

FOR SALE, BUILDING LEASE, OR GROUND LEASE

# 2100 E. FREMONT ST.

LAS VEGAS, NV 89101



LOGIC



LAS VEGAS PREMIUM OUTLETS NORTH

REGIONAL TRANSPORTATION COMMISSION (RTC)

CLARK COUNTY GOVERNMENT CENTER

WORLD MARKET CENTER LAS VEGAS

CLARK COUNTY REGIONAL JUSTICE CENTER

GOLDEN NUGGET

THE D LAS VEGAS

Fremont Street CHALLENGER VEGAS DOWNTOWN

CIRCA HOTEL & CASINO

EL CORTEZ HOTEL AND CASINO

DOWNTOWN GRAND

ZAPPOS.COM HEADQUARTERS

CASHMAN CENTER & FIELD

FEDERAL COURTHOUSE

DOWNTOWN CONTAINER PARK

URBAN LOFTS 40-UNITS

FREMONT9 502-UNITS

**SUBJECT**  
+/- 6,203 SF  
+/- 1.51 AC

U-HAUL

O'Reilly

TACO BELL

Caribou

TERRIBLE'S  
Chevron

FUTURE  
Starbucks  
Cane's

East Charleston Plaza  
CVS pharmacy  
ROSS DRESS FOR LESS  
Les Tacos  
Absoluty Dental  
Dolly's  
Alibertos  
DOLLAR TREE  
POST OFFICE  
cricket  
Mittle Ceceas

McDonald's

E. Charleston Blvd. // 31,000 CPD

S. Eastern Ave. // 32,000 CPD

ARCO

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2100 E. Fremont St.  
Las Vegas, NV 89101



## 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, 3 compartment sink, & prep tables
- Pad Opportunity, building can be scraped for new development (Perfect site for a carwash or QSR)
- 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 St.: +/- 15,000 CPD
  - S. Eastern Ave.: +/- 32,000 CPD
  - E. Charleston Blvd.: +/- 31,000 CPD
- Proximity to the US-95 Freeway +/- 154,000 CPD
- The Property shares ingress/egress with a high-volume Terrible Herbst, O'Reilly Auto Parts, and Taco Bell
- Other tenants at the intersection/in the corridor include: Lowe's, 7-11, Starbucks, Raising Canes, McDonald's, Carl's Jr., and Arco
- Gateway to Downtown Las Vegas

## Listing Snapshot



**Contact Broker**  
Lease Price



**\$2,995,000**  
Sale Price



**+/- 6,203 SF**  
Building Size



**+/- 1.51 AC**  
Total Acreage

## Demographics

Population	1-mile	3-mile	5-mile
2023 Population	28,761	218,033	529,625
Income	1-mile	3-mile	5-mile
2023 Average Household Income	\$40,737	\$56,964	\$61,256
Households	1-mile	3-mile	5-mile
2023 Total Households	12,022	80,380	194,005

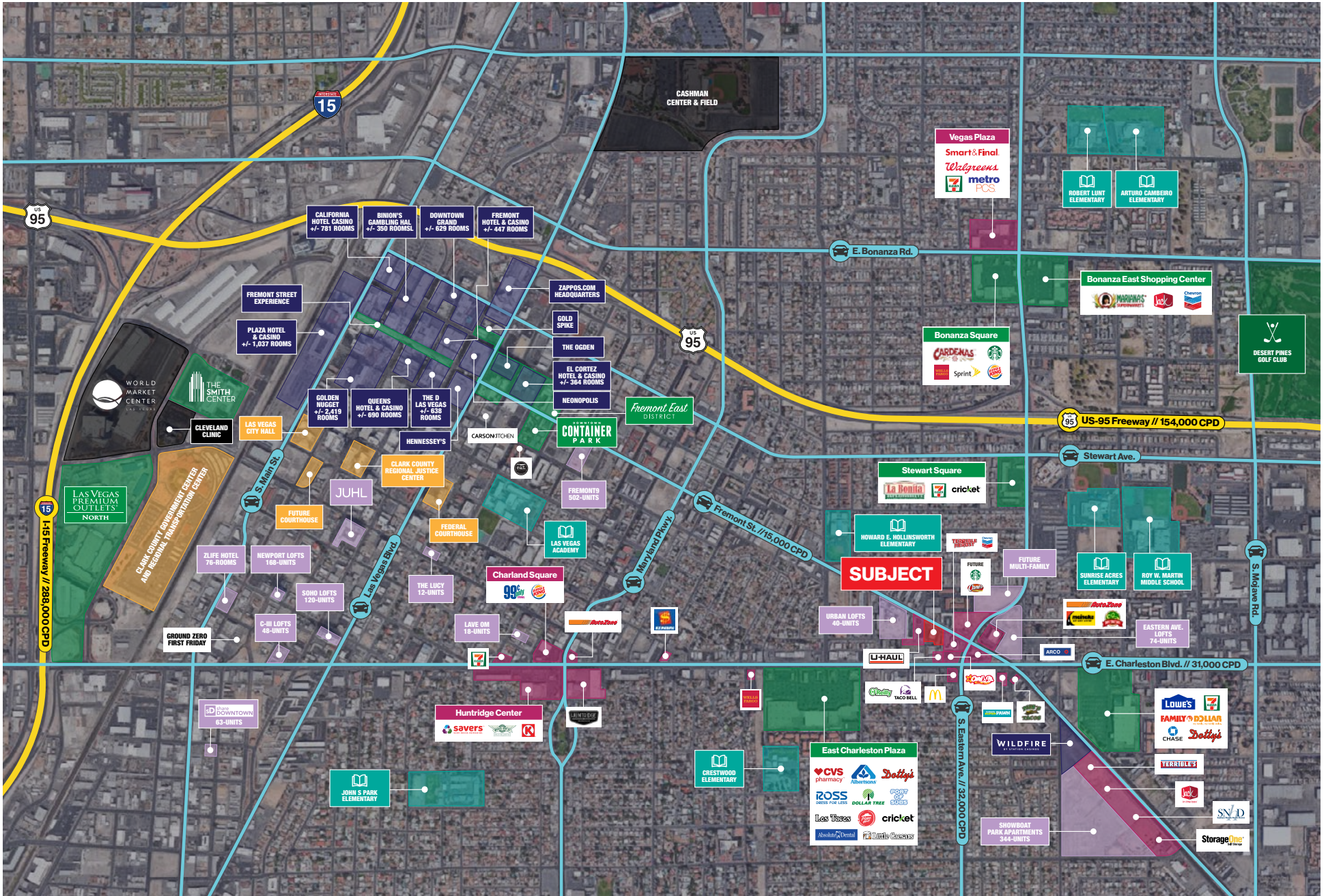
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The information herein was obtained from sources deemed reliable; however Logic Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

# Large Aerial

- Subject
- Multi-Family
- Event Centers
- Power Centers
- Neighborhood Centers
- Hotels / Casinos
- Schools
- Local Government



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# 3D Aerial - West Facing

■ Subject  
 ■ Multi-Family  
 ■ Event Centers  
 ■ Power Centers  
 ■ Hotels / Casinos  
 ■ Local Government



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# 3D Aerial - North Facing

■ Subject   ■ Multi-Family   ■ Local Government



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# 3D Aerial - East Facing

■ Subject  
 ■ Multi-Family  
 ■ Hotels / Casinos



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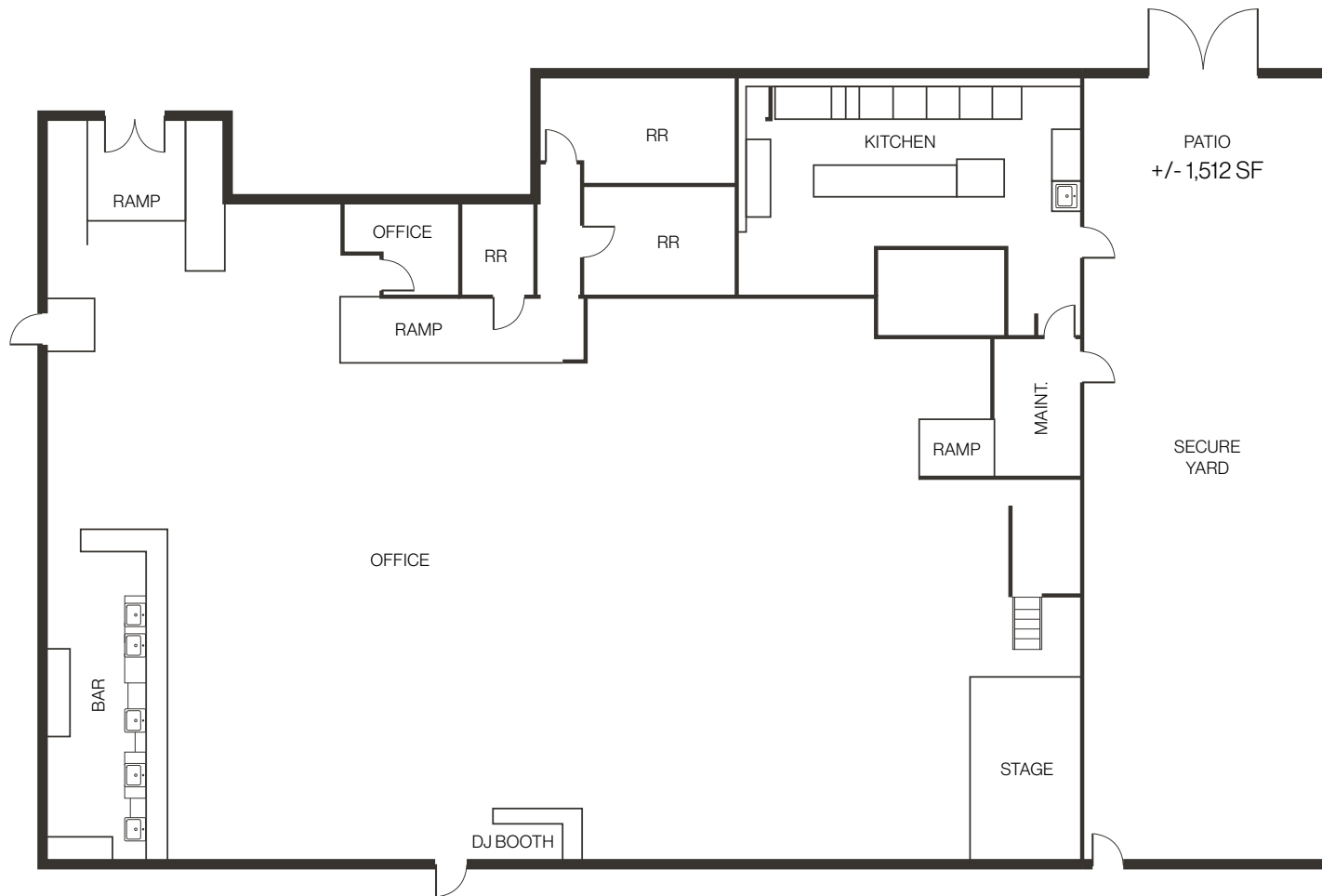
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# Site Plan

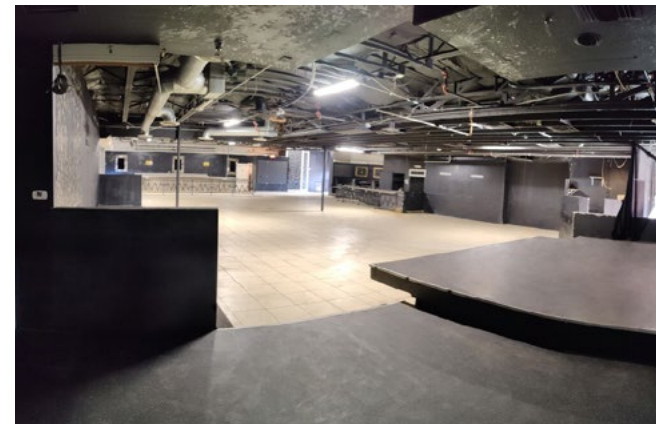


Floor Plan  
+/- 6,203 SF





# Property Photos



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