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Las Vegas, NV 89104

AVAILABLE
For Lease

Seeking Brewery, Food and Beverage, Bakery, & Coffee House Concepts



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Groundbreaking Development: **Redefining The Arts District**

Welcome to an unprecedented fusion of European charm and American innovation in the Heart of Las Vegas - a groundbreaking development that redefines The Arts District experience.

Tapping into the wildly popular European concepts of Beer Parks, Biergartens, and Beer Fountains offering multiple food, beverage, entertainment, and beer options all in one centralized location, the newest ground-up development in the Arts District and Downtown Las Vegas allows you to travel the world without needing a passport.

Introducing BrewVegas

The first-of-its-kind brewery and restaurant campus development that seamlessly integrates breweries, restaurants, live music, and expansive open-air spaces, creating a vibrant community experience like nothing Vegas has ever seen before!

Breweries: Discover a craft beer lover's paradise with a curated selection of on-site breweries, each offering a unique blend of flavors and styles. From hop-forward IPAs to rich stouts, BrewVegas is a haven for beer enthusiasts to explore and savor the artistry of local and international brewers.

Restaurants: Indulge your palate in a culinary journey through a diverse array of restaurants, showcasing the finest cuisines from around the world. Whether you crave artisanal pizzas, gourmet burgers, or exotic international dishes, BrewVegas caters to every taste, providing a culinary experience that rivals the best in Las Vegas.

Live Music: Immerse yourself in the rhythm of BrewVegas as live music fills the air. From intimate acoustic sessions to high-energy concerts, our state-of-the-art venues host a dynamic lineup of talented musicians, creating an unforgettable soundtrack to your urban experience.

Open Air Spaces: Step outside and breathe in the fresh air in BrewVegas' expansive open-air spaces. Designed with a European flair, these meticulously landscaped areas offer a perfect blend of relaxation and entertainment. Enjoy a leisurely stroll, gather with friends for an outdoor picnic, or simply unwind and take in the vibrant energy of the community.

Community Events: BrewVegas isn't just a place to hang - it's a lifestyle. Join in on community events that celebrate the spirit of togetherness. From beer festivals and food tastings to live performances in the open air, there's always something exciting happening right outside your doorstep. With easy access to the City's renowned attractions, entertainment, and cultural offerings, you can enjoy the best of both worlds without sacrificing the serenity of a tight-knit community.

Experience the future of the Arts District at BrewVegas - where breweries, restaurants, live music, and open-air spaces converge to create a groundbreaking development that transcends the ordinary. Join us in pioneering a new era of community experience in America.

Cheers to BrewVegas - where every day is a celebration!

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BrewVegas, the first-of-its-kind brewery campus.
Creating a vibrant community experience like
nothing Vegas has ever seen before!



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

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.

Coming Soon: Arts District Parking Garage

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.



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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.”

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Leasing Details



CALL BROKER

Introductory Lease Rate



\$0.50 PSF

CAM Charges



±1,463 - ±32,435 SF

Space Available

Demographics

Population	1 mile	3 miles	5 miles
2025 Population	±14,296	±172,016	±487,299
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$78,903	\$59,046	\$61,989

Property Highlights

- The landlord will provide, as part of the development, an elevator, grease interceptor, fire sprinkler system, and an eye-catching grain silo which can feature breweries' logos
- Landlord offering generous TI allowances and favorable lease terms/rates to established brands/operators
- Seeking breweries, restaurant, bakery, and coffee house concepts
- Newly planned ground up development in the Downtown Las Vegas Arts District
- The North and South end units will both feature rooftop patios that are partially covered in order to be utilized year-round
- Situated within walking distance of the newly constructed Atomic Golf, Brewery Row, and the recently announced 5 story City of Las Vegas public parking structure and an even shorter drive to casinos, events, and festivals



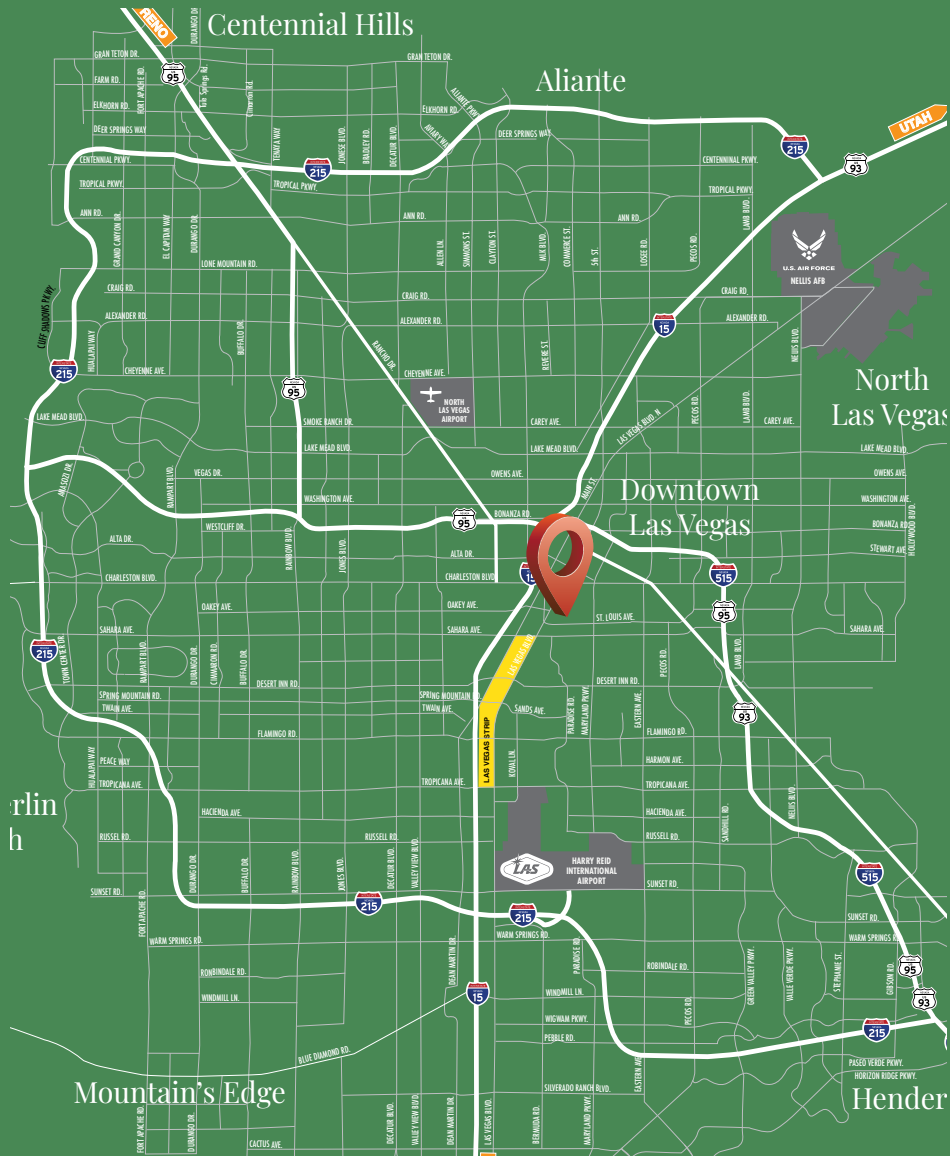
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+ Parcel Number	162-03-310-002
+ Submarket	Downtown
+ Building Size	±32,435 SF
+ Land Size	±0.99 AC
+ Zoning	General Commercial (C-2)
+ Year Built	New Construction Expansion Renovation 2024
+ Signage	Opportunity for signage
+ Traffic Counts	S. Las Vegas Blvd. // ±35,500 VPD E. Sahara Ave. // ±61,500 VPD

Area Overview

Just off Las Vegas Boulevard, 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. First Friday and other monthly Downtown events are within walking distance.

Property Highlights



Brand New, Ground Up Development

Newly planned ground up development in the Downtown Las Vegas Arts District. The North and South end units will both feature rooftop patios that are partially covered in order to be utilized year-round.



Strategic Location

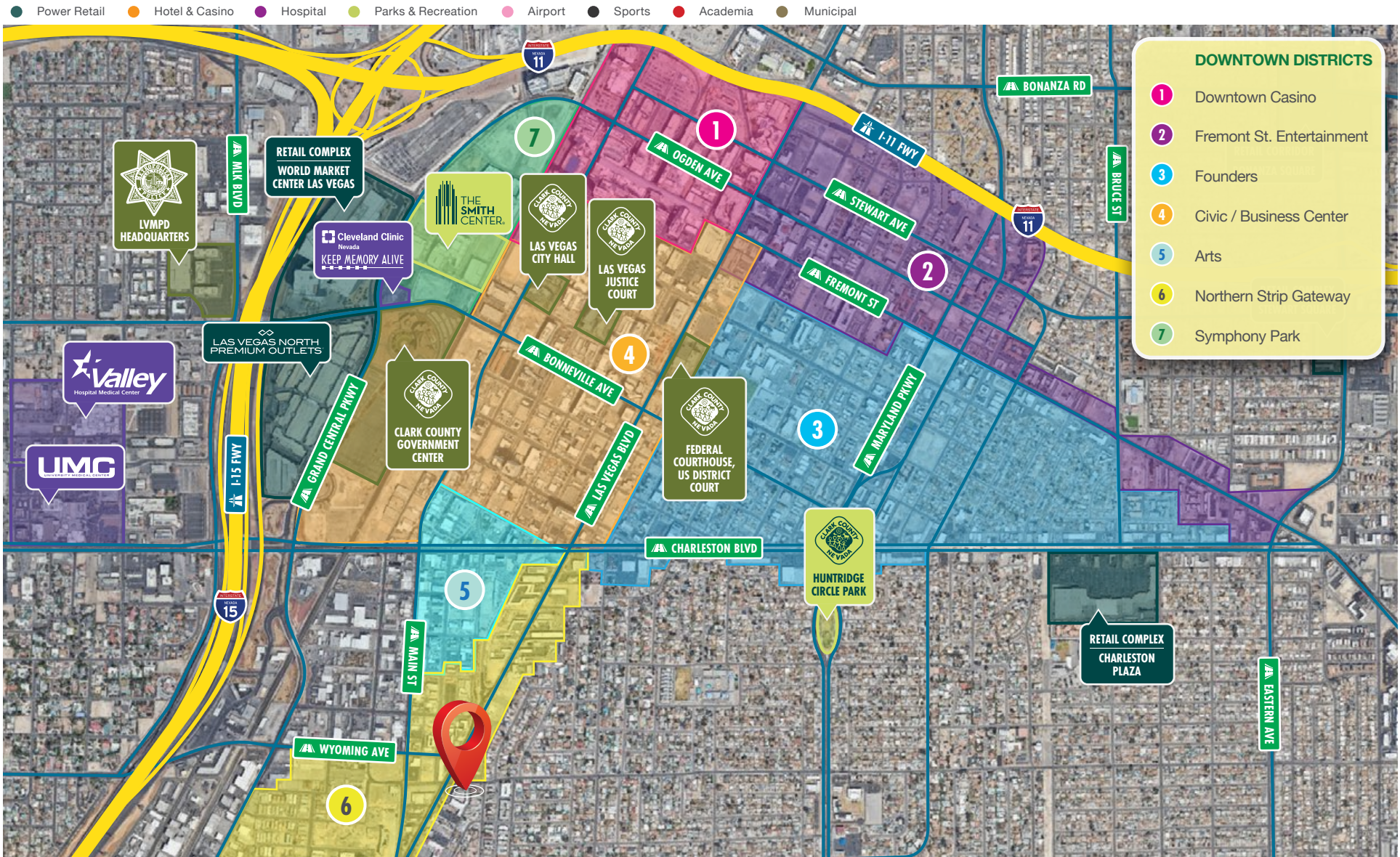
The property is located near Brewery Row & Atomic Golf at the intersection of Las Vegas Boulevard and Oakey Boulevard, in the heart of the vibrant Downtown Arts District near the entrance to the Neon Gateway, minutes from the historic Fremont Street Experience, and immediately accessible to the resort corridor. 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 within walking distance of 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.

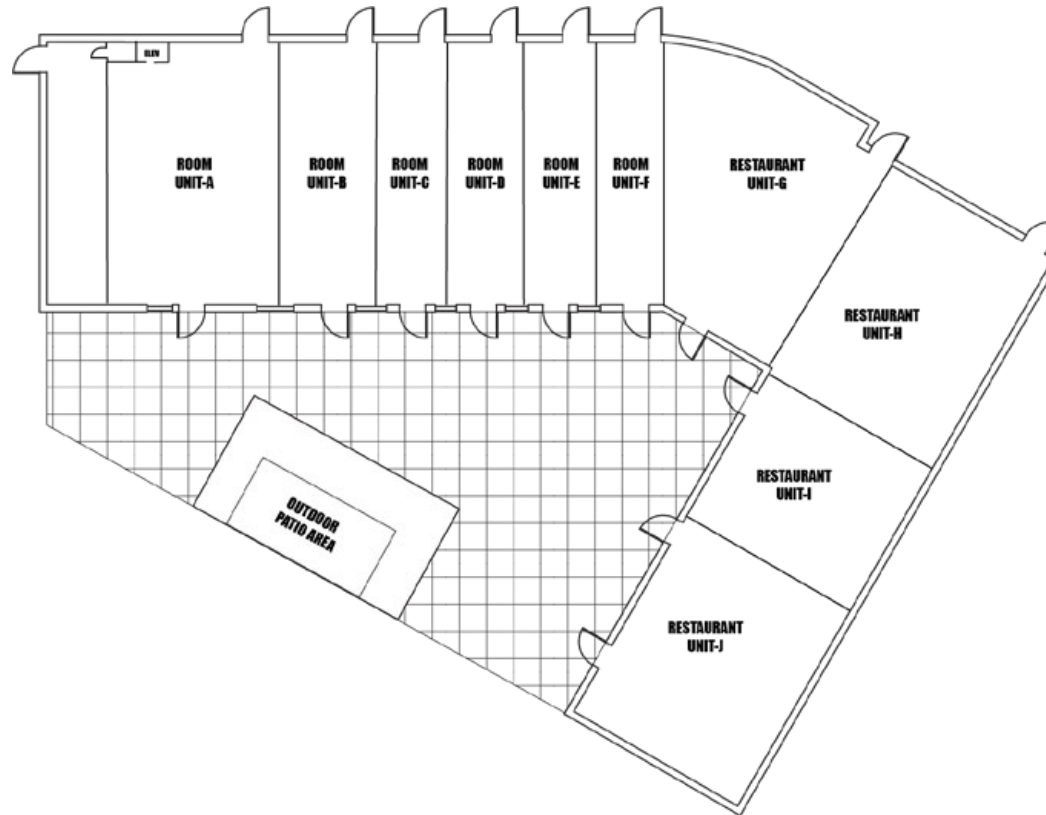


Sprawling Downtown Development

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.

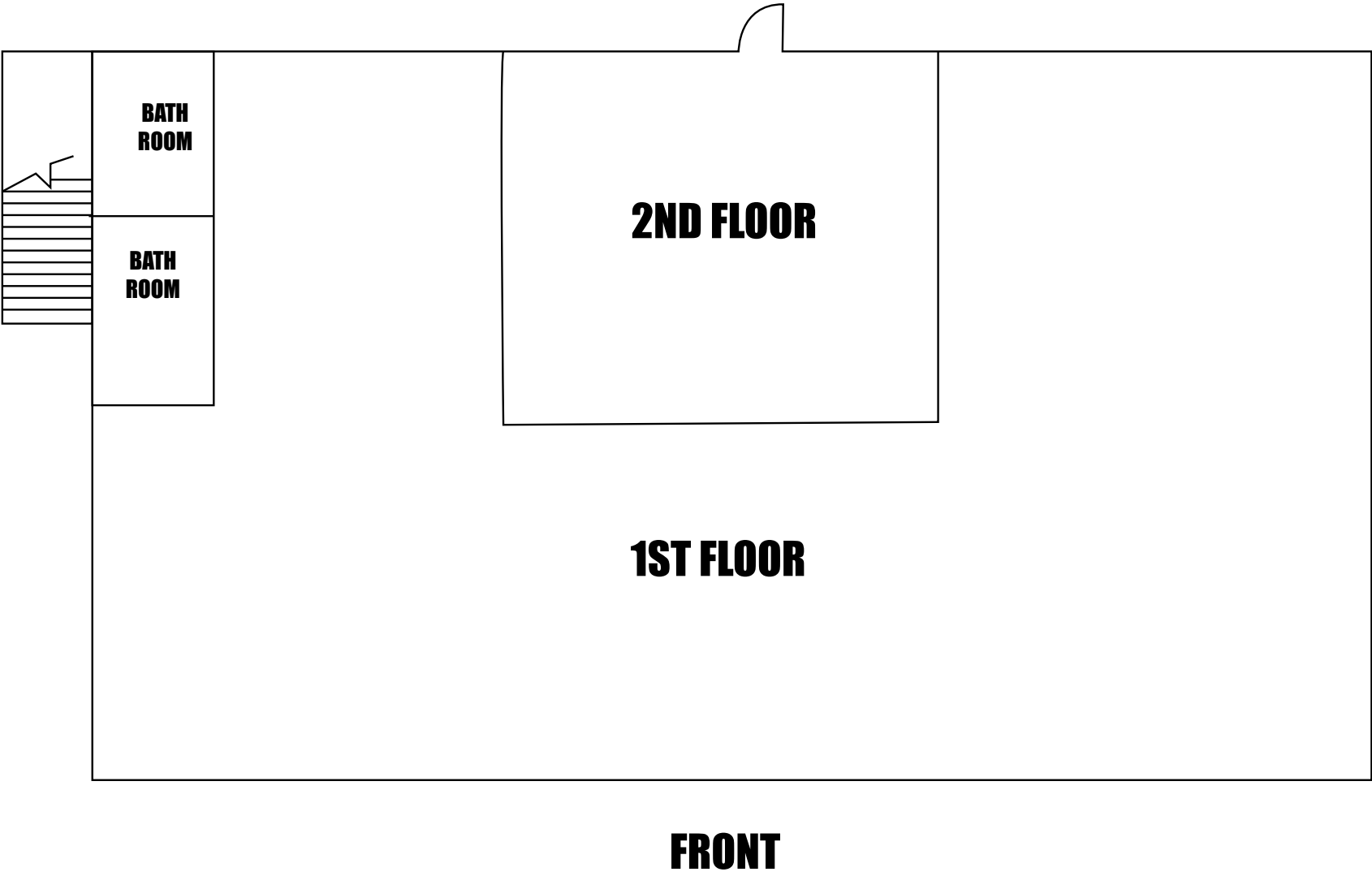






BUILDING/ SUITE	TOTAL SF	LEASE RATE	AVAILABILITY
Minimum Divisible	±1,463	CALL BROKER	Q4 2025
Maximum Contiguous	±9,642	CALL BROKER	Q4 2025
North Rooftop	±9,642	CALL BROKER	Q4 2025
South Rooftop	±5,512	CALL BROKER	Q4 2025

Tequila Bar Floor Plan



Clark County Nevada


Synopsis


As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. 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 14th 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

 **±7,892**
Land Area
(Square Miles)

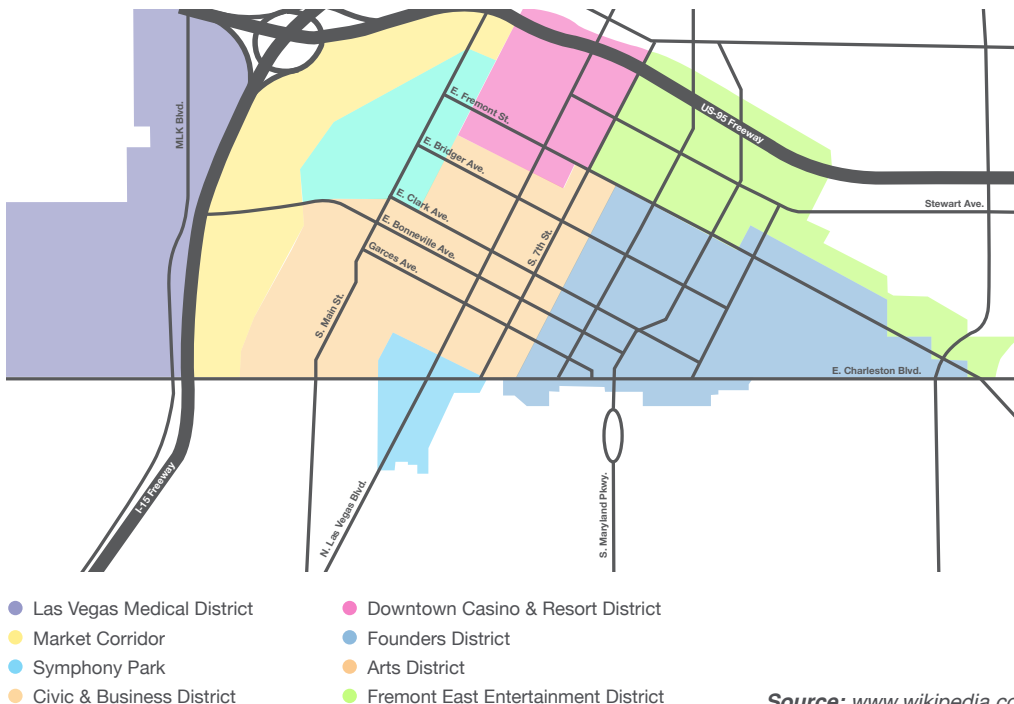
 **2,265,461**
Population

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

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, 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.



Source: www.wikipedia.com



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.



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 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.



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WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



HENDERSON
SILVER KNIGHTS™



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Nevada Tax Advantages

NEVADA

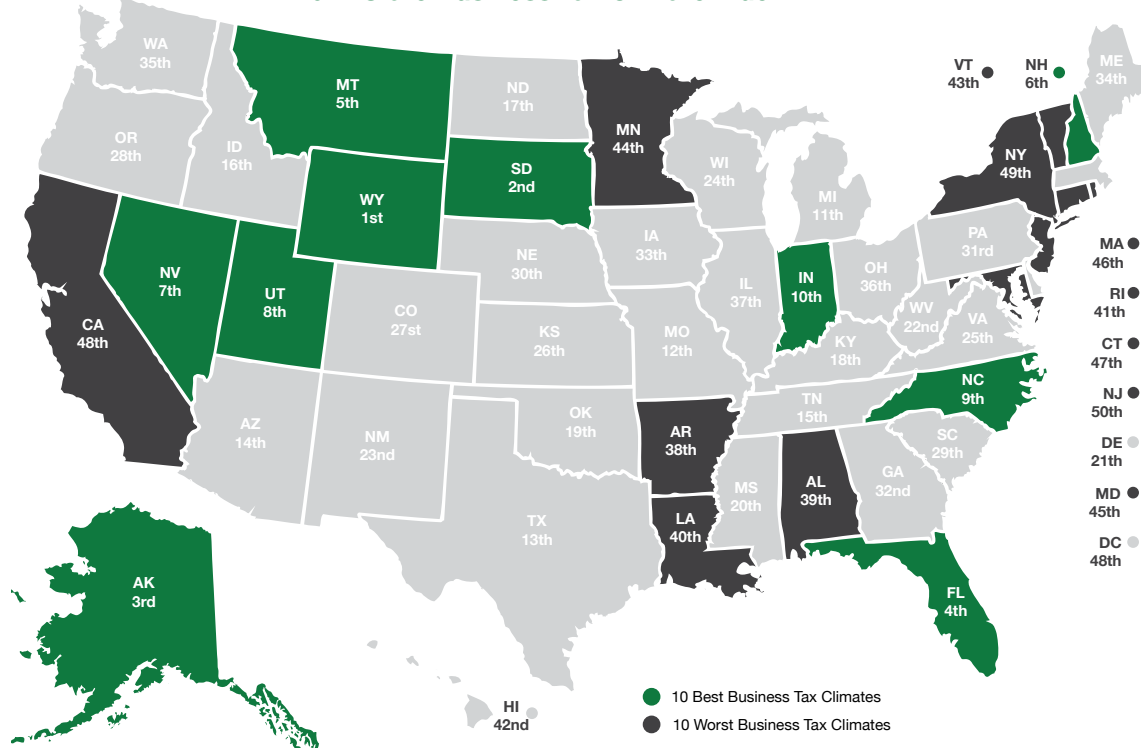
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

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

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 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



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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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



FedEx.



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

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