

FOR LEASE

1551

S COMMERCE STREET

LAS VEGAS, NV 89102



FLEXIBLE
COMMERCIAL SPACE



STRATEGIC
DOWNTOWN LOCATION



RECENTLY
RENOVATED PROPERTY

\$3.50 PER SQUARE FOOT
INCLUDING CAM AND UTILITIES



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COMMERCIAL
LAS VEGAS

PROPERTY IMAGES



PROPERTY SUMMARY

Located in the heart of the rapidly evolving Downtown Las Vegas Arts District, this newly redeveloped retail property offers a premier opportunity along highly visible Commerce Street. The available first-floor space features direct street frontage and is positioned adjacent to the newest location of Meraki Greek Grill, creating immediate synergy with an established destination tenant.

The property benefits from exceptional accessibility, with a newly constructed public parking lot located directly across Commerce Street. Surrounded by significant new residential and mixed-use developments—including Distrikt, Gemma Apartments, and Flats Arts District—the location continues to experience strong population growth, increased foot traffic, and ongoing investment.

Ideal for retail, restaurant, showroom, wellness, or creative users seeking to establish a presence in one of Las Vegas' fastest-growing urban neighborhoods.

1551

S COMMERCE STREET



MERAKI GREEK GRILL
OPENING SOON



THE 1551 S COMMERCE STREET ADVANTAGE



GREAT LOCATION

Located in the core of Downtown Las Vegas.



COMMUNITY HUB

Join a vibrant, creative community.



VERSATILE SPACE

Suitable for various commercial uses.



GROWTH POTENTIAL

Benefits from the district's development and increasing property values.

PROPERTY HIGHLIGHTS

- » First Floor delivered in warm grey shell condition
- » New building façade and exterior glass doors/windows
- » Signage available
- » Patio space available
- » Tenant improvement allowance available for qualified Tenants

PROPOSED USES



RETAIL SHOPS:

- » Open unique stores for vintage clothing, handmade jewelry, and home decor
- » Tattoo artists
- » Barbers/stylists



ART GALLERY AND STUDIOS:

- » Showcase local and international artwork.
- » Provide studio spaces for artists.



OFFICE SPACES:

- » Create modern co-working spaces for startups and creative agencies.
- » Offer flexible office layouts with top-notch amenities.



EVENT VENUES:

- » Host art exhibitions, live performances, and community events.
- » Provide a unique venue for private and corporate functions.



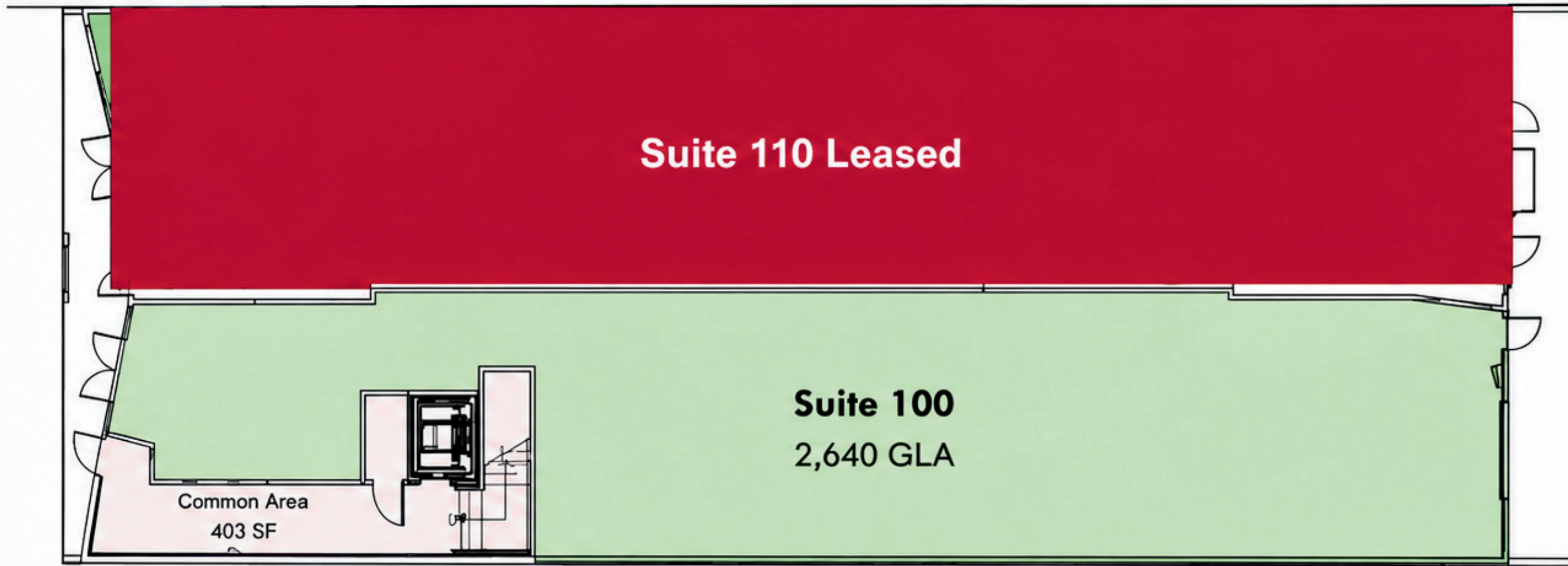
WELLNESS CENTERS:

- » Establish a yoga studio or fitness center.
- » Open a spa or wellness boutique.

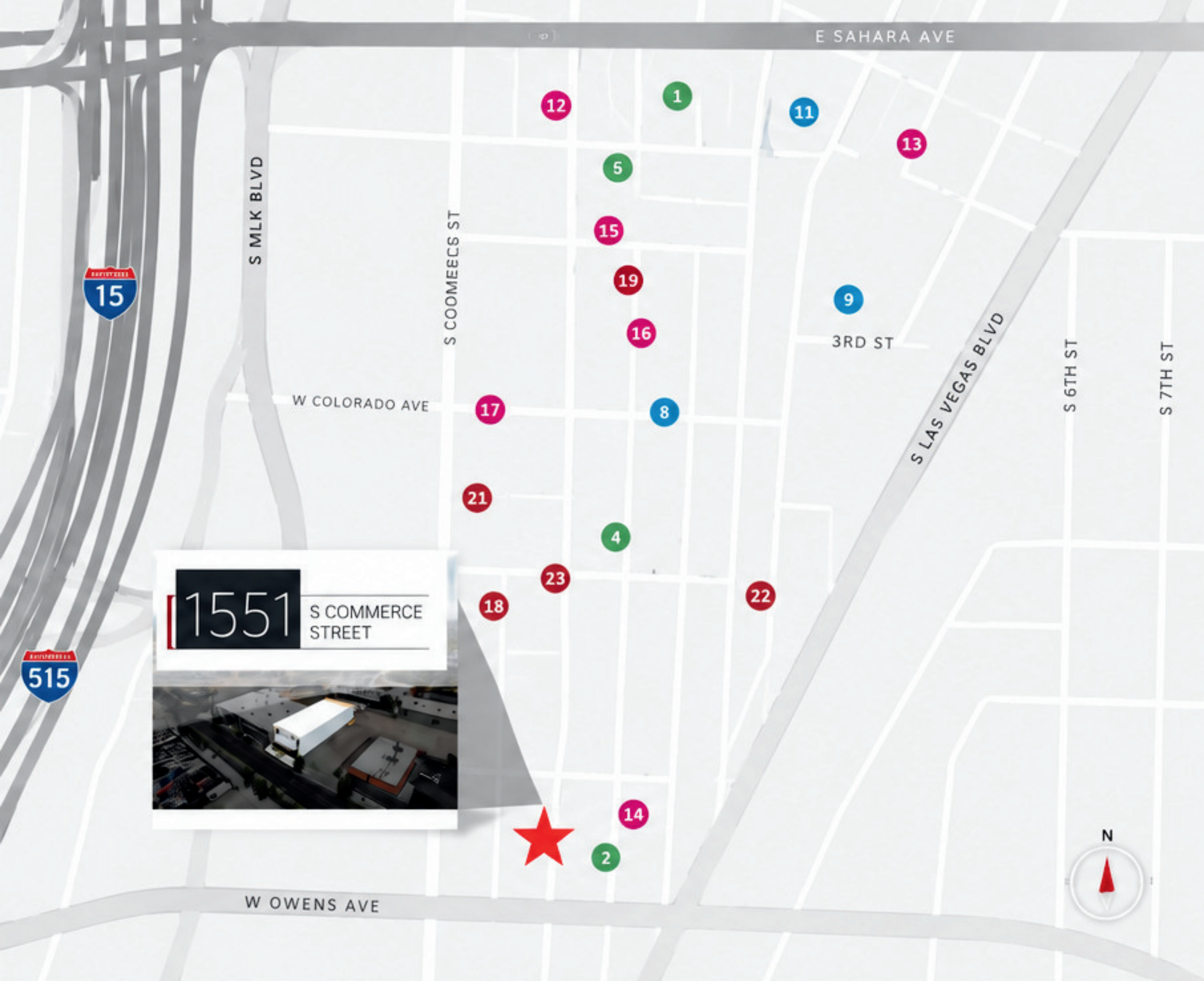
IN THE HEART OF THE
LAS VEGAS ARTS DISTRICT

FLOOR LEASE PLAN

FIRST FLOOR



Suite	Square Feet	\$ PSF	Lease Type
100	2,640	\$3.50	Modified Gross



EAT & DRINK

- 1 Able Baker Brewing Company
1510 S Main St Ste. 120
- 2 Arts District Kitchen
1510 S Main Street
- 3 Artifice Bar
1025 S 1st Street
- 4 Nevada Brew Works
1327 S Main St Ste. 160
- 5 Vesta Coffee
1114 S Casino Center
- 6 Esthers Kitchen
1131 S Main Street

RESIDENTIAL

- 7 Share Downtown (63 units)
1300 S Casino Center Blvd
- 8 Flats Arts District (311 units)
125 W Imperial
- 9 Southern Land Company (337 units)
1207 S 3rd Street
- 10 Newport Lofts (168 units)
200 Hoover Ave
- 11 Midtown (3,000 units)
905 S Main Street

ART & ENTERTAINMENT

- 12 Recycled Propaganda
1114 S Main Street
- 13 Art Houz Theaters
814 S 3rd Street
- 14 Wise Guys Comedy Club
1511 S Main Street
- 15 The Arts Factory
107 E Charleston Blvd
- 16 Majestic Repertory Theater
1217 S Main Street
- 17 Conrad West Gallery
15 W Colorado

SHOP & LIFESTYLE

- 18 Alt Rebel
1409 S Commerce Street
- 19 Buffalo Exchange
1209 S Main Street
- 20 Chops Barbershop and Shave Parlor
1531 S Commerce St unit 150A
- 21 The Good Wolf Lifestyle Company
1319 S Commerce St
- 22 Imperial Tattoo
1404 S 3rd Street
- 23 Main Street Peddlers
1400 S Main Street



**PRIME LOCATION.
DOWNTOWN ADVANTAGE.**

1551 S Commerce Street is located in the heart of Downtown Las Vegas Arts District—surrounded by a dynamic mix of dining, culture, entertainment, residential, and lifestyle businesses.

IN THE HEART OF THE
LAS VEGAS ARTS DISTRICT

LAS VEGAS ARTS DISTRICT



LAS VEGAS ARTS DISTRICT

Brief History of the Las Vegas Arts District

The Las Vegas Arts District, also known as "18b," is a vibrant neighborhood located in the heart of downtown Las Vegas. The name "18b" derives from its original 18-block area that was designated to foster the city's cultural and artistic growth. Established in the late 1900s, the district emerged as a response to the need for a dedicated space for artists and creative professionals.

In the early 2000s, the city of Las Vegas, along with local developers and community leaders, began investing in the area to rejuvenate it. This included infrastructure improvements, incentivizing art galleries, studios, and businesses to set up in the district. The efforts were aimed at transforming the Arts District into a thriving hub for arts and culture.

Evolution and Growth

Over the years, the district has seen significant growth and development. The introduction of events such as First Friday, a monthly arts and culture festival, has been pivotal in drawing attention to the area. This event features local artists, musicians, food vendors, and craftspeople, bringing in thousands of visitors and fostering a sense of community.

Galleries, vintage stores, boutique shops, and a variety of eateries began populating the district, contributing to its eclectic and Bohemian vibe. Murals and street art became prominent, enhancing the area's aesthetic appeal and making it a visually stimulating environment.

Current Commercial Real Estate Description

As of 2024, the Las Vegas Arts District is one of the most dynamic neighborhoods in the city, attracting a diverse mix of businesses and investors. The district spans a larger area than its original 18 blocks, now encompassing parts of Charleston Boulevard to the south, and extending towards Fremont Street to the north.

Key Characteristics:

Commercial Spaces:

The area is home to a mix of retail spaces, art galleries, performance venues, co-working spaces, and studios. Historic buildings have been renovated to house contemporary businesses, blending old-world charm with modern amenities.

Restaurants and Bars:

The culinary scene in the Arts District is thriving, with a range of establishments from high-end restaurants to casual eateries and trendy bars. This diversity attracts both locals and tourists, contributing to the area's vibrant nightlife.

Residential Developments:

Mixed-use developments have become common, combining residential units with ground-floor commercial spaces. These developments cater to artists, young professionals, and those seeking an urban lifestyle.

Cultural and Entertainment Venues:

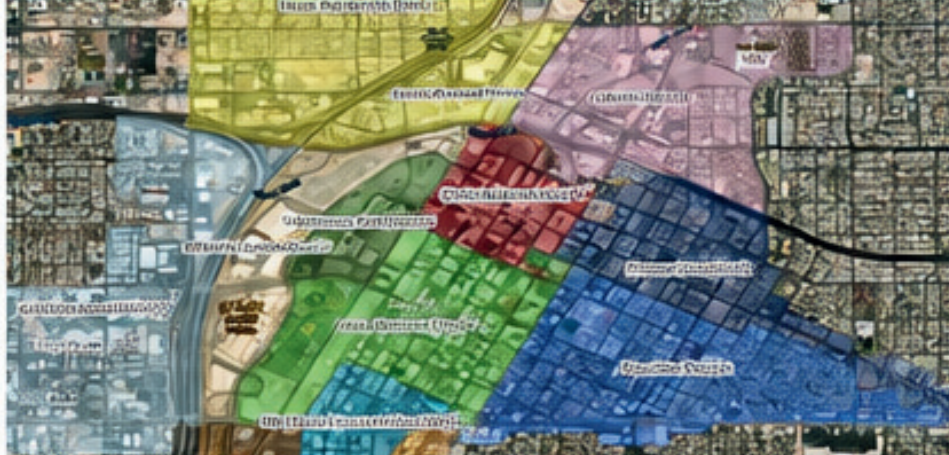
The district continues to be a cultural hotspot with theaters, music venues, and art installations. These venues host a variety of events, from live music and theater productions to art exhibitions and community gatherings.

Office Spaces:

There has been an increase in demand for office spaces, particularly from creative agencies, tech startups, and other innovative businesses. The district's unique atmosphere and central location make it an attractive alternative to more traditional office environments.

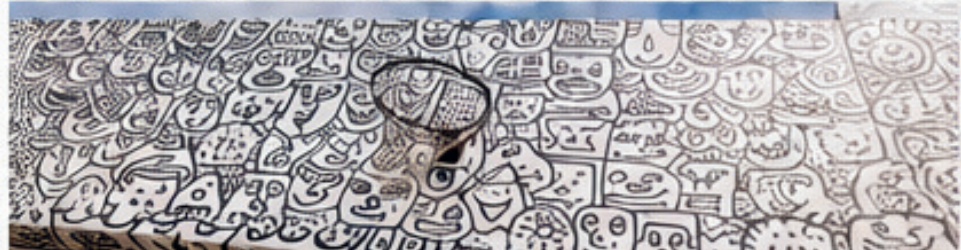


ARTS DISTRICT EXPANSION



The expansion of the Las Vegas Arts District is a testament to the city's commitment to fostering a thriving cultural and artistic community. Over the past few years, the district has seen significant growth, both in terms of physical space and the variety of offerings available to residents and visitors. This expansion is not just about increasing the number of galleries and studios but also about creating a more integrated and vibrant neighborhood that truly celebrates the arts in all forms.

New developments have brought a mix of residential, commercial, and cultural spaces, attracting a diverse mix of residents and visitors. This growth has been complemented by an increase in cultural events and festivals, further establishing the Arts District as a premier destination for cultural tourism and collaboration and inspiration.





GET IN TOUCH TO LEARN MORE ABOUT THIS PROPERTY

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