



## 1038 S Main St

1036-1038 S Main St, Las Vegas, NV 89101



**Randel Aleman Sr.**

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## 1038 S Main St

\$27.00 /SF/YR

1,600 +/- square feet of Retail>Showroom/Studio space in the booming Downtown Las Vegas 18b Arts District. Large retail storefront just North of Charleston Blvd. fronting directly on Main Street. Access to S. Commerce Street at the rear of the building. The building has 1 restroom inside and a roll up door at the rear of the space. The property is across the street from the newly built English Hotel, JRNY Art Gallery, The Burlesque Museum and The Arts Factory. Text Terry Ferraro at (702)-371-2474 for more info....

- Storefront Space on Main St.
- Located in the heart of the vibrant Las Vegas Downtown 18b Arts District
- Open Floorplan



Rental Rate: \$27.00 /SF/YR

Property Type: Retail

Property Subtype: Storefront

Gross Leasable Area: 10,620 SF

Year Built: 1946

Walk Score ®: 72 (Very Walkable)

Transit Score ®: 67 (Good Transit)

Taxes: \$0.20 USD/SF/MO

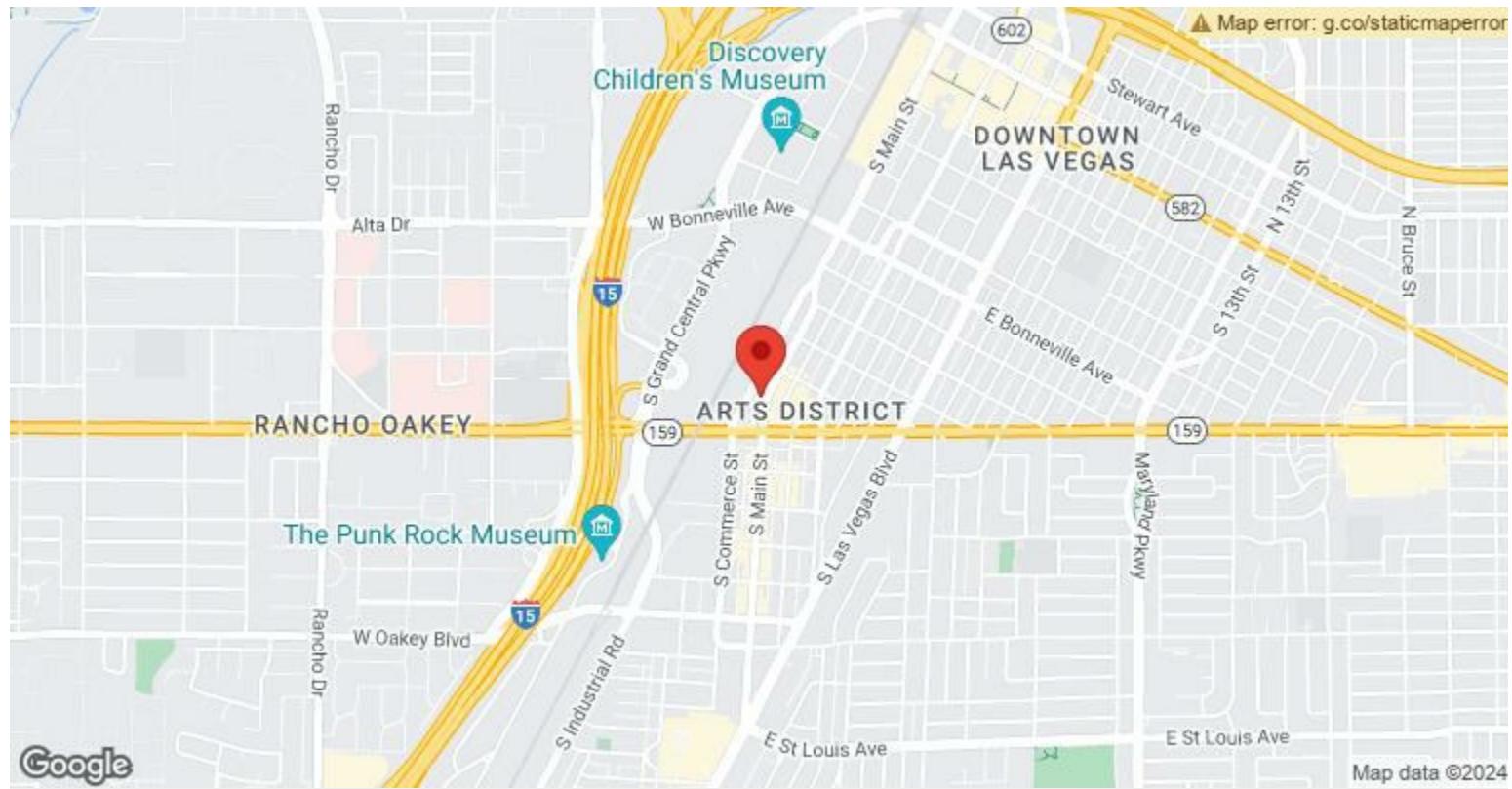
Operating Expenses: \$0.30 USD/SF/MO

Rental Rate Mo: \$2.25 /SF/MO

## 1st Floor Ste 1038

1

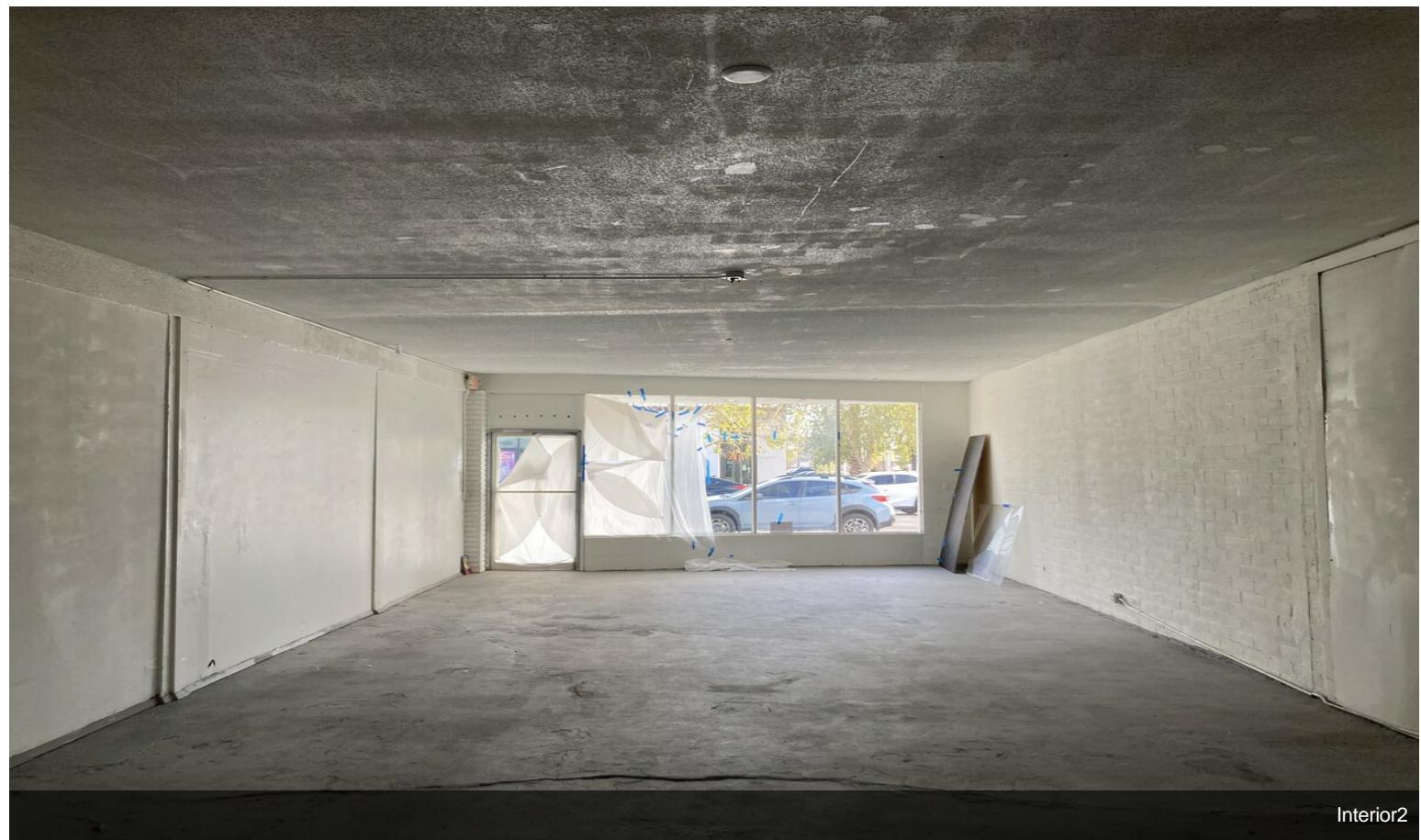
Space Available	1,600 SF	Wide open retail/showroom/studio space with frontage on Main Street. Roll up rear door. 1 restroom.
Rental Rate	\$27.00 /SF/YR	
Date Available	Now	
Service Type	Triple Net (NNN)	
Space Type	Relet	
Space Use	Retail	
Lease Term	1 - 2 Years	



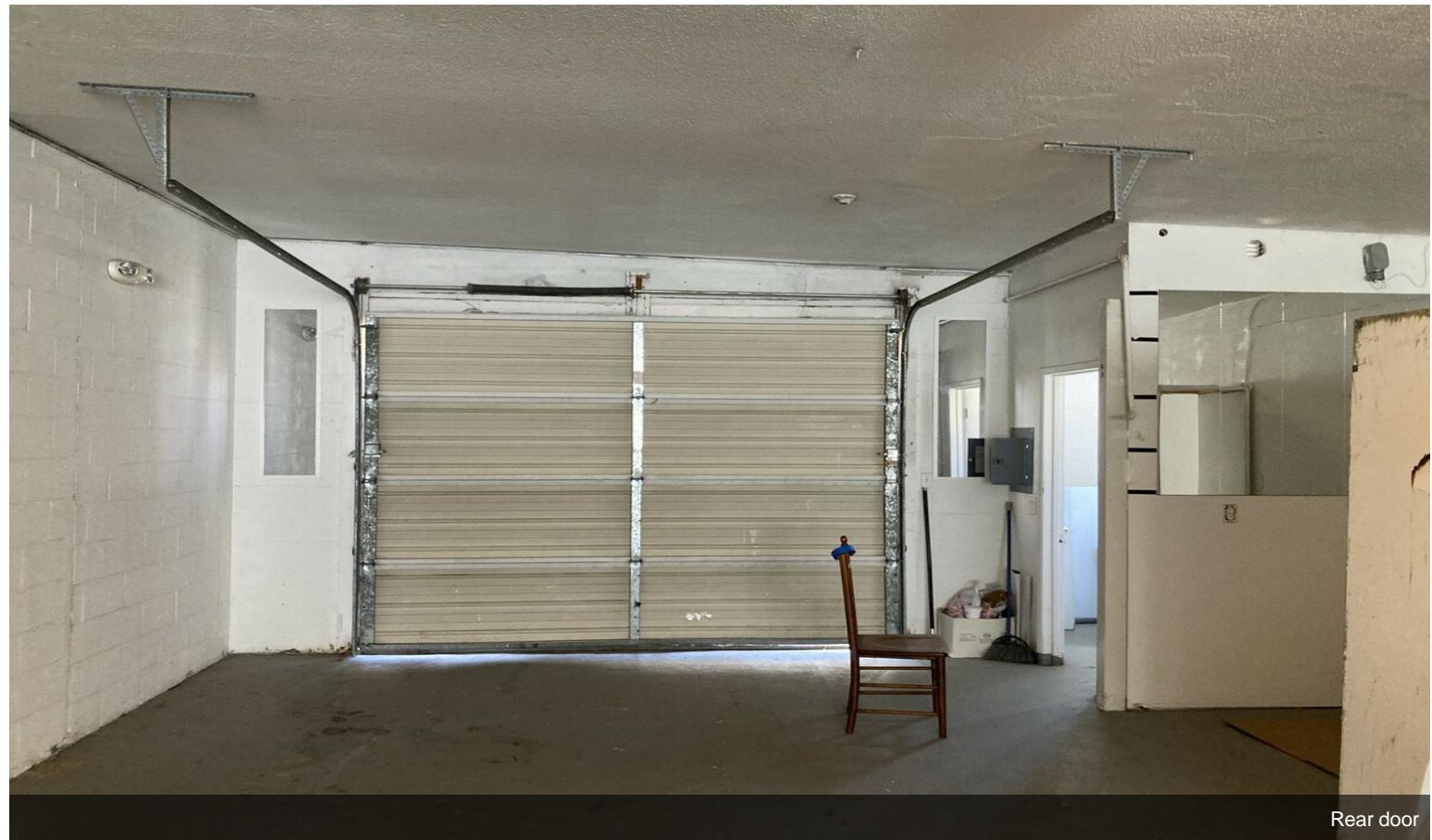
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## Property Photos

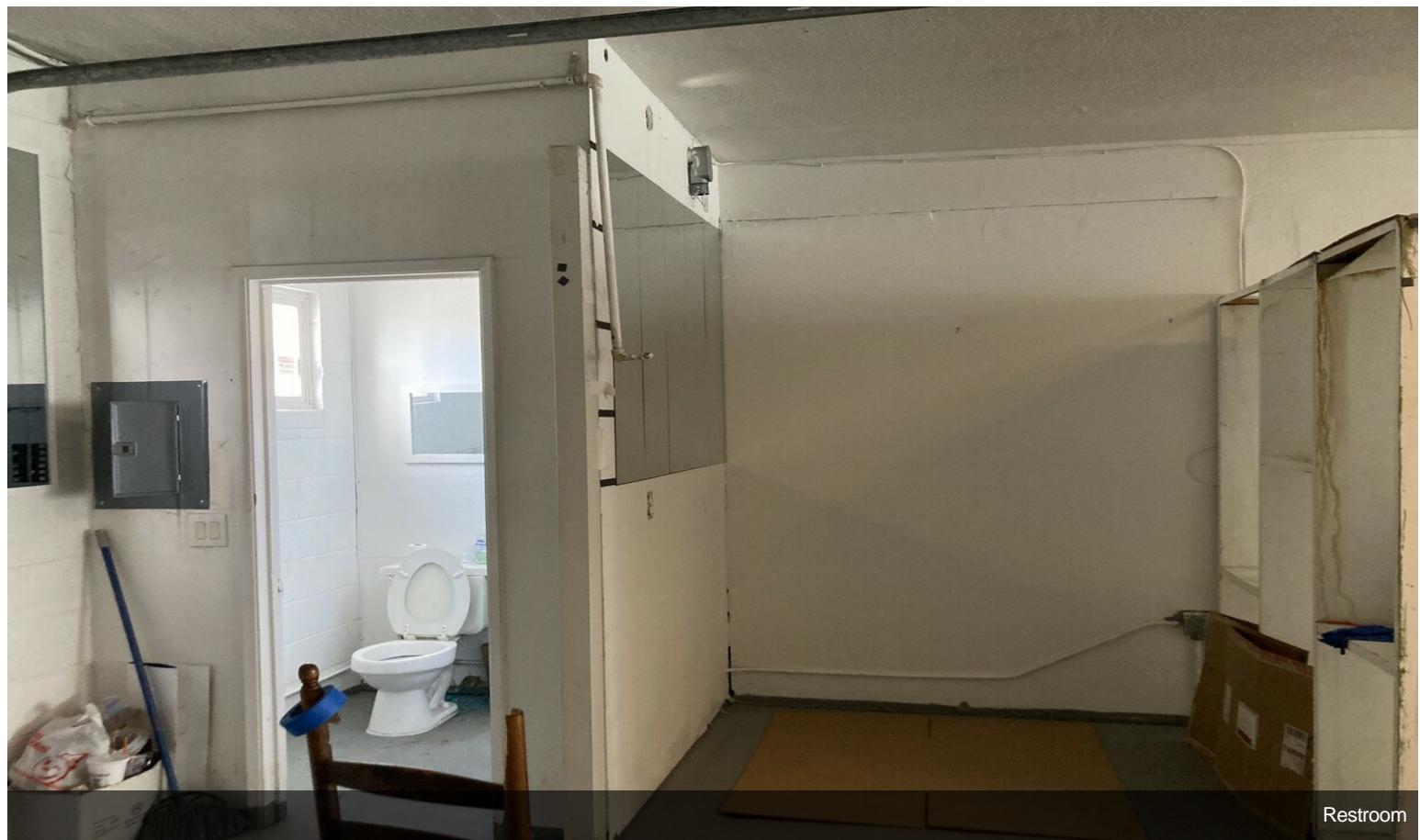


Interior2

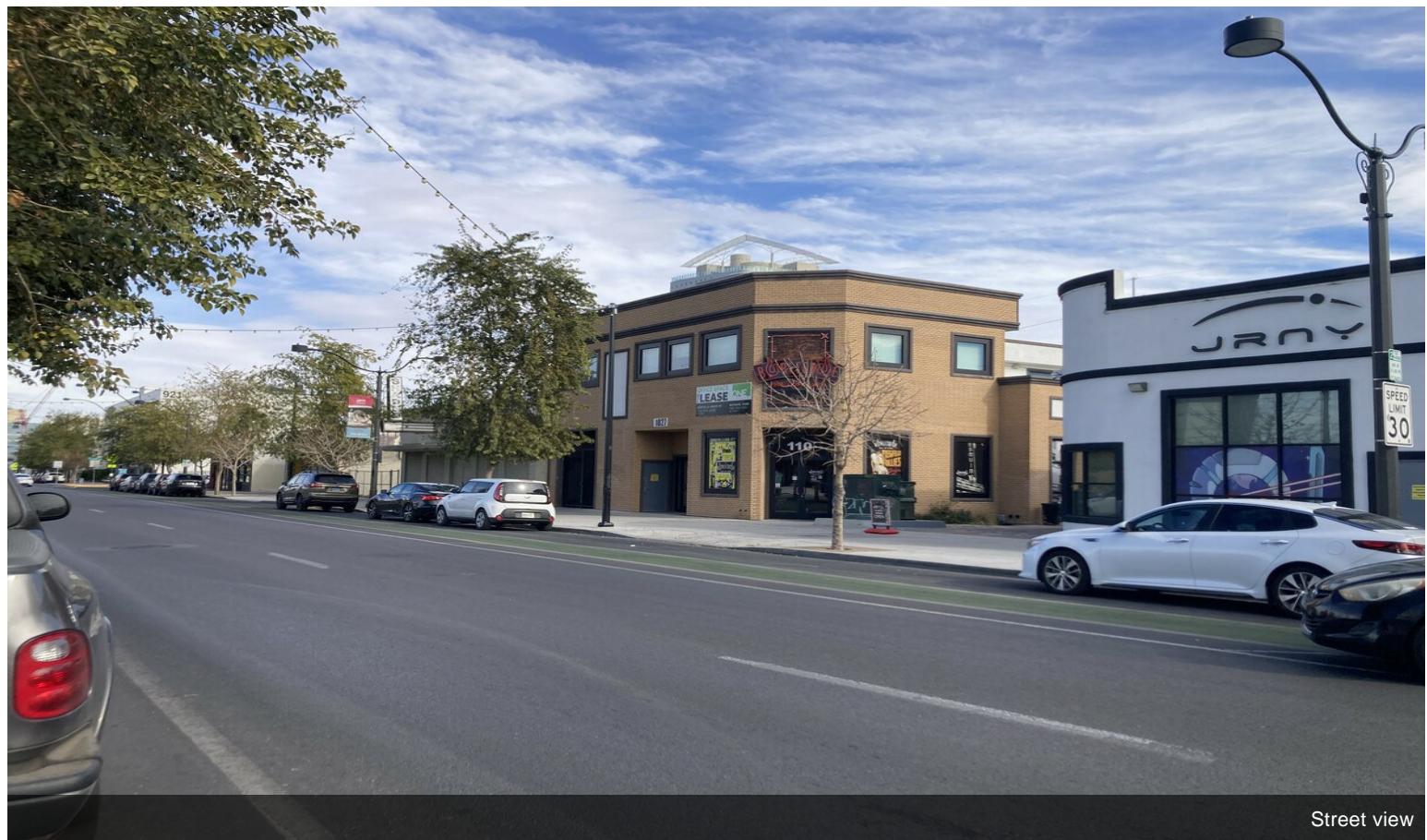


Rear door

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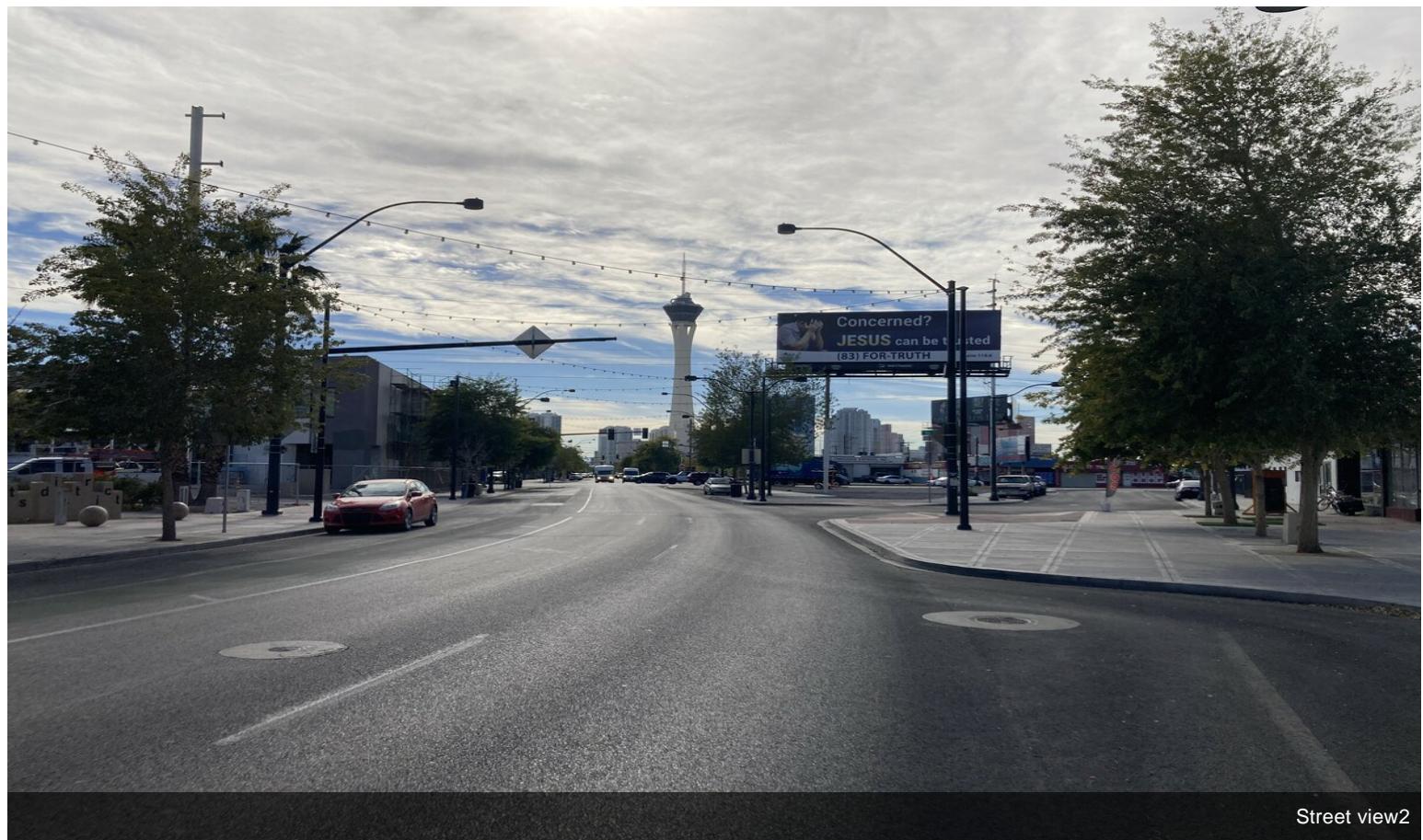


Restroom



Street view

## Property Photos



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Building Photo