

FAT CAT

FOR SALE



PROPERTY DETAILS

Downtown Grand Hotel and Casino
206 N. 3rd St., Las Vegas, NV, 89101

- 1,731 SF second generation bar
- Stage and equipment to be included
- Asking \$200,000 subject to FF&E needed
- Ground floor of Downtown Grand
- Street and casino access points
- Favorable lease assumption / sublease terms
- 1.1 million visitors at Downtown Grand last year
- 26 million visitors to Fremont Street annually

SURROUNDING ATTRACTIONS

Fremont St.
EXPERIENCE

THE MOB MUSEUM

Downtown
LAS VEGAS EVENTS CENTER

THE SMITH
CENTER

CONTAINER
PARK

2025 DEMOS



EST. POPULATION

1 MILE » 20,632
3 MILE » 193,938
5 MILE » 534,143



EST. HOUSEHOLDS

1 MILE » 9,865
3 MILE » 70,915
5 MILE » 199,283



EST. AVERAGE HH INCOME

1 MILE » \$63,947
3 MILE » \$75,356
5 MILE » \$75,365

NEWMARK

MOUNTAIN WEST

IAN DAVIS

idavis@newmarkmw.com
direct 702.374.0219
S.184738
[View Profile](#)

JEFFREY MITCHELL, CCIM

jmitchell@newmarkmw.com
direct 702.374.0211
BS.7448.LLC
[View Profile](#)

FULL SERVICE
COMMERCIAL REAL ESTATE
241 West Charleston Blvd, Ste 103
Las Vegas, NV 89102
Office 702.374.0211
www.newmarkmw.com



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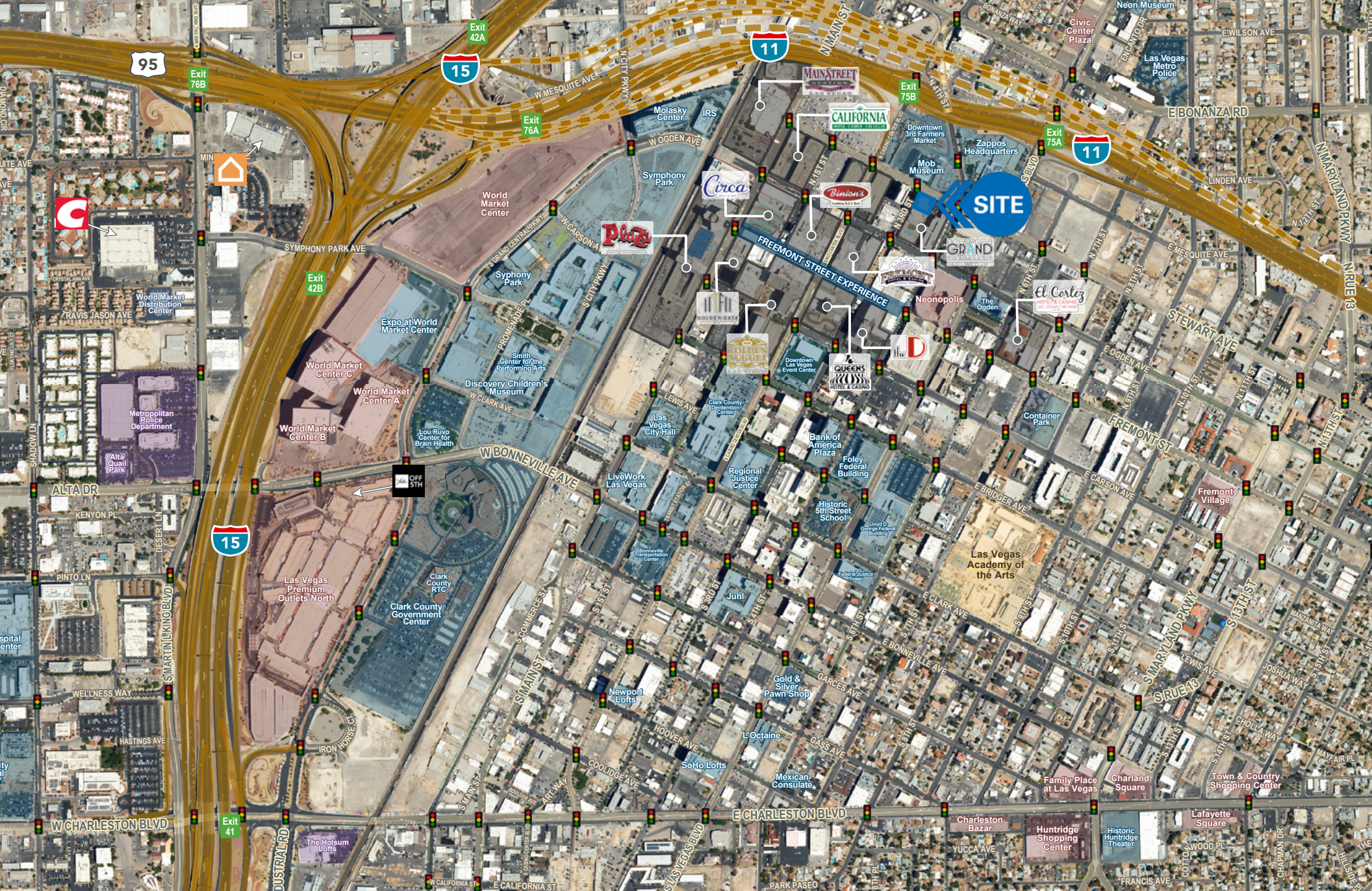
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HOTELS IN DOWNTOWN

HOTEL	DESCRIPTION	KEY COUNT	DISTANCE
DOWNTOWN GRAND	A contemporary hotel and casino destination away from the Strip	1,124	0.0
THE GOLDEN NUGGET	One of Downtown Vegas' most celebrated hotel-casinos	2,400	0.2
BINION'S HOTEL	A historic hotel known for its iconic casino	81	0.2
PLAZA HOTEL	A classic hotel with vintage charm	995	0.4
CIRCA RESORT	An adults-only resort with the largest sportsbook in town	512	0.4
FOUR QUEENS RESORT	A classic downtown casino resort that opened in 1966	690	0.4
THE D LAS VEGAS	A popular hotel with a unique two-level casino	995	0.6
THE ENGLISH HOTEL	An artfully designed boutique hotel by Chef Todd English	74	1.2

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