530 S 6TH ST

LAS VEGAS, NV 89101



PRIME INVESTMENT OPPORTUNITY IN DOWNTOWN LAS VEGAS

This fully leased, ±8,000 SF office building presents a rare opportunity to acquire a high-quality, turn-key investment in the heart of Downtown Las Vegas. With a newly executed 7-year NNN lease in place, the property generates a reliable annual income of $262,080, offering investors a strong 6.98% cap rate. The tenant, Sierra Sage Recovery Services, is a well-established provider of addiction treatment services, ensuring stability and long-term occupancy.

Completely remodeled in 2023-2024, the asset features modern interiors, enhanced security, and a private gated parking lot with 20 covered spaces—an exceptional amenity in the downtown submarket. Strategically located on a high-visibility hard corner, the property benefits from easy access to major highways, the Regional Justice Center, Federal Courthouses, and the bustling Downtown corridor. With no near-term capital improvements required and a reliable tenant in place, this offering provides a truly passive investment with immediate cash flow and long-term value appreciation potential.

**Note for potential owner-users: Tenant's lease has a buy-out provision.*

PROPERTY SUMMARY

FOR SALE

PRICE
$3,450,000

BUILDING SIZE (GLA)
±8,000 SF

STORIES
1

PROPERTY TYPE
OFFICE

ZONING
C-1, LAS VEGAS

YEAR BUILT / RENOVATED
1993 / 2024

LOT SIZE
0.31 AC

PRIVATE PARKING LOT
GATED, 20 COVERED SPACES

SALE TYPE
INVESTMENT

OCCUPANCY
100%

All information is subject to independent verification. See full disclaimer on the last page. If missing, contact us for a copy before relying on this information.

PROPERTY HIGHLIGHTS

Completely Remodeled: The building underwent a comprehensive renovation in 2023, with the interior fully updated.

Fresh Exterior: An exterior remodel was completed in 2024, giving the building a modern and appealing look.

Advanced Security: Features solid cinder block construction for added durability and security.

Enhanced Safety: Equipped with an alarm system and panic system at the front desk for immediate response.

Remote Control Security: Door and window security shutters can be controlled remotely for added convenience.

Secure Parking: Private gated rear lot with 20 covered parking spaces ensures secure and convenient parking.

Central Location: Situated in the Civic & Business Center of Downtown Las Vegas.

Nearby Amenities: Walking distance to numerous lunch and coffee shop options, making it ideal for employees and visitors.

High Visibility: Prominent hard-corner location ensures the building is easy to see and find.

Prime Access: Located near The Fremont Experience, a major attraction in Downtown Las Vegas.

Convenient Transportation: Offers unmatched access to major transportation routes including I-515 and I-15.



FINANCIALS

Purchase Price	$ 3,450,000
Price Per Square Foot	$ 431
Offering Type	Investment sale or Owner-User *(via a buy-out provision in the lease)*
Lease Type	NNN
Gross Income	$ 262,080
Expenses	$ 21,360 *(Self-Managed)*
NOI	$ 240,720
CAP Rate	6.98 %

PROPERTY DETAILS

Total Gross Leasable Space	±8,000 SF
Occupancy	100%
Tenants	1 - Sierra Sage Recovery Services
Parcel Number	139-34-310-067 & 139-34-310-068
Land	0.31 AC
Height	Approximately 26 feet
Bus Line	Property is located on the Citizens Area Transit (CAT) bus line system.
Number of Structures	1 (1993 Construction with 2024 complete renovation)
Stories	1
Construction	Masonry construction upon continuously poured monolithic slab poured on reinforced concrete footings. Smooth stucco finishes.
HVAC	All areas feature central HVAC systems with forced air furnaces.
Roof System	Composite flat roof
Fire, Life, & Safety	Las Vegas Metropolitan Police Department and City of Las Vegas Fire Department both provide quick response times.
Utilities & Service	All utilities are readily available to the site in adequate quality and quantity to service the highest and best use of the property.



TENANT PROFILE

SIERRA SAGE RECOVERY SERVICES

Tenant's Website

Virtual Tour

Tenant since: March 1, 2024
Lease expiration: February 28, 2031
Square feet leased: ±8,000 SF

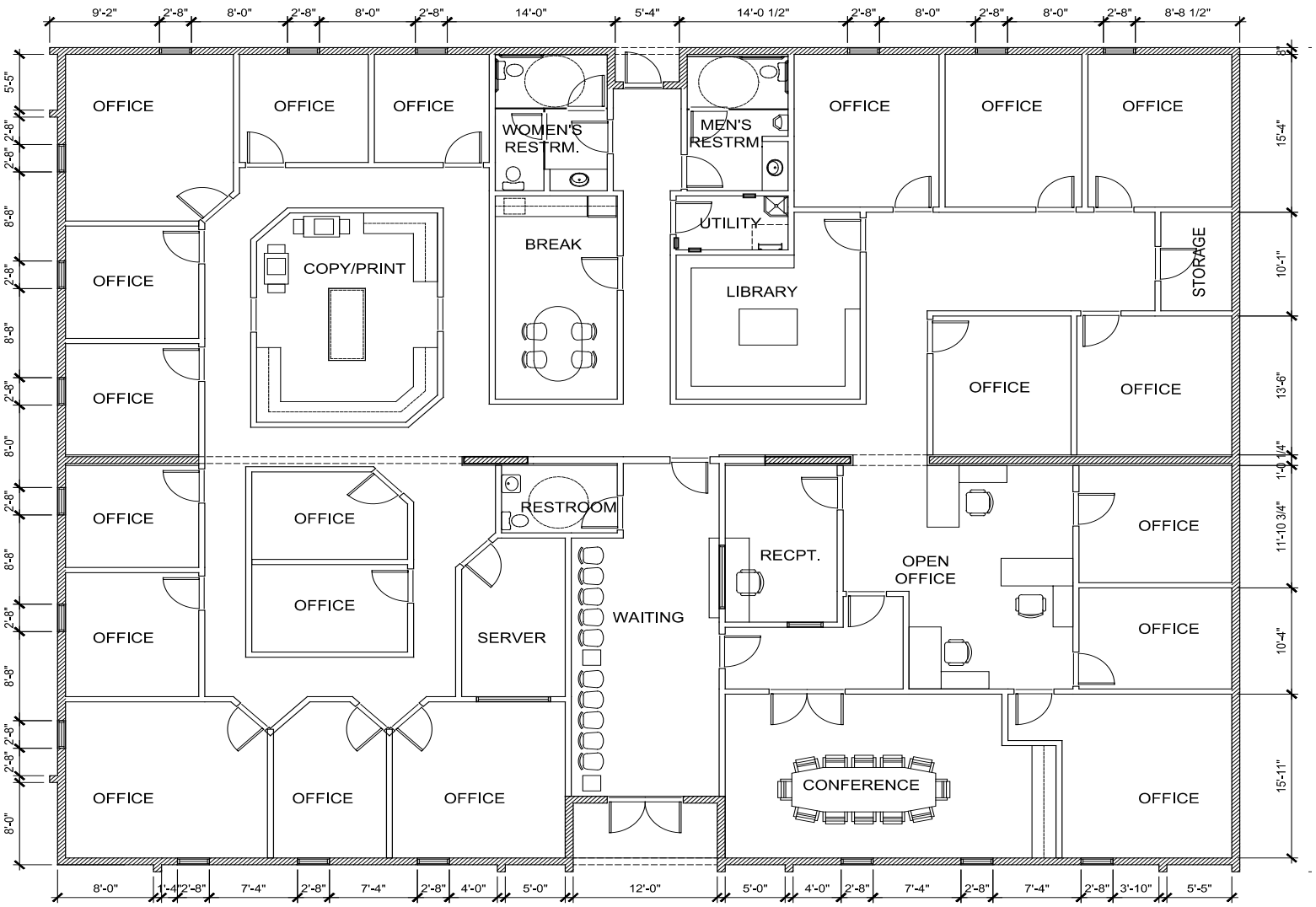
**Additional lease details available upon request with non-disclosure agreement.

Property Website

Hatrak Commercial Website

https://www.sierratreatment.com

From tenant's website: "Sierra Sage Recovery Services, a division of Sierra Sage Wellness Group, provides high-quality addiction treatment for Nevada Medicaid recipients with substance use disorders and co-existing mental health issues. We ensure members of our community have options to get the help they need."





CONFERENCE ROOM



LOBBY / RECEPTION AREA



COPY / STORAGE / PRODUCTION ROOM



MAP


IRS
Costco
I-15
I-515
Downtown 3rd Farmers Markeet
Stewart Ave
Mob Museum
Zappos
Hot N Juicy Crawfish
The Drake's Club
Triple George Grill
Pizza Rock
Freedom Beat
Fremont Street EXPERIENCE
542 units under construction
Auric 324 units
Cello Tower 290 units
Parc Haven 290 units
Symphony Park
Nacho Daddy
E Ogden Ave
Ogden
Park on Fremont
Eureka!
Fremont St
The Smith Center for the Performing Arts
Vic's
Bad Owl Coffee
Downtown Las Vegas Events Center
Main St
S First St
World Market Center
Baby Stacks Cafe
City Hall
CC Detention Center
Sultan's Grill
Ameri Brunch Cafe
Daily Dose Cafe & Bakery
Carson Kitchen
The Donut Hole
Parlour Coffee & Cooking
E Carson Ave
7th & Carson
Downtown Terrace
eat.
E Bridger Ave
Bankruptcy Court
Justice Court
Regional Justice Center
Municipal Court
Fire Department
Marriage License Bureau
Brew It Coffee House
S Casino Center Blvd
Starbucks
Constable
Federal Courthouse
Order in the Court
Academy Orchestra&Music
Clark County Government Center
Las Vegas North Premium Outlets
Bonneville Ave
3rd St
Supreme Court of Nevada
Sin City Seafood
Greens & Proteins
Juhl
CHASE
E Clark Ave
Smokilicious Bar-B-Q
Academy of the Arts Lowden Theater
E Garces Ave
Dougie Js Cafe
The Writer's Block
After Hours Pizza
The Great Greek Grill
Gass Ave
Letty's de Cocina
S Grand Central Pkwy
Hoover Ave
Cin Cin Brewhouse & Seafood Bar
MOVIE THEATE
Newport Lofts
4th St
Las Vegas Blvd
Rollin Smoke BBQ
The Pepper Club By Todd English
Midtown 3,000 units under construction
Chicago Joe's
6th St
7th St
8th St
9th St
10th St
11th St
18b ARTS DISTRICT
Soho Lofts
The Garden
The Goodwich
Dona Maria Tamales
Kookoo Cafe
La Troca Tracha
18bin
Bungalow Coffee Co
Fatty's
E Charleston Blvd
Brooklyn's Best Pizza & Pasta
The Meltdown
Cornish Pastry Co
Makers & Finders
Vesta Coffee
Esther's Kitchen
Tacotarian
E California Ave
Casa Don Juan
Yu-Or-Mi Sushi Bar
Good Pie
Main St Provisions
Houston Tx Hot Chicken
Main St
E Colorado St
1228 Main
Fin & Feathers
Jack in the Box
Dig It Coffee
Ocha Thai Cousine
Burgers
Yaqui Zen Kitchen
Soul Belly BBQ
Imparial Ave
Commerce St
S Casino Center Blvd
Aqua Bar & Grill
E Utah Ave
Boston Pizza
Sin City DMV
Yukon Pizza
Esmeraldas Cafe
Wingstop
Winnie & Ethel's
Roberto's Taco Shop



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