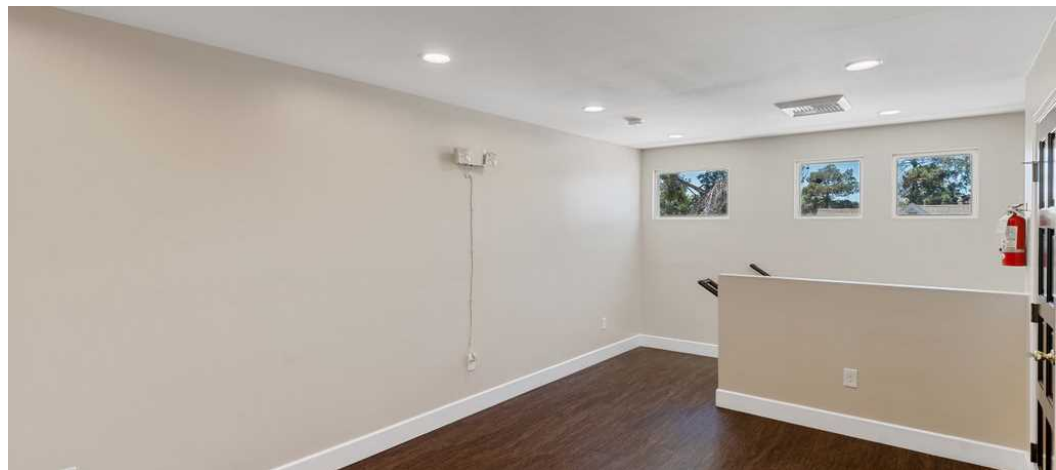
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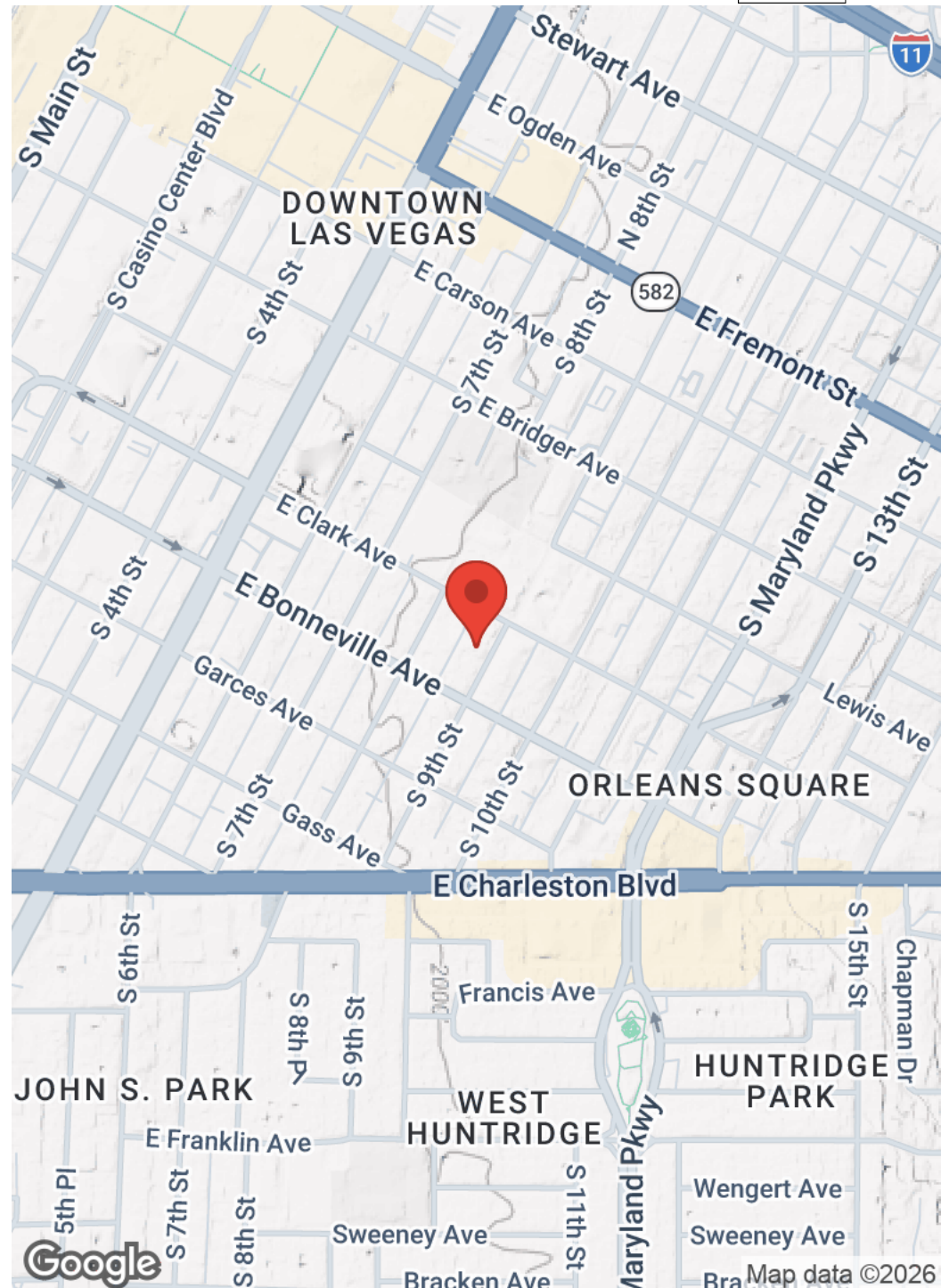


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Location Information

LOCATION MAPS





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Demographics

DEMOGRAPHICS



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	12,903	99,534	272,652
	Female	9,829	89,466	259,309
	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	88,754	257,895
	Asian	1,678	11,113	35,535
	Multiracial	771	5,651	16,438
	Other	218	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	76,076
	Ages 25 - 54	11,002	83,373	231,071
	Ages 55 - 64	3,062	22,044	59,062
	Ages 65+	3,386	23,789	66,077
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

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Professional Bio

PROFESSIONAL BIO



Professional Bio



Blake Leavitt

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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.

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