



1038 S Main St

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



Randel Aleman Sr.

Encore Commercial, Inc.

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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

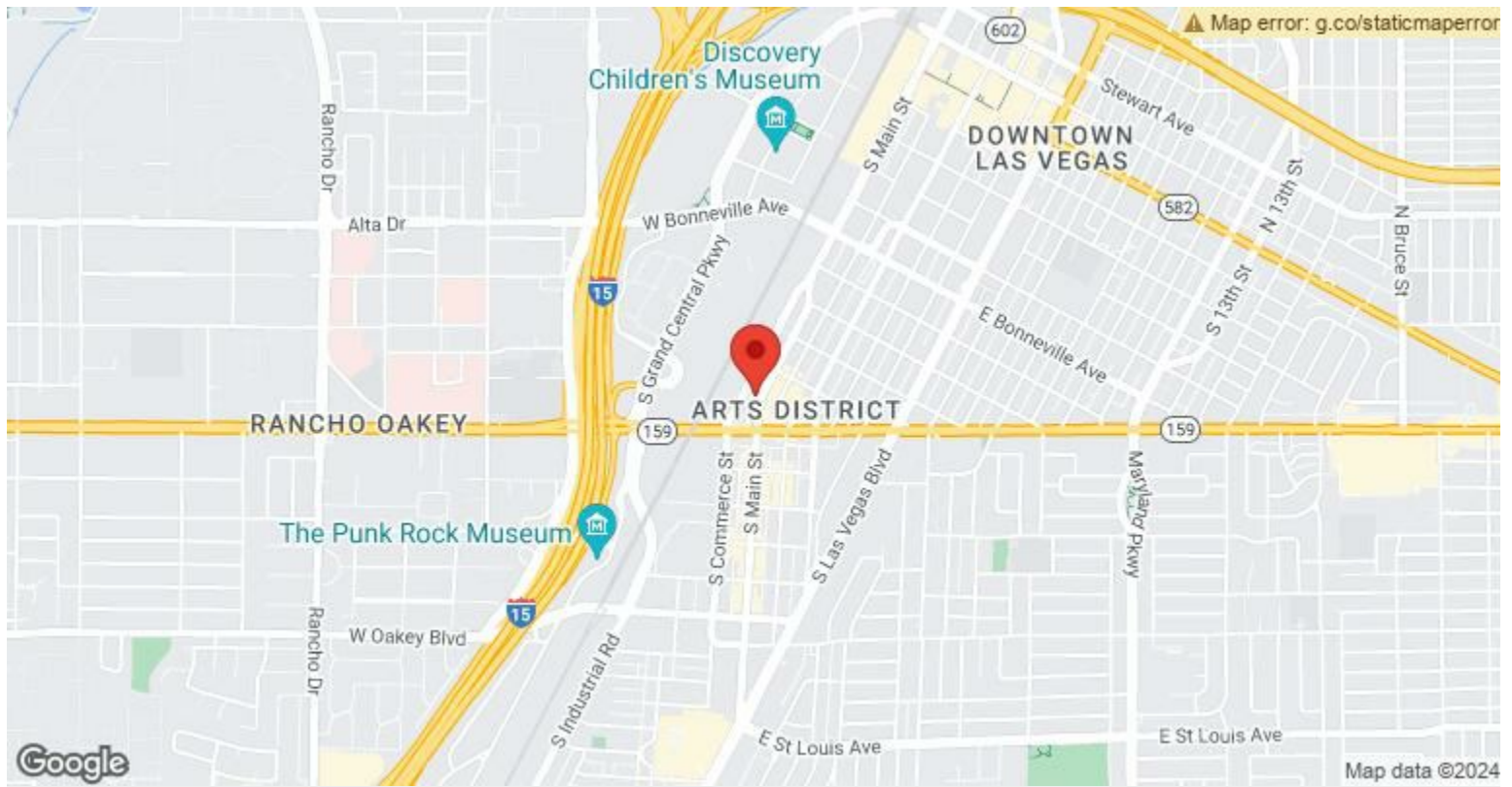


Rental Rate:	\$27.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	10,620 SF
Year Built:	1946
Walk Score ®:	72 (Very Walkable)
Transit Score ®:	67 (Good Transit)
Taxes:	\$0.20 USD/SF/MO
Operating Expenses:	\$0.30 USD/SF/MO
Rental Rate Mo:	\$2.25 /SF/MO

1st Floor Ste 1038

Space Available	1,600 SF
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

Wide open retail/showroom/studio space with frontage on Main Street. Roll up rear door. 1 restroom.



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Property Photos



Interior2



Rear door

Property Photos



Property Photos



Street view2



Street view3

Property Photos



Building Photo