

FOR SALE

# 1700

S MAIN STREET  
LAS VEGAS, NV 89104



**NOLAN JULSETH-WHITE, CCIM**

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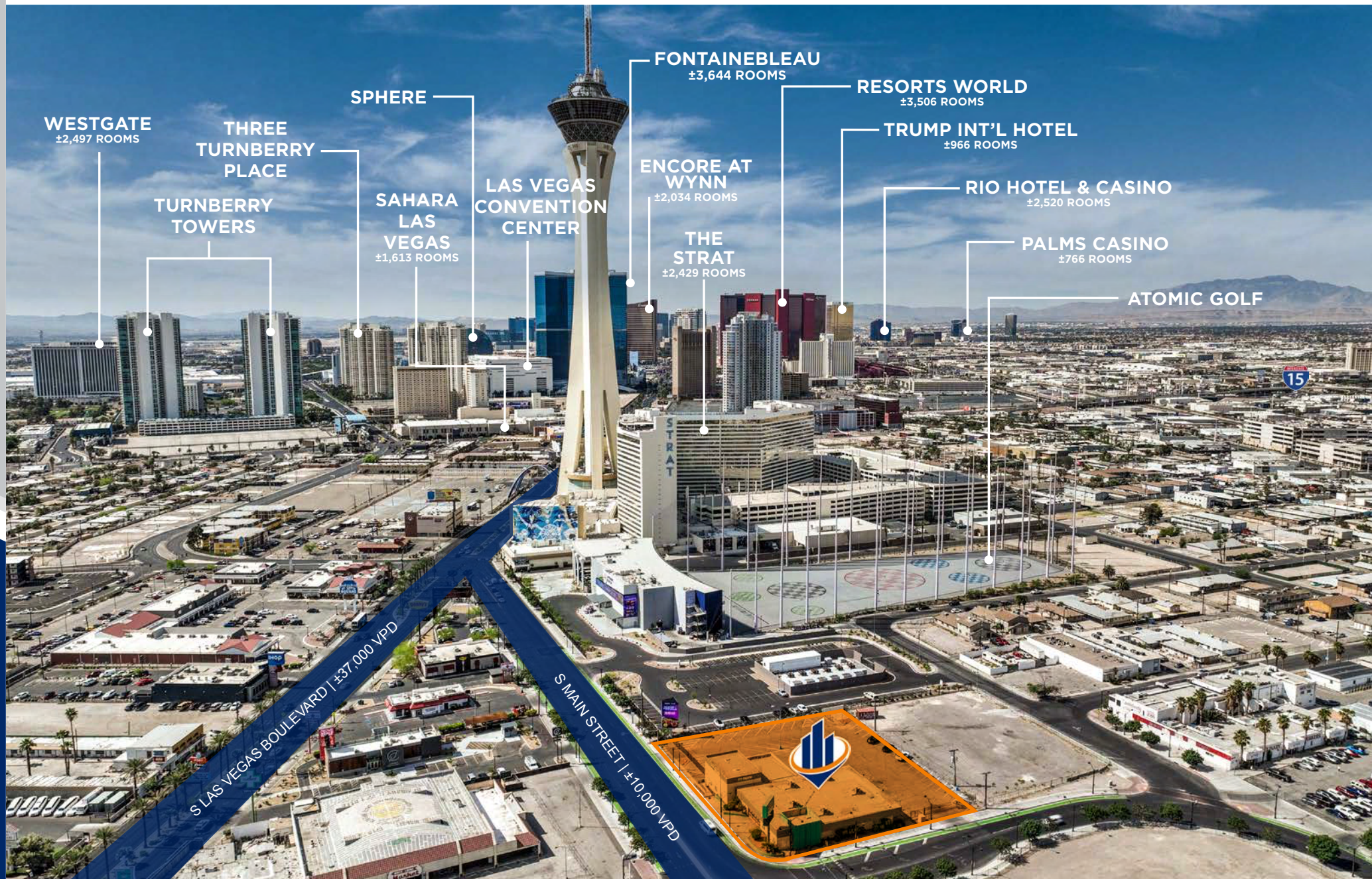
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# AERIAL



**1700 S MAIN STREET**



## EXECUTIVE SUMMARY

1700 S MAIN STREET  
LAS VEGAS, NV 89104

### RETAIL SUMMARY

Purchase Price:	\$7,999,999
Building Size:	±11,500 SF
Price Per SF:	\$695/SF
Year Built/ Renovated	1964/2014
APN:	162-03-301-002
Lot Size:	±0.97 Acres
Zoning:	C-2 General Commercial

## EXECUTIVE SUMMARY

Situated in the heart of **Las Vegas**, just steps from the **World Famous Las Vegas Strip**, **1700 S Main St** features a ±11,500 SF retail building on a 0.97-acre lot. Located only 400 feet from **The Strip** and at the gateway to the **Las Vegas Arts District**, this property boasts exceptional visibility. Surrounded by more than 42 million annual visitors and a growing local community, it offers a prime opportunity amid increasing demand for distinctive urban destinations. Close enough to benefit from tourist traffic, far enough for a local vibe. This is a rare investment opportunity in one of Las Vegas' most dynamic and well-connected neighborhoods.



**1700 S MAIN STREET**



## LOCATION & AREA HIGHLIGHTS



### STRIP-ADJACENT APPEAL

- Steps off the **Las Vegas Strip**, with easy access to:
  - ♦ World-class entertainment
  - ♦ Luxury hotels and casinos
  - ♦ Las Vegas Convention Center
- Close enough to benefit from tourist traffic, far enough for a local vibe
- Excellent potential for **destination retail, restaurant, or creative office**

### UNBEATABLE LOCATION

- High-visibility corner at the gateway of the **Las Vegas Arts District and Brewery Row**
- **Minutes from Downtown**, Fremont Street, and major highways
- Adjacent to **The Strat** (2,429 Rooms) and **Atomic Golf**

### CREATIVE & CULTURAL HOTSPOT

- Part of Las Vegas's most vibrant **arts and culture scene**
- Surrounded by **galleries, artisan shops, local cafés, and breweries**
- **Home to First Friday**, the city's top monthly arts and entertainment festival

### NEARBY APARTMENT DEVELOPMENTS

- **Gemma Apartments (0.6 miles)** offering 337 modern units with 9,000 SF of retail space
- **The Myles Apartments (0.5 miles)** will feature 311 upscale residences



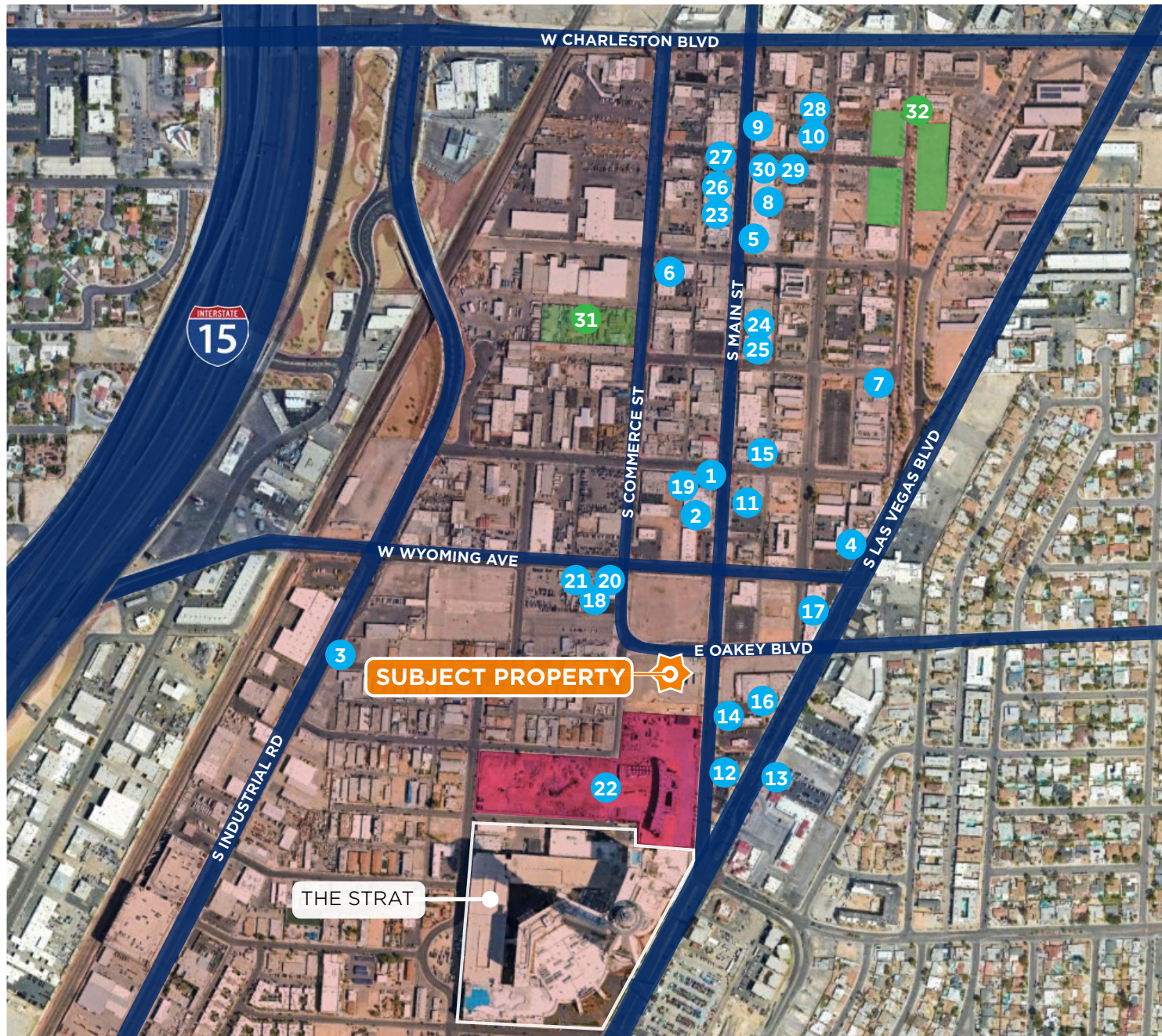
AERIAL



1700 S MAIN STREET



# THE ARTS DISTRICT



1. Horse Trailer Hideout
2. Able Baker Brewing
3. Hard Hat Lounge
4. Dino's Lounge
5. ReBar
6. Servehazah
7. Atomic Tavern
8. Davy's
9. Ester's Kitchen
10. Tacotarian
11. Wiseguys Comedy Club
12. Dennys
13. IHOP
14. Tacos Mexico
15. Jack in the Box
16. Curaleaf
17. NuLeaf Dispensary
18. Tap N Ash Social Club
19. District Deli & Coffee
20. The Wine Garden
21. Arts District Food Park
22. Atomic Golf
23. Velveteen Rabbit
24. SoulBelly BBQ
25. Nevada Brew Works
26. Good Pie Pizza
27. Casa Don Juan
28. CraftHaus Brewery
29. YU-OR-MI Sushi
30. Houston's Hot Chicken
31. Cedar Street Apartments
32. 1200 S 3rd St Apartments

**1700 S MAIN STREET**



OFFERING MEMORANDUM | PAGE 7



# PROPERTY DESCRIPTION & HIGHLIGHTS

## PROPERTY SUMMARY

<b>Building SF:</b>	±11,500
<b>Lot Size:</b>	0.97 Acres
<b>Zoning:</b>	C-2 General
<b>Power:</b>	3-Phase
<b>Parking Stalls:</b>	50
<b>Sprinkler:</b>	Yes
<b>Fenced Lot:</b>	Yes
<b>Pylon Signage:</b>	Yes
<b>Digital Signage:</b>	Yes
<b>Opportunity Zone:</b>	Yes

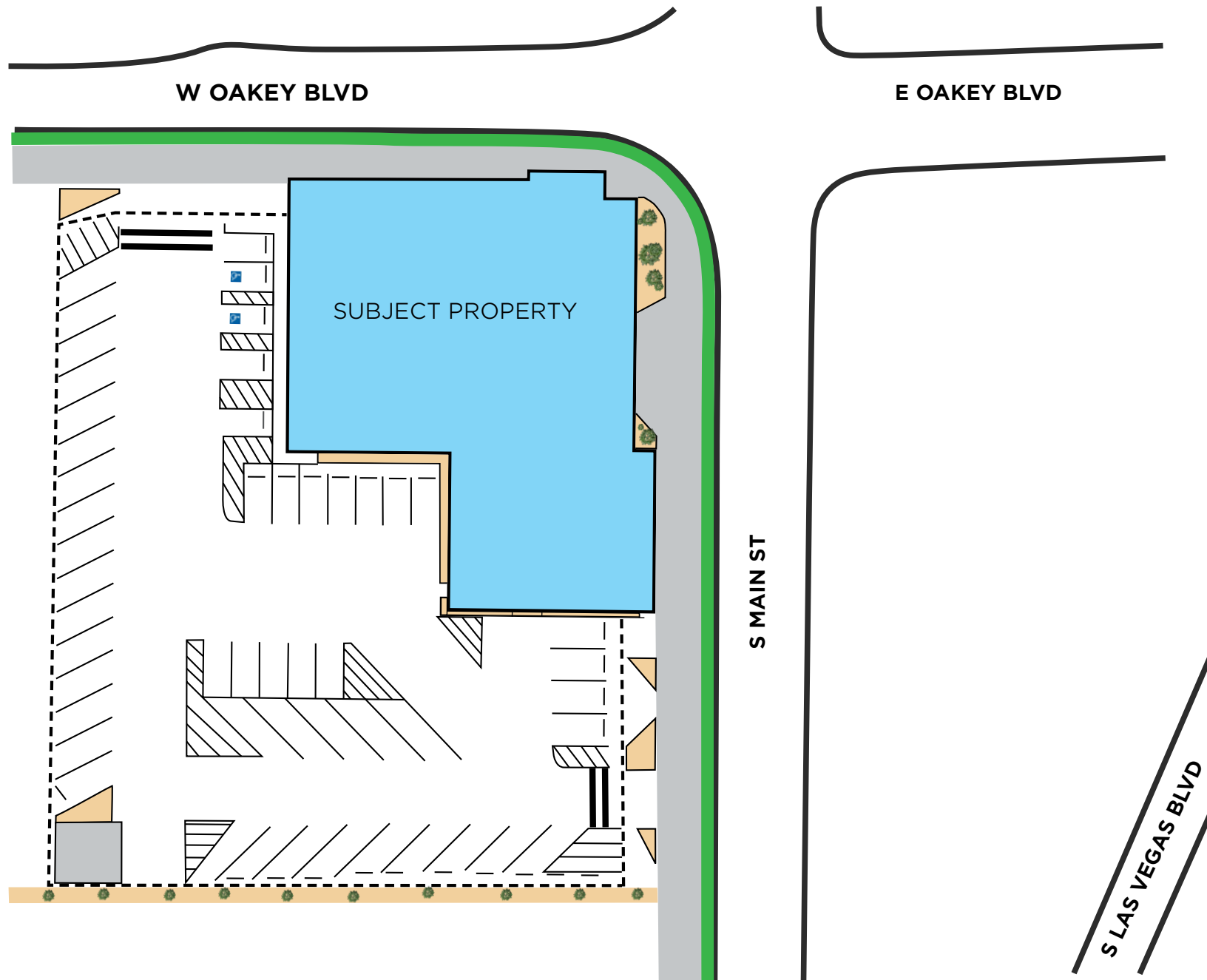
## PROPERTY HIGHLIGHTS

- On-site parking plus property is located in Area 1 Redevelopment Zone for City of Las Vegas, allowing for lower parking requirements
- The property is located in a Opportunity Zone
- Property is highly secure with fully fenced lot, ±350 SF vault, and roll-up security doors.





SITE PLAN

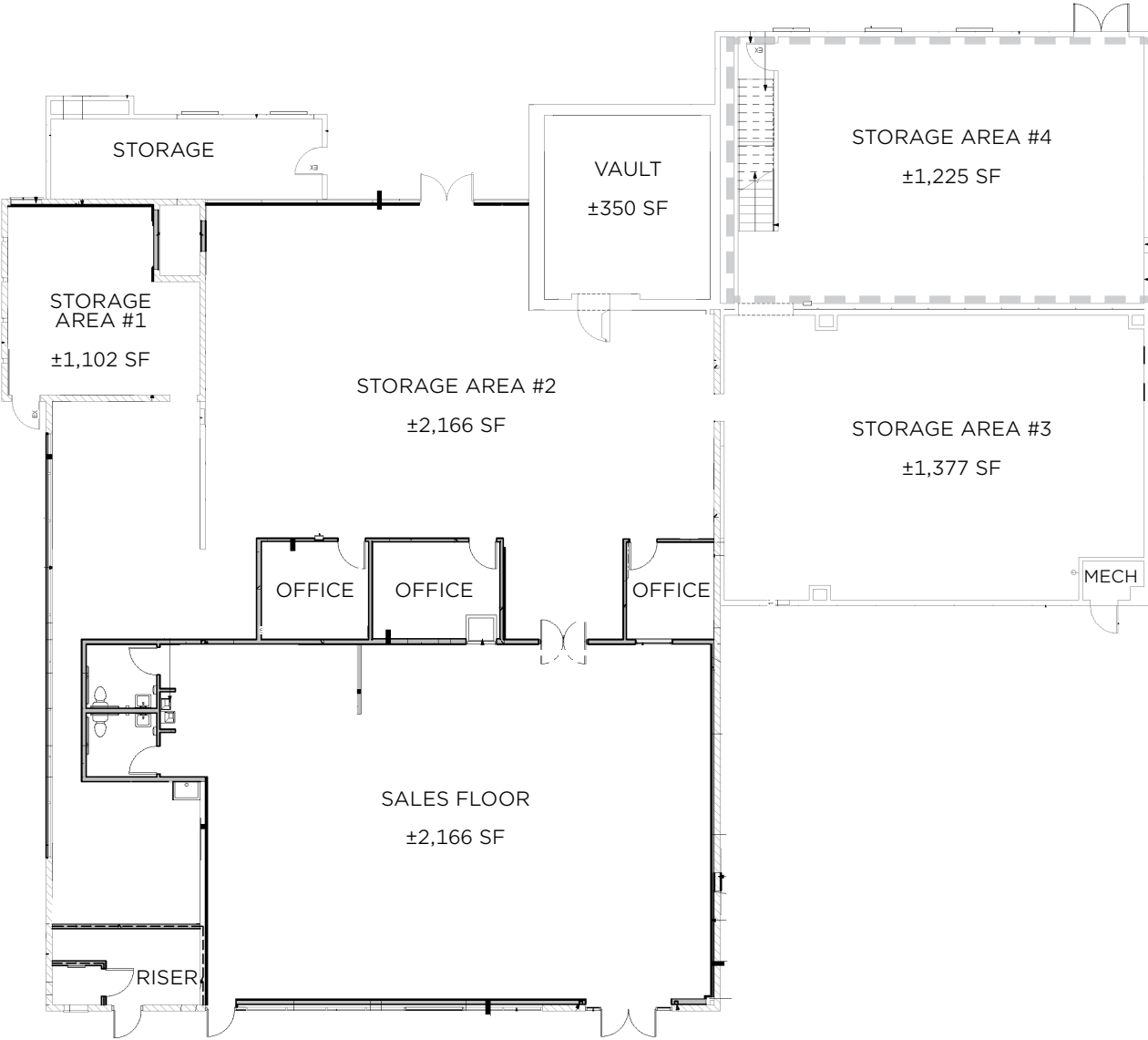


NOT TO SCALE



# FLOOR PLAN

## 1ST FLOOR



## 2ND FLOOR





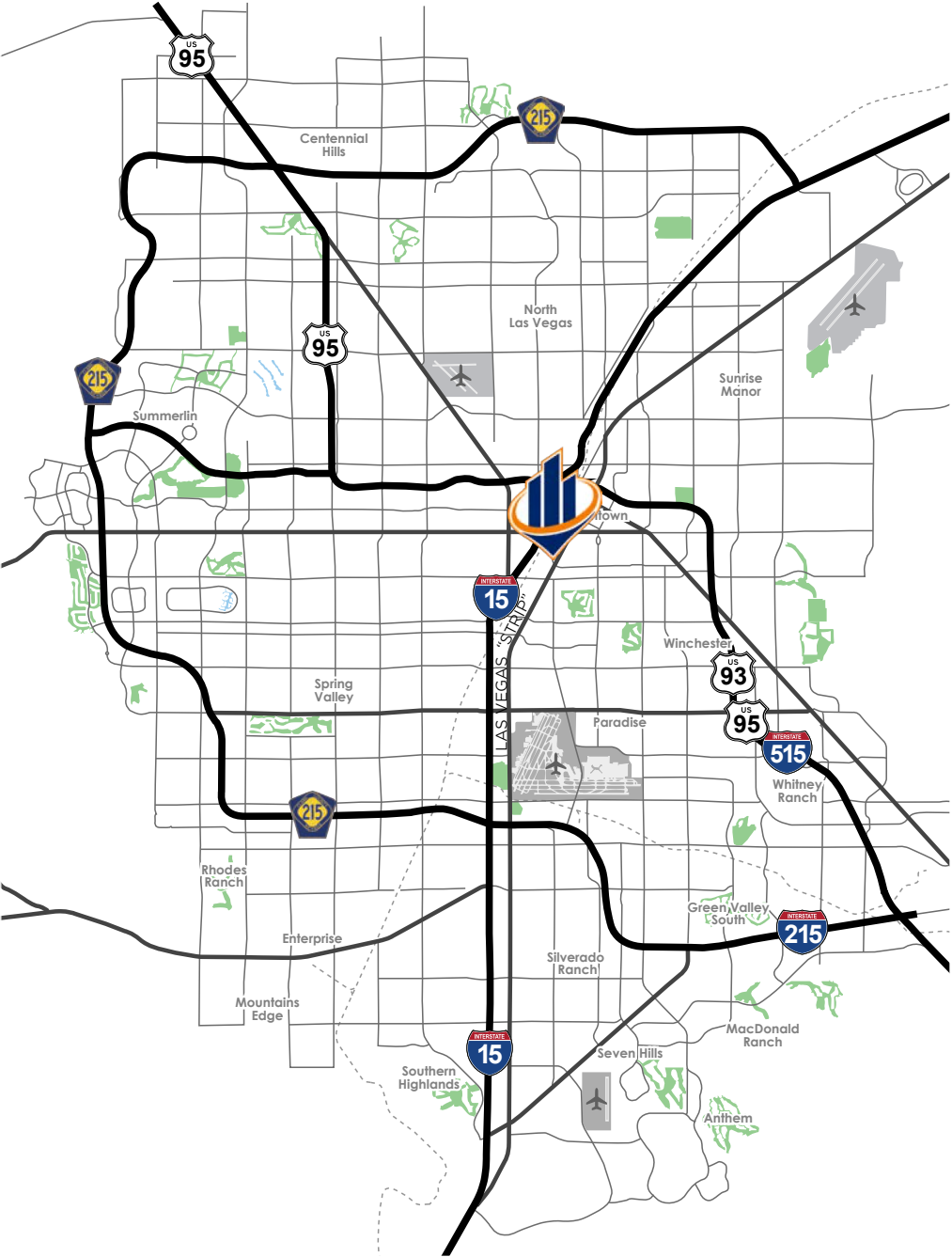
# SATELLITE AERIAL



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# LOCATION HIGHLIGHTS



The **Downtown submarket** of Las Vegas has emerged as the city’s most coveted trade area, driven by its strategic location in proximity to residential development, robust infrastructure, and dynamic economic environment. This area has experienced significant growth, attracting businesses and investors alike.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2020	15,005	170,100	497,536
2024	16,926	180,119	511,976
2029 Projecction	18,458	194,478	550,046
Annual Growth 2024-2029	1.8%	1.6%	1.5%
<b>HOUSEHOLDS</b>			
2020	7,629	70,705	187,378
2024	8,711	75,143	194,115
2029 Projection	9,518	81,144	208,796
Annual Growth 2024-2029	1.9%	1.6%	1.5%
Owner Occupied	3,055	20,735	70,634
Renter Occupied	6,463	60,408	138,162
<b>INCOME</b>			
2024 Avg Household Income	\$74,563	\$55,695	\$57,737
2024 Med Household Income	\$39,364	\$35,694	\$57,737

SOURCE: COSTAR



# LAS VEGAS HIGHLIGHTS

## DEMOGRAPHICS

2.4M

POPULATION

\$75.1K

MEDIAN HOUSEHOLD INCOME

## ECONOMY

\$65.6B

TAXABLE RETAIL SALES

\$63.8K

PER CAPITA PERSONAL INCOME

## LABOR FORCE

1.2M

LABOR FORCE

1.13M

LABOR FORCE EMPLOYMENT

5.9%

UNEMPLOYMENT RATE

18.3%

% WITH BACHELORS OR HIGHER

## TOURISM

41.7M

VISITOR VOLUME

6.0M

CONVENTION ATTENDANCE

58.4M

AIRPORT PASSENGERS

\$85.2B

TOTAL ECONOMIC IMPACT

SOURCE: LVGEA & LVCVA



# LAS VEGAS HIGHLIGHTS

## Why Should You Move Your Business To Nevada?

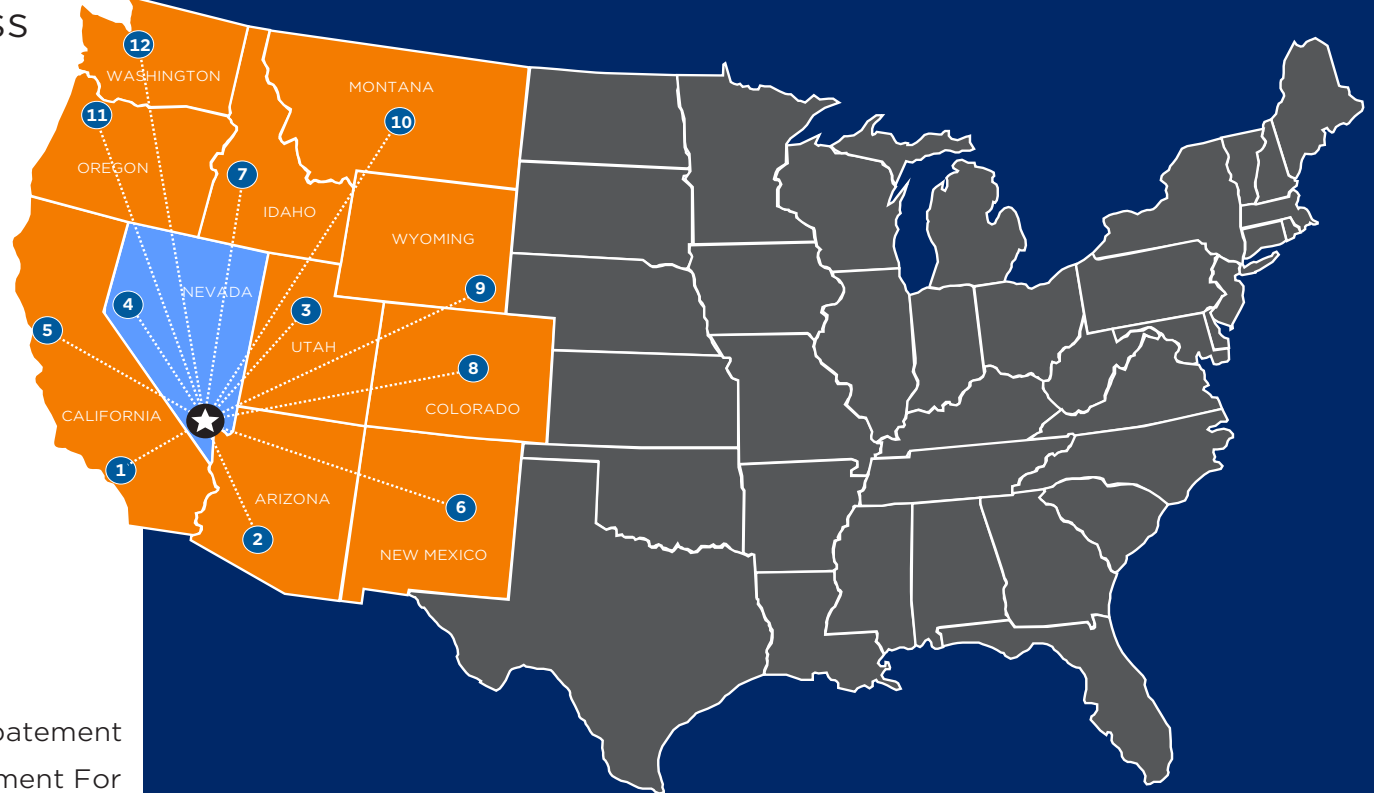
### NEVADA TAX INCENTIVES

- ❌ Personal Income Tax
- ❌ Franchise Tax
- ❌ Unitary Tax
- ❌ Inventory Tax
- ❌ Inheritance Tax
- ❌ Estate Tax
- ❌ Corporate Income Tax
- ❌ Special Intangible Tax

### NEVADA BUSINESS ASSISTANCE PROGRAMS

- Modified Business Tax Abatement
- Real Property Tax Abatement For Recycling
- Personal Property Tax Abatement
- Sales and Use Tax Abatement
- Silver State Works Employee Hiring Incentive
- TRAIN Employees Now (TEN)

**2.4 M RESIDENTS**  
In Southern Nevada



## One Day Truck Service

23.3% of U.S. Population within a one-day truck drive.

	DISTANCE	TRAVEL TIME		DISTANCE	TRAVEL TIME
1 LOS ANGELES	270 MI	4 HRS, 13 MIN	7 BOISE	624 MI	9 HRS, 36 MIN
2 PHOENIX	302 MI	4 HRS, 36 MIN	8 DENVER	748 MI	11 HRS, 6 MIN
3 SALT LAKE CITY	420 MI	5 HRS, 58 MIN	9 CHEYENNE	851 MI	12 HRS, 25 MIN
4 RENO	439 MI	6 HRS, 58 MIN	10 HELENA	902 MI	13 HRS, 9 MIN
5 SAN FRANCISCO	569 MI	8 HRS, 54 MIN	11 PORTLAND	971 MI	15 HRS, 22 MIN
6 ALBUQUERQUE	576 MI	8 HRS, 20 MIN	12 SEATTLE	1,114 MI	17 HRS, 15 MIN

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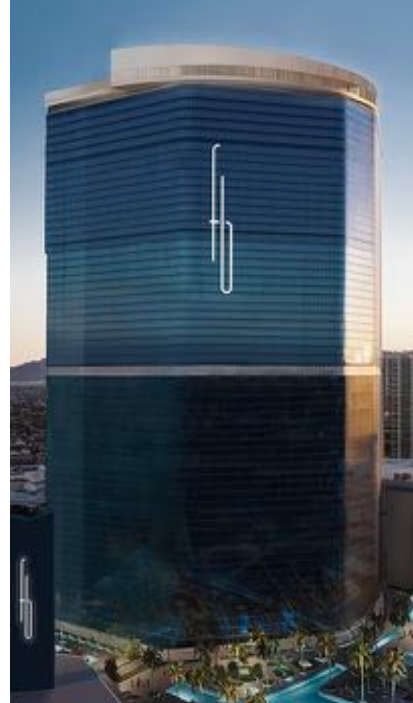


## LAS VEGAS HIGHLIGHTS

**Las Vegas** has long been considered the entertainment capital of the world, and the city has been doubling down on this idea with its growing entertainment offerings. **The Aces (WNBA)** were the first professional sports team in the city and recently made history as the two-time champions. The first big push for professional sports though, came with T-Mobile Arena bringing **The Vegas Golden Knights (NHL)**, followed by Allegiant Stadium bringing **The Las Vegas Raiders (NFL)** to the city. Expansion hasn't ended though, with an inked deal bringing **Formula 1** back to the city for 10 years, and an upcoming stadium to bring **The A's (MLB)**.

In addition to sports, new entertainment venues have finished in 2023 such as **The Sphere**, which brings a first of its kind 4D visual and audio experience to its guests. Another notable venue is the **Fontainebleau Las Vegas**, which after 16 years of construction and delays will usher in a new era of luxury to the Las Vegas Valley.

## THE ENTERTAINMENT & SPORTS CAPITAL



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