

# 1600 DOWNTOWN LVBD

1600-1616 S Las Vegas Blvd, Las Vegas, NV 89104



Presented by  
AU79 Commercial



**Price: \$21.00 - \$48.00 /SF/YR**

Discover your business opportunity on Las Vegas Boulevard downtown! With move-in ready suites waiting for you to bring your business vision to life! Don't miss out on the chance to establish your presence in one of the most exciting areas of the city. This is more than just a storefront; it's a unique opportunity to join a lively community that embraces diversity and encourages innovation. Whether you're looking to expand your existing cannabis brand or launch a groundbreaking concept, this chance sets the stage for your success in one of the busiest corridors in downtown Las Vegas!

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1600 frontage tenant 1



1600 ariel 7

## Major Tenant Information

Tenant	SF Occupied	Lease Expired
All Star Nails	-	
Best Tailor	-	
Billionaire Mafia	-	
Hangover Bail	-	
Las Vegas Tux & Gown	-	
NuLeaf Naturals	-	
Sweethearts Wedding Chapel	-	
Vegas Adventure Wedding Chapel	-	
Viva Las Arepas	-	

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int canni 4



Suite 120 interior1

## Listing spaces

### 1st Floor Ste 1600 - 1

Space Available	3,272 SF
Rental Rate	\$48.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Specialty
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

Step into the bustling heart of Las Vegas with this prime retail space, perfectly suited for a dispensary or any high-traffic business venture. With 3,272 SF of retail space located in one of the city's most dynamic corridors, this exceptional property combines modern style with functionality, offering unparalleled exposure to potential customers. Take advantage of the prominent street frontage, providing outstanding visibility and numerous signage opportunities. With major hotels, nightlife, and entertainment attractions nearby, this location is strategically positioned to benefit from the vibrant energy and heavy pedestrian flow that characterize iconic downtown Las Vegas.

### 1st Floor Ste 1600 - 120

Space Available	2,400 SF
Rental Rate	\$30.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	1 - 5 Years

This 2,400SF in-line space features an open concept layout complemented by a private restroom. A tenant allowance or potential abated rent may be offered, subject to lease terms and tenant concept.

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Suite 140 int 2

## Listing spaces

### 1st Floor Ste 1600-140

Space Available	1,200 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	1 - 5 Years

This 1,200 SF in-line space features an open concept layout complemented by a private restroom. A tenant allowance or potential abated rent may be offered, subject to lease terms and tenant concept. The space was previously a tailor shop.

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## Property Photos



int canni 3



1600 lv front 3

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## Location

