



DTLV Portfolio | Las Vegas, NV

**Rare portfolio redevelopment opportunity
in the heart of Downtown Las Vegas**

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Portfolio introduction

Thank you for your interest in this portfolio. Please note that this brochure serves as an introduction to the portfolio. Pricing and further details are available through our brokers following the execution of a non-disclosure agreement.

To complete an NDA and be granted access to pricing and more detailed property information please visit:
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Location overview

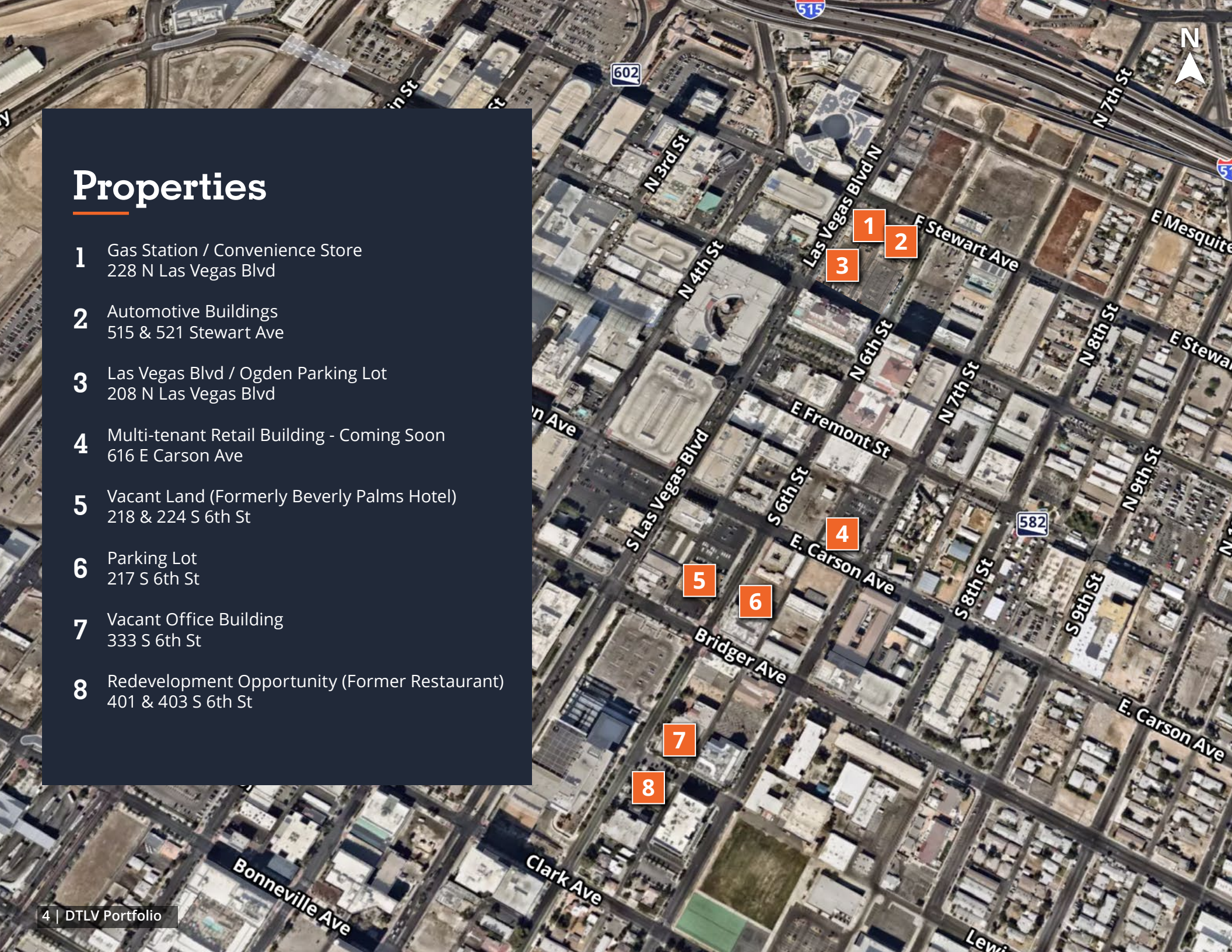
Downtown Las Vegas: Fremont East Entertainment District

The properties within this portfolio are located in the heart of Downtown Las Vegas, Nevada and are situated near or within the Fremont East Entertainment District, a bustling neighborhood known for its vibrant nightlife, diverse dining options, and unique shopping experiences. Las Vegas Boulevard has easy freeway and highway access, making it a convenient location for visitors. The nearby I-15 freeway provides direct access to both the Las Vegas Strip and Harry Reid International Airport.



Properties

- 1 Gas Station / Convenience Store
228 N Las Vegas Blvd
- 2 Automotive Buildings
515 & 521 Stewart Ave
- 3 Las Vegas Blvd / Ogden Parking Lot
208 N Las Vegas Blvd
- 4 Multi-tenant Retail Building - Coming Soon
616 E Carson Ave
- 5 Vacant Land (Formerly Beverly Palms Hotel)
218 & 224 S 6th St
- 6 Parking Lot
217 S 6th St
- 7 Vacant Office Building
333 S 6th St
- 8 Redevelopment Opportunity (Former Restaurant)
401 & 403 S 6th St



1 Gas Station / Convenience Store

228 N Las Vegas Blvd

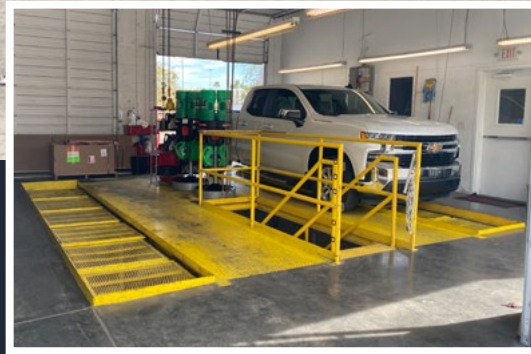
ASKING PRICE:

\$3,770,000

Located on the hard corner of Las Vegas Boulevard and Stewart Avenue, the property sits on ± 0.54 acres and has an existing $\pm 3,442$ sf convenience store and gas station. The T6 (Urban Core) zoning classification allows for the highest urban development and supports a wide range of regional-center appropriate uses such as employment, retail, services, civic, public, residential or multifamily uses.

- Signalized hard corner
- Las Vegas Boulevard frontage
- $\pm 1,000$ ft to I-95 on/off ramps
- Heart of Downtown redevelopment opportunity





2 Automotive Buildings

515 & 521 Stewart Ave

ASKING PRICE:
\$3,280,000

515 & 521 Stewart Avenue consists of 2 separate automotive buildings on 3 parcels totaling ±0.47 acres. The building located at 515 Stewart Avenue is ±1,240 sf and the multi-tenant building located at 521 Stewart Avenue is ±3,683 sf. The T6 (Urban Core) zoning classification allows for the highest urban development and supports a wide range of regional-center appropriate uses such as employment, retail, services, civic, public, residential or multifamily uses.

- Hard corner
- Income producing to offset hold costs
- Heart of Downtown redevelopment opportunity

3 Las Vegas Blvd / Ogden Parking Lot

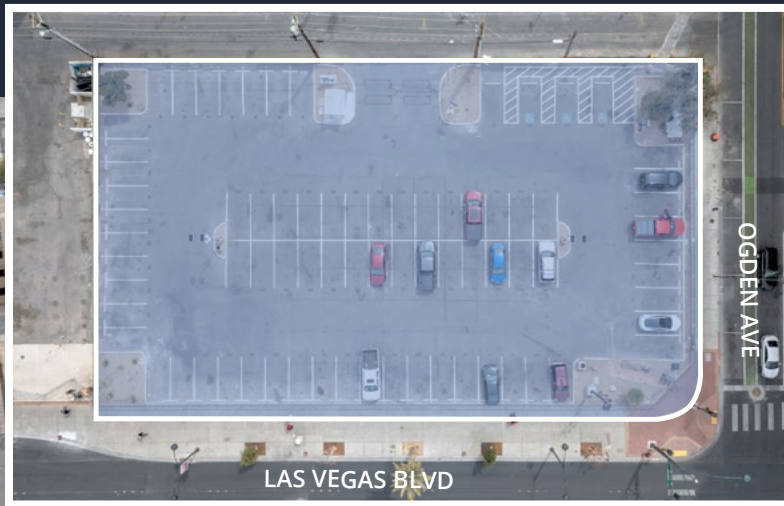
208 N Las Vegas Blvd

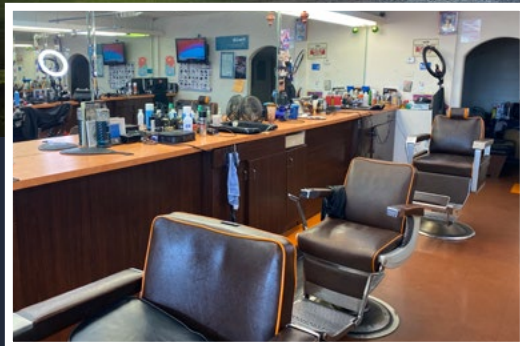
ASKING PRICE:

\$4,330,000

208 N Las Vegas Boulevard consists of one parcel totaling ± 0.62 acres with a parking lot leased to the City of Las Vegas. The subject is located on the signaled northeast corner of N Las Vegas Boulevard and E Ogden Avenue. With frontage on Las Vegas Boulevard, the location offers a high amount of visibility in Downtown Las Vegas and high exposure to Downtown traffic. The T6 (Urban Core) zoning classification allows for the highest urban development and supports a wide range of regional-center appropriate uses such as employment, retail, services, civic, public, residential or multifamily uses.

- Signalized hard corner
- Las Vegas Boulevard frontage
- Ready to develop





4 Multi-tenant Retail Building

616 E Carson Ave

The subject site at 616 E Carson Avenue (at the northeast corner of E Carson Avenue and N 7th Street) is comprised of a ±8,490 sf retail building zoned T6 (Urban Core) on ±0.25 acres. The property is operational, well-maintained and is 100% occupied by four tenants.

- Signalized street corner
- 100% occupancy
- Downtown Las Vegas location

COMING SOON

5 Vacant Land (Formerly Beverly Palms Hotel)

218 & 224 S 6th St

ASKING PRICE:

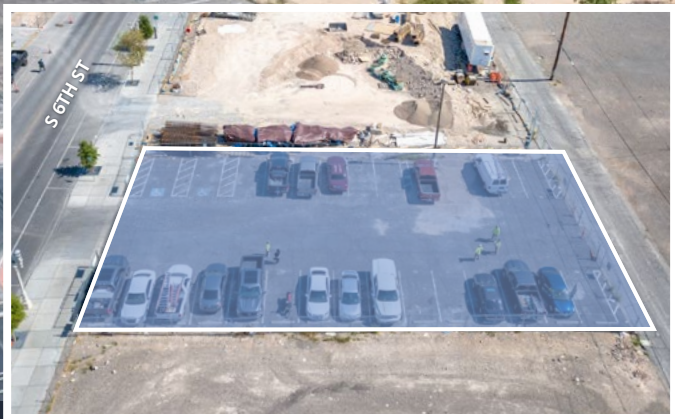
\$1,700,000



The subject site consists of two parcels totaling ± 0.41 acres. Previously the site of the Beverly Palms Hotel, the two parcels, ± 0.24 and ± 0.17 acres, are located half a block from Las Vegas Boulevard, mid-block between Bridger Avenue and Carson Avenue on the west side of 6th Street.

- Zoned C2 (General Commercial)
- In a revitalized area of Downtown Las Vegas
- City core development site





6

Parking Lot

217 S 6th St

ASKING PRICE:
\$1,000,000

The subject site consists of one ±0.24 acre parcel and has been used as a parking lot since 1965. The paved lot is located just one block off of Las Vegas Boulevard, mid-block between Bridger Avenue and Carson Avenue on the east side of 6th Street.

- Zoned C2 (General Commercial)
- In a revitalized area of Downtown Las Vegas
- City core development site

7 Vacant Office Building

333 S 6th St

ASKING PRICE:

\$2,195,000

333 S 6th Street consists of one ±17,552 sf building and private parking garage. Located on a land parcel totaling ±0.48 acres, this property is zoned C1 (Limited Commercial). It is currently vacant and will need to either be refurbished or redeveloped.

- Downtown Las Vegas location
- Hard corner
- Located in Opportunity Zone





8

Redevelopment Opportunity (Former Restaurant)

401 & 403 S 6th St

ASKING PRICE:

\$1,510,000

This subject property consists of two parcels totaling ± 0.33 acres. Formerly Andre's Restaurant, the $\pm 6,226$ sf 2nd generation restaurant space is located at the corner of S 6th Street and Stanley W Cooper Place. The subject offers a rare opportunity to redevelop this C1 (Limited Commercial) zoned parcel.

- Downtown Las Vegas location
- Hard corner
- Located in Opportunity Zone

Downtown Las Vegas

Fremont East Entertainment District

The Fremont East Entertainment District is a vibrant and energetic neighborhood located in the heart of Downtown Las Vegas. It is known for its lively entertainment, diverse dining options, and unique shopping experiences. The district is home to popular attractions such as Container Park, an open-air shopping center made primarily out of shipping containers, Fergusons Downtown, characterized by its revitalized historic buildings, trendy shops, and eclectic dining, and Fremont Street, a walker's paradise, home to unique restaurants, entertainment, and lively atmosphere. Near the district lies the Fremont Street Experience, which features a nightly light show and live performances. With its mix of vintage charm and modern amenities, the Fremont East Entertainment District is a must-visit destination for tourists and locals alike.

The Fremont East Entertainment District has also become popular due to its growing housing stock and demand. City plans address the need for more residential housing and services while preserving historic housing stock in conservation areas. Redevelopment areas to the north and east could support new residential development, including senior housing and multifamily housing. Intervention tools, such as creating a “relaxed” zone and providing redevelopment incentives and fee reductions, are suggested to improve the district’s streetscape and walkability.



Entertainment/ events

The Fremont East Entertainment District is a hub of entertainment and events that cater to a diverse range of interests. Visitors can enjoy live music performances, comedy shows, and theatrical productions. The district also hosts annual events such as the Life is Beautiful music festival and the Downtown Brew Festival, which showcase the best in music, art, and craft beer.



Hotel/ casinos

Downtown Las Vegas is home to several iconic hotels and casinos offering a unique gaming and entertainment experience. Circa, the largest sportsbook in Las Vegas, offers stunning architecture and luxurious accommodations, while the Golden Nugget is a popular destination for its world-class dining options and lively casino floor. The Downtown Grand Hotel & Casino features a modern design and a rooftop pool, while the El Cortez Hotel & Casino offers a classic Vegas experience with vintage-style rooms and a 24-hour casino.



Retail/ restaurants

Downtown hosts an array of retail options ranging from vintage boutiques to modern concept stores. Visitors can explore the unique shopping experience offered at the Container Park, an open-air shopping center made primarily out of shipping containers. The district is also a foodie’s dream, with a diverse range of dining options ranging from traditional American fare to international cuisine.



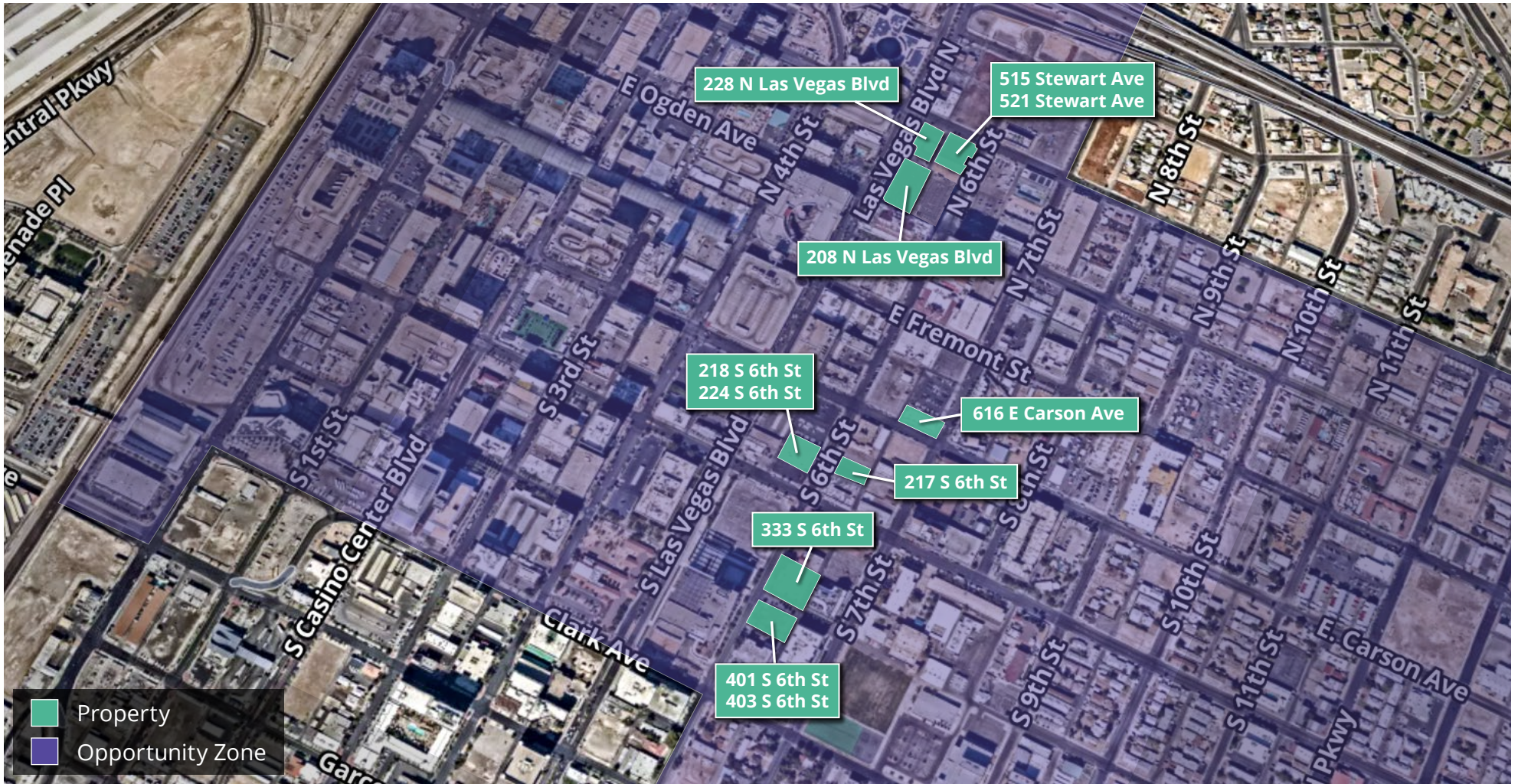
Schools/ community

This area is home to the Las Vegas Academy of the Arts, a renowned high school that offers a comprehensive arts education as well as the Strong Start Academy Elementary School at the Tony Hsieh Education Center which provides equitable, high-quality academics through dual language education. Additionally, the district has several community centers that offer recreational activities and programs for residents and visitors alike.



Major thoroughfares

Downtown is easily accessible from major thoroughfares, making it a convenient destination for visitors and locals alike. Fremont Street, which runs through the heart of the district, is a major east-west thoroughfare that connects to the Las Vegas Strip and other major attractions. Las Vegas Boulevard, also known as “The Strip,” is just a short drive away and provides easy access to world-famous resorts and casinos.



Opportunity Zone - Tax incentive

The Opportunity Zone (O-Zone) tax incentive was created by the Tax Cuts and Jobs Act ("TCJA") at the end of 2017 to encourage private capital investment into projects, businesses, and property development in low-income areas.

The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits: 1) The deferral of taxes; 2) A reduction in taxes by 10 to 15 percent; and 3) The exclusion of capital gains tax on appreciation if held for 10 years. O-Zone investments take the form of equity, are expected to account for up to 30 percent of the capital investment in an entity, and must be made through Opportunity Zone Funds (O-Funds).

City development

Fremont East Entertainment District key goals

Neighborhood service core

Create a “Neighborhood Service Core” associated with the transit station, providing a neighborhood green along with diverse community amenities and resources.

Redevelop lots

Redevelop the large underutilized surface parking lots, as well as declined motels along Fremont Street; infill diverse housing products to attract population.

Conserve neighborhoods

Conserve the existing neighborhoods in the vicinity and maintain their current characteristics; infill with low-rise homes and pocket parks.

Carson Avenue for transit

Improve Carson Avenue as a transit-emphasis street with a designated transit lane, enhanced crosswalks, and widened sidewalks.

Fremont pedestrian environment

Improve the Fremont Street pedestrian environment, focusing on active ground floor uses, tree canopy, sidewalks, and street amenities that encourage walking.


Bike network

Expand the bike network and promote a bike share program for promoting public health.



Continuing Tony Hsieh’s Vision for Downtown Las Vegas

Tony Hsieh, the former CEO of Zappos, had a bold and ambitious vision for Downtown Las Vegas. He believed that the area had the potential to become a thriving, vibrant community that fostered innovation, creativity, and a strong sense of community. To achieve this vision, Hsieh invested hundreds of millions of dollars in revitalizing the neighborhood and supporting local businesses, artists, and entrepreneurs. He wanted to create a place where people could live, work, and play, and where visitors could experience the true spirit of Las Vegas beyond the glitz and glamour of the Strip. Hsieh’s legacy and vision continue to inspire and shape the development of downtown Las Vegas, and his impact on the area will be felt for years to come.



“Envision, create, and believe in your own universe, and the universe will form around you.”

- Tony Hsieh

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