

# 800-810

## S. COMMERCE ST.



Arts District Office/Warehouse Building | Las Vegas, NV 89106



**FOR SALE | ±31,017 TOTAL SF**



# INVESTMENT HIGHLIGHTS



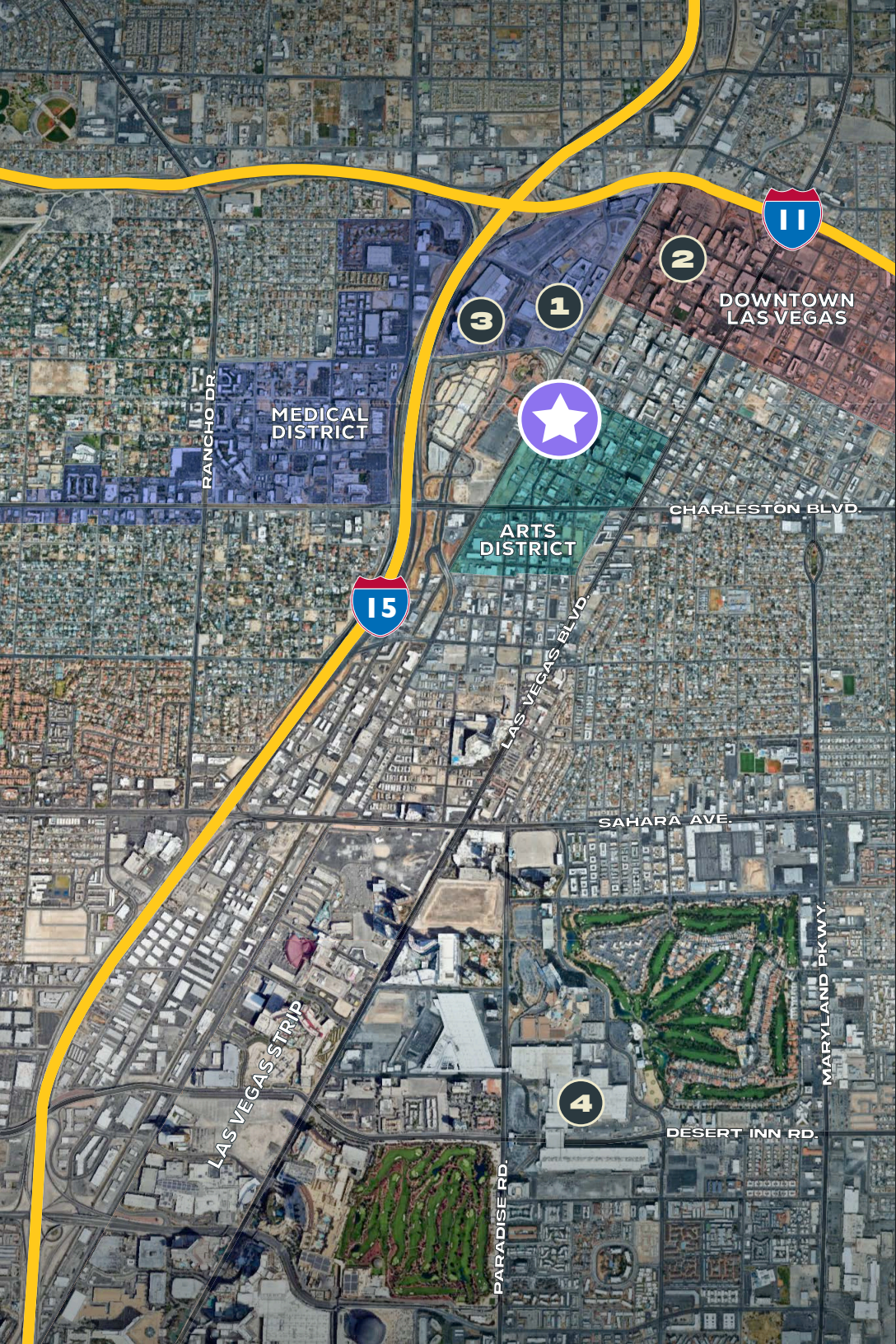
Investment Opportunity



Irreplaceable Real Estate and Location – The Entrance to The Arts District



One of the fastest appreciating and most desirable neighborhoods in the City



# PROPERTY OVERVIEW

**800-810 S. Commerce St.  
Las Vegas, NV 89110**

The property is located at the forefront of The Arts District, a unique Downtown Las Vegas submarket offering some of the City's most authentic and creative food, beverages, and art centered around a variety of independent businesses. Centrally located with convenient access to I-15 via the Charleston Boulevard interchange, the property offers immediate access throughout the Las Vegas Valley.

## DISTANCES TO:

- 1. Symphony Park & The Smith Center . . . . 0.7 miles

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- 2. Fremont Street / Downtown Casinos . . . . . 1.4 miles

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- 3. World Market Center . . . . . 1.3 miles

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- 4. Las Vegas Convention Center . . . . . 2.0 miles

= SITE

*For illustration purposes only. Not to scale.*

# 800-810

## S. COMMERCE ST.

### PROPERTY HIGHLIGHTS

- Zoned C-M (Commercial/Industrial)  
City of Las Vegas
- APN: 139-33-703-001 (±0.84 Acres)
- CMU Construction
- 100% HVAC
- Dock and Grade level loading (one dock hi platform), one recessed dock well, one grade level loading door
- 3 Phase Power 250 Amps 120/208V / 600 Amps 240/120V
- Three (3) Restrooms, Upstairs Restroom With Shower
- Year Built: 1961, 1974 and 1981 (additions)



**±31,017**

Total SF Available



**±19,742**

Total SF Warehouse/Storage Area



**±11,365**

Total SF Two Story Office/Showroom





800-810 Commerce St., Las Vegas, NV 89110

The focal point between Fremont and The Arts District - LOCATED IN THE CIVIC & BUSINESS DISTRICT. Surrounded by The Fremont Street Experience, Symphony Park, The UNLV Medical District, Downtown Business District, World Market Center, Clark County Government Center, The Smith Center, North Premium Outlets, and The Arts District.

**±31,017**  
**TOTAL SF**

AROUND THE AREA

# THE ARTS DISTRICT

The Las Vegas Arts District has evolved into one of the city's most dynamic neighborhoods – a cultural hub alive with art galleries, craft breweries, coffee roasters, independent shops, and chef-driven restaurants.

The Arts District also commands some of the highest retail rents of any submarket in Greater Las Vegas, a testament to its demand and limited supply. Operators from food and beverage to boutique retailers compete aggressively for space, driving steady upward pressure on rental rates.

The district's central location – between Fremont Street, Symphony Park, the Medical District, and the Strip – makes it a true "15-minute city" where residents and visitors alike can live, work, and play. Millions of dollars in public investment into streetscape upgrades, pedestrian safety, and infrastructure improvements further amplify the value trajectory of the neighborhood.

For investors, the Arts District is more than cultural cachet – it is one of the most compelling rent stories in the market.



# DOWNTOWN LAS VEGAS SNAPSHOT

Pedestrian friendly community that combines diverse street-life, local businesses, eateries, sidewalk cafes, bars and cocktail lounges, lively entertainment, retail and residential living.

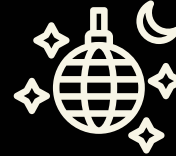
## ARTS & CULTURE

Discovery Children's Museum  
Las Vegas Arts District  
Mob Museum  
Natural History Museum  
Neon Museum  
The Smith Center for the Performing Arts



## ENTERTAINMENT & EVENTS

Cashman Complex  
Container Park  
Symphony Park



## MUNICIPAL

Clark County Government Center  
Federal Courthouse  
Las Vegas City Hall  
Las Vegas Justice Center

## MEDICAL

Las Vegas Medical District  
Lou Ruvo Center for Brain Health  
University Medical Center  
Valley Hospital Medical Center



## PARKS & FACILITIES

Cashman Complex  
Container Park  
Symphony Park



## HOTELS & CASINOS

Binion's Gambling Hall  
California Hotel & Casino  
Circa Hotel & Casino  
Downtown Grand Hotel & Casino  
El Cortez Hotel & Casino  
Four Queens Hotel & Casino  
Golden Gate Hotel & Casino  
Fremont Hotel & Casino  
Golden Nugget Las Vegas  
Main Street Station Casinos  
Oasis at Gold Spike  
Plaza Hotel & Casino  
The California Hotel & Casino  
The D Las Vegas

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S. COMMERCE ST.

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