



LV.Net ***HIGH SPEED INTERNET*** **Real Estate Properties**



LV.Net

Redevelopment
Portfolio
Las Vegas

Hotel / Motel



2601 Westwood Dr.

Retail Building – 8 Acres



2605 S Eastern Ave.

Warehouse – 1.5 Acres



2800 E Walnut Ave.

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CONTACT

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Marty@LV.Net



3 Introduction

We appreciate your interest in our property portfolio. This brochure consists of broad overviews of each listed property. Prices and full details are available upon request.

For more information, please contact the owner directly at:
Marty Mizrahi • 702.200.0000 • Marty@Lv.Net

About Our Locations

Located in the heart of Downtown Las Vegas and surrounding areas, our locations are close to world-class entertainment, shipping lines, hotel visitors and International Tourism. Our locations are closely accessible to Freeways and the Las Vegas Strip.

Hotel / Motel – 2601 Westwood Dr.

EXECUTIVE SUMMARY

Hotel needs renovation.

The Large 3600sq. foot / 100 Feet in the air pylon sign currently works for the hotel. Hotel should take about 6 months to Renovate once permits are issued. We are pricing the Hotel Only for \$7,750,000 and we will keep the digital sign or include the sign for another \$3,000,000



4 2601 Westwood Dr.

PROPERTY FACTS

Price	\$7,750,000
Building Size	35,374 SF
Price Per Room	\$83,333
No. Rooms	92 (Includes 6 Suites)
Sale Type	Investment
No. Stories	3
Sale Conditions	Needs Renovation

Year Built/Renovated	1979/2021
Property Type	Hospitality
Parking Ratio	2.83/1,000 SF
Property Subtype	Hotel
Corridor	Interior
Building Class	B
Opportunity Zone	Yes
Lot Size	1.27 AC

5 2601 Westwood Dr.



AMENITIES

- Pool
- Restaurant (Future)
- On-Site Bar (Future)

ROOM MIX

92 Total Rooms
 86 Guest Rooms
 6 Suites
 DAILY RATE
 \$163.09

PROPERTY TAXES

Parcel Number 162-09-102-005
 Land Assessment \$312,480
 Total Assessment \$916,438

ZONING

Zoning Code: M
 Listing ID: 28796459
 Date Created: 2023-06-19
 Last Updated: 2023-06-26
 Address: 2601 Westwood Dr, Las Vegas, NV

TRANSPORTATION

TRANSIT/SUBWAY

Sahara Station Las Vegas Monorail	3 min drive	2.5 km
Las Vegas Hilton Station Las Vegas Monorail	6 min drive	3.1 km
Las Vegas Convention Center Station Las Vegas Monorail	5 min drive	3.4 km
Harrah's/Imperial Palace Station Las Vegas Monorail	7 min drive	4.1 km
Flamingo/Caesars Palace Station Las Vegas Monorail	7 min drive	4.7 km

AIRPORT

McCarran International Airport	12 min drive	8.8 km
North Las Vegas Airport	11 min drive	9.5 km

Digital Sign

Area: 3600 SQ.Ft
 Faces: 40' x 30' South and North Sides
 Traffic: Seen by over 289,000+ Vehicles On I-15 daily
 Height: 100' Tall





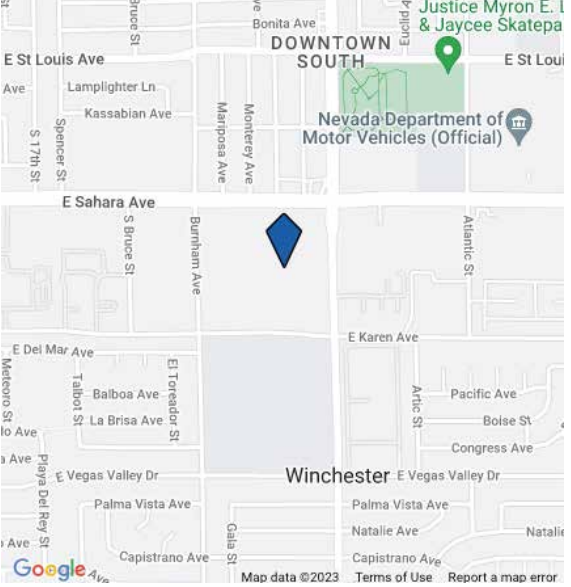
6 2605 S Eastern Ave.

PROPERTY FACTS

Price	\$22,000,000
Building Size	106,5000 SF
Property Type	Retail
Property Subtype	Retail
Building Size	104,397 SF
Building Class	B
Year Built/Renovated	1974/2004
Tenancy	Single

EXECUTIVE SUMMARY

This 104,397 square foot building was formerly Las Vegas Harley-Davidson Motorcycle dealership with Service department, with an adjoined 24 Hour Fitness Center complete with olympic-sized swimming pool, full-sized basketball court, enclosed yoga/spin studio and open gym space. This property fronts Sahara Avenue and sits at the busy Eastern/Sahara intersection.



PROPERTY TAXES

Parcel Number 162-11-503-015
 Improvements Assessment \$387,829
 Land Assessment \$980,622
 Total Assessment \$1,368,451

7 2605 S Eastern Ave.

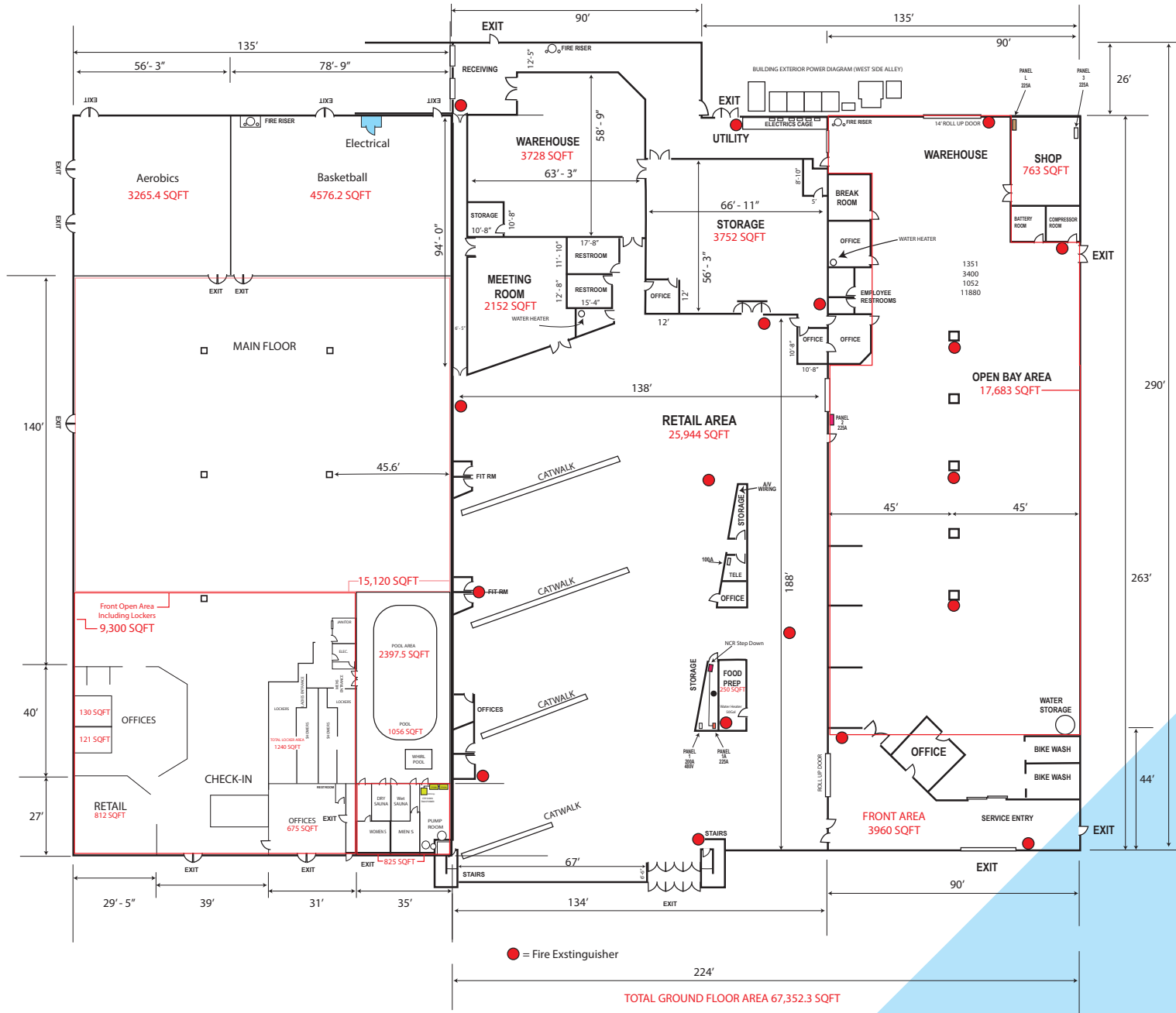
- **106,500 Sq. Ft.**
- **Retail Location**
- **Single Story**
- **Office & Warehouse**
- **2 Loading Docks**

Building Height	1 Story
Loading Docks	2 Exterior
Building FAR	0.30
Land Acres	8.04 AC
Zoning	C-2, County - Commercial
Parking	499 Spaces (4.78 Spaces per 1,000 SF Leased)
Frontage	456 FT on Eastern Ave




2605 S Eastern Ave.

FLOORPLAN





8  **2800 E Walnut Ave.**

- **\$3,700,000**
- **17,283 Sq. Ft.**
- **Shipyards Location**
- **Single Story**
- **Lot Size 1.5 Acres**
- **5 External Loading Docks**
- **Large Perimeter Wall / 2 Large Gates**





9 2800 E Walnut Ave.

PROPERTY FACTS

Address	2800 Walnut Ave
CBS	ALas Vegas-Henderson-Paradise, NV
Subdivision Name	Artesian Acres
APN/Parcel	ID139-36-110-033
Legal Description	ARTESIAN ACRES PLAT BOOK 1 PAGE 38 PT LOT 3 BLOCK 2

Land Use	Shipyard
County	Clark
Zoning	X
State	Nevada
Flood Zone	32003C2186F
Lot #	3
Tax Year	2022
Lot Size	1.5
Assessed Year	2023
Submarket	Central Las Vegas
Census Market	0005221004 Las Vegas
TOTAL SQ	FT17,283

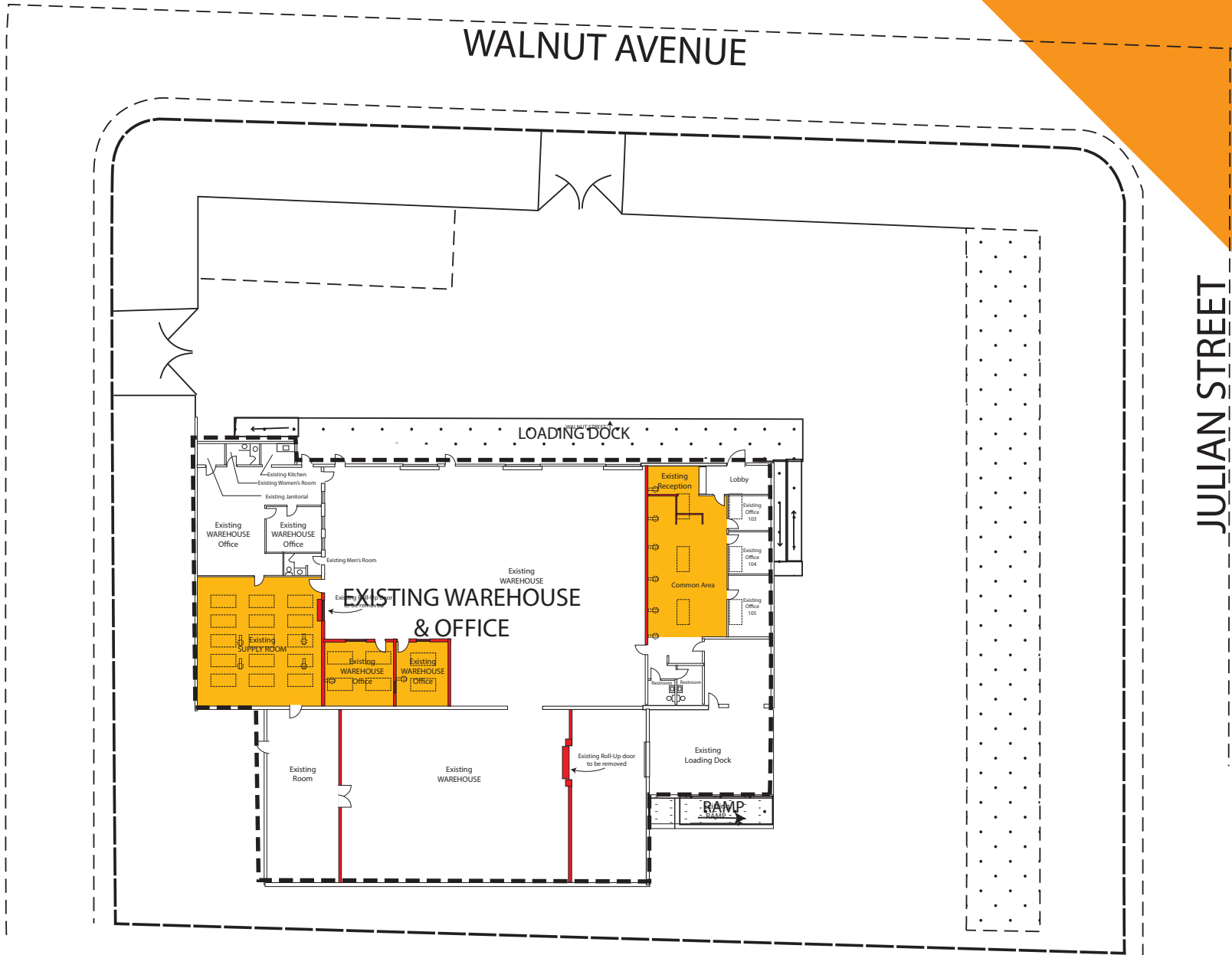
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2800 E Walnut Ave. FLOORPLAN

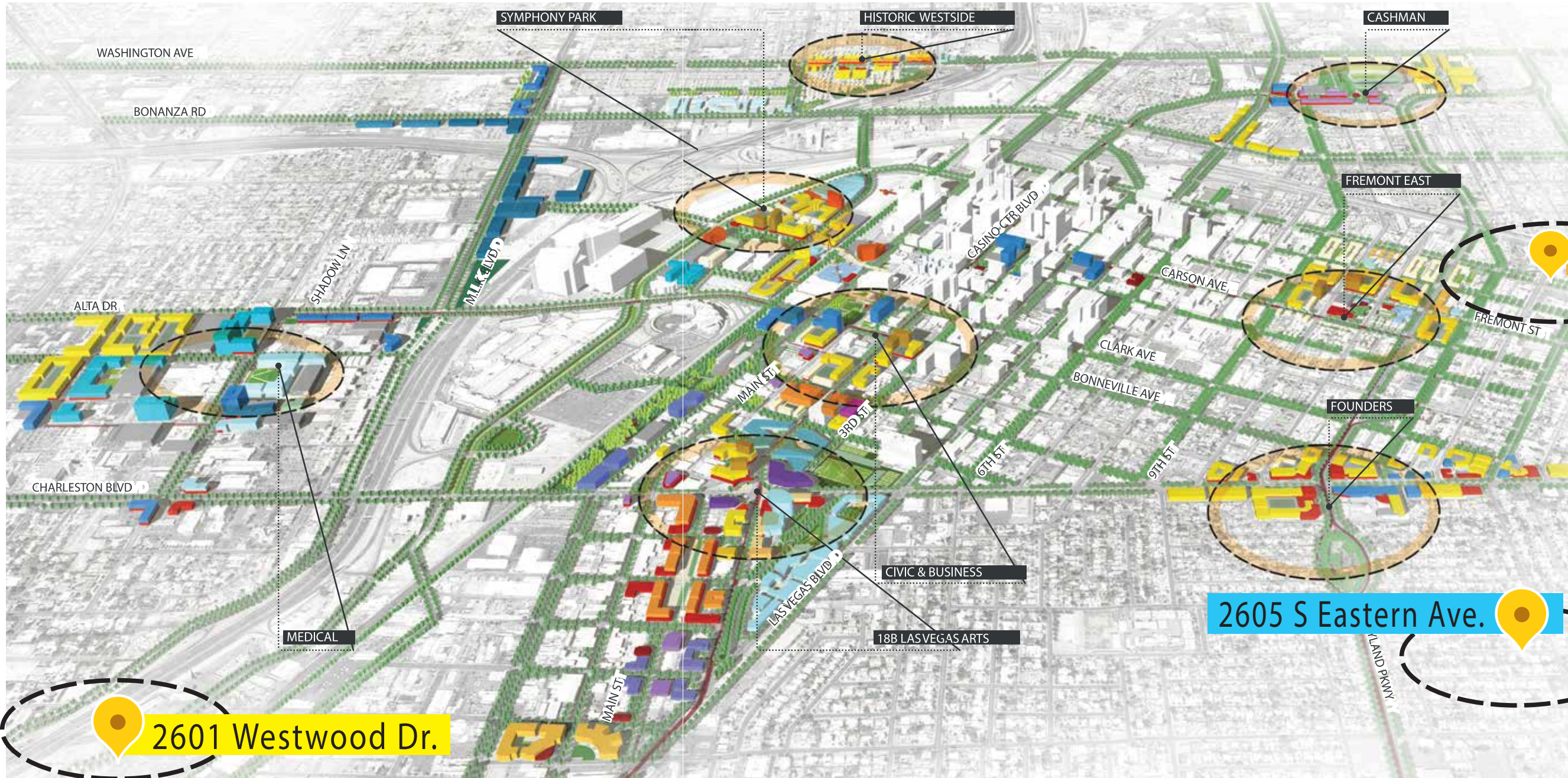
28th STREET

WALNUT AVENUE

JULIAN STREET



10 Las Vegas Downtown Development Plan



LEGEND

RESIDENTIAL

- SINGLE FAMILY HOME
- DUPLEX / TOWNHOME
- AFFORDABLE / WORKFORCE APARTMENT
- LIVE/WORK LOFT
- HIGH-RISE CONDOS W/ PARKING PODIUM
- STUDENT HOUSING
- SENIOR HOUSING
- TEMPORARY HOUSING

CAFE / RESTAURANTS / BARS

SERVICE RETAIL

LOCAL ENTERTAINMENT

BUSINESS HOTEL

OFFICE / EMPLOYMENT

- PROFESSIONAL OFFICE
- CLASS-A OFFICE
- TECH R&D INCUBATOR
- MEDICAL OFFICE / LAB
- MEDICAL SUPPLY MANUFACTURING
- MUSEUM
- GALLERY
- CREATIVE OFFICE / MAKER SPACE

CIVIC / INSTITUTIONAL

- CONVENTION CENTER
- REPERTORY THEATER
- COMMUNITY / SENIOR CENTER
- VOCATIONAL SCHOOL
- UNIVERSITY RELATED
- K-12 EDUCATION
- STADIUM

ILLUSTRATIVE DOWNTOWN DEVELOPMENT SCENARIO*
 (*DRAWINGS ARE CONCEPTUAL AND NOT INTENDED TO BE INTERPRETED AS DEFINITIVE PROPOSALS;
 *NOTE THAT SEVERAL OF THE DISTRICTS' NAMES ARE CHANGED AS THE RESULT OF EXTENSIVE PUBLIC INPUT)