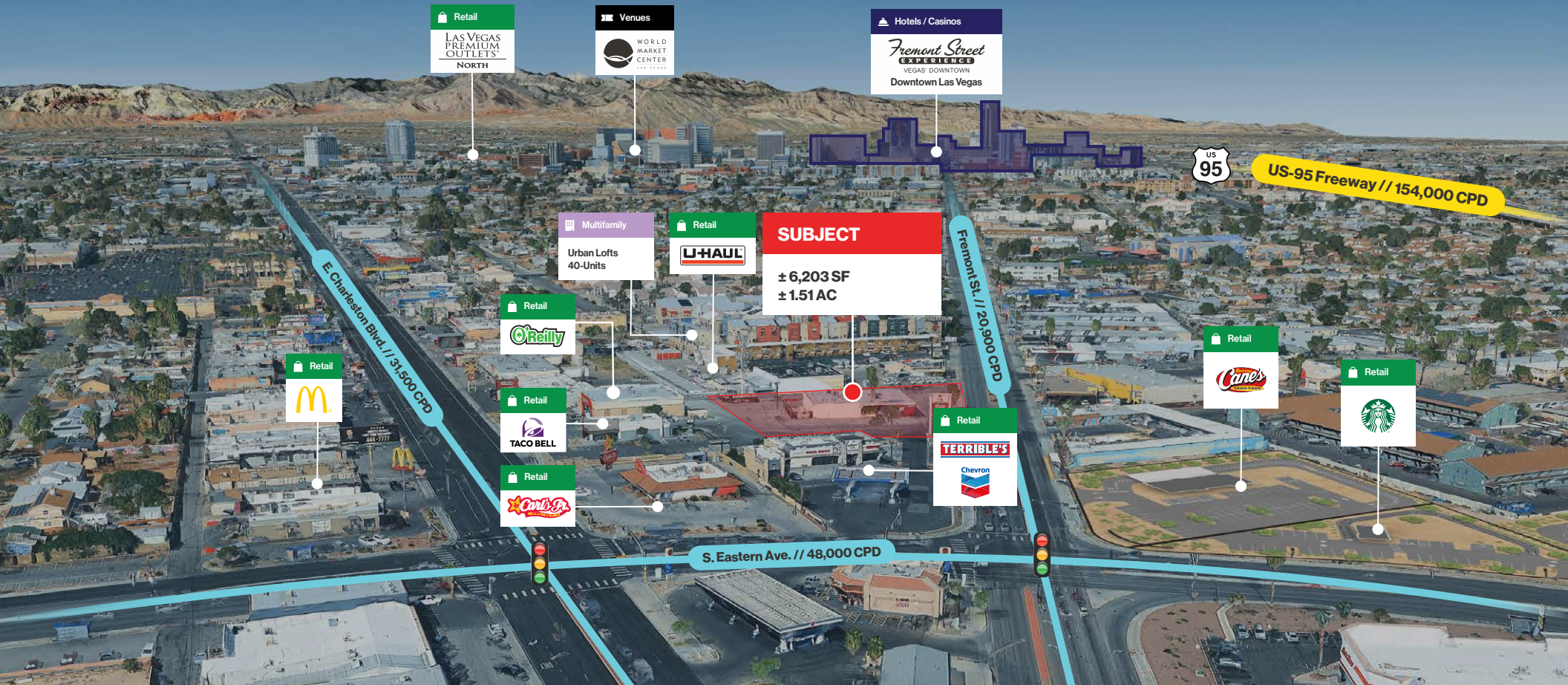


Available for Building Lease or Ground Lease

± 6,203 SF Restaurant Building Lease Opportunity | ± 1.51 AC at Fremont & Eastern



2100 E. Fremont St.
Las Vegas, NV 89101

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Listing Snapshot



\$1.50 PSF NNN
Lease Rate



± 6,203 SF
Building Size



\$100k
Ground Lease



± 1.51 AC
Total Acreage

Property Highlights

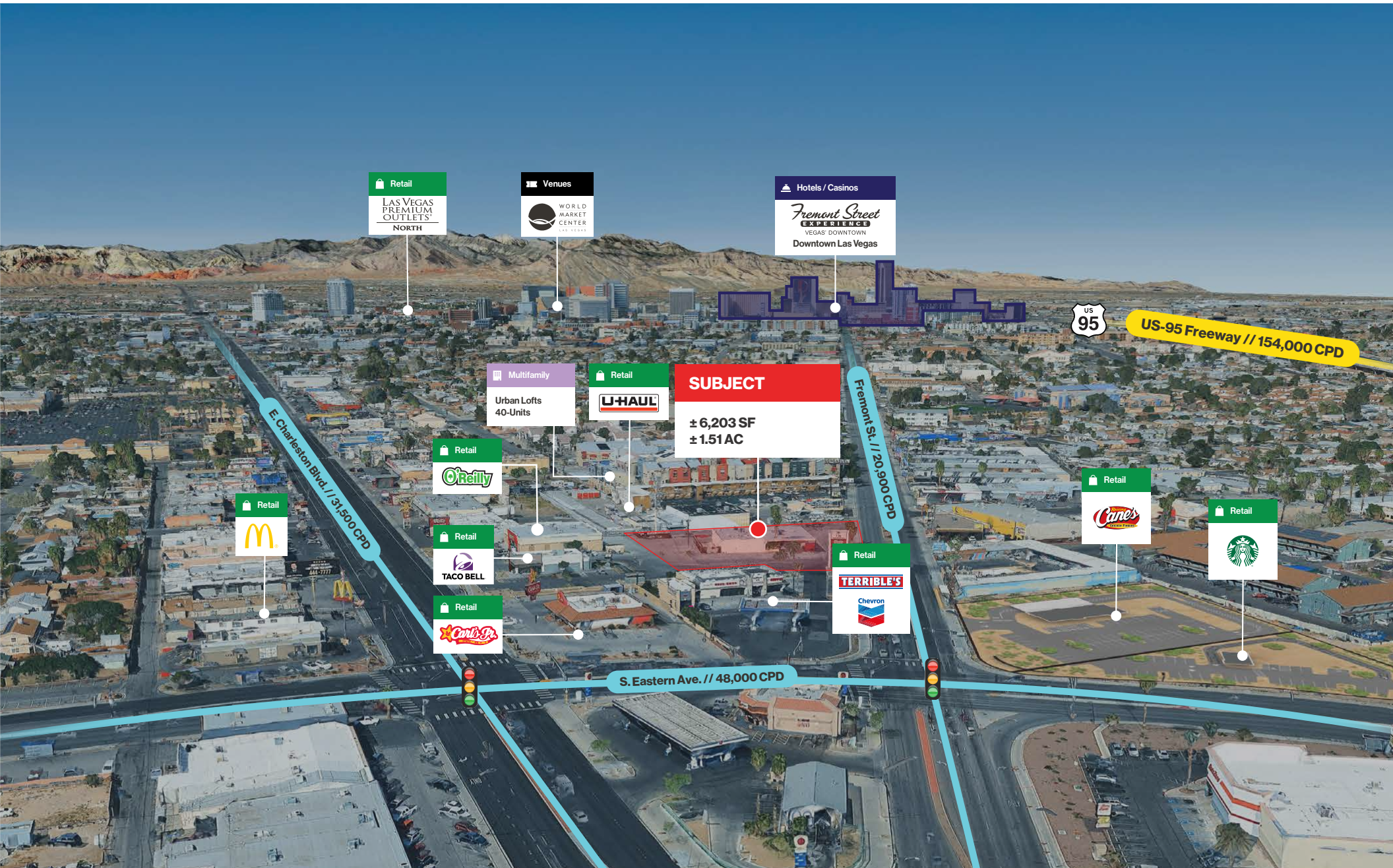
- ± 6,203 SF former freestanding tavern on ± 1.51 acres
 - The property consists of a fully equipped kitchen including hood, range, fryer, walk-in cooler, three-compartment sink, and prep tables
- Pad opportunity with redevelopment opportunity - existing structures can be demolished
 - Ideal location for high-traffic commercial uses such as a drive-through car wash or quick service restaurant
- The property shares ingress/egress with a high-volume Terrible Herbst, O'Reilly Auto Parts, and Taco Bell
- Proximity to the US-95 Freeway ± 154,000 CPD
- Other tenants at the intersection/in the corridor include Lowe's, 7-Eleven, Starbucks, Raising Canes, McDonald's, Carl's Jr., and Arco
- Located at the intersection of three of the most well-known and well-traveled thoroughfares in the Las Vegas Valley; Fremont Street, Eastern Avenue and Charleston Boulevard
 - Fremont Street: ± 20,900 CPD
 - S. Eastern Avenue: ± 48,000 CPD
 - E. Charleston Boulevard: ± 31,500 CPD
- Gateway to Downtown Las Vegas

Demographics

	1-mile	3-mile	5-mile
2025 Population	28,976	218,040	530,561
2025 Average Household Income	\$47,849	\$63,503	\$67,821
2025 Total Households	12,134	80,588	194,871









Retail



Future Development



Venues



Multifamily



Government



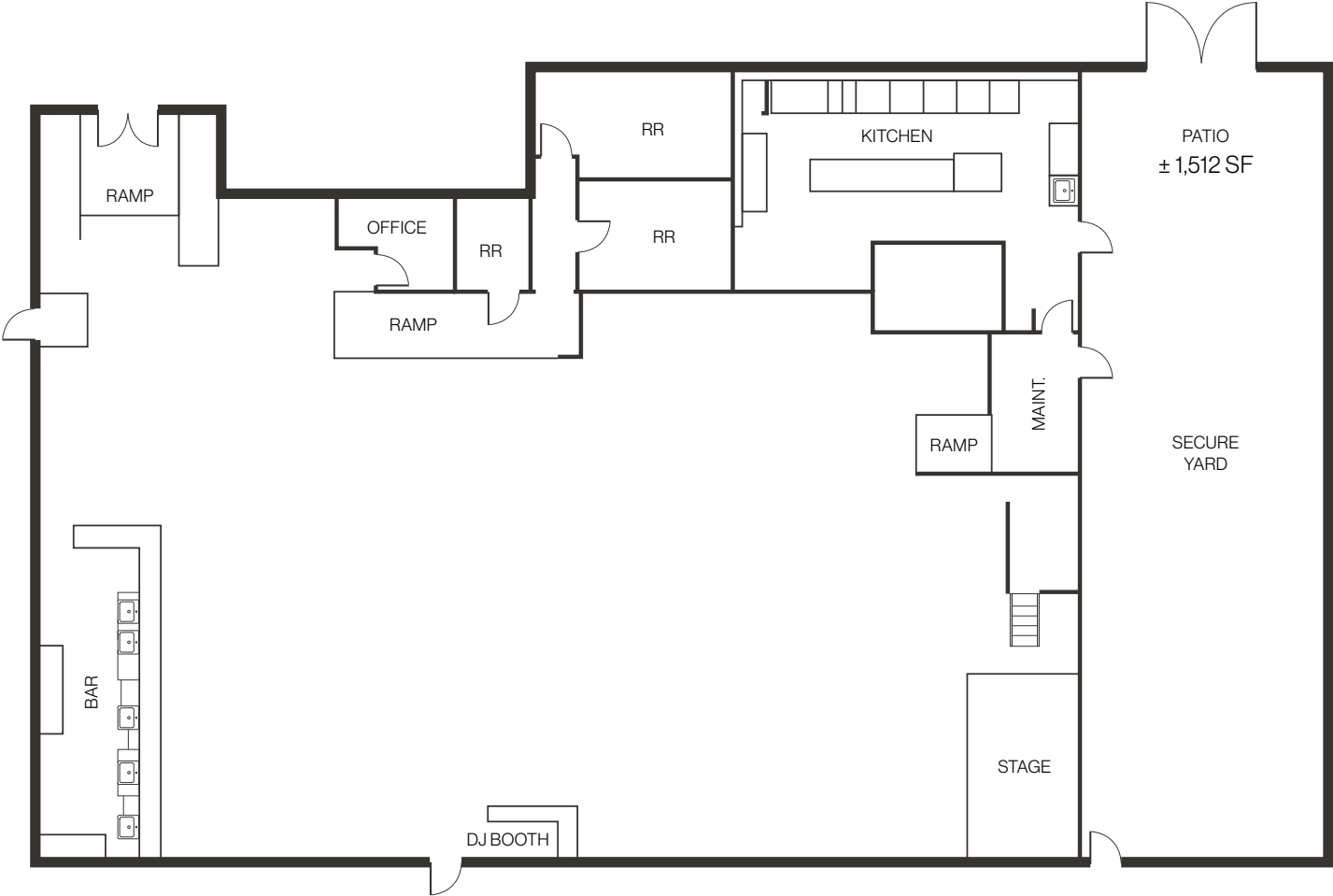


Site Plan

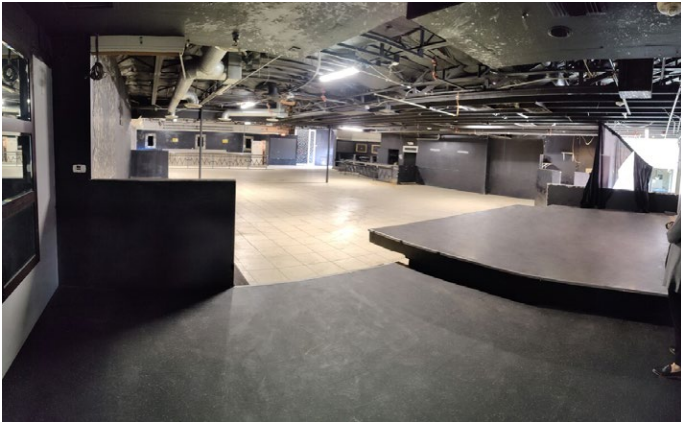
Available NAP



Floor Plan | ± 6,203 SF



Property Photos



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For inquiries please reach out to our team.

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