

For Lease

# Tony @ Fremont



LOGIC



S. Las Vegas Blvd. and E. Fremont St.  
Las Vegas, NV 89101

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## Property Overview

LOGIC Commercial Real Estate is pleased to present a rare opportunity to lease space in the heart of the Fremont East Entertainment District, which offers entertainment, hotels/casinos, bars, and restaurants. The subject property sits at the entrance to the world-famous Fremont Street Experience, nestled in the heart of Downtown Las Vegas. While Fremont East is open to drivers, pedestrians still predominantly occupy the area. The subject property is situated at the southeast corner of the signalized intersection of S. Las Vegas Blvd. and E. Fremont St., offering  $\pm 175$  feet of Fremont St. exposure and  $\pm 129$  feet of frontage on S. Las Vegas Blvd. Fremont East is also home to a burgeoning art scene, First Friday, and one of the world's highest-grossing music and art festivals, Life is Beautiful, which attracts over 170,000 people annually.

- **El Cortez:**  $\pm 362$  Rooms
- **Main Street Station:**  $\pm 406$  Rooms
- **Plaza Hotel:**  $\pm 1,000$  Rooms
- **Circa Resort & Casino:**  $\pm 512$  Rooms
- **California Hotel and Casino:**  $\pm 781$  Rooms
- **Golden Nugget:**  $\pm 2,400$  Rooms
- **Fremont Hotel and Casino:**  $\pm 447$  Rooms
- **Binion's Gambling Hall:**  $\pm 366$  Rooms
- **Four Queens:**  $\pm 690$  Rooms
- **The D Las Vegas:**  $\pm 638$  Rooms
- **Golden Gate Hotel and Casino:**  $\pm 122$  Rooms
- **Oasis Hotel:**  $\pm 130$  Rooms
- **Downtown Grand Hotel & Casino:**  $\pm 1,124$  Rooms



## Listing Snapshot



### Contact Broker

Lease Rate



**± 3,498 - 21,446 SF**

Available Square Footage



**Fremont East  
Entertainment District**

## Property Highlights

### Prime Location

- Located at the entrance to the world-famous Fremont Street Experience which sees ± 26 million annual visitors
- Positioned in the Heart of Downtown Las Vegas at the signalized intersection of S. Las Vegas Blvd. and E. Fremont St.

### Available Spaces

- 107 S. Las Vegas Blvd.: ± 21,446 SF tri-level nightclub with a rooftop lounge overlooking Fremont St.
- 111 S. Las Vegas Blvd.: ± 3,498 SF Cocktail bar

### Dynamic Tenant Mix

- The Fremont East Entertainment District provides a blend of nightlife, entertainment, shopping, dining, and unique cocktail experiences with notable tenants/parks such as:
  - Commonwealth
  - We All Scream
  - Corduroy
  - The Griffin
  - Flippn' Good
  - Evel Pie
  - Park on Fremont
  - Therapy
  - Eureka!
  - Container Park

## Las Vegas Strip Highlights

**\$8.8<sup>B</sup>**

2023 Las Vegas Strip's Gaming Revenue

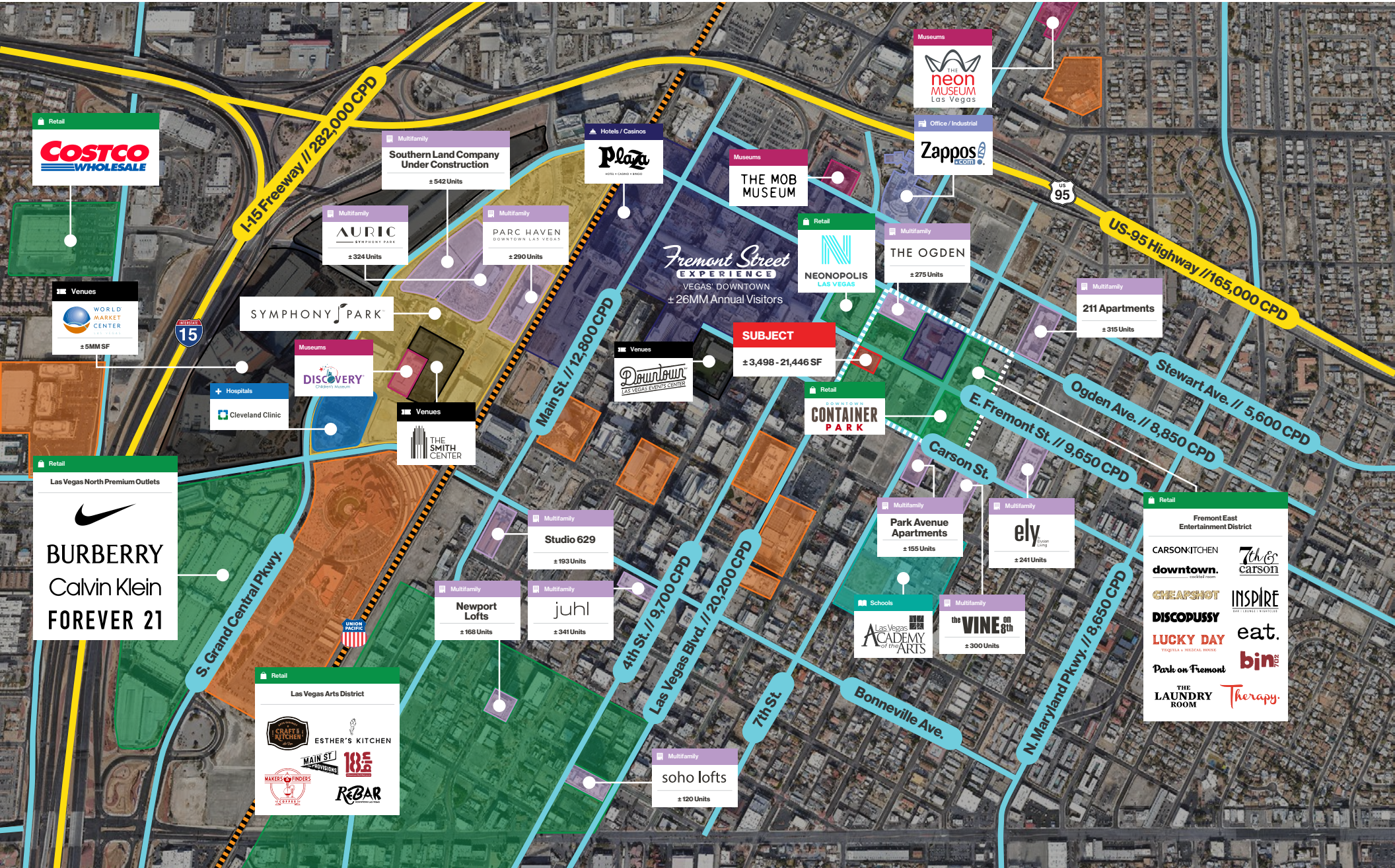
**40.8<sup>MM</sup>**

2023 Number of Visitors to Las Vegas

**6<sup>MM</sup>**

2023 Number of Convention Visitors





**Retail**

**COSTCO WHOLESALE**

**Multifamily**

**Southern Land Company Under Construction**  
± 542 Units

**Multifamily**

**AURIC**  
STARDUST PARK  
± 324 Units

**Multifamily**

**PARC HAVEN**  
DOWNTOWN LAS VEGAS  
± 290 Units

**Hotels / Casinos**

**Plaza**  
HOTEL + CASINO + BINGO

**Museums**

**THE MOB MUSEUM**

**Museums**

**the neon MUSEUM**  
Las Vegas

**Office / Industrial**

**Zappos**  
ecom

**Retail**

**NEONOPOLIS**  
LAS VEGAS

**Multifamily**

**THE OGDEN**  
± 275 Units

**Multifamily**

**211 Apartments**  
± 315 Units

**Symphony Park**

**Museums**

**DISCOVERY**  
Children's Museum

**Hospitals**

**Cleveland Clinic**

**Venues**

**THE SMITH CENTER**

**Venues**

**Downtown Las Vegas Events Center**

**Subject**  
± 3,498 - 21,446 SF

**Retail**

**CONTAINER PARK**

**Retail**

Las Vegas North Premium Outlets

**BURBERRY**  
Calvin Klein  
FOREVER 21

**Retail**

Las Vegas Arts District

**ESTHER'S KITCHEN**  
**18**  
**REBAR**

**Multifamily**

**Newport Lofts**  
± 168 Units

**Multifamily**

**Studio 629**  
± 193 Units

**Multifamily**

**juhl**  
± 341 Units

**Multifamily**

**soho lofts**  
± 120 Units

**Multifamily**

**Park Avenue Apartments**  
± 155 Units

**Multifamily**

**ely**  
± 241 Units

**Schools**

**Las Vegas ACADEMY of the ARTS**

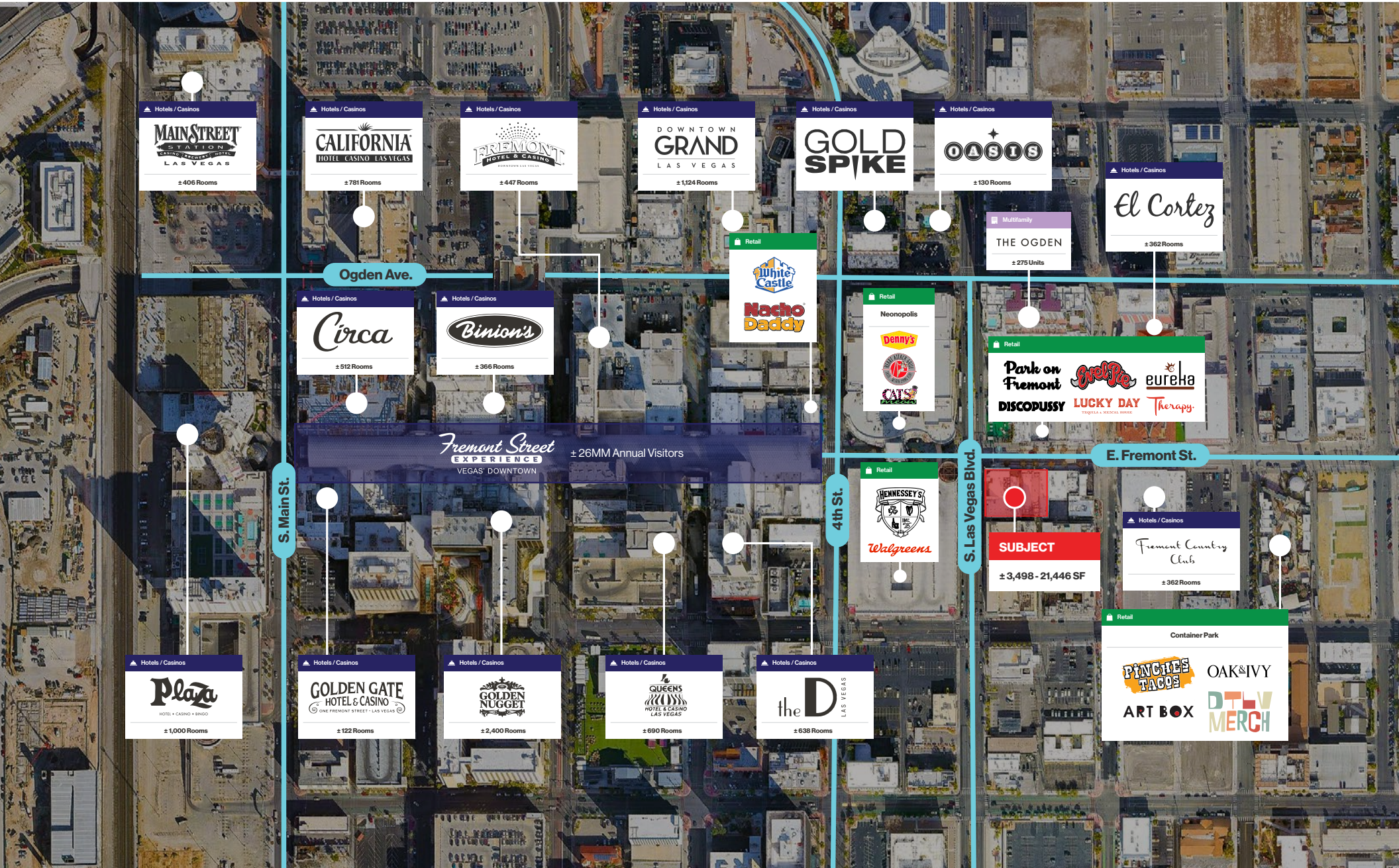
**Multifamily**

**the VINE on 8th**  
± 300 Units

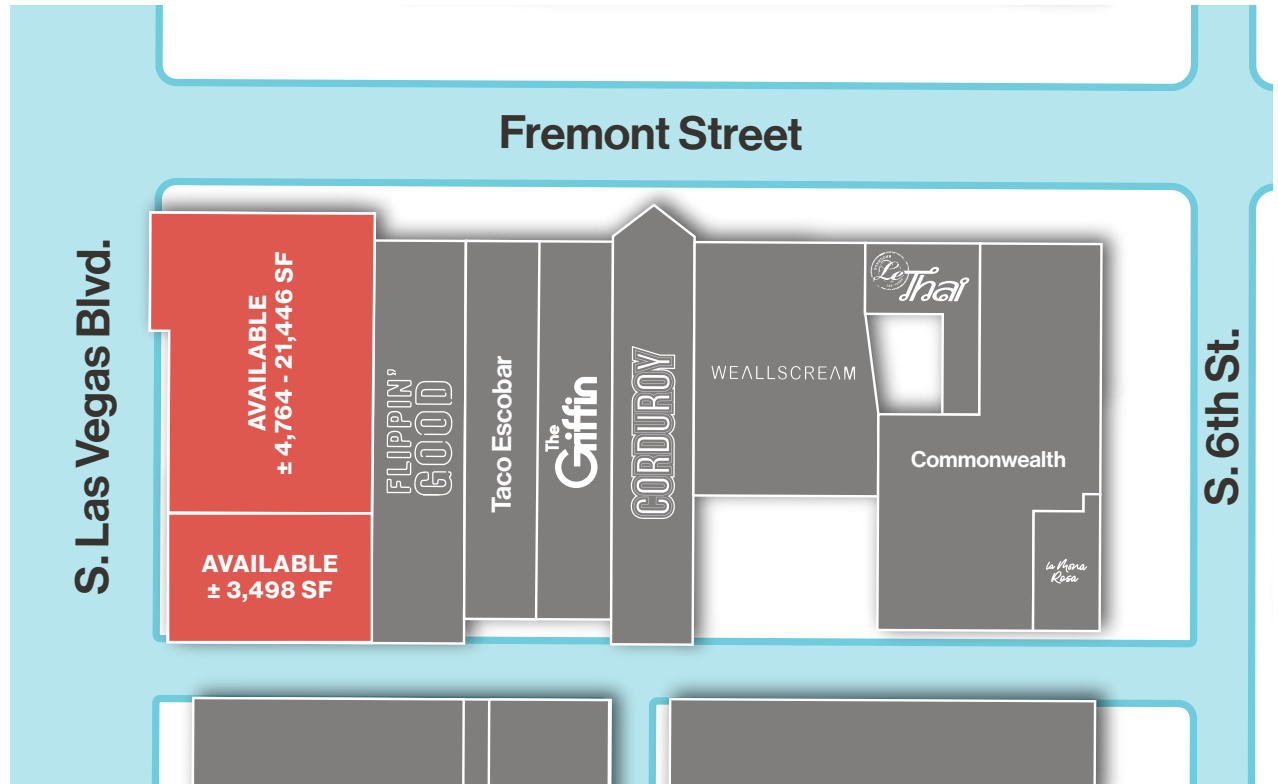
**Retail**

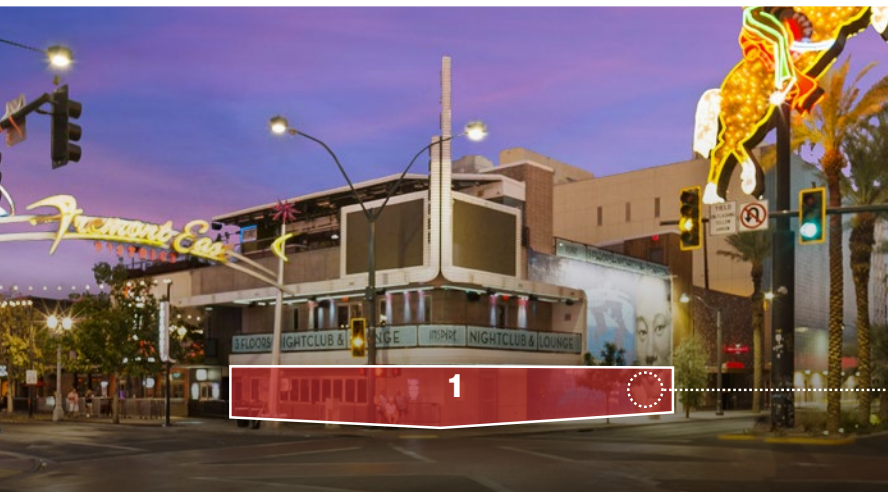
Fremont East Entertainment District

**CARSONKITCHEN**  
**downtown.**  
**7th & carson**  
**CHEAPSHOT**  
**INSPIRE**  
**DISCOUSSY**  
**eat.**  
**LUCKY DAY**  
**bin**  
**Park on Fremont**  
**THE LAUNDRY ROOM**  
**Therapy**



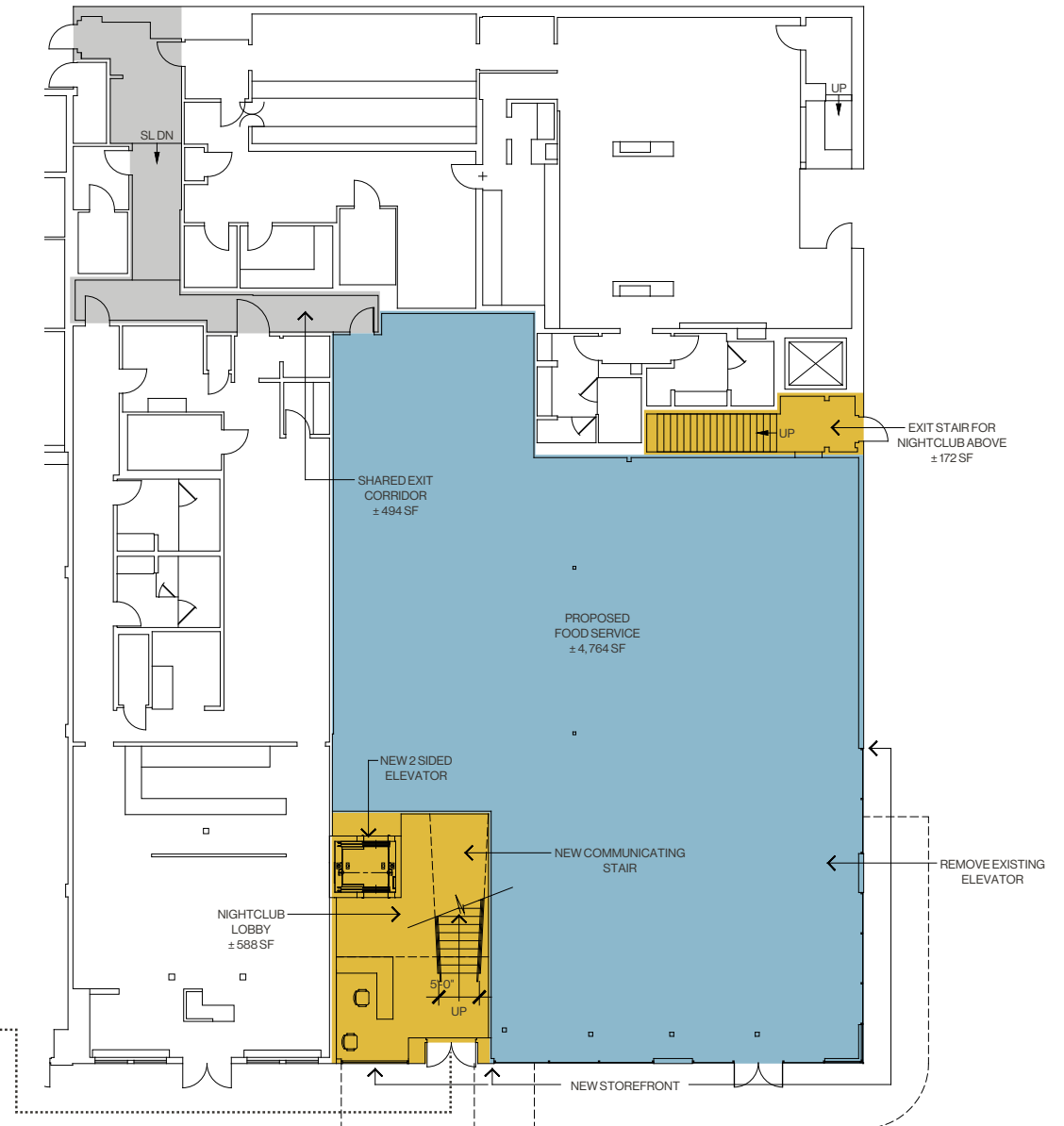
Suite	Tenant	SF
111	AVAILABLE	± 3,498 SF
107	AVAILABLE	± 4,764 - 21,446 SF
505	Flippin' Good	± 3,002 SF
509	Taco Escobar	± 2,004 SF
511	The Griffin	± 3,984 SF
515	Corduroy	± 3,557 SF

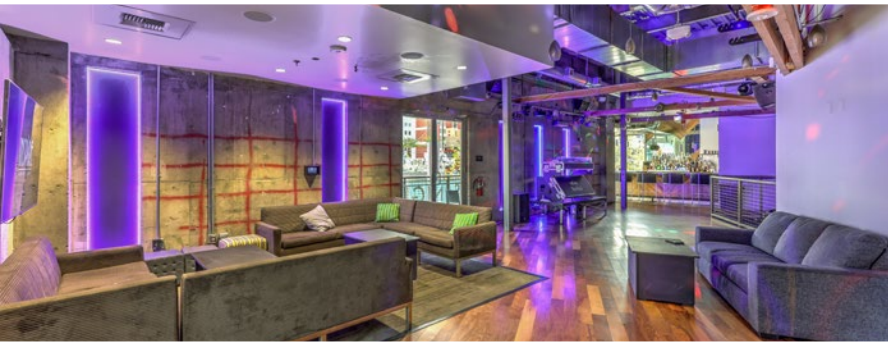




107 S. Las Vegas Blvd.  
 Floor Plan | First Floor  
 Food Service Area | ± 4,764 SF  
 Nightclub Lobby | ± 588 SF

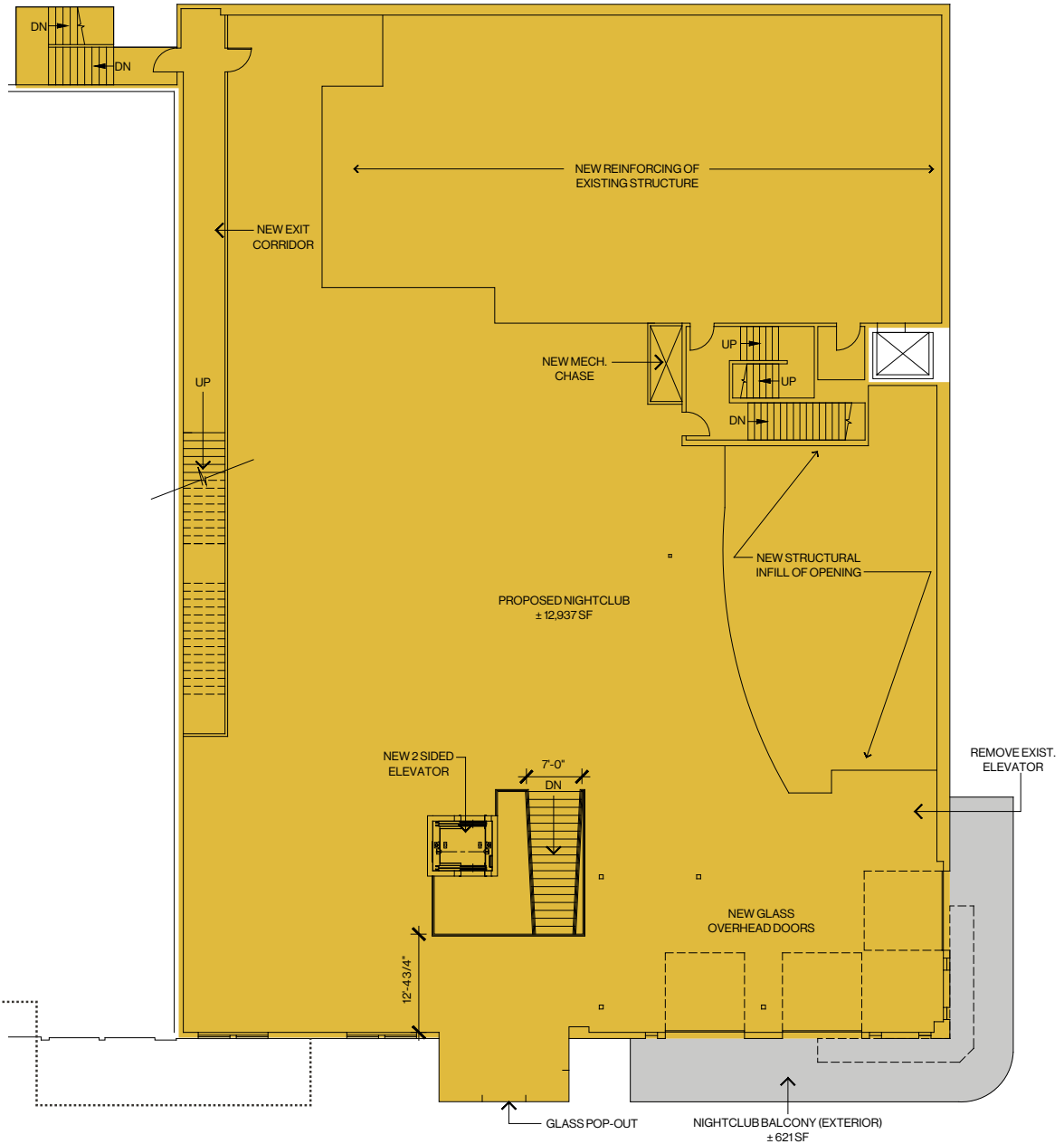
■ Food Service ■ Nightclub ■ Shared Corridor





107 S. Las Vegas Blvd.  
 Floor Plan | Second Floor  
 Nightclub + Balcony | ±13,558 SF

Nightclub  Balcony

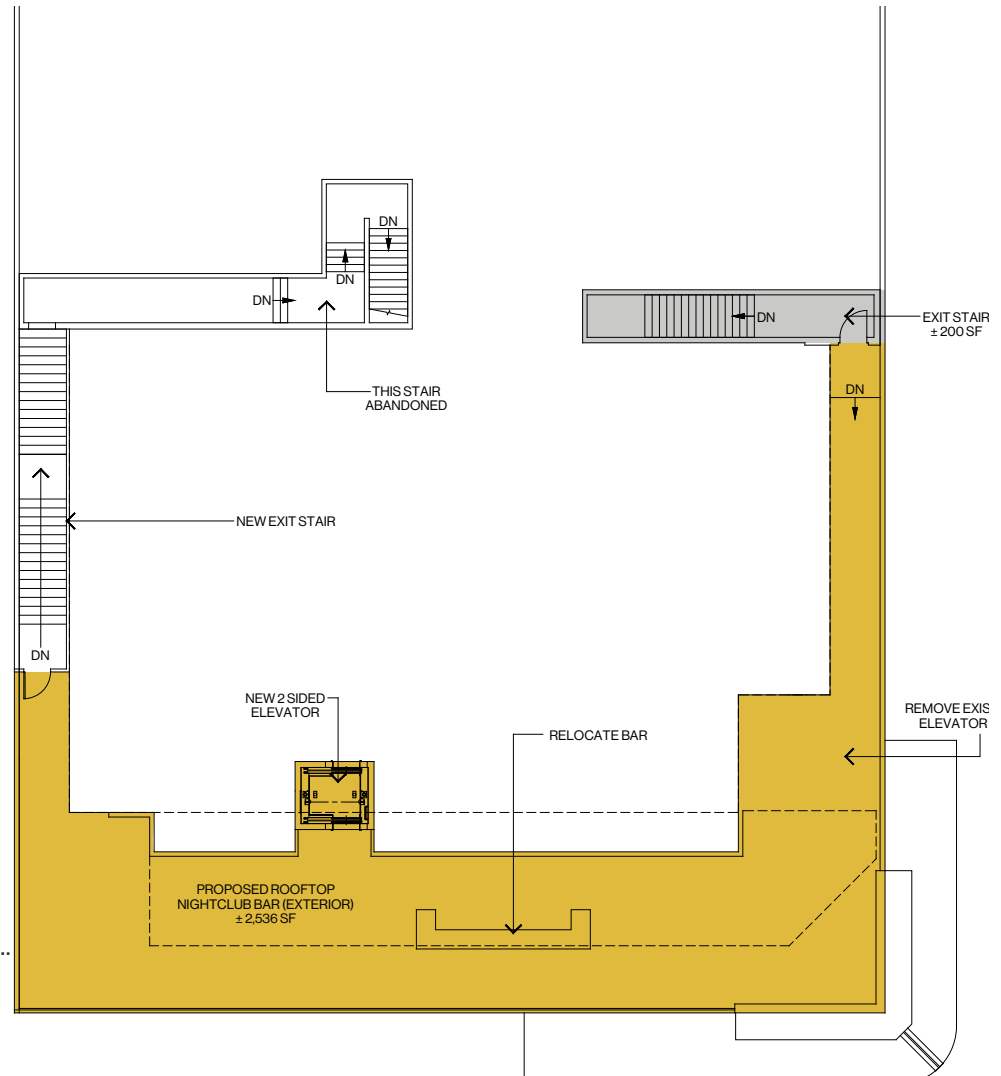






107 S. Las Vegas Blvd.  
 Floor Plan | Third Floor  
 ± 2,536 SF

Nightclub  Shared Stairs





# A Look at Downtown Las Vegas

## Arts District/First Friday

- The Arts District is spread over 18 blocks and is a vibrant, cultural hub packed with indie art galleries, antique shops, restaurants, bars, yoga studios, and performance spaces in converted warehouses
- Every first Friday of the month, the Las Vegas Arts District transforms into one massive street fair that features local artists, food trucks, live music, and so much more. Run by the First Friday Foundation, donations to the event go towards preserving and expanding the arts community in Las Vegas through children's art classes, mural installations, donation drives and neighborhood cleanups

## World Market Center

- World Market Center is a 5-million-square-foot showcase for the home and hospitality contract furnishings industry in Downtown Las Vegas
- The campus has four buildings and three pavilions situated on 59 acres and show cases more the 4,000 furniture, gift and home décor manufacturers, and exhibitors
- World Market Center attracts more than 50,000 attendees twice a year for conventions like Las Vegas Market Show
- Opened in 2021, the Expo at WMCLV adds over 315,000 SF of space to the center, and is the largest event venue in downtown Las Vegas

[wmclv.com/about](http://wmclv.com/about)

## Fremont Street Experience

- Fremont Street is home to most of downtown's hotels and casinos, and occupies the westernmost five blocks of Fremont Street including the areas known for years as "Glitter Gulch"
- Fremont Street Experience is home to Viva Vision, the largest video screen in the world, suspended 90 ft above the renowned pedestrian mall, lined by iconic casinos and hotels

## Downtown Container Park

- Downtown Container Park has become one of Las Vegas' most unique attractions and is composed of 43 repurposed shipping containers and 41 locally-manufactured Xtreme Cubes
- The open-air venue houses a wide variety of small businesses, including boutiques carrying clothing and accessories as well as home decor, restaurants, bars, a wedding chapel, and more
- Container Park is also home to a stage for movie nights and live music performances, as well as The Treehouse, an interactive play area inspired by Swiss Family Robinson

## The Smith Center

- Set on nearly 5 acres, The Smith Center sits at the heart of the 61-acre Symphony Park development in Downtown Las Vegas
- The Smith Center was envisioned as a world-class performing arts center that would develop and present the best and brightest in a broad range of first-rate programming and unite the residents of the community
- Opened in March 2012, The Smith Center has placed arts and culture in Southern Nevada on an international stage, wholly separate from the entertainment of the Las Vegas Strip

[thesmithcenter.com/about](http://thesmithcenter.com/about)

## Life is Beautiful

- Debuting in 2013 and founded by Tony Hsieh, Life is Beautiful Music & Arts Festival is an annual music, culinary, art, and learning festival held in Downtown Las Vegas
- Life is Beautiful is a three-day festival, with four main stages and limitless love for music, with performers that have included The Killers, Outkast, Lizzo, Billie Eilish, and more
- The festival is now ranked as one of Billboard's top producing festivals

[billboard.com/business/touring/rolling-stone-life-is-beautiful-las-vegas-festival-1235027679](http://billboard.com/business/touring/rolling-stone-life-is-beautiful-las-vegas-festival-1235027679)

## Zappos

- Zappos redefined online shopping when it came on the scene in 1999, with Tony Hsieh serving as the CEO from 2000 through 2020
- Zappos has called Southern Nevada home since 2004 after relocating from San Francisco
- In 2013, Zappos moved to historic downtown into the former Las Vegas City Hall building. The Zappos campus is certified LEED gold and includes a private on-campus bistro and café, and an outdoor patio for employees to work or unwind
- Selling much more than shoes, Zappos has been a customer-obsessed company that focuses on delivering a WOW experience

## Symphony Park

- Located on 61 acres in the heart of Downtown Las Vegas, Symphony Park is the city of Las Vegas' premier development that is home to arts, culture, science and medicine, offering one of the city's most exciting and prime opportunities for retail, restaurant or mixed-use development
- Symphony Park retail and restaurants are key amenities that will service the development's primary anchors, including The Smith Center for the Performing Arts, Discovery Children's Museum, Cleveland Clinic Lou Ruvo Center for Brain Health, and the Las Vegas Metro Chamber of Commerce
- More than 600 residential units are now open with ground-level retail opportunities

[lasvegasnevada.gov/Business/Economic-Development/Symphony-Park](http://lasvegasnevada.gov/Business/Economic-Development/Symphony-Park)

# LOGIC Commercial Real Estate

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