

# Book Store Las Vegas, Nevada



**Stock Picture**  
**NOT an actual picture**

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DRE# 014633087



# INVESTMENT HIGHLIGHTS

## Location

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### Book Store

For Financial Information and Site visit, complete the NDA  
NDA Link

<https://nailatariq.com/nda-form>

## Offering Summary

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**Price**                      **\$88,000**

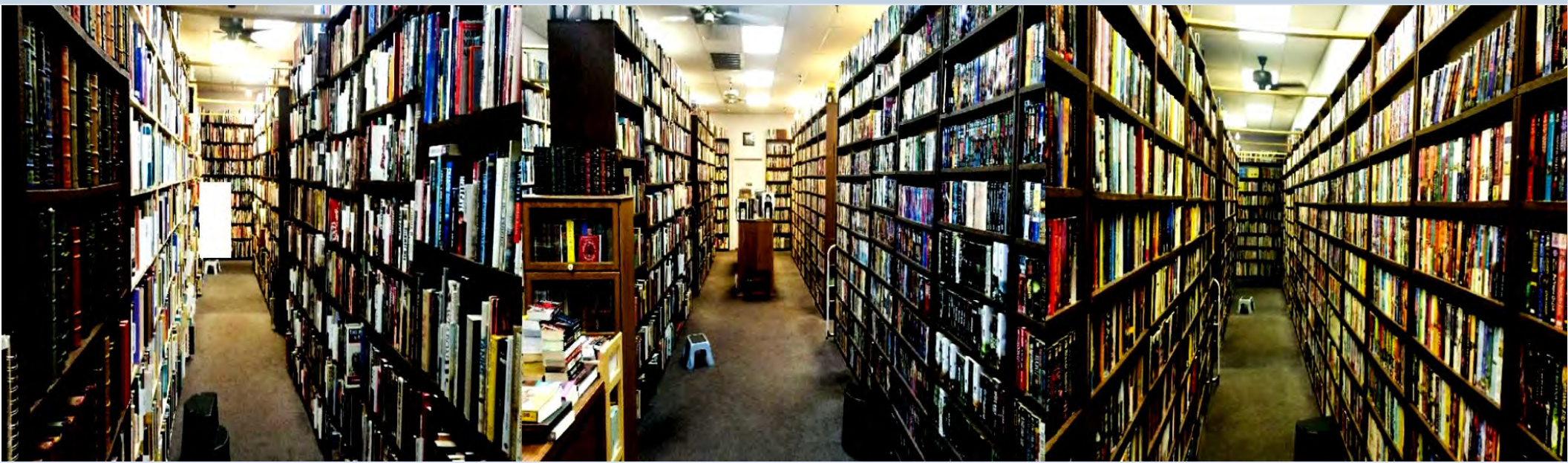
## Lease Term

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Lease Term	New Lease to be negotiated
Rent	\$5,450
Building	2,400 SF approximately

## The Book Store

- A well-established, family-owned since 2014, Preowned Book Store offering a wide selection of titles across all genres, with a strong focus on Science Fiction and Graphic Novels.
- Inventory also includes comic books and audiobooks, attracting a broad and loyal customer base.
- The store features a spacious, well-organized layout with a warm and inviting atmosphere, supported by knowledgeable and friendly staff and plenty of books to choose from.
- Competitive pricing, the store overall delivers excellent affordability and selection, providing excellent value to the customers.
- The Book Store has built a loyal customer base and is recognized as a fun and engaging bookstore where visitors can complete book series, discover hard-to-find titles, and explore a deep catalog of specific authors.
- The stores says there is an Adventure on Every Page. Open daily 9am to 6pm



# EXECUTIVE SUMMARY

## PRIME LOCATION, WELL ESTABLISHED BOOK STORE

### The Book Store

Is a specialty retail bookstore located in a high-traffic corridor of Las Vegas. The business offers a curated selection of books, collectibles, and niche merchandise catering to enthusiasts of fantasy, comics, along with many other selections to choose from.

This is a unique opportunity to acquire a well-established retail business with an existing customer base, recognizable brand presence, and strong growth potential through e-commerce expansion and community engagement.

### Location Overview

The business is strategically positioned along a major Blvd, a well-traveled commercial corridor in Las Vegas with strong visibility and easy access.

### Key Location Highlights

- High daily traffic counts over 41,500 VPD.
- Surrounded by densely populated area with over 1,280,000 population within 10 miles radius
- Proximity to major retail centers and schools. Ample parking and easy ingress/egress

### Business Overview

- Dragon Castle Books specializes in: Fantasy and science fiction books. Manga and graphic novels
- Collectible items and merchandise. Trading cards and hobby-related products

### Customer Base Includes

- Local residents. Students and young professionals. Hobbyists and collectors. Walk-in retail traffic

### Key Investment Highlights

- Established niche retail concept. Loyal and repeat customer base
- Strong community engagement potential (events, tournaments, signings)
- Opportunity to expand online sales (Amazon, Shopify, eBay)
- Scalable product lines and vendor relationships. Turnkey operation with existing systems in place

### Sale Includes

- Furniture, fixtures. Vendor and supplier relationships
- Leasehold interest (subject to landlord approval). Business name, goodwill, and customer base
- **Inventory (at cost or negotiated separately)**



# DEMOGRAPHICS

	3 miles	5 miles	10 miles
<b>POPULATION</b>			
2025 Population	184,611	435,601	1,375,841
Median Age	40.1	40.5	39
Bachelors' Degree Higher Education	19%	20%	21%
<b>INCOME</b>			
Average House Income	\$90,401	\$95,750	\$95,389
<b>HOUSING</b>			
Median Home Value	\$397,307	\$408,298	\$433,373
Median Home Year Built	1991	1993	1995
<b>HOUSEHOLDS</b>			
2025 Households	70,469	161,400	510,949
Average Household Size	2.5	2.6	2.6
Average Household Vehicles	2	2	2
<b>HOUSING OCCUPANCY</b>			
Owner Occupied Households	57%		
Renter Occupied Households	43%		
<b>DAYTIME EMPLOYMENT</b>			
Employees	49,453	124,683	613,549
Businesses	8,257	17,652	61,591

## SNAPSHOT



**435,601**

POPULATION 5 mile



**\$95,750**

INCOME 5 mile



**\$408,298**

HOME VALUE 5 mile



**41,556**

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

# AREA OVERVIEW



**Las Vegas**, colloquially referred to as **Vegas**, is the most populous city in the U.S. state of Nevada and the seat of Clark County.

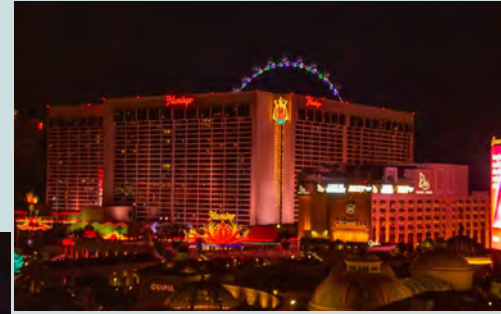
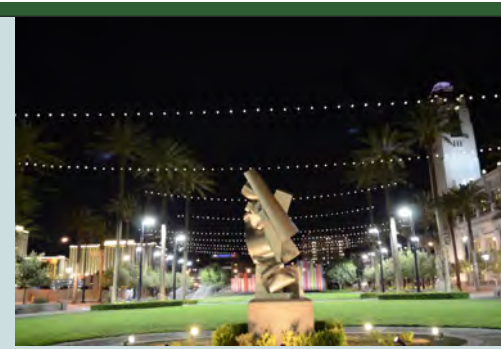
The Las Vegas Valley metropolitan area is the largest within the greater Mojave Desert, and second-largest in the Southwestern United States. Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife, with most venues centered on downtown Las Vegas and more to the Las Vegas Strip just outside city limits. The Las Vegas Valley as a whole serves as the leading financial, commercial, and cultural center in Nevada. According to the United States Census Bureau, the city had 641,903 residents in 2020, with a metropolitan population of 2,227,053, making it the 24th-most populous city in the United States.

The city bills itself as the Entertainment Capital of the World, and is famous for its luxurious and extremely large casino-hotels. With over 40.8 million visitors annually as of 2023, Las Vegas is one of the most visited cities in the United States. It is the third most popular U.S. destination for business conventions and a global leader in the hospitality industry. The city is also host to more AAA Five Diamond hotels than any other city in the world. Las Vegas annually ranks as one of the world's most visited tourist destinations. The city's tolerance for numerous forms of adult entertainment has earned it the nickname "Sin City," and has made it a popular setting for literature, films, television programs, commercials and music videos.

Las Vegas was settled in 1905 and officially incorporated in 1911. At the close of the 20th century, it was the most populated North American city founded within that century (a similar distinction was earned by Chicago in the 19th century). Population growth has accelerated since the 1960s and into the 21st century, and between 1990 and 2000 the population nearly doubled, increasing by 85.2%..

Although the city of Las Vegas shares the same history and cultural identity, the Las Vegas Strip is not inside the city limits of Las Vegas; it is instead part of the unincorporated towns of Paradise and Winchester.

**Toponymy:** In 1829, Mexican trader and explorer Antonio Armijo led a group consisting of 60 men and 100 mules along the Old Spanish Trail from modern day New Mexico to California. Along the way, the group stopped in what would become Las Vegas and noted its natural water sources, now referred to as the Las Vegas Springs, which supported extensive vegetation such as grasses and mesquite trees. The springs were a significant natural feature in the valley, with streams that supported a meadow ecosystem. This region served as the winter residence for the Southern Paiute people, who utilized the area's resources before moving to higher elevations during the summer months. The Spanish "las Vegas" or "the meadows" (more precisely, lower land near a river) in English, was applied to describe the fertile lowlands near the springs. Over time, the name began to refer to the populated settlement.



## Presented By:

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**Nevada License**      Business Broker      BUSU.0007238

Sales License      S.201495

**California License**      Broker License      01463387

## **KW Commercial**      **Las Vegas, NV**

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Las Vegas, CA 89131

**KW VIP Town Square Office**      6623 S. Las Vegas Blvd, Suite 250  
Las Vegas, CA 89119



## **C 21 Commercial**      **Chino Hills, CA**

**Century 21 Masters**      15335 Fairfield Ranch Rd, Suite 100  
**Chino Hills Office**      Chino Hills, CA 91709



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## KW VIP Commercial

Corporate Office

Town Square Office



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Chino Hills Office



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