



# THE COLLECTIVE

511-515 S LAS VEGAS BLVD, LAS VEGAS, NV 89101

## *A Prime Opportunity in Downtown Las Vegas*

The Collective is a landmark address on the prestigious Las Vegas Boulevard, offering up to  $\pm 5,236$  SF of commercial space across two floors within the 9,004 SF, two-building project. Located at 511 Las Vegas Blvd, this  $\pm 5,236$  SF portion comprises both the  $\pm 2,618$  SF ground floor and a  $\pm 2,618$  SF second floor, which can be leased together or separately.

The ground-floor suite—previously home to a popular coffee shop—is fully built out and primed for a new café, cocktail lounge, restaurant, retail storefront, fitness venue, or collaborative office. Outfitted with a grease trap and former coffee bar infrastructure, the space offers flexibility for a variety of hospitality-driven or creative concepts looking to activate a high-profile frontage.

The second floor adds additional versatility, offering space well-suited for office or creative users. Tenants may lease either floor independently or take advantage of the opportunity to secure the entire  $\pm 5,236$  SF building for a flagship Downtown presence.

The Collective adjoins the Ever After Wedding Chapel at 515 Las Vegas Blvd, with the buildings sharing a zero lot line connection. This layout creates the potential for synergy between uses, especially for operators looking to align with special events, guest traffic, or adjacent retail opportunities. The second-floor space also presents additional synergy potential if leased in conjunction with the ground floor.

Situated steps from the Civic & Business Center and surrounded by the cultural pulse of Downtown Las Vegas, The Collective delivers visibility, flexibility, and the rare opportunity to lease along the “Ocean Front” of the city—Las Vegas Boulevard.

## FOR LEASE

CLASS-A RETAIL/OFFICE SPACE

**STARTING BASE RENT**  
\$2.50/ SF, NNN

**CAMS**  
\$0.50 / SF

**AVAILABLE**  
 $\pm 2,618$  - 5,236 SF

**BUILDING SIZE**  
 $\pm 9,004$  SF

**PROPERTY TYPE**  
OFFICE / RETAIL, 2-STORY

**ZONING**  
C2, LAS VEGAS

**YEAR BUILT / RENOVATED**  
1956 / 2024



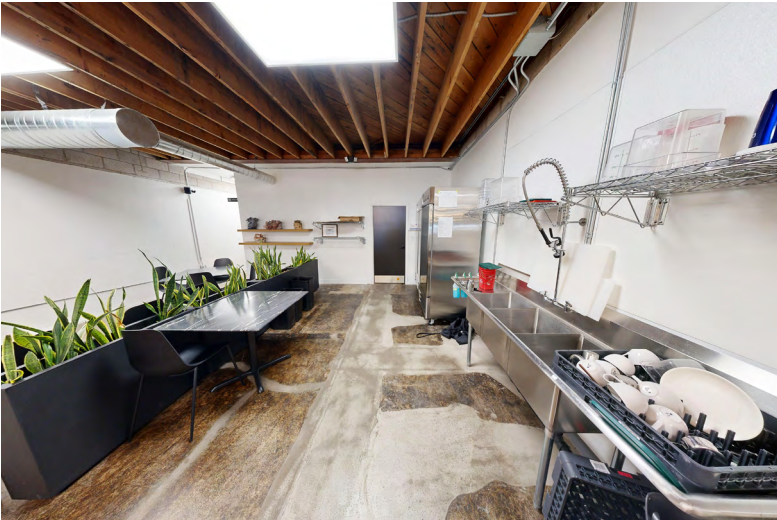
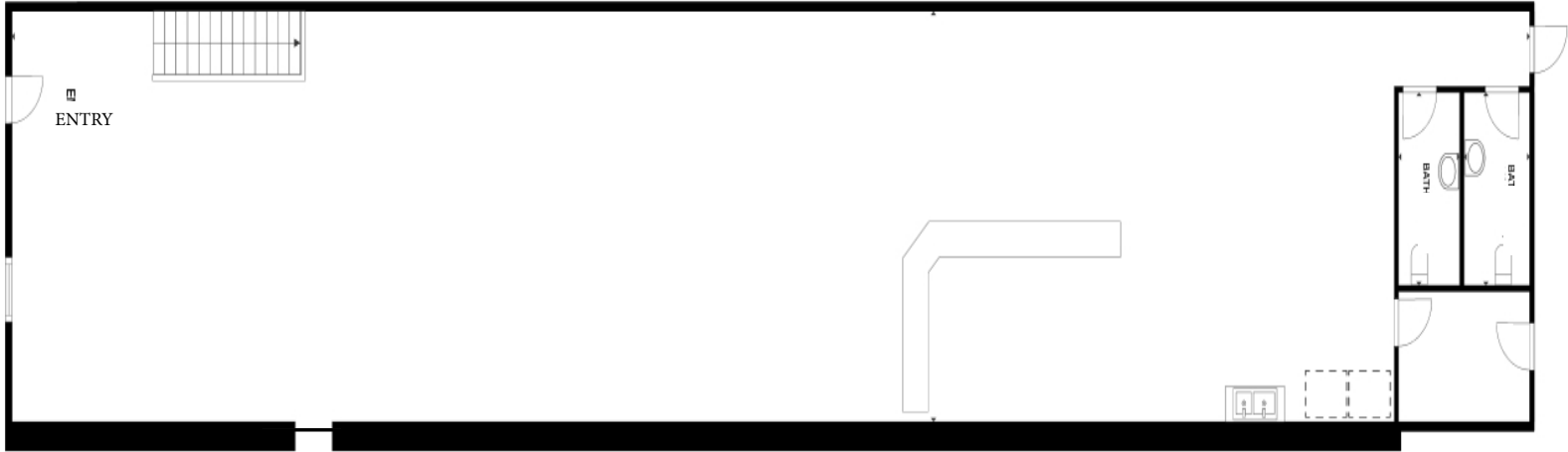
# SUITE 100 HIGHLIGHTS

- Incentives are available for qualified applicants and leases (conditions apply)
- Great signage potential on the west facing and north facing sides of the building
- Two restrooms located at the rear of the ground floor with an additional restroom upstairs.
- Space is primed for a replacement coffee shop, or other users that don't require a hood.
- Grease trap interceptor is installed, making setup easier for food and beverage concepts.
- Flexible Business Opportunities:
  - » Possibilities for a wide range of concepts including: coffee shop, lounge, restaurant, or collaborative workspace.
  - » Potential for creative uses such as a "Genius Bar" setup to promote collaborative environments.





FLOOR PLAN





# DTLV NEIGHBORHOOD HIGHLIGHTS

## Prime Location on Las Vegas Boulevard:

- » High visibility and traffic from one of the city's most desirable streets, often referred to as the "oceanfront" of Las Vegas real estate.

## Visitor Metrics:

- » Over 26 million visitors to nearby Fremont Street Experience annually.
- » Life is Beautiful music festival attracts over 170,000 attendees each year.
- » Convention visitors and event attendees consistently draw high foot traffic.





## Vibrant Cultural Hub:

- » Close proximity to popular entertainment, nightlife, and dining venues.
- » Civic & Business Center nearby, bringing professionals and daily foot traffic.
- » Dynamic arts and culture, including First Friday events and the Downtown Arts District.

## Beneficial Tenant Mix:

- » Ever After Wedding Chapel located in the 515 building, attracting unique, event-driven clientele.

## Nearby Hotels and Residential Units:

- » Surrounded by popular hotels like The D Las Vegas, Circa Resort, and Golden Nugget, with thousands of rooms and steady tourist traffic.
- » Numerous multifamily developments nearby, providing a local resident customer base.



Listing Info



Virtual Tour



Hatrak Commercial  
Website

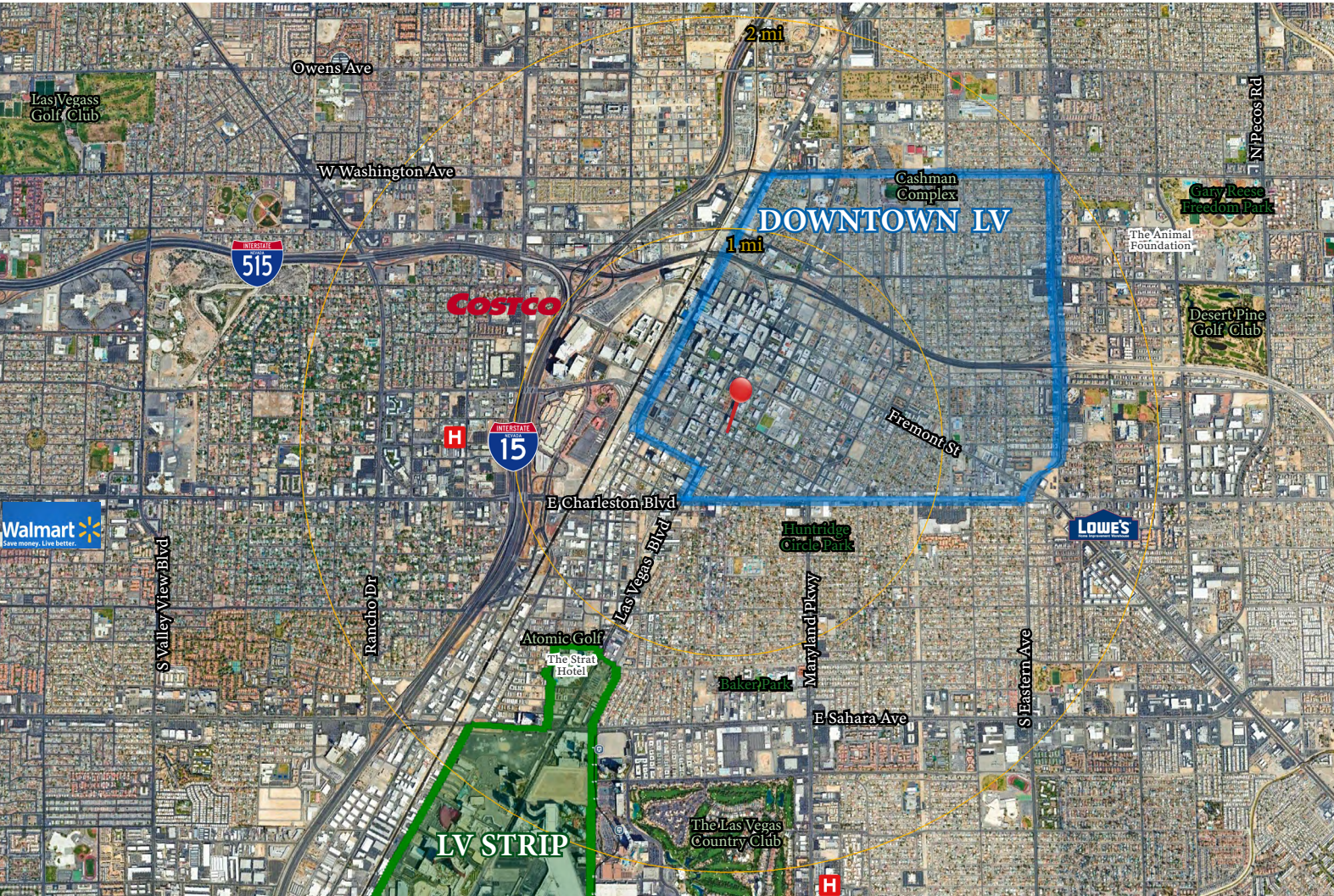




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MAP







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**Hatrak Commercial**

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