

# 1561 SOUTH COMMERCE ST

Las Vegas, NV 89102

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For Lease

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Casa Dulce

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# 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

# Arts District

The **Las Vegas Arts District**, affectionately known as “18b,” is undergoing a significant transformation, evolving from a bohemian enclave into a dynamic urban hub. This burgeoning downtown neighborhood is experiencing an unprecedented wave of development, with several new high-density, mixed-use residential projects breaking ground. These developments, including multi-tower apartment and condo complexes, are poised to introduce hundreds of new residents to the area, creating a built-in customer base for the district’s expanding roster of businesses. The influx of new residents, coupled with a growing number of visitors drawn to the district’s unique art galleries, boutique shops, and diverse culinary scene, is invigorating the local economy. This growth is being shaped by a diverse community of artists, entrepreneurs, and newcomers who are collectively fostering a vibrant, walkable, and authentic downtown experience that appeals to both locals and tourists alike.

## **1,000 New Apartments in the Arts District Neighborhood**

[reviewjournal.com/business/housing/apartment-projects-take-shape-in-once-desolate-las-vegas-arts-district-3318175](https://www.reviewjournal.com/business/housing/apartment-projects-take-shape-in-once-desolate-las-vegas-arts-district-3318175)

More than 1,000 new apartments are under construction in the Las Vegas Arts District, highlighting the neighborhood’s rapid growth. Southern Land Company is developing 337 luxury units at California and 3rd, while Cedar Street Companies and Bridge Investment Group are adding 311 units at Commerce and Imperial. These new residents, along with an influx of new businesses and visitors, are transforming the once-quiet district into one of Las Vegas’s most dynamic and valuable locations.

## **Under Construction: Arts District Parking Garage**

[reviewjournal.com/local/local-las-vegas/downtown/coming-soon-arts-district-parking-garage-in-downtown-las-vegas-3386452](https://www.reviewjournal.com/local/local-las-vegas/downtown/coming-soon-arts-district-parking-garage-in-downtown-las-vegas-3386452)

A new \$25 million, 502-space parking garage is under construction in the heart of the Arts District to address a growing demand from residents, businesses, and visitors. Located at 201 E. Utah Avenue, the five-story structure will include 50 EV charging stations and up to 15,000 square feet of new ground-floor retail. Expected to be complete by August 2026, this project underscores the city’s commitment to strengthening the accessibility and vibrancy of one of its fastest-growing neighborhoods.

## 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](http://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.

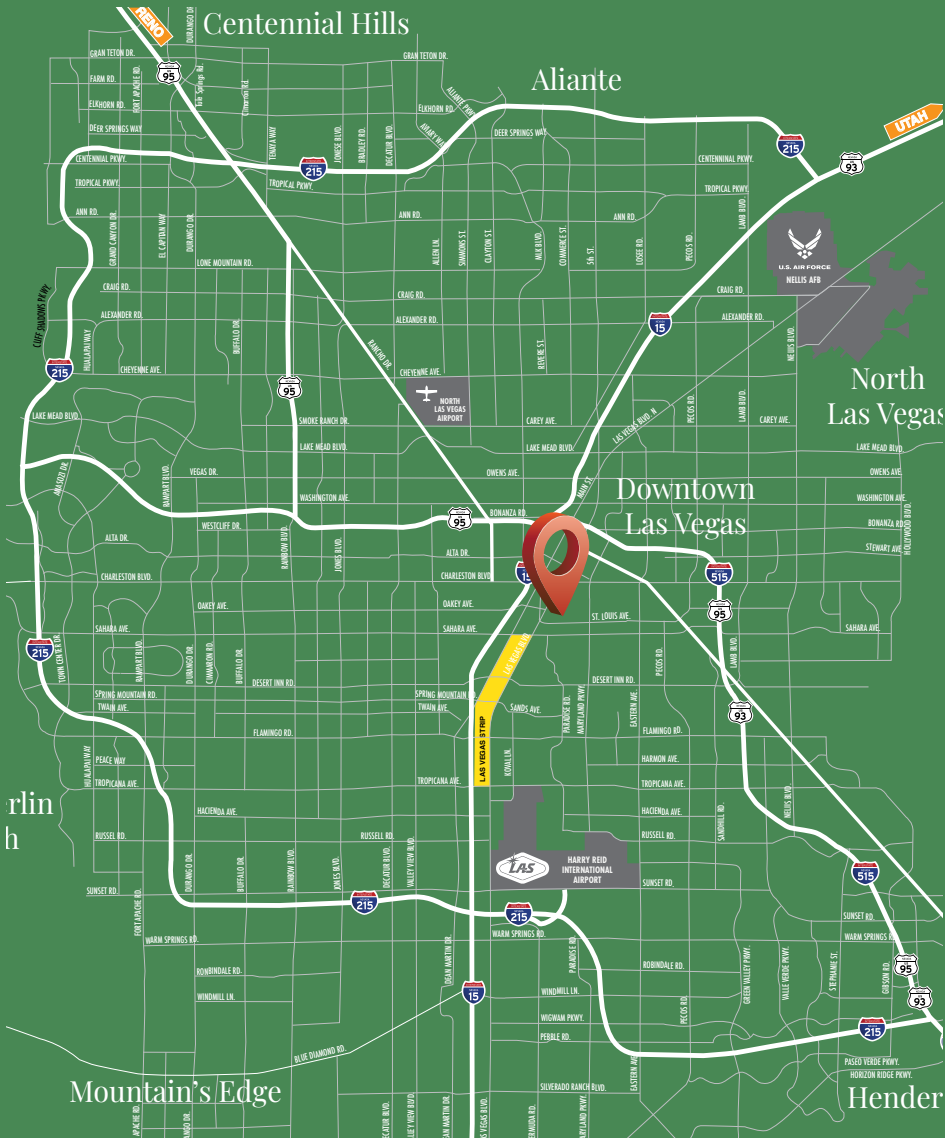
Within this project framework, the landlord assumes the roles of general contractor and developer, enabling the execution of all Tenant Improvement work internally, concurrently with shell and core construction. This approach offers prospective tenants substantial savings, both in terms of time and money, 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.”

## Executive Summary: Property Highlights



### Brand New, Ground Up Development

Newly ground up development in the Downtown Las Vegas Arts District. The property features 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.



## 1561 S. COMMERCE STREET Las Vegas, NV 89102

+ Parcel ID	162-03-201-004
+ Zoning	Commercial / Industrial (C-M)
+ Submarket	Downtown
+ Space Available	±300 SF - ±1,200 SF
+ Land Size	±0.45 AC
+ Cross Streets	Commerce St & Wyoming Ave
+ Traffic Count	Las Vegas Blvd ±35,500 VPD

### Property Details



**\$2,500 - \$6,500**

Monthly Lease Rate



**\$0.50 PSF**

CAM Charges



**±300 - ±1,200 SF**

Space Available

### Demographics

Population	1 mile	3 miles	5 miles
2025 Population	±14,933	±176,271	±508,768
Ave. Household Income	1 mile	3 miles	5 miles
2025 Ave. Household Income	\$83,172	\$65,005	\$68,302

### Property Highlights

- ± 300 - 900 SF Available for Lease
- New Construction
- Prime Location - in the heart of Downtown Las Vegas near Neon Gateway, Brewery Row, Symphony Park, and Fremont Street Experience
- High Visibility & Foot Traffic - Frontage on Commerce, walking distance to First Friday and other major events
- Ample Parking Access - 3x conveniently located public parking lots surrounding the property
- Booming Development Hub - Surrounded by new restaurants, bars, breweries, retail, and large multifamily developments
- Vibrant Social Scene - Active nightlife and cultural events driving consistent local and tourist traffic with Convenient Access - I-15, Charleston, and Las Vegas Blvd

### Property Overview

MDL Group is pleased to present a newly mixed-use development in the heart of the Downtown Las Vegas Arts District. The project features eight stand-alone buildings designed with a modern container-inspired aesthetic while utilizing structural steel construction to allow for larger and more functional interiors. Spaces range from approximately ±300 square feet up to ±2,400 square feet, accommodating a variety of retail, food, beverage, and creative users. The development also includes shared common area seating and a dedicated restroom facility for tenant convenience. Ideally located between South Commerce Street and Las Vegas Boulevard near Brewery Row and the Fremont Street Experience, the property offers exceptional visibility, walkability, and access within one of Las Vegas' most vibrant and rapidly growing districts.



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## Cost Savings

### Shared Restrooms:

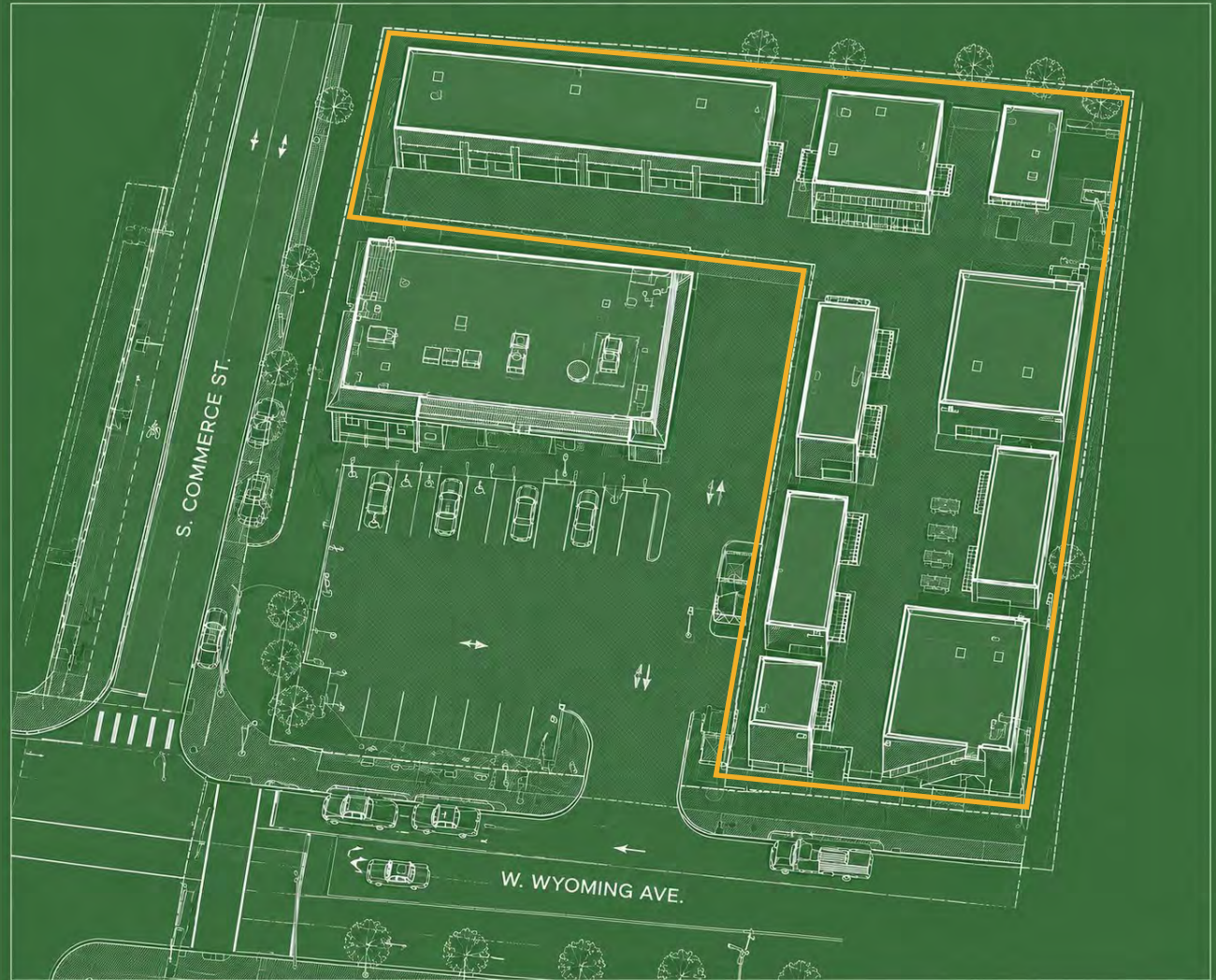
- Fully built facility serving all tenants
- \$9,000+ savings in sewer connection fees
- No restroom build-out costs for tenants

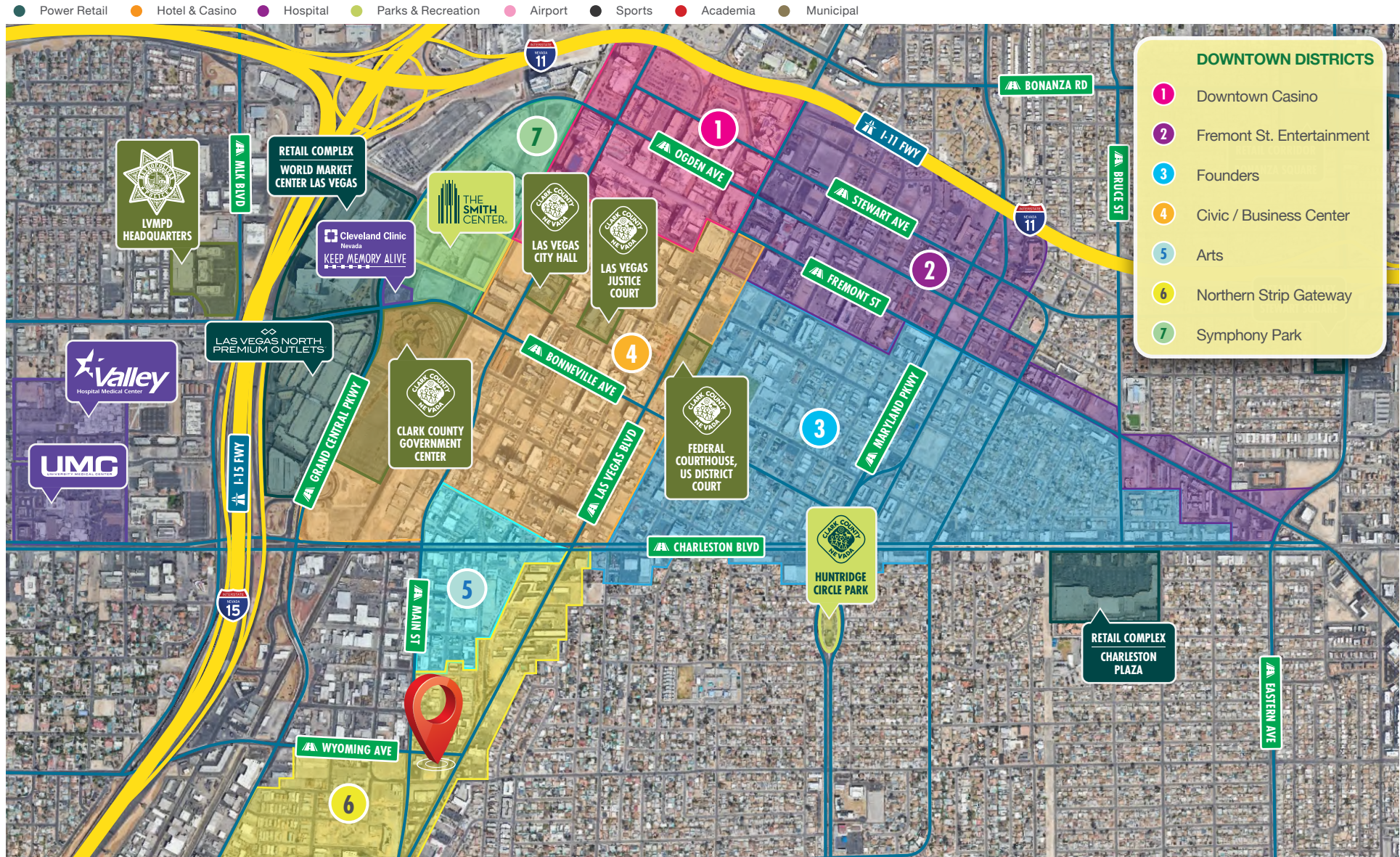
### Outdoor Bistro Seating:

- Seating and tables provided for entire property
- Minimizes interior space needs
- Avoids furniture purchase and build out expense

### Efficient Spaces:

- No restrooms or seating required inside suites
- Build only the essential
- Lower start-up costs





## JOIN OUR AMAZING TENANT MIX!



### + Restaurant: Bartho's Bierbar

At Bartho's Bierbar, we take pride in offering a carefully curated selection of exceptional beers — from beloved German classics to rare international finds. Whether you're into hoppy IPAs, bold stouts, crisp lagers, or something completely off the beaten path, our rotating lineup of bottled beers has something for every taste. Looking for something alcohol-free? We've got that covered too. Come explore what makes our beer collection truly special.

### + Restaurant: Slice

A new local to-go eatery with the taste of Italy is coming soon – featuring pizza, pasta, Italian hero sandwiches, crisp salads, and much more. Get ready... a new neighborhood spot is on the way!

## JOIN OUR AMAZING TENANT MIX!



**+ Restaurant:** Chatime

Originating from Taiwan in 2003, Chatime has grown into one of the world's most beloved boba tea brands - and now it's brewing up something special right here in Las Vegas. The word "Cha" means tea, and at Chatime, tea is everything. Their T-Ristas (the brand's expertly trained tea artisans) shake every drink to order using only the finest ingredients, with all teas brewed fresh to guarantee bold, vibrant flavor in every cup. With an expansive menu of inventive tea concoctions and endless customization options, Chatime flips the script on your typical cup of tea. Mix and match bases, toppings, and flavors to craft your perfect drink, whether you're a classic milk tea loyalist, a fruit tea fanatic, or a boba enthusiast always on the hunt for something new.

**+ Restaurant:** Hot Dog on a Stick

It all started in 1946 on the sun-soaked shores of Santa Monica, where a man named Dave Barham opened a humble beachside food stand with a dream, a cornbread recipe from his mom, and a whole lot of heart. What began as a small stand serving ice cream and lemonade quickly became something far bigger: an American icon. Using that legendary family recipe, Dave perfected the Hot Dog on a Stick®, and the rest is delicious history. Nearly eight decades later, Hot Dog on a Stick is still serving up the same made-to-order corn dogs and fresh hand-stomped lemonade that made it famous, now across 70 locations in 7 states. The menu may have grown, but the spirit remains the same - simple, craveable, and undeniably fun.

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**+ Restaurant:** Vulgar Bulgar Brewing

Vulgar Bulgar Brewing is an immersive experiential brewpub featuring a small batch production facility. Featuring cold fermented lagers and pilsners - a nod to the founder's home country of Bulgaria - along with more experimental choices like barrel-aged beers, barley wines, and flavorful spiced beers. Live music events and broadcasting of global soccer events provide for a cozy and welcoming experience!

**+ Restaurant:** Marker 40

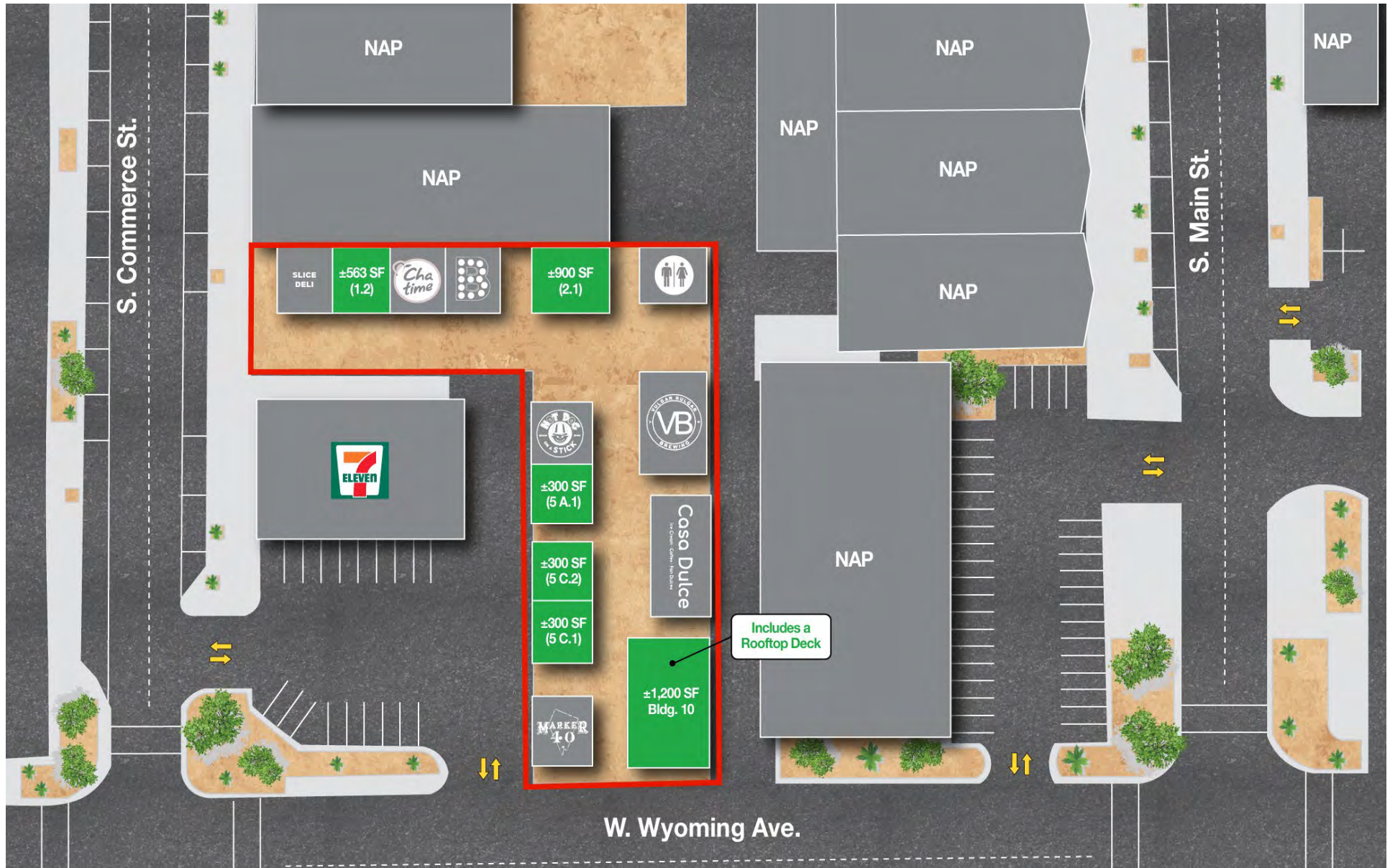
Marker 40 is a new, family-owned concept by Brendan Roberts of Roberts Beverage Services. The State of Nevada has a system of 274 historical markets that highlight important places around the state. Number 40 is the marker for Las Vegas. This Las Vegas themed taproom will feature cocktails, beer, and food / snacks that highlight significant Las Vegas milestones and history.

## JOIN OUR AMAZING TENANT MIX!



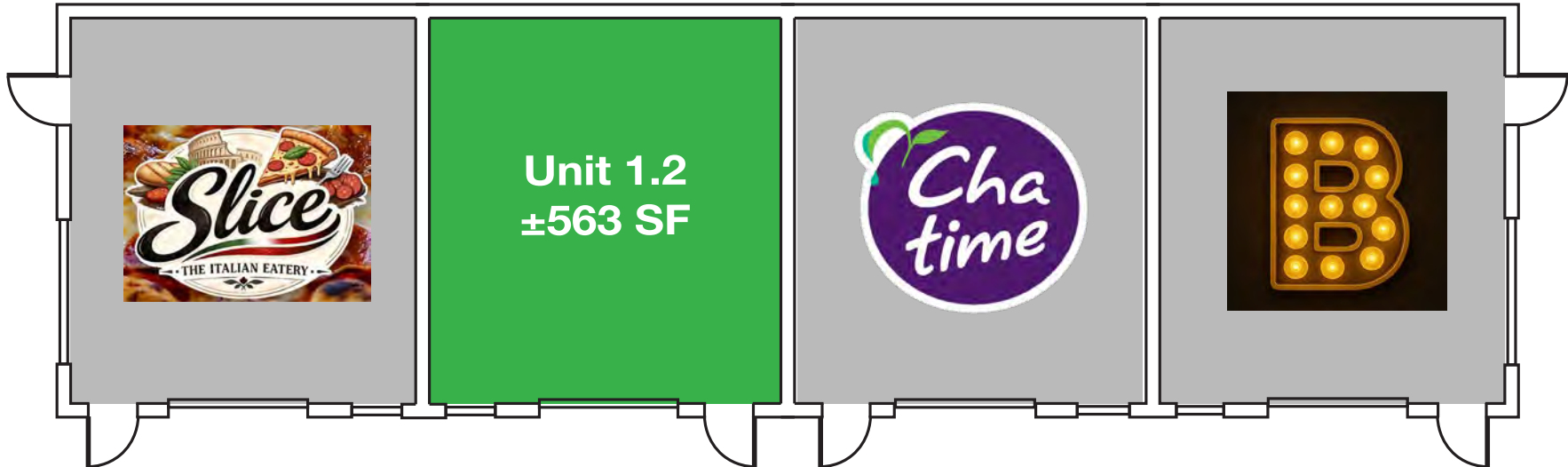
+ **Restaurant:** Casa Dulce

Casa Dulce is a modern Mexican dessert and coffee concept that blends artisanal ice cream, specialty coffee, and traditional pan dulce into a highly curated hospitality experience. The concept is rooted in authenticity, craftsmanship, and community, while delivering a warm, elevated environment inspired by contemporary desert aesthetics and Mexican heritage. The concept focuses on creating an experience-driven atmosphere featuring small-batch tropical-inspired ice cream flavors, traditional Mexican coffee offerings such as Café de Olla and Oaxacan hot chocolate, and handcrafted pastries including conchas, empanadas de fruta, cuernitos, and marranitos. Signature items like the Concha Ice Cream Sandwich help differentiate the brand and create a strong social-media-friendly identity that resonates with both locals and visitors.



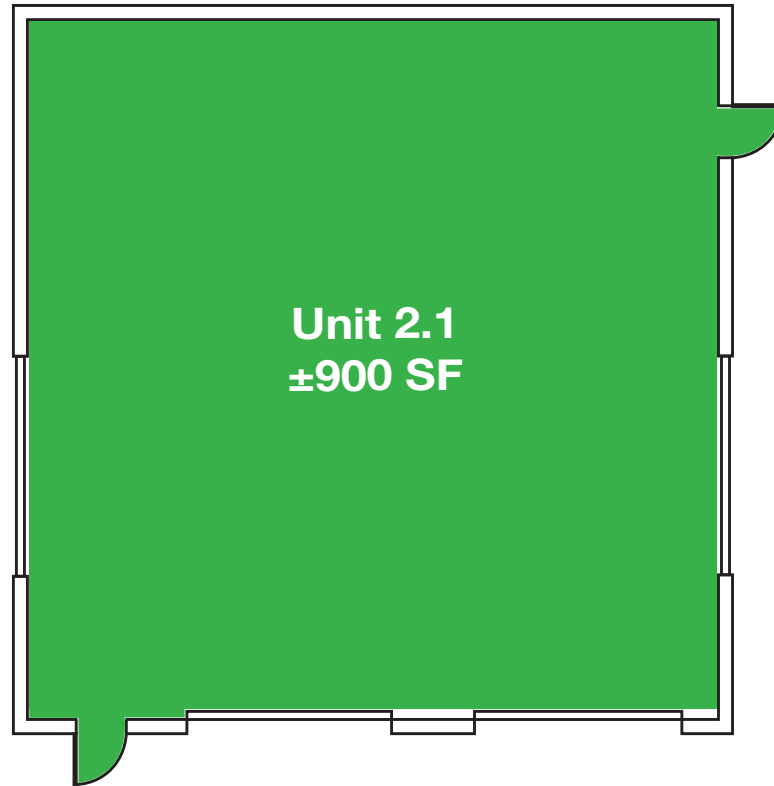
## Unit 1.2 ±563 SF

● Available    ● Not Available



Total SF	Min. Divisible	Rent Per Month	Available
±563	±563	\$3,000	Immediately

**Unit 2.1**  
**±900 SF**



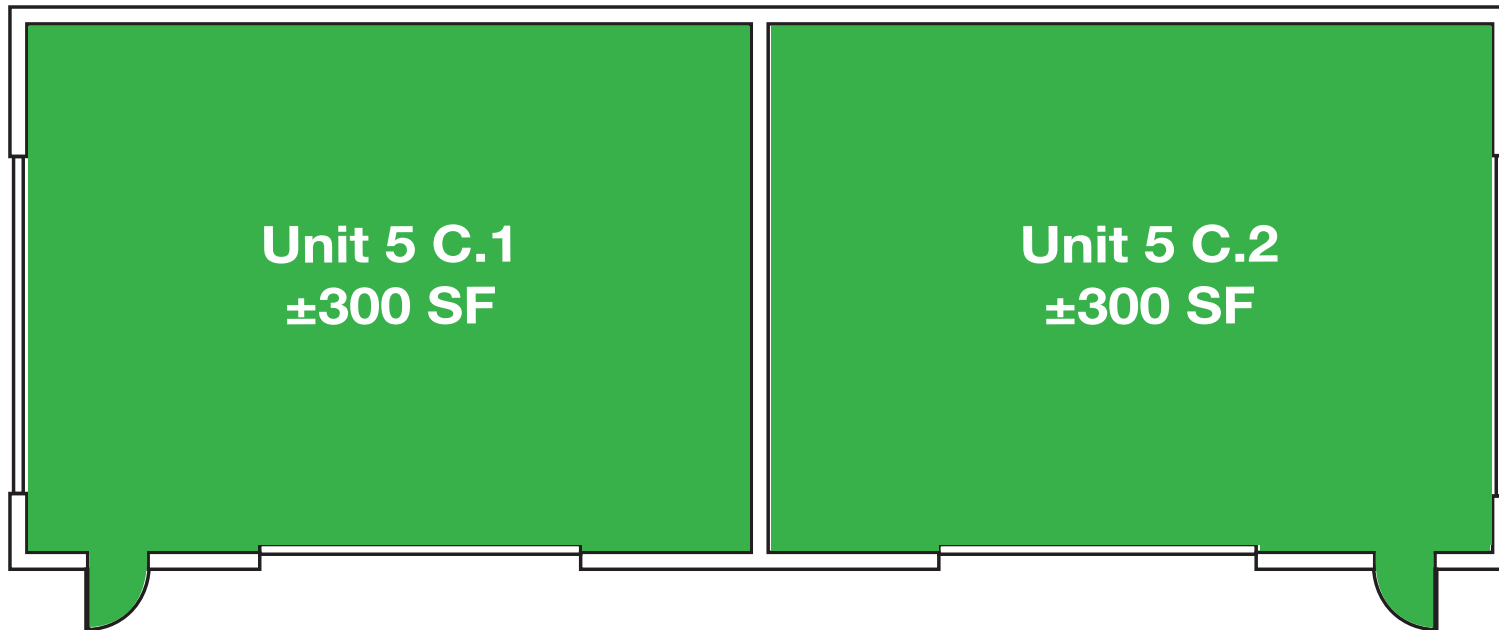
Total SF	Min. Divisible	Rent Per Month	Available
±900	±900	\$5,500	Immediately

Unit 5 A.1  
±300 SF



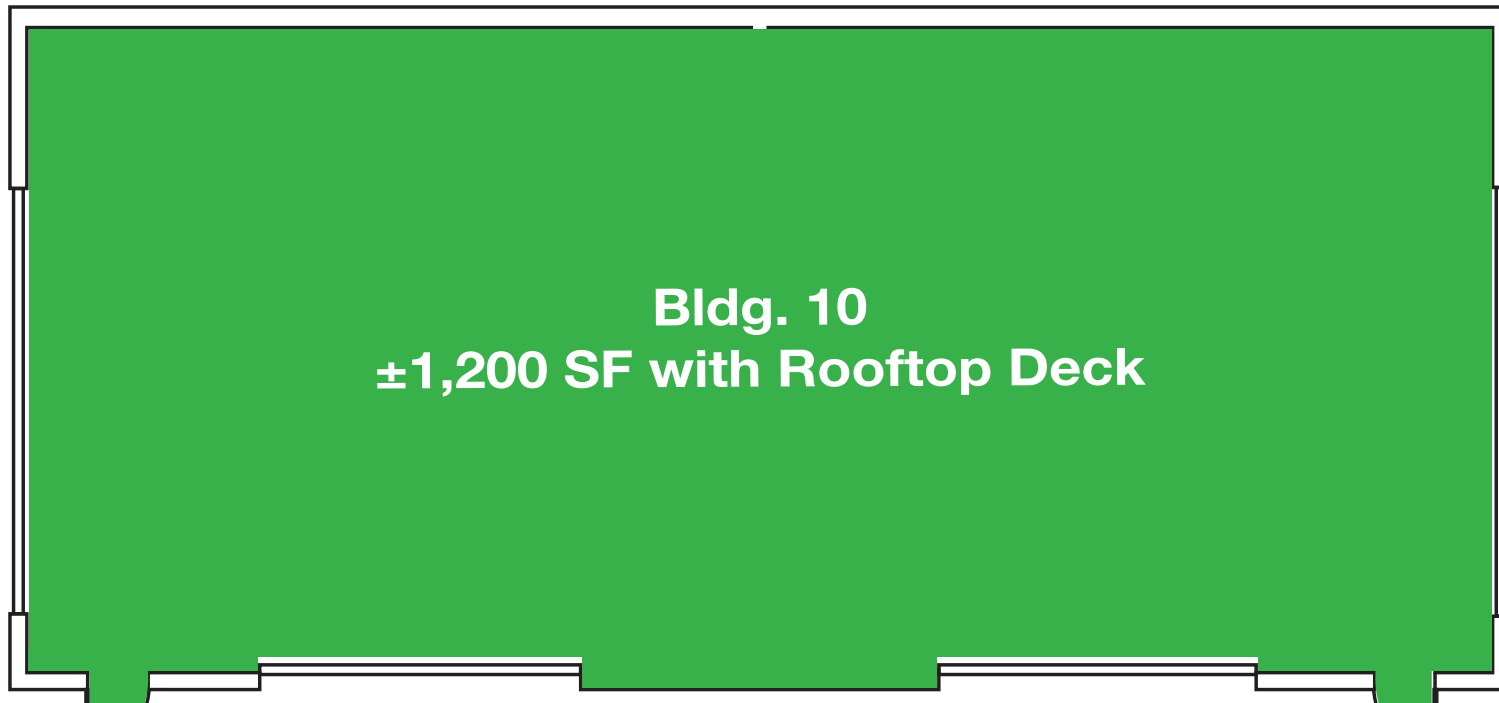
Total SF	Min. Divisible	Rent Per Month	Available
±300	±300	\$2,000	Immediately

**Unit 5 C.1 & Unit 5 C.2**  
±600 SF



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

**Bldg. 10**  
**±1,200 SF with Rooftop Deck**



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

## Property Photos



# Clark County Nevada


## Synopsis


As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across  $\pm 435$  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 73% 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 14th-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 \$11.4 billion, which surpasses that of the state government.

## Quick Facts

  **$\pm 7,892$**   
Land Area  
(Square Miles)

 **2,265,461**  
Population  
(County Data per Census)

 **298**  
Pop. Density  
(Per Square Mile)

Sources: [clarkcountynv.gov](http://clarkcountynv.gov), [data.census.gov](http://data.census.gov), [lvgea.org](http://lvgea.org), [wikipedia.com](http://wikipedia.com)

# Downtown Las Vegas

## Quick Facts

 **10,476**

**Est. Population**  
(as of 2025)

 **9,480**

**Pop. Density**  
(per square mile)

## Synopsis

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 Parkway on the east and Sahara Avenue on the south.

The Downtown area is comprised of the following eight districts:

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

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INTERNATIONAL  
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# Professional Sports

## Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



# Nevada Tax Advantages

## NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

### Here are the main tax advantages of this state:

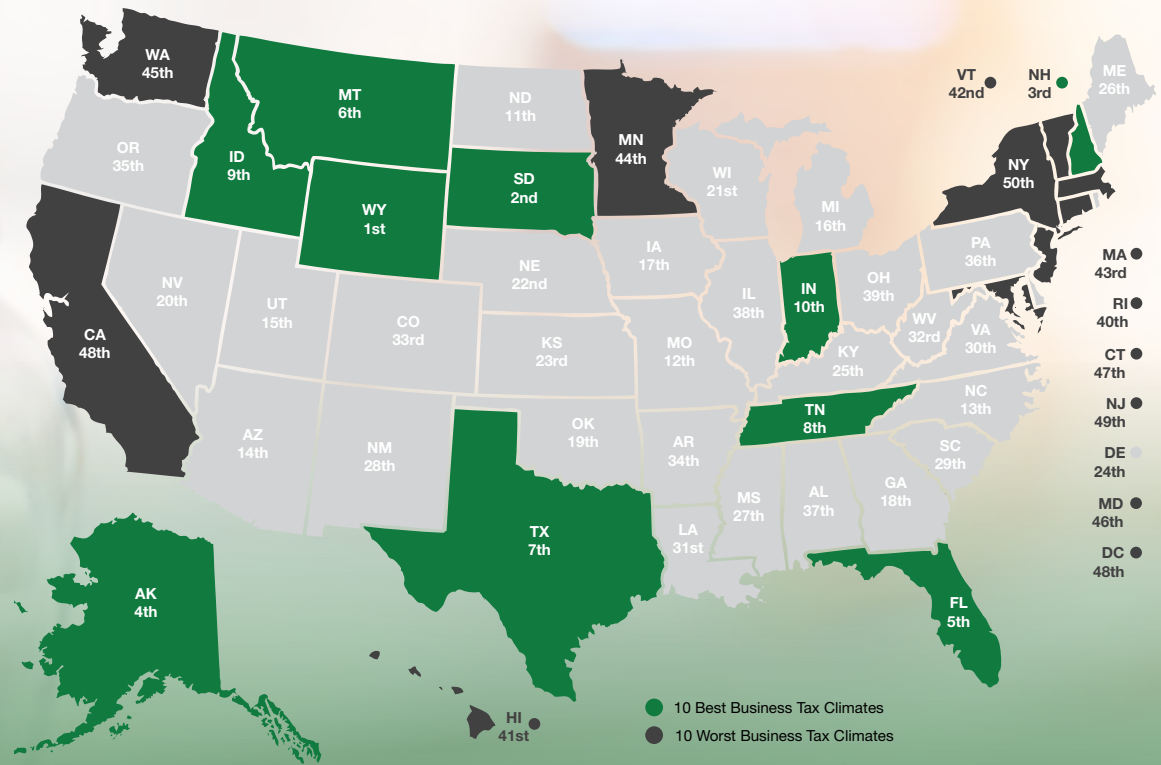
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

### Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

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

## 2025 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, too, 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 and handling more than 189 million pounds of cargo.



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# Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.

## 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)



## 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.
- **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 & reducing student achievement gaps.

# Logistics



## Transit From Las Vegas

DESTINATION	EST. TRAVEL TIME	DISTANCE (MILES)
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 & MAILING SERVICES



Freight Service Center  
(3 miles)  
  
Distribution Center  
(10 miles)  
  
UPS Air Cargo  
(18 miles)



Freight Center  
(3 miles)  
  
Ship Center  
(8 miles)  
  
Air Cargo  
(20 miles)



Customer Service Center  
(5 miles)  
  
Cargo Center  
(3 miles)  
  
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LAS VEGAS, NEVADA



SALT LAKE CITY, UTAH



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