

FOR SALE OR LEASE

TAVERN/RESTAURANT

2100 East Fremont Street Las Vegas, NV 89101



COLDWELL BANKER
PREMIER REALTY
DEVELOPER SERVICES



COLDWELL BANKER
COMMERCIAL
PREMIER

6,203 SQUARE FEET
OF SECOND -
GENERATION SPACE

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SALE PRICE: \$2,500,000

LEASE RATE: \$1.25/SF NNN

CONFIDENTIALITY AGREEMENT

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This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

DESCRIPTION



PROPERTY DESCRIPTION

With a highly visible and accessible location on Fremont Street, this former tavern and nightclub offers a wide range of repositioning opportunities. Potential concepts include an ethnic restaurant and bar, nightlife venue, event or performance space, cultural or arts venue, family entertainment concept, or retail redevelopment. The property's prior use as a tavern remains a viable and compelling option for the right operator, particularly given the area's established nightlife activity.

The surrounding district continues to see new development and benefits from strong visitor traffic. There is demonstrated demand for ethnic dining experiences, especially Latin-inspired cuisine. Mexican restaurants in the broader market rank among the top-performing establishments in the state, underscoring the depth of demand for bold flavors, festive atmospheres, and experiential dining. A well-executed Latin concept—whether Mexican, Cuban, Peruvian, Brazilian, or a broader pan-Latin approach—combined with an expanded beverage program and entertainment component could perform exceptionally well in this high-traffic corridor. A larger footprint that integrates food, craft cocktails, music, and cultural programming may represent a particularly strong formula.

PROPERTY HIGHLIGHTS

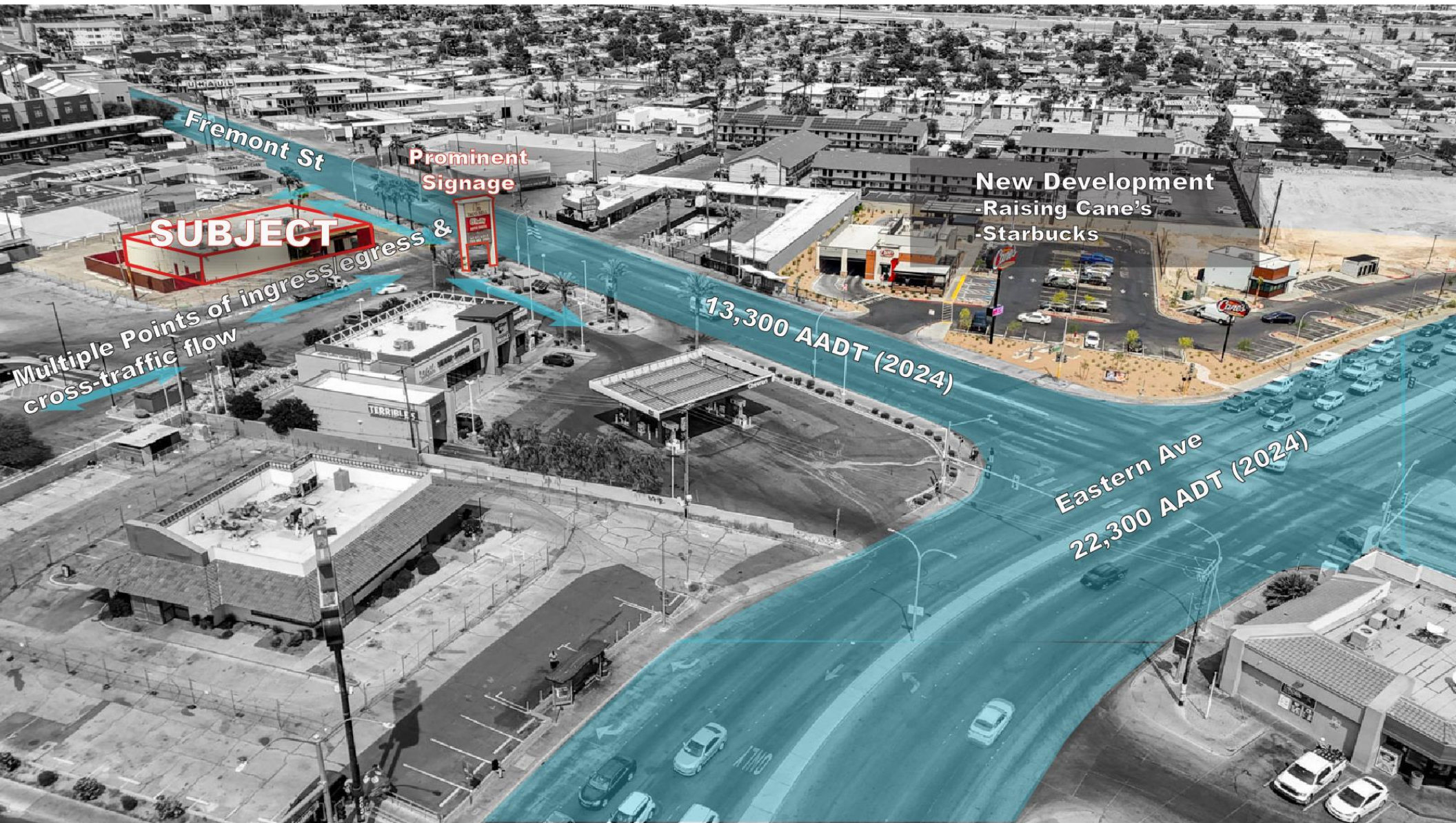
- Prominent Location
- Easy access
- Second generation space
- Opportunity zone
- CAMs are estimated at \$0.31/sf monthly

ZONED T5 MAIN STREET (CITY OF LAS VEGAS)

The intent of the T5-MS Zone is to provide a compact and walkable urban environment with building types that can accommodate a diverse range of professional office, service, and retail uses, as well as residential uses on the upper floors of buildings. A range of building types allows for a majority of active pedestrian street facades supported by active ground floor frontages on multiple streets. Parking is typically provided in multi-story garages, which if placed next to a street frontage, are lined with active retail/service uses.

Source: [City of Las Vegas Form-Based Code](#)

REDEVELOPING AREA WITH MEANINGFUL VEHICLE TRAFFIC

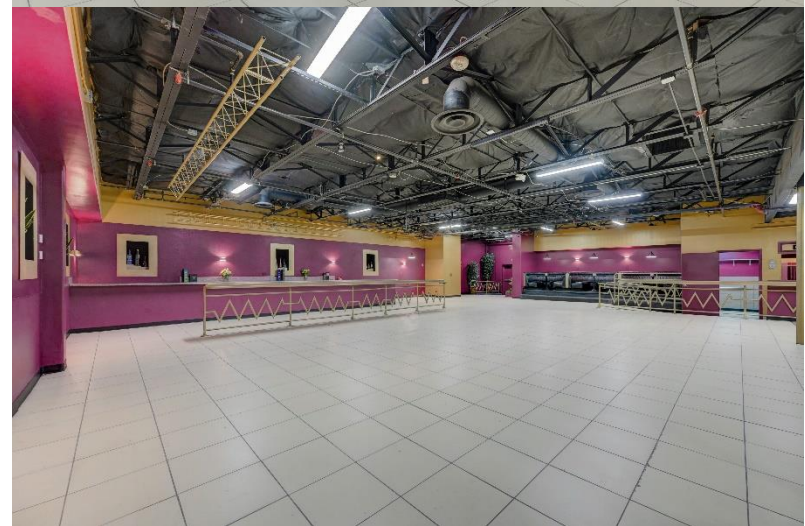
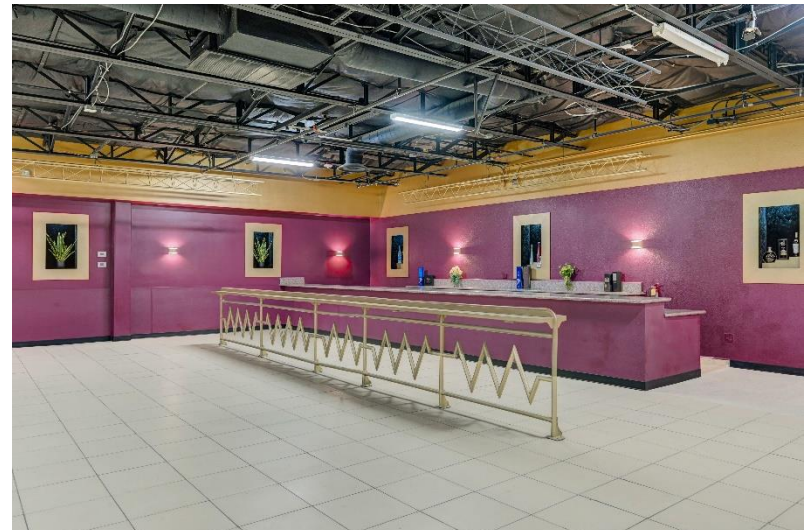
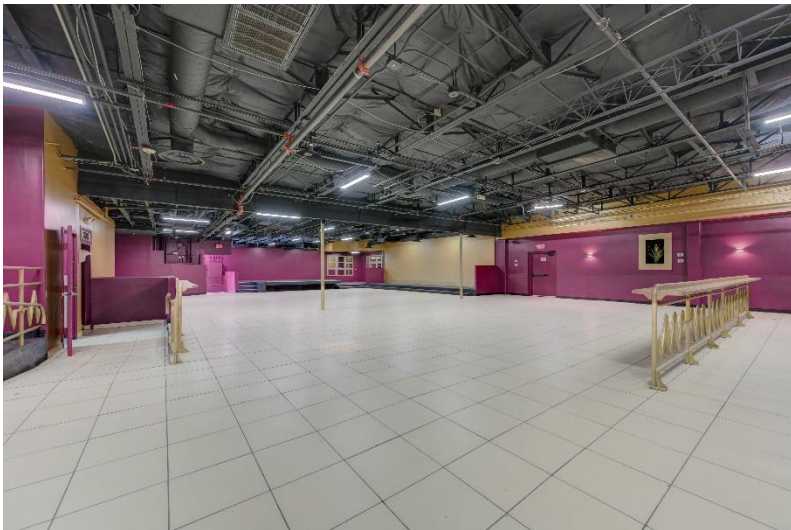


PROMINENT PARCEL WITH EASY VEHICLE ACCESS



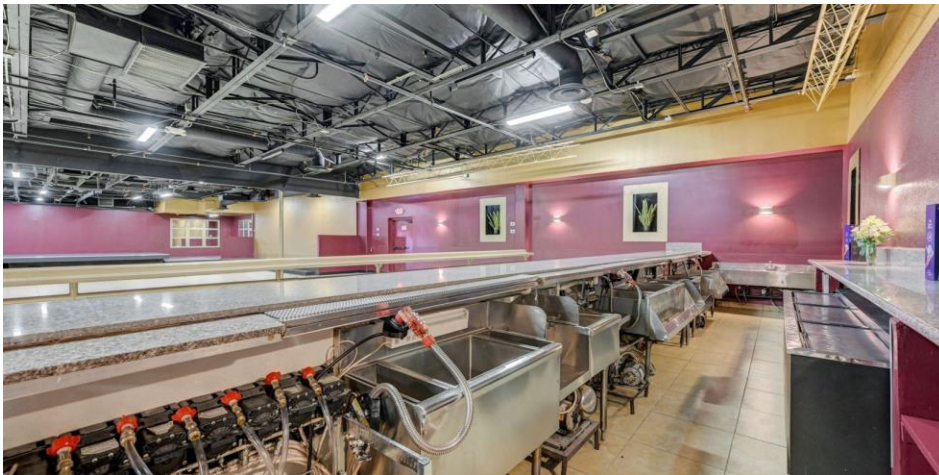
EXISTING BUILDOUT | PUBLIC AREAS

- Traffic flow separators
- Elevated booth area
- Stage for live performances
- Dining or dance floor areas

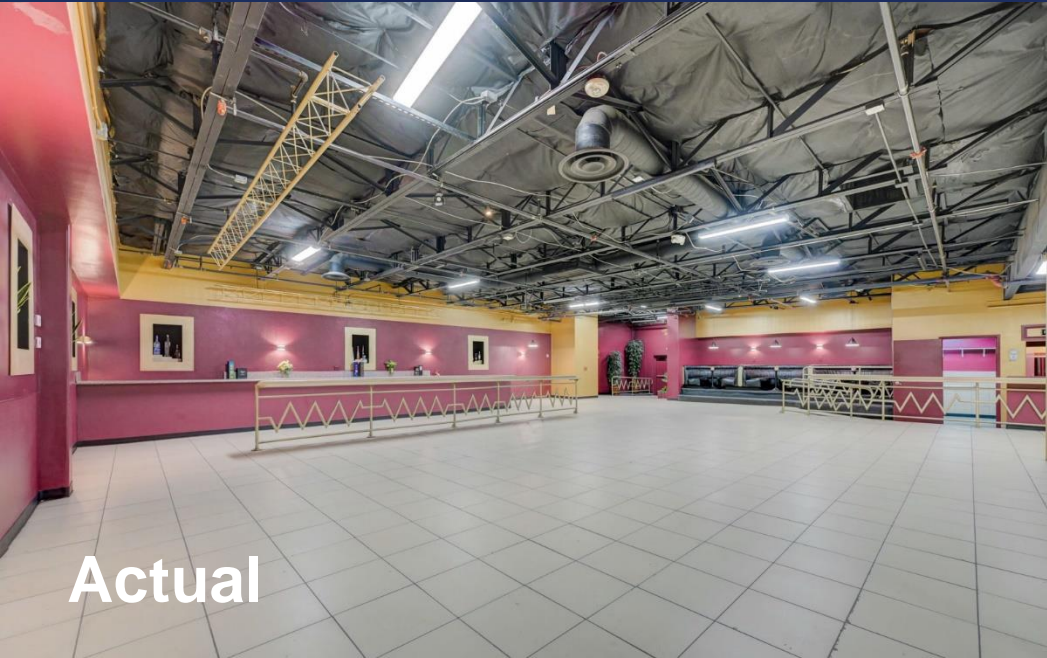


EQUIPPED KITCHEN & BAR

- Bar complete with wells and dispensing systems
- Hood
- Range
- Walk-in Cooler
- Prep areas
- Fryer

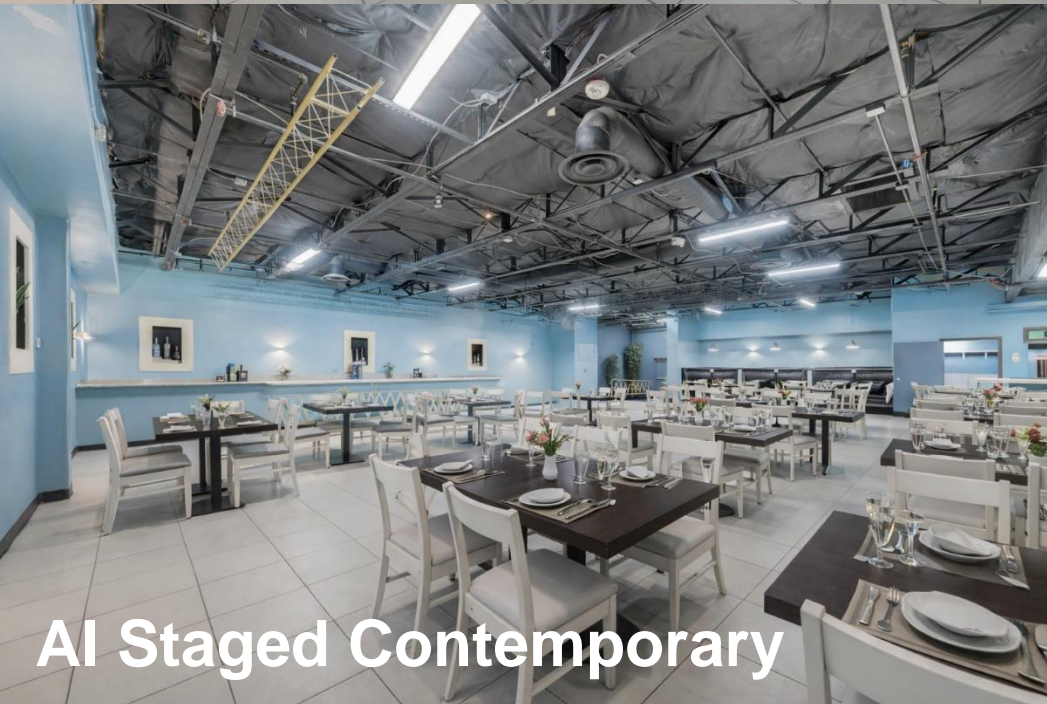


THEME EXPLORATIONS



Actual

Placer.AI data indicates that dine-in restaurants, particularly Mexican or Latin American, have significant traffic in this area. The existing space offers the purchaser or tenant the ability to express their own vision, perhaps drawing from some mobile traffic data, demographics or a neighborhood tour.



AI Staged Contemporary



AI Staged Mexican

DINE-IN RESTAURANTS PERFORMING WELL



Ranking Overview

Apr 1, 2025 - Mar 31, 2026



Ranking Overview

Antojitos Sinaloa Mexican & Se... Casa El Desayuno
E Charleston Blvd, Las Vegas, NV E Charleston Blvd, Las Vegas, NV

Nationwide



Nevada



15mi

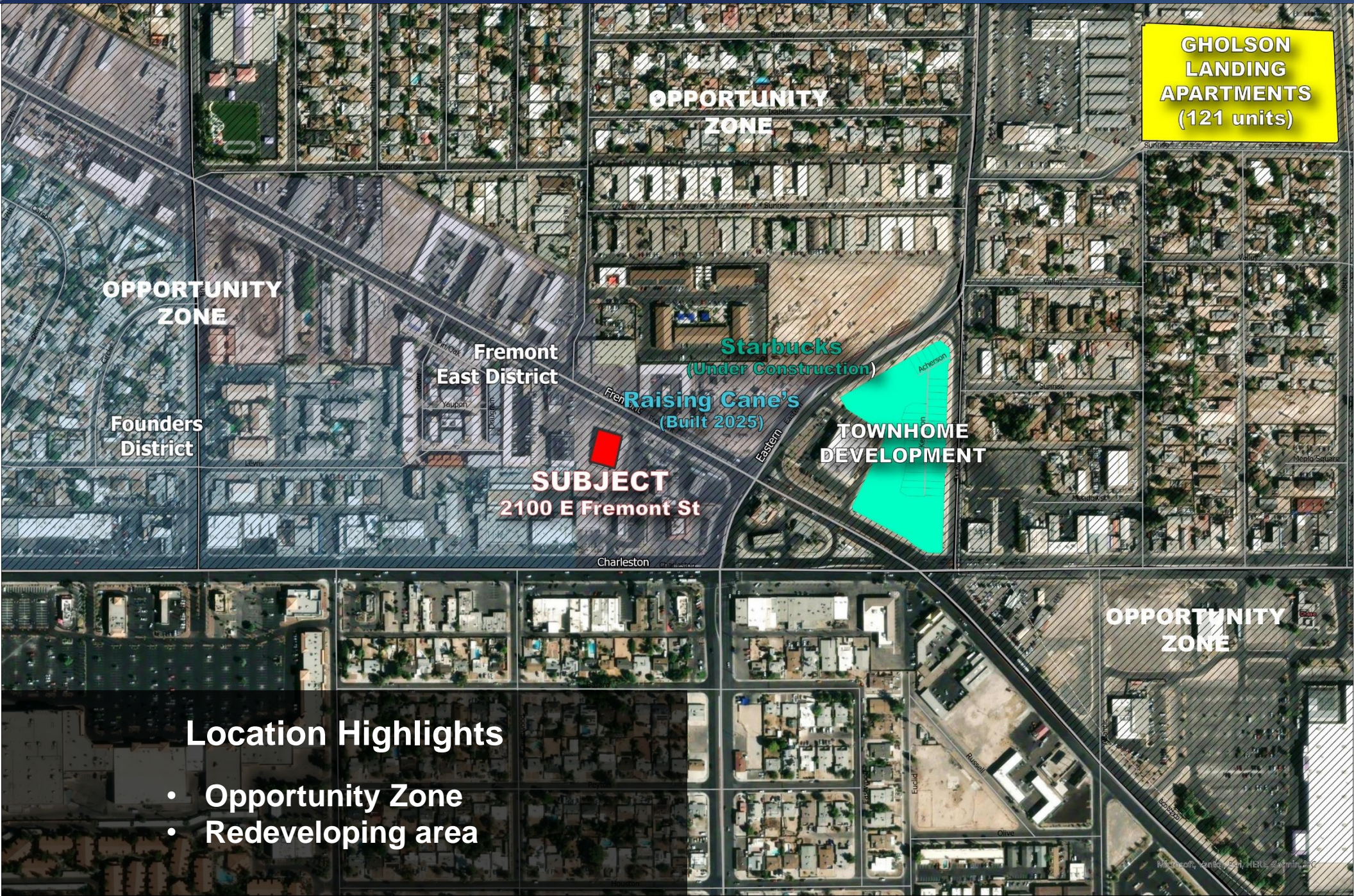


Category: Restaurants | Visits | Apr 1st, 2025 - Mar 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



What is this data?: Placer.AI uses mobile phone data to analyze visitor trends and consumer behavior.

AREA FEATURES AND ACTIVITY



GHOLSON LANDING APARTMENTS (121 units)

OPPORTUNITY ZONE

OPPORTUNITY ZONE

Founders District

Fremont East District

Starbucks (Under Construction)

Raising Cane's (Built 2025)

TOWNHOME DEVELOPMENT

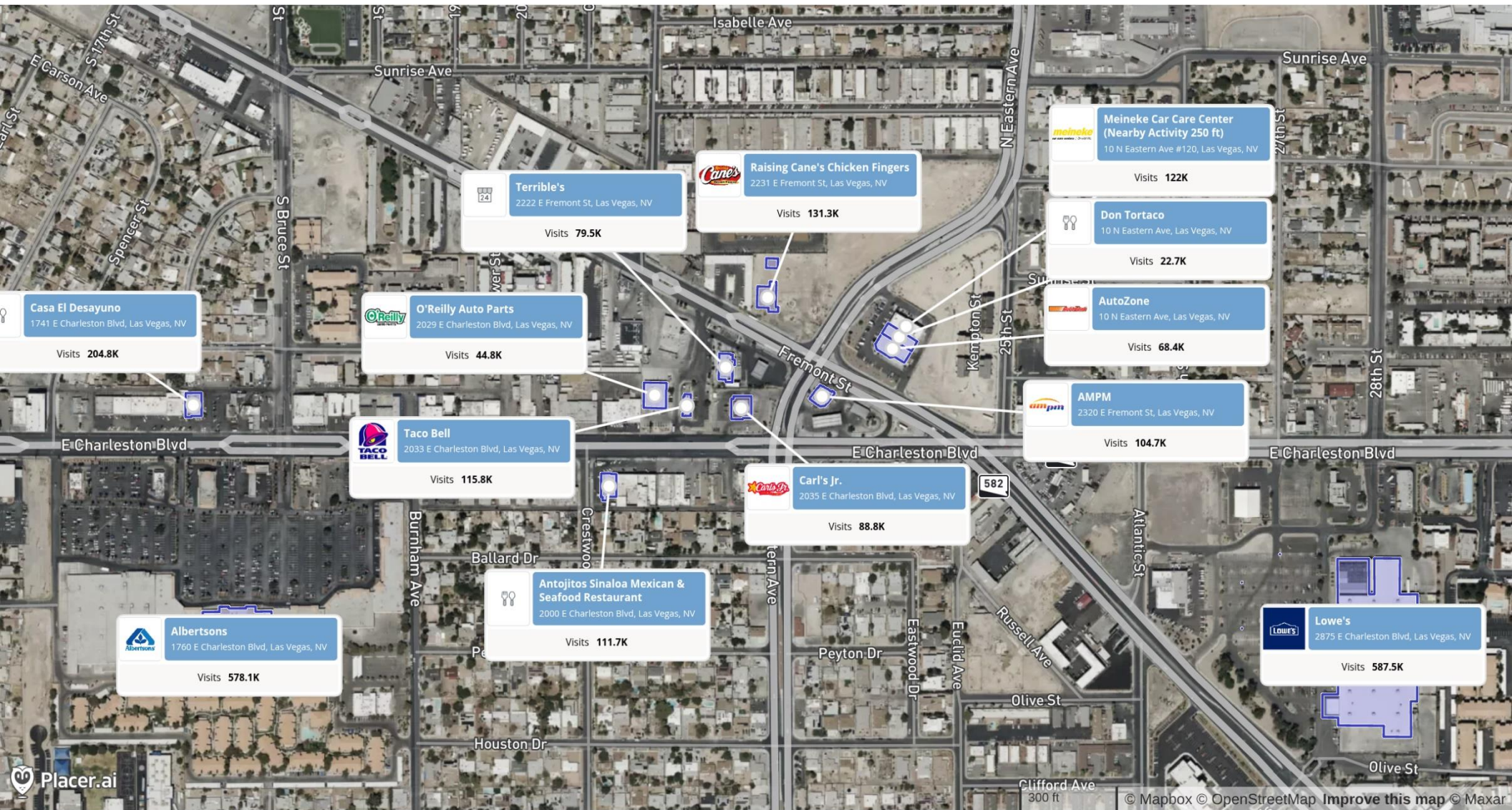
**SUBJECT
2100 E Fremont St**

OPPORTUNITY ZONE

Location Highlights

- Opportunity Zone
- Redeveloping area

RETAILER LOCATIONS AND VISITATION



Apr 1, 2025 - Mar 31, 2026

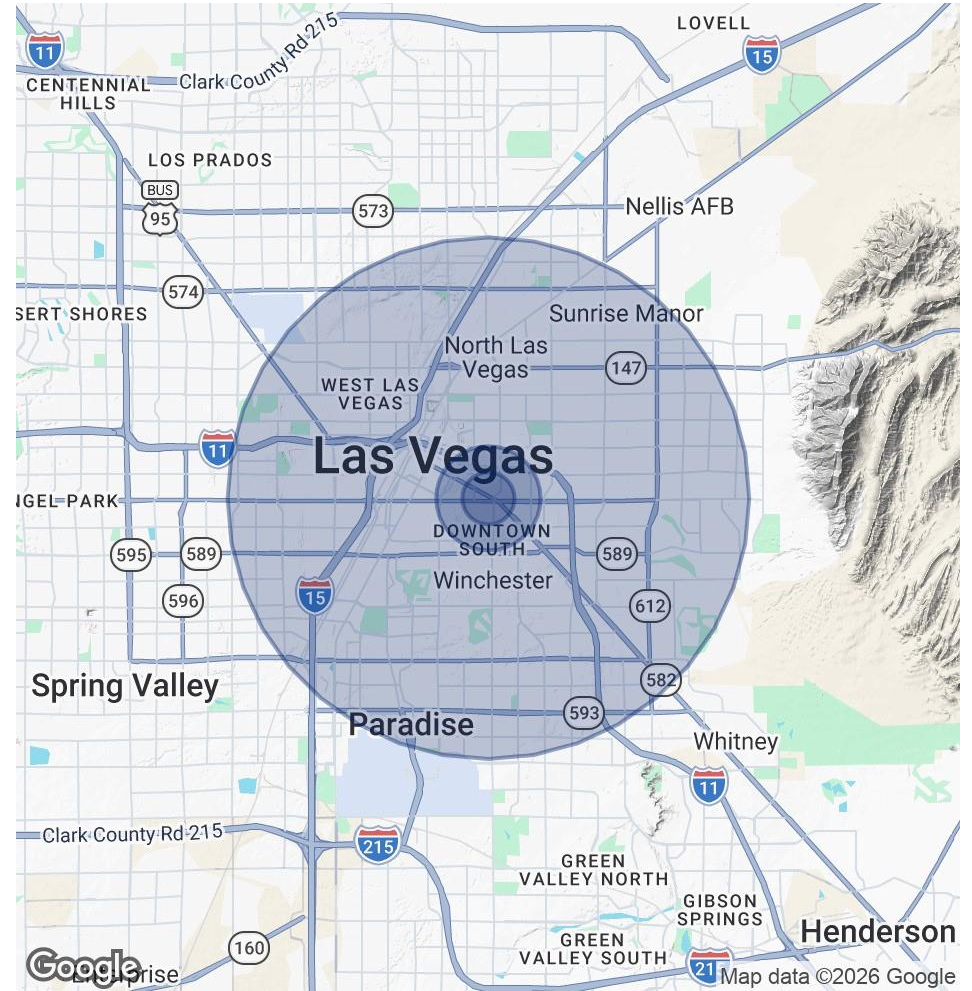
Data provided by Placer Labs Inc. (www.placer.ai)

Note: Raising Cane's did not yet have a full year of operation as of this date selection.

DEMOGRAPHICS

STI: PopStats, 2025 Q4

	1 Mile		2 Miles		3 Miles	
Population by Race/Ethnicity (2025)						
White, Non-Hispanic	5,590	19.3%	19,143	20.0%	43,942	20.2%
Hispanic	16,432	56.7%	54,473	56.8%	120,832	55.5%
Black	4,125	14.2%	12,295	12.8%	32,071	14.7%
Asian	1,390	4.8%	5,102	5.3%	10,439	4.8%
Language at Home (2025)						
Spanish	12,917	47.3%	43,147	47.8%	98,295	48.0%
Asian Language	501	1.8%	1,870	2.1%	3,574	1.7%
Ancestry (2025)						
American Indian (ancestry)	136	0.5%	412	0.4%	882	0.4%
Hawaiian (ancestry)	110	0.4%	395	0.4%	932	0.4%
Household Income (2025)						
Per Capita Income	\$24,303	---	\$26,566	---	\$26,585	---
Average HH Income	\$59,174	---	\$69,609	---	\$73,160	---
Median HH Income	\$42,845	---	\$50,077	---	\$51,015	---
Less than \$25,000	3,670	30.8%	9,157	25.0%	19,713	24.9%
\$25,000 - \$34,999	1,247	10.5%	3,648	10.0%	7,939	10.0%
\$35,000 - \$49,999	1,750	14.7%	5,465	14.9%	11,231	14.2%
\$50,000 - \$74,999	1,719	14.4%	6,136	16.8%	13,688	17.3%
\$75,000 - \$99,999	1,516	12.7%	4,551	12.4%	9,569	12.1%
\$100,000 - \$149,999	1,334	11.2%	4,478	12.2%	9,428	11.9%
\$150,000 - \$199,999	470	3.9%	1,847	5.0%	4,069	5.1%
\$200,000+	198	1.7%	1,298	3.5%	3,430	4.3%
Education (2025)						
Less than 9th Grade	3,195	16.0%	9,672	14.7%	22,314	15.2%
Some High School	3,245	16.2%	10,541	16.0%	22,293	15.1%
High School Grad	6,003	30.0%	19,754	30.0%	46,674	31.7%
Some College	4,269	21.3%	13,389	20.3%	28,448	19.3%
Associate Degree	850	4.2%	3,561	5.4%	8,122	5.5%
Bachelors Degree	1,714	8.6%	6,372	9.7%	13,453	9.1%
Graduate Degree	523	2.6%	1,822	2.8%	3,731	2.5%



LOCATED ABOUT 1.7 MILES FROM FREMONT STREET EXPERIENCE

