

1561 SOUTH COMMERCE ST.

Las Vegas, NV 89102

AVAILABLE
For Lease

SPACES ARE GOING FAST!
JOIN KALMAN'S GET SMASHED &
THE CHIPPER OTTER IRISH PUB

MDL Group

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*AI Generated Rendering. Not The Actual Property

Brewery Row



“

Brewery Row got its start in 2021 as a vehicle to attract and highlight breweries and other alcohol-focused businesses that serve Nevada-made products. It's a way to increase traffic to the Arts District while also building a reputation for the local brewing scene. The area is also one of the 11 stops on the Downtown Loop, a free shuttle service provided by the city to get tourists to such attractions as the Mob Museum and the Fremont Street Experience.

The site overlaps with the Arts District - its boundaries extend north to south from Bonneville Avenue to Oakey Boulevard and east to west from Las Vegas Boulevard to the Union Pacific Railroad line. That boundary is flexible though as Tenaya Creek Brewing is included as part of Brewery Row but is located on Bonanza Road about 3 miles from the other breweries.

To attract business to the area, the city is waiving certain application fees for alcohol-related business licenses, which can run up to \$5,000. These licenses can cover serving beer, wine and a full bar of liquors as well as making alcohol on-site. These waivers have been available for more than two years and the Las Vegas City Council extended them for another two years at their July 2023 meeting.

”

- Las Vegas Review Journal

About The Developer



KLA has been on the forefront of changing the Downtown Las Vegas scene since 2012. With projects ranging from the introduction of Esther's Kitchen in 2016 to their direct involvement in the creation of Brewery Row on Main Street, KLA has been working hard to make Downtown Las Vegas rival the Strip for attracting visitors.

+ **Landlord / Developer:** KLA Construction & Development

+ **Website:** klacapital.com

KLA Construction & Development is located in Las Vegas, Nevada and has an extensive experience in ground up construction and the full-scale remodeling of dilapidated properties while gentrifying and completely modernizing the Downtown Las Vegas landscape. KLA Construction has received many awards through its affiliated investment company, KLA Capital, for its projects throughout the Las Vegas area.

Within this project framework, the landlord assumes the roles of general contractor and developer, enabling the execution of all Tenant Improvement work internally, concurrently with shell and core construction. This approach offers prospective tenants substantial savings, both in terms of time and money, as parallel construction ensures the highest quality and lowest cost when managed by a single contractor. This streamlined process facilitates turn-key delivery of suites.

KLA Capital specializes in investing in strategically located properties in need of extensive remodeling and construction. Currently, it holds the position of the second-highest property owner in Downtown Las Vegas. Collaborating with KLA Construction & Development, Inc., KLA Capital revitalizes empty land parcels or older properties, bringing them back to the market with modern or traditional styles that appeal to a diverse range of tenants.

“City of Las Vegas Mayor Carolyn Goodman hails our development as “absolutely magnificent.”

“Awarded grants by the Las Vegas City Council, our properties have been featured in newspaper articles and news outlets during grand openings, and City of Las Vegas ribbon cuttings.”



1561 S. Commerce Street | Las Vegas, Nevada 89102

+ Parcel Number	162-03-201-004
+ Submarket	Downtown
+ Space Available	±300 - ±2,400 SF
+ Land Size	±0.45 AC
+ Zoning	Commercial/Industrial (C-M)
+ Traffic Counts	S. Las Vegas Blvd. // 35,500 VPD

Property Overview

MDL Group is pleased to present a newly planned ground up development in the Downtown Las Vegas Arts District. The property will feature eight stand-alone buildings with common area seating. Each building will be constructed to resemble a container but will be built from structural steel instead to provide a larger interior than would be allowed using conventional containers. Spaces will range in size from ±300 square feet up to an available ±2,400 square feet depending on the tenants needs. There will be a common area building with bathrooms for all the business, removing the need for tenants to provide bathrooms within their space.

Area Overview

Located between South Commerce Street and Las Vegas Boulevard, in the heart of the vibrant Downtown Arts District adjacent to Brewery Row, minutes from the historic Fremont Street Experience, and immediately accessible to the resort corridor. First Friday and other monthly Downtown events are within walking distance.



Leasing Details



\$2,500 - \$6,500/M

Monthly Rent



\$0.50 PSF

Est. CAM Charges



±300 - ±2,400 SF

Space Available

Demographics

Population

2023 Population

1 mile

±14,712

3 miles

±173,913

5 miles

±505,352

Average Household Income

2023 Average Household Income

1 mile

\$71,852

3 miles

\$58,800

5 miles

\$61,541



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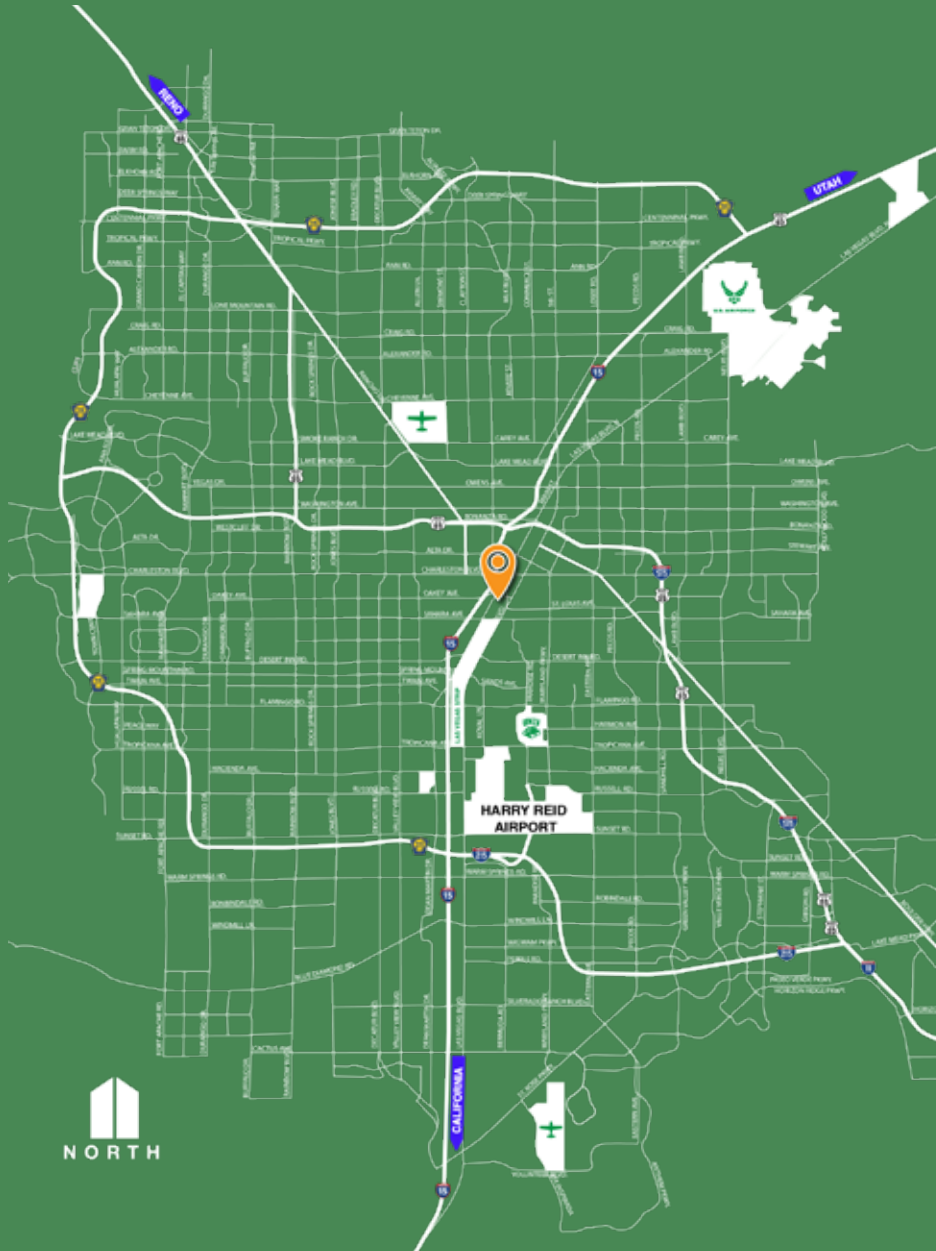


*AI Generated Rendering. Not The Actual Property

Property Highlights

- Exciting new development underway in the heart of the Downtown Arts District, boasting a prime location with frontage on Main Street, directly opposite from the newly established Atomic Golf
- We're on the lookout for a diverse mix of Food & Beverage concepts. Interested? Share your idea with us!
- The entire project is covered by a comprehensive umbrella liquor license
- A calendar filled with weekly and monthly events, including Farmers Markets, music festivals, and more!
- This destination offers the unique opportunity for patrons to explore multiple venues within the same complex, fostering a vibrant community
- Abundant parking
- Attractive tenant improvements (TI) allowances, along with competitive lease terms and rates, are available for established brands and operators
- The development will feature string lights across the entirety of the project with an activated alley offering live music and a variety of dining and drink options, creating a shared experience in a communal seating area
- Situated one block from Brewery Row and a short drive to casinos, Downtown events, and the Downtown core
- Convenient access from both the I-15 and I-215 Freeways and Harry Reid International Airport

Executive Summary: Property Highlights



Brand New, Ground Up Development

Newly planned ground up development in the Downtown Las Vegas Arts District. The property will feature eight stand-alone buildings in a variety of sizes.



Strategic Location

The property features direct frontage on Main Street, directly across from the newly constructed Atomic Golf. Situated just off South Commerce Street, in the heart of the vibrant Downtown Arts District near the entrance to the Neon Gateway, minutes from the historic Fremont Street Experience, and immediately accessible to the resort corridor and Brewery Row. First Friday and other monthly Downtown events are within walking distance.

Aside from being located in the booming Arts District, the property also benefits from being advantageously situated near the newly announced City of Las Vegas public parking structure. The City's project will consist of retail stores on the ground level with 5-floors of public parking above it, which will provide the center ample parking for their customers.



Sprawling Downtown Development

Surrounded by new projects, restaurants, bars, breweries, and redevelopments that have driven new businesses to the immediate area resulting in a booming Downtown Las Vegas social scene. New developments include major improvements to Symphony Park with an additional 1,000+ multi-family units, a grocery store and additional retail being added.

- Power Retail Centers
- Strip Corridor
- Convention Center
- Parks
- Golf Clubs
- Arts District



Join Kalman's Get Smashed and The Chipper Otter



+ Restaurant:

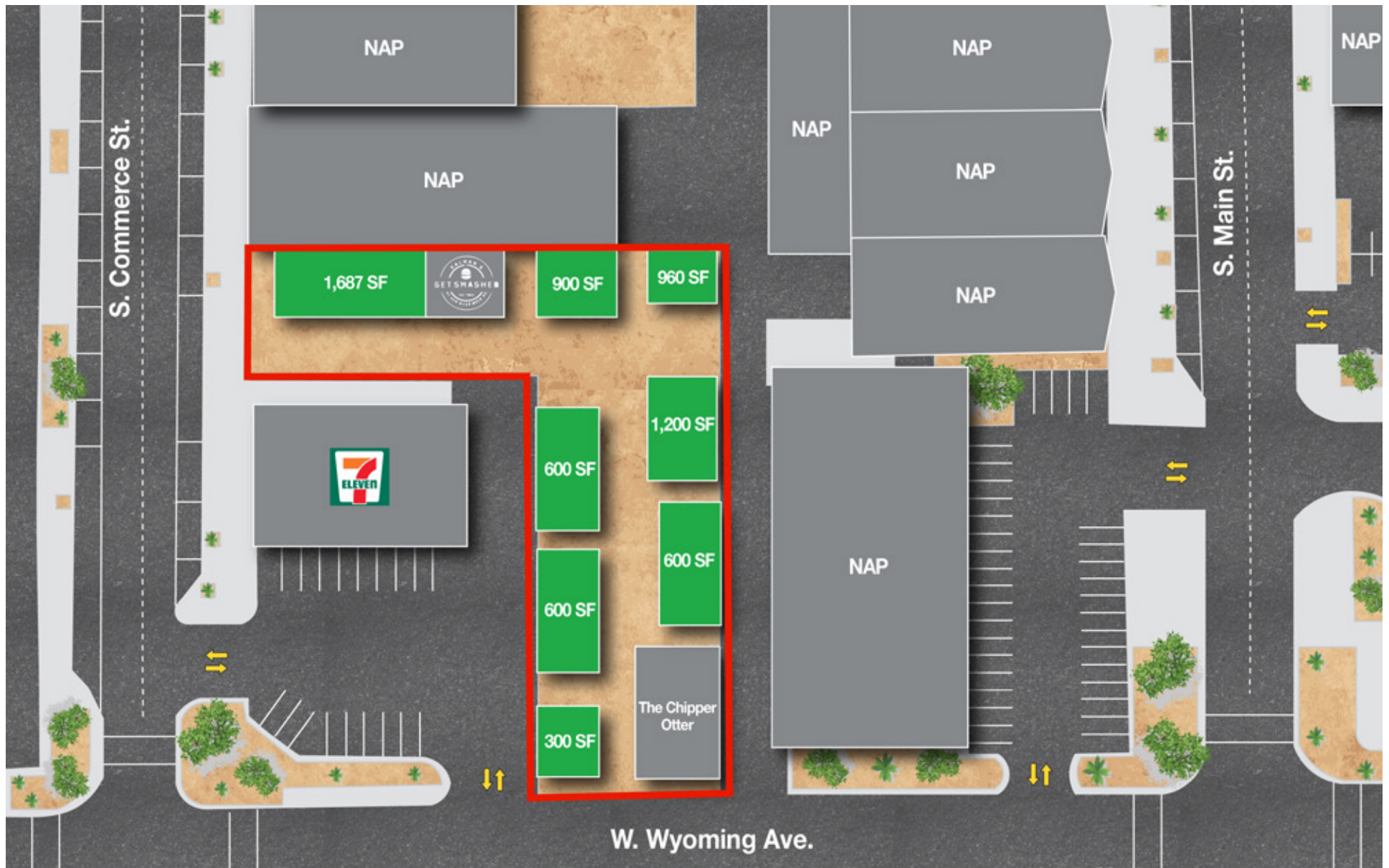
Kalman's Get Smashed

West Jefferson, North Carolina's best kept secret is making its way to the Las Vegas Arts District with their first store in the heart of The Neon Playground! Enjoy Chef Julius Kalman's custom mix of brisket, short ribs, and ground chunk smash burger with a side of thier world famous wedges and finish off your meal with authentic beignets. Come see what everyone in the hills of North Carolina has been raving out, **ONLY** at the Distrikt!

+ Restaurant:

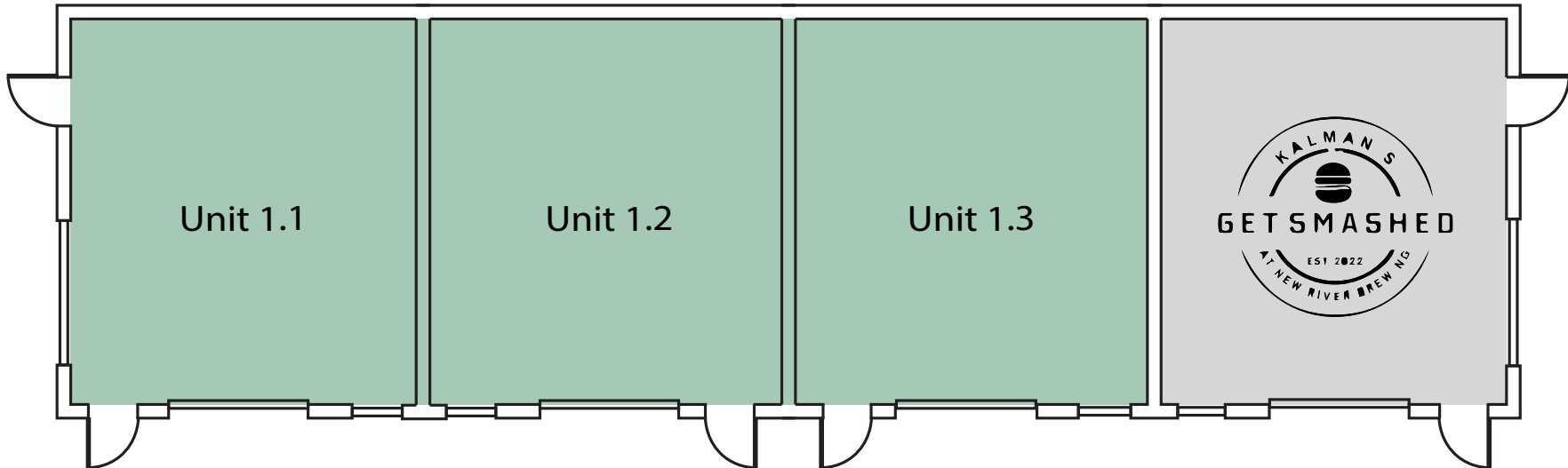
The Chipper Otter

Presenting The Chipper Otter: A new concept from a group of seasoned Las Vegas hospitality professionals and mates. Serving up genuine Irish Whiskey and Beer selections as well as local tributes to the Irish styles of brewing and distillation. The Chipper is a main stay throughout Ireland, and The Chipper Otter will offer the same quality homemade chips and curry that are so popular throughout Ireland. Offering live, traditional folk musicians playing music to complement the quite ambiance and conversations, as patrons sit and enjoy the respite from the hustle and bustle of the typical Las Vegas scenery, you'll be able to have an authentic Irish Pub experience, without having to pack a bag.



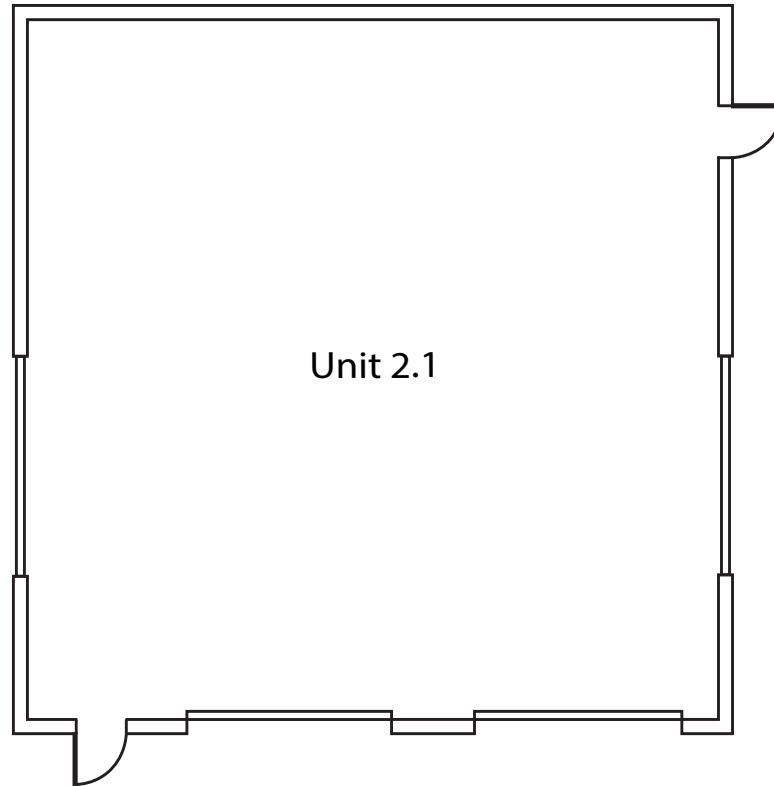
±563 - ±2,250 SF

● Available ● Not Available



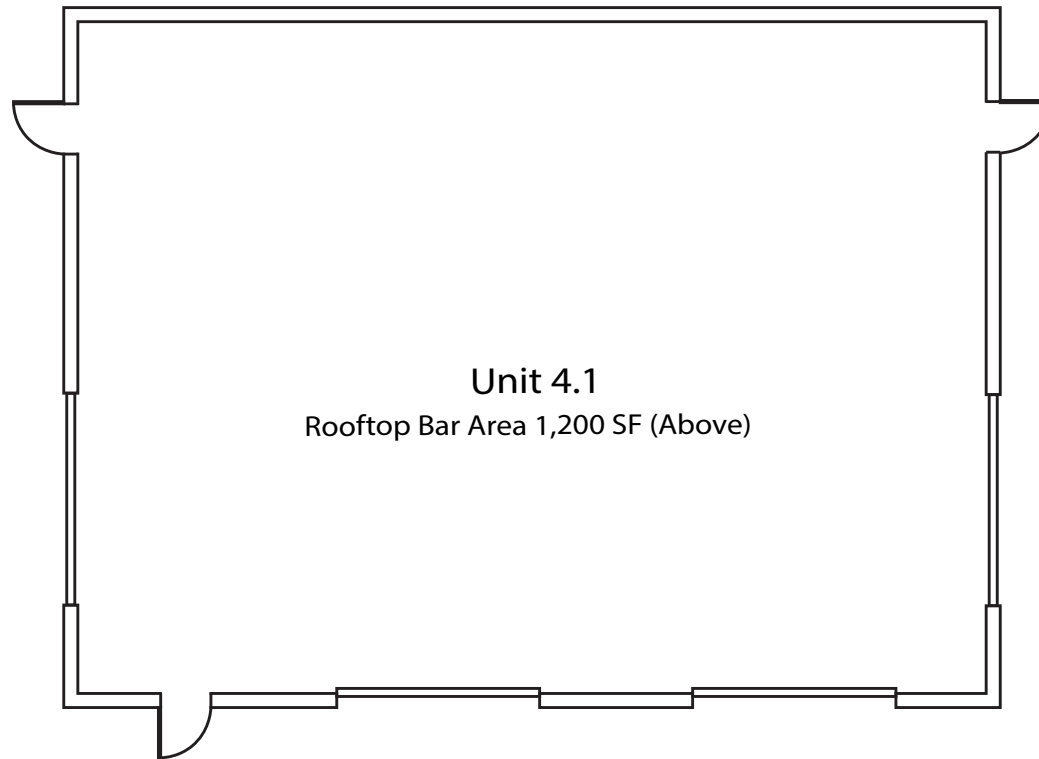
Total SF	Min. Divisible	Rent Per Month	Available
±2,250	±563	\$3,000	Q1 2025

±900 SF



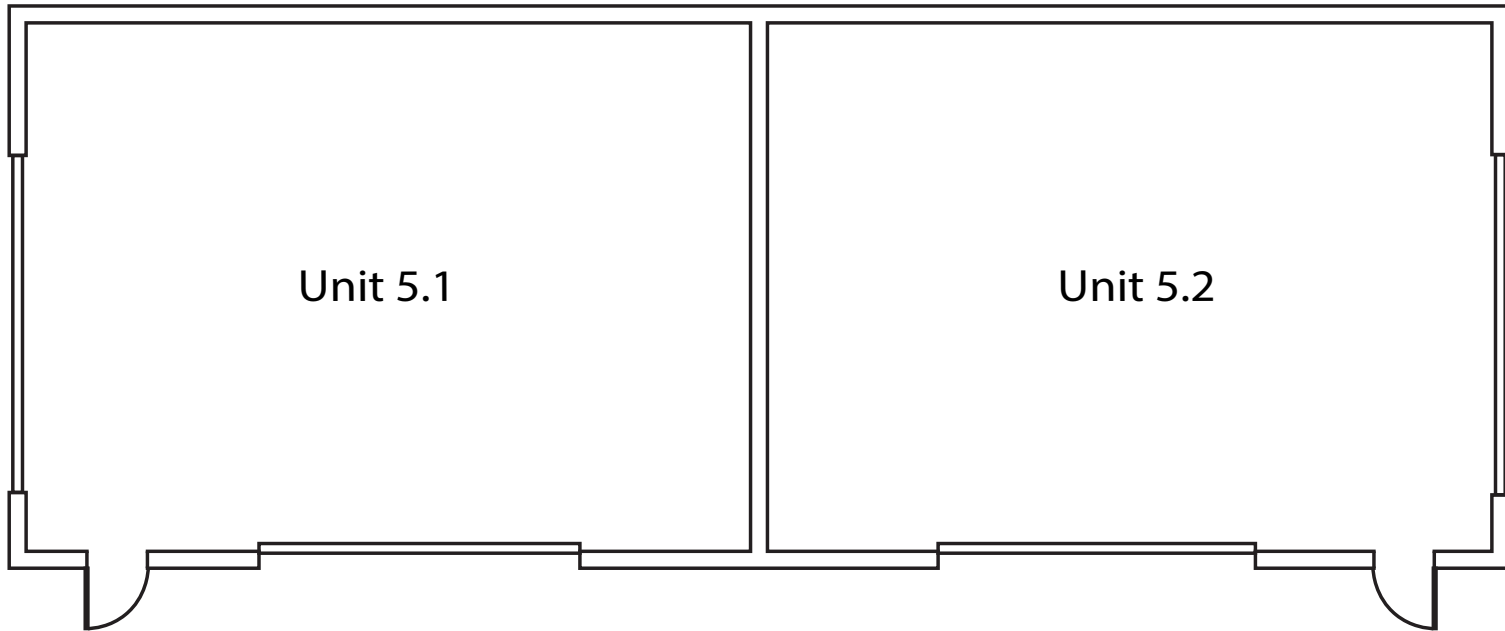
Total SF	Min. Divisible	Rent Per Month	Available
±900	±900	\$5,500	Q1 2025

±1,200 SF



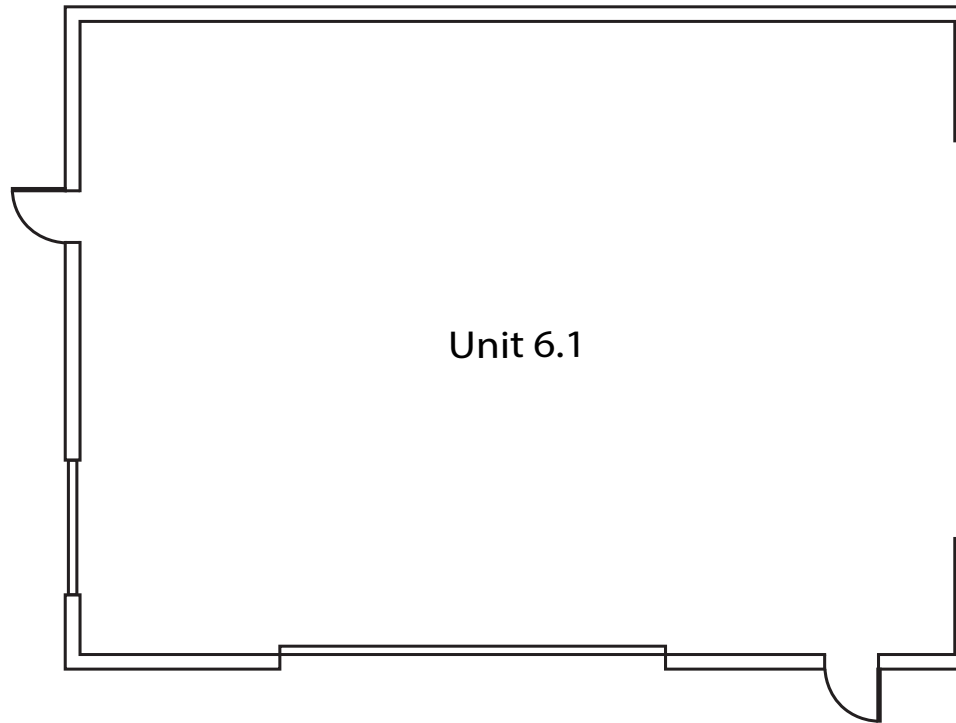
Total SF	Min. Divisible	Rent Per Month	Available
±1,200	±1,200	\$6,500	Q1 2025

±600 SF



Total SF	Min. Divisible	Rent Per Month	Available
±600	±300	\$2,500	Q1 2025

±300 SF



Total SF	Min. Divisible	Rent Per Month	Available
±300	±300	\$2,500	Q1 2025

Clark County Nevada


Synopsis


As of the 2010 census, the population was 1,951,269, with an estimated population of 2,265,461 in 2020. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 74% of the state's population, making Nevada one of the most centralized states in the United States.


With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 13th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$8.1 billion, which surpasses that of the state government.

Quick Facts

 **±435**
Size (Sq. Mi.)

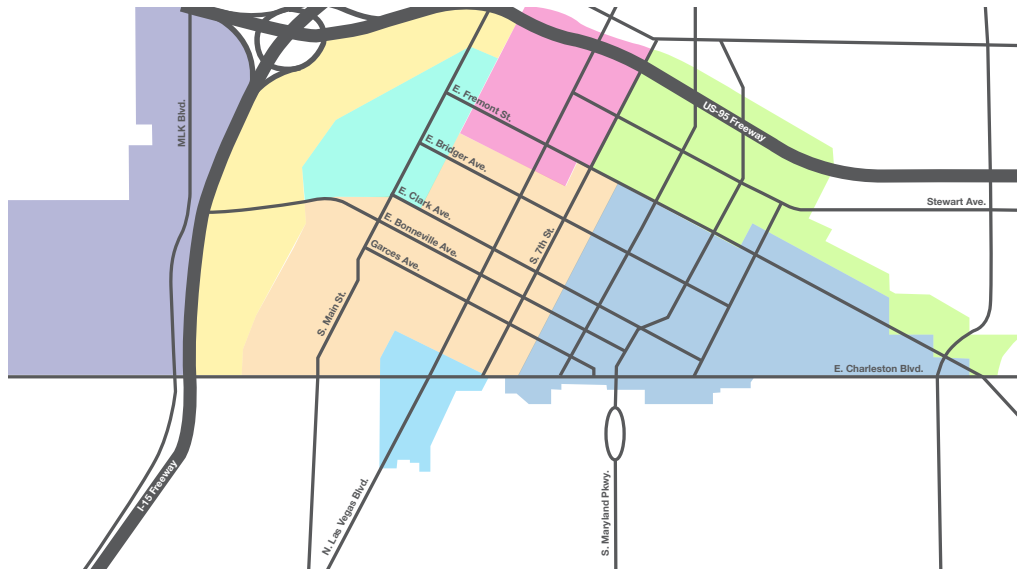
 **2,265,461**
Population

 **290**
Pop. Density (Per Sq. Mi.)

Source: www.clarkcountynv.gov
www.wikipedia.com

Downtown Las Vegas

Downtown Las Vegas is the central business district and historic center of Las Vegas, Nevada. As the urban core of the Las Vegas Valley, it features a variety of hotel and business high-rises, cultural centers, historical buildings and government institutions, as well as residential and retail developments. Downtown is located in the center of the Las Vegas Valley and just north of the Las Vegas Strip, centered on Fremont Street, the Fremont Street Experience and Fremont East. The city defines the area as bounded by I-15 on the west, Washington Ave. on the north, Maryland Pkwy. on the east and Sahara Ave. on the south. The downtown area is made up of 8 districts: the Fremont East Entertainment District, Arts District, Symphony Park, Las Vegas Medical District, Civic & Business District, Founders District, Downtown Casino & Resort District, and Market Corridor.

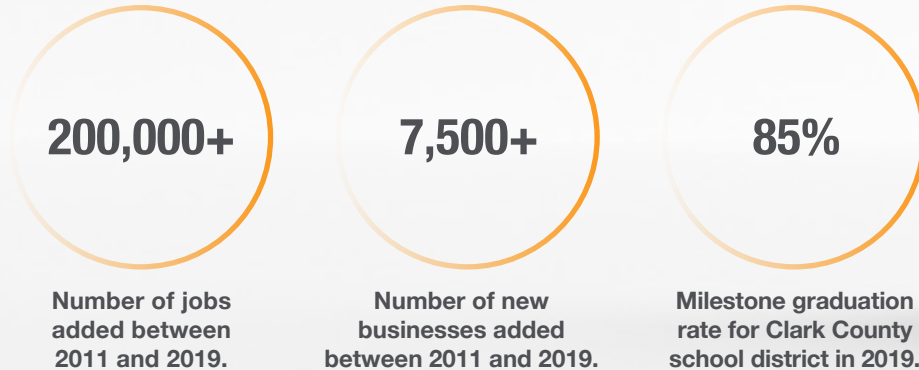


- Las Vegas Medical District
- Market Corridor
- Symphony Park
- Civic & Business District
- Downtown Casino & Resort District
- Founders District
- Arts District
- Fremont East Entertainment District

Source: www.wikipedia.com



Southern Nevada Growth



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

Professional Sports



Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has three major league professional teams: the Vegas Golden Knights of the NHL, which began play in 2017 as the region's first major pro team, the Las Vegas Raiders of the NFL which began play in 2020, and the Las Vegas Aces of the WNBA, which began play in 2018.

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only teams playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: www.wikipedia.com



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Nevada Tax Advantages

Synopsis

Nevada has always been a popular state for businesses. One of the main reasons for that are low-cost startup, regulatory, licensing and annual fees, taxes and tax structure, privacy of business owners, and competitive utility rates for commercial operations.

The Tax Climate Index comparison to neighboring states is significant: California ranks 48th, Arizona 19th, Idaho 15th, Oregon 24th and Utah 8th.

Nevada Tax System:

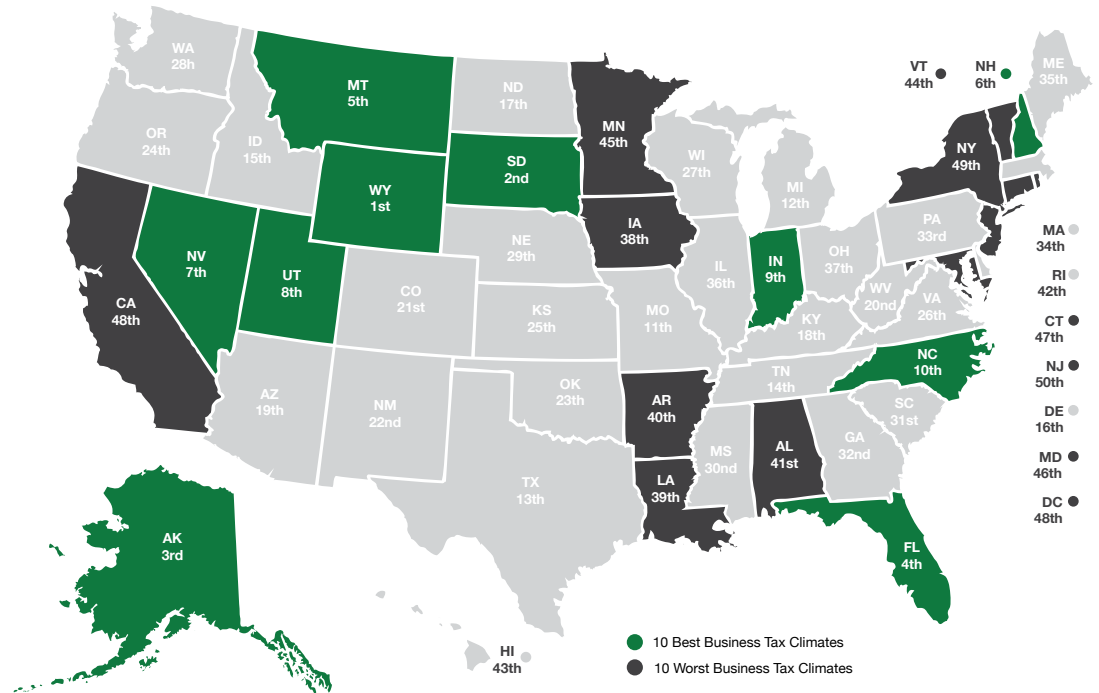
Nevada ranks as the 7th best state in the Tax Foundation's 2020 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes; individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

Nevada takes it seriously with attracting new businesses because of taxes. There are plenty of taxes you must pay in other states, but not in Nevada. **Here are the main tax advantages:**

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org

2022 State Business Tax Climate Index



Road Transportation

Las Vegas and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers, as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million residents and handling more than 189 million pounds of cargo.

Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



Shipping and Mailing Services

UPS	FedEx	UNITED STATES POSTAL SERVICE
Freight Service Center 3 Mi	Freight Center 3 Mi	Customer Service Center 5 Mi
Distribution Center 10 Mi	Ship Center 8 Mi	Cargo Center 3 Mi
UPS Air Cargo 18 Mi	Air Cargo 20 Mi	--