

Laramie Bracken

Executive Vice President
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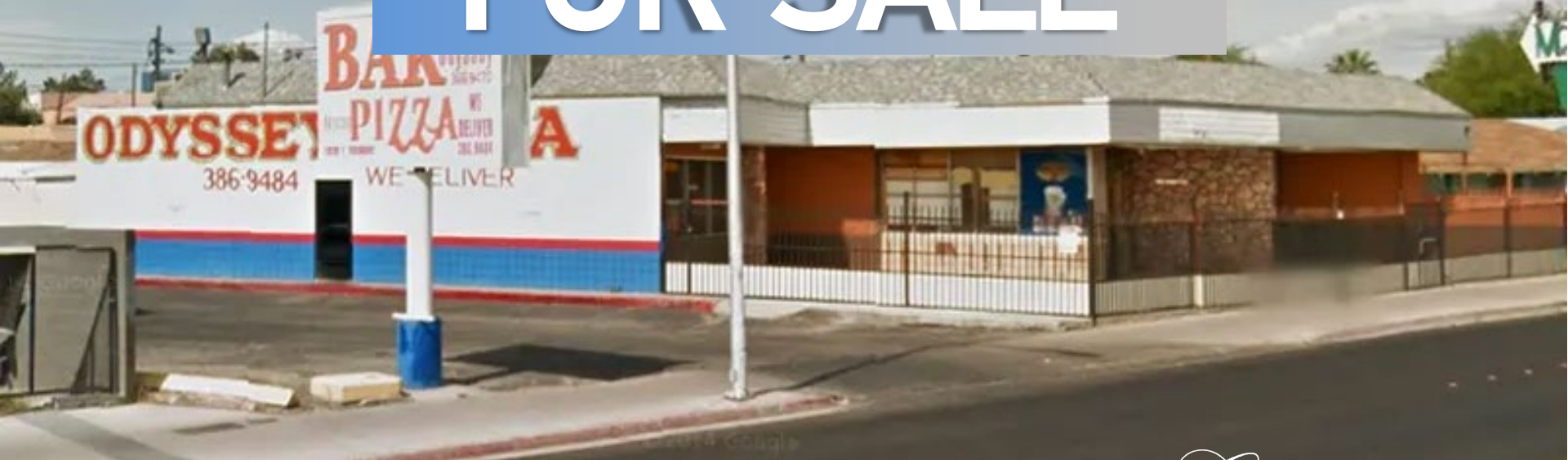
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1930 E. FREMONT STREET

LAS VEGAS, NV 89101

+/-4,362 SF RESTAURANT SPACE
AVAILABLE

FOR SALE



GATSKI
COMMERCIAL
REAL ESTATE SERVICES

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SPERRY
REAL ESTATE SERVICES

1930 E Fremont Street
Las Vegas, NV89101

East Fremont Street, also known as the Fremont East District, is a six-block entertainment district in downtown Las Vegas, Nevada. It's located between Las Vegas Boulevard East and 8th Street, and Ogden Street South and Carson Street.

1930 E. Fremont Street is a former restaurant, currently vacant in vanilla shell condition.

- **Price is \$1,450,000**
- **4,362 Square Feet**
- **0.66 Acres**
- **Built in 1964**
- **Zoning T4 Corridor (T4-C)**
- **Former Odyssey Bar currently vacant in Vanilla Shell condition (2,800 sf)**
- **MTM tenant (Odyssey Pizza) (1,562 sf)**
- **Redevelopment opportunity**
- **Oversized lot**
- **In the growing East Fremont corridor**
- **Close to Downtown**

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Details

- 0.66 Acres
- Building FAR: 0.15
- 28,750 SF Land
- 35 Surface Parking Spaces
- <15 Min Drive to Harry Reid International Airport

Traffic Counts

Collection & Cross Streets	Volume (2022)
Fremont St/N 21 st St NW	14,260
E Charleston Blvd/Burnham Ave E	32,160

Table 1 Transect Zones Overview

T4 Corridor Zone (T4-C)		T4 Main Street Zone (T4-MS)		T4 Neighborhood Zone (T4-N)	
Desired Form	Desired Form	Desired Form	Desired Form	Desired Form	Desired Form
Attached or detached	Attached or detached	Attached or detached	Attached or detached	Attached or detached	Attached or detached
Medium to large lot width	Medium lot width	Medium lot width	Medium lot width	Medium lot width	Medium lot width
Medium to large footprint	Medium footprint and lot coverage	Medium footprint and lot coverage	Medium footprint and lot coverage	Small to Medium footprint and lot coverage	Small to Medium footprint and lot coverage
Buildings placed at or near the right-of-way	Buildings placed near the edge of right-of-way	Buildings placed near the edge of right-of-way	Buildings placed near the edge of right-of-way	Buildings placed near the edge of right-of-way	Buildings placed near the edge of right-of-way
Diverse mix of building frontages, mostly Shopfront	Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Primarily Stoop, Dooryard, Forecourt, Shopfront at corners, or Porches	Primarily Stoop, Dooryard, Forecourt, Shopfront at corners, or Porches
Medium setbacks	No blank walls or planes	No blank walls or planes	No blank walls or planes	Medium setbacks	Medium setbacks
2 to 5 stories	Small to no setbacks	Small to no setbacks	Small to no setbacks	Max. 3 stories	Max. 3 stories
	2 to 5 stories	2 to 5 stories	2 to 5 stories		
General Use	General Use	General Use	General Use	General Use	General Use
Ground floor commercial or service uses with a mix of commercial, service, and/or office uses on upper stories.	Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Primarily multi-unit residential uses with smaller neighborhood-supporting uses at appropriate locations.	Primarily multi-unit residential uses with smaller neighborhood-supporting uses at appropriate locations.
Intent	Intent	Intent	Intent	Intent	Intent
To enhance the City's existing corridors so that over time they will become more walkable and serve multiple districts with a diverse range of commercial, retail, service, and office uses, and small-to-large footprint, moderate-intensity building types. This zone also supports public transportation alternatives.	To provide a compact and walkable urban environment with building types that can accommodate a diverse range of uses. A range of small to medium building types allows for mainly active pedestrian street facades. The flexible nature of the building types is intended to encourage revitalization and investment. This zone also supports public transportation alternatives.	To provide a compact and walkable urban environment with building types that can accommodate a diverse range of uses. A range of small to medium building types allows for mainly active pedestrian street facades. The flexible nature of the building types is intended to encourage revitalization and investment. This zone also supports public transportation alternatives.	To provide a compact and walkable urban environment with building types that can accommodate a diverse range of uses. A range of small to medium building types allows for mainly active pedestrian street facades. The flexible nature of the building types is intended to encourage revitalization and investment. This zone also supports public transportation alternatives.	To reinforce established neighborhoods in walkable urban areas. Neighborhoods will evolve through the use of small to medium building footprints and medium intensity building types to achieve a compact urban form that accommodates a variety of urban housing choices. This zone also supports public transportation alternatives.	To reinforce established neighborhoods in walkable urban areas. Neighborhoods will evolve through the use of small to medium building footprints and medium intensity building types to achieve a compact urban form that accommodates a variety of urban housing choices. This zone also supports public transportation alternatives.
Subsection	Subsection	Subsection	Subsection	Subsection	Subsection
19.09.050.E.028	19.09.050.E.028	19.09.050.E.032	19.09.050.E.032	19.09.050.E.036	19.09.050.E.036



N EASTERN AVENUE

STEWART AVENUE

E OGDEN AVENUE

SUNRISE AVENUE

E CHARLESTON BOULEVARD

1930 E Fremont St
1930 E. Fremont Street

N BRUCE STREET

E FREMONT STREET

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