

THE HISTORIC HUNTRIDGE THEATER

FOOD & BEVERAGE SPACE FOR LEASE

1208 E Charleston Blvd Las Vegas, NV 89104



DAPPER
COMPANIES

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HUNTRIDGE THEATER

1208 E CHARLESTON BLVD / LAS VEGAS, NV 89104

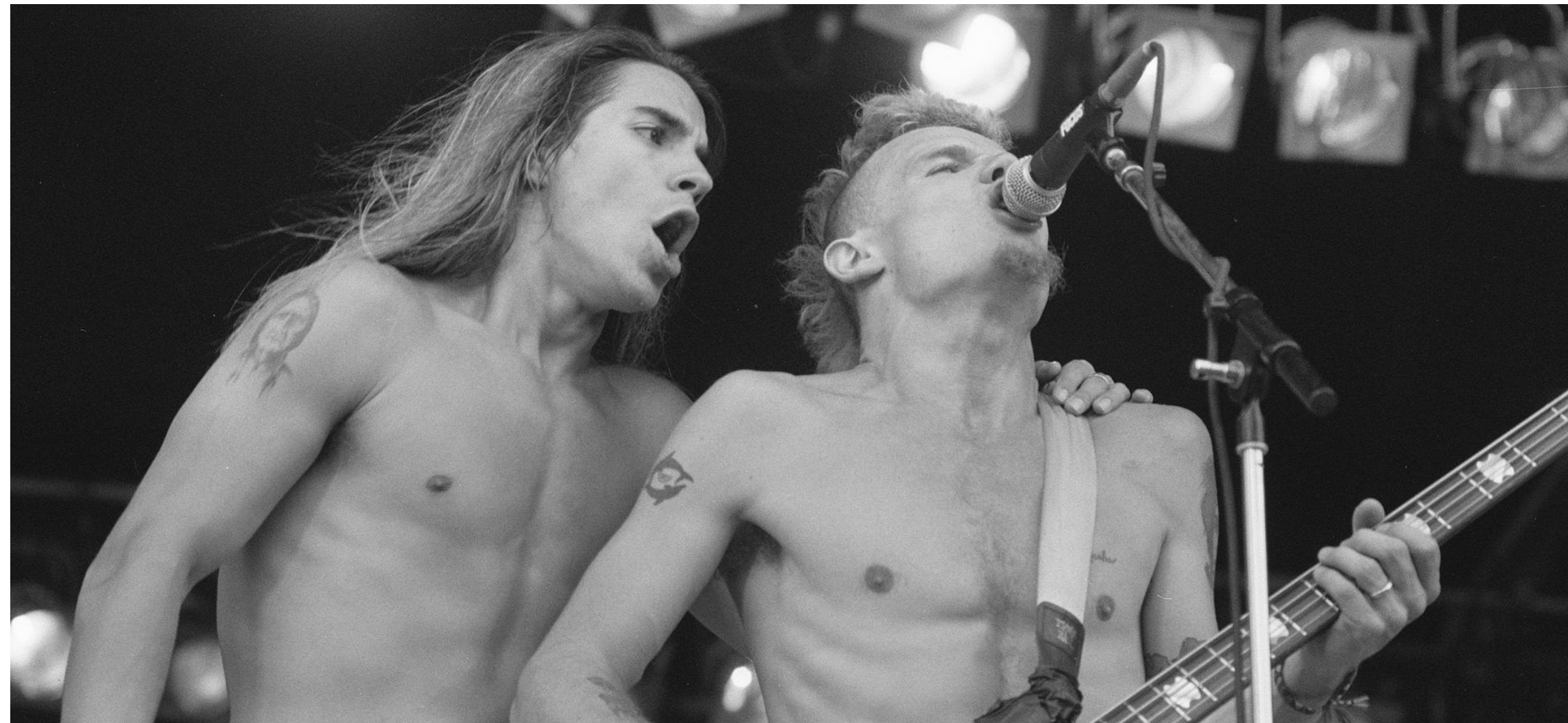
// HISTORY OF THE HUNTRIDGE THEATER

The Huntridge Theater was designed by renowned architect S. Charles Lee who was recognized as one of the most distinguished theater designers on the West Coast, responsible for other iconic buildings including the Hollywood Melrose Hotel and the Fox Theater in Beverly Hills. The theater was built on land which had been owned by the international business magnate Leigh S. J. Hunt, before he left it to his son Henry Leigh Hunt in 1933. The Huntridge Theater and the surrounding Huntridge subdivision are named after the Hunt family.

The theater was originally operated by the Commonwealth Theater Company of Las Vegas, and in 1951 was taken over by the Huntridge Theater Company of Las Vegas, partially owned by actresses Loretta Young and Irene Dunne.

It served as a movie house for the first five decades of its existence and then in 1992 was converted to a live events venue, holding concerts for many world class performers, including Red Hot Chili Peppers, The Killers, Foo Fighters, No Doubt, Sublime and others. In 2004, the venue closed.

Dapper Companies purchased the theater in March 2021.



In July 2022, SoHo Playhouse signed a lease with the Huntridge Theater, announcing that it would be opening its first location outside of New York City. SoHo will be the primary operator of the 600-seated and Off-Broadway theater in the existing building and the two additional spaces connected to the main theater via a new interior lobby. A 150-seat cabaret theater will operate in a building approximately 4,000 F with a 200-seat, approximately 3,000 SF theater (a replicate of their NYC flagship SoHo Playhouse) added to the existing property. Once complete, the Huntridge Theater will return to its roots as a cultural hub for Las Vegas, providing the community and artists alike with a space for entertainment and expression.



HIGHLIGHTS

- Located in the historic Huntridge neighborhood in Downtown Las Vegas. Now preleasing one remaining food/beverage space.
- Adaptive reuse of a historic Las Vegas landmark.
- High-profile project bring local/national visibility, including maximum press coverage.
- Ample free parking available.
- Access to I-15, US-95 freeways and the Las Vegas Strip.

AVAILABLE SPACES

| Space | Size | Space Use |
|------------|-----------|---------------|
| Building D | 13,215 SF | Food/Beverage |

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// SITE PLAN PRIOR TO RENOVATION



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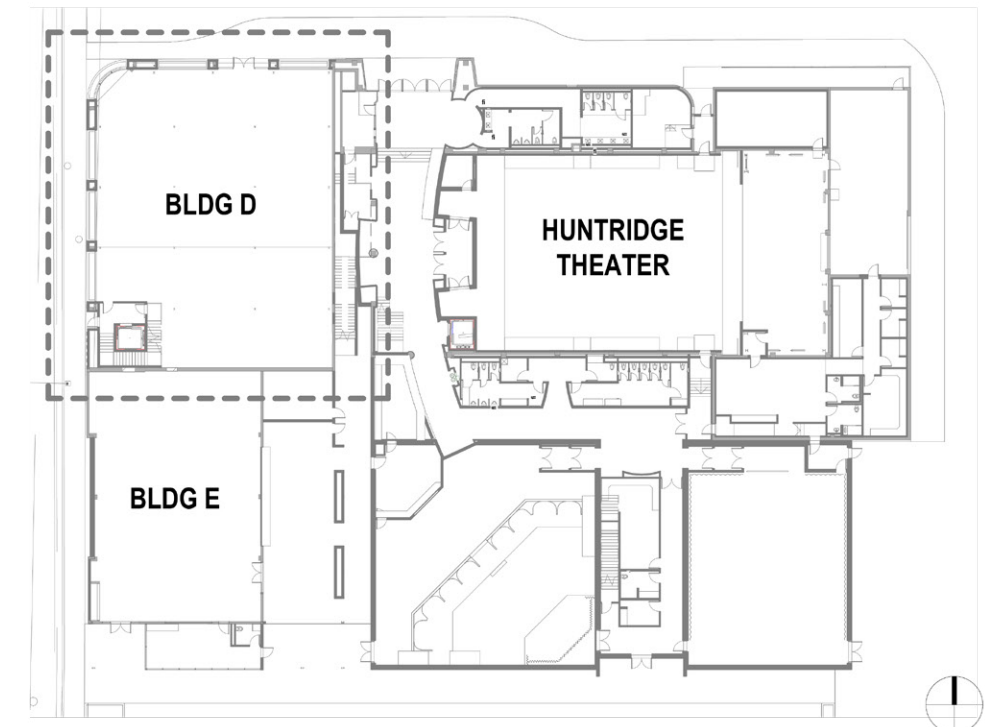
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RENTABLE AREAS: BUILDING D

| | |
|---|------------------|
| BLDG D TENANT SPACE (TOTAL) | 12,303 SF |
| LVL 01 | 6,396 SF |
| LVL 02 | 5,907 SF |
| COMMON AREAS (STAIR-1 + ELEVATOR + STAIR-2) | 912 SF |
| TOTAL AREA: | 13,215 SF |

KEY PLAN

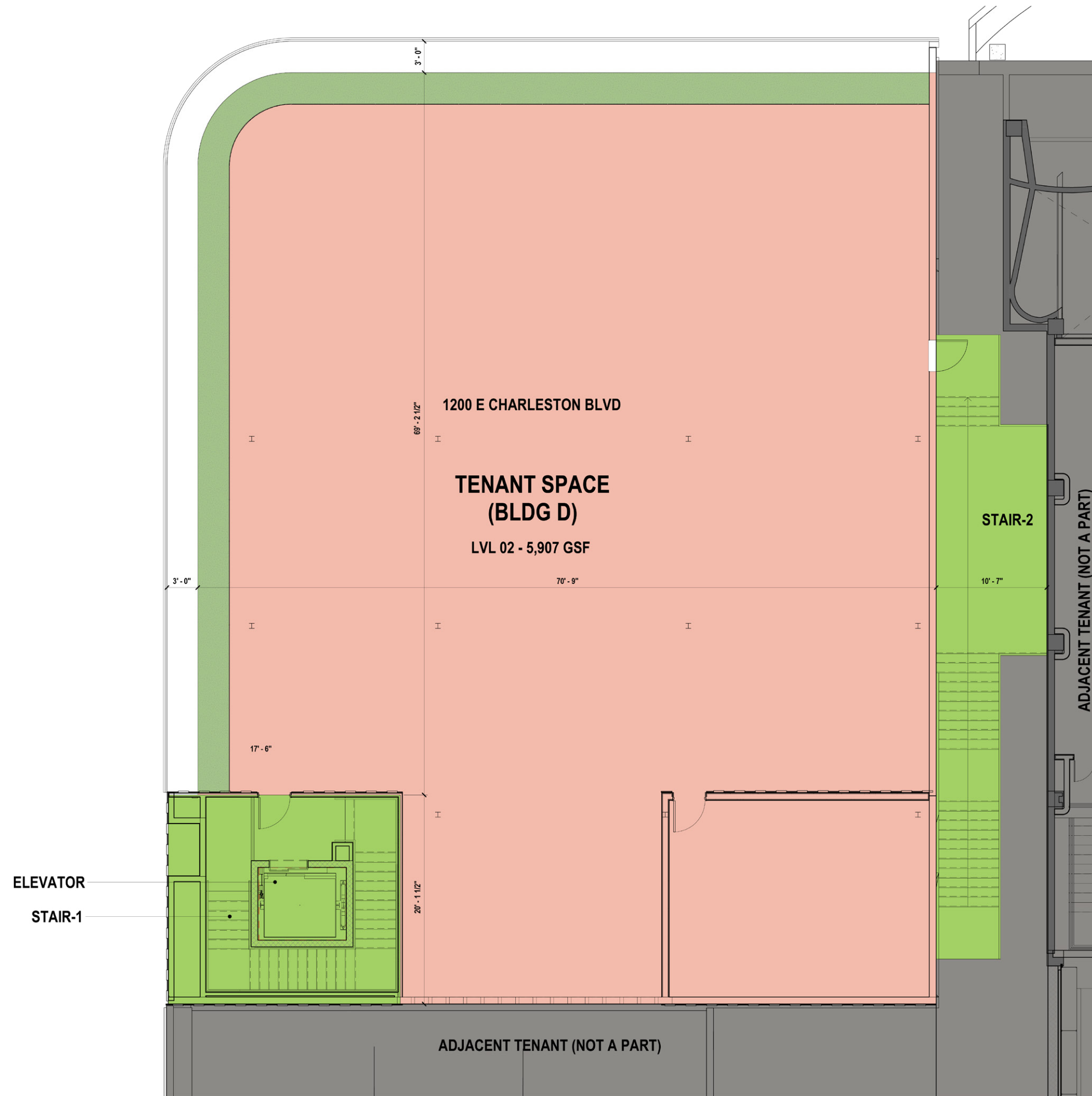


Huntridge Theater
BUILDING D EXHIBIT- LVL 01

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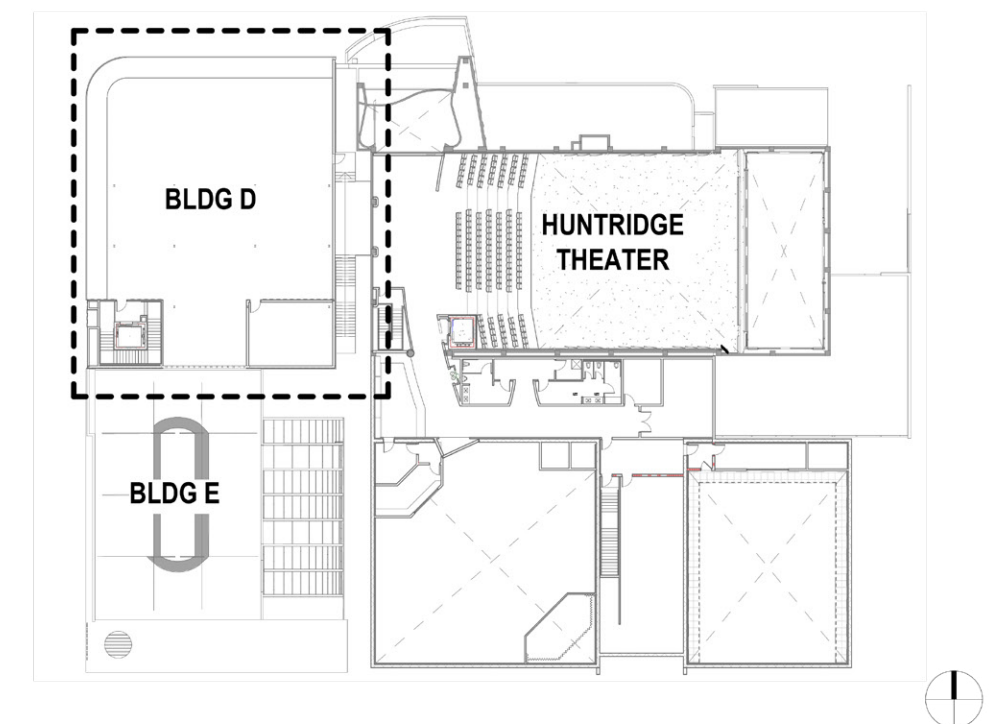
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KEY PLAN



Huntridge Theater
BUILDING D EXHIBIT- LVL 02

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// THE HUNTRIDGE NEIGHBORHOOD



The historic Huntridge neighborhood has experienced a welcome reawakening in the past five years, as millions of dollars in commercial and residential development have been invested in this incredibly vibrant community, in addition to a huge resurgence in Downtown Las Vegas as a whole.

In 2016, Dapper Companies and a joint venture called Ten15 Development, invested millions to redevelop the Huntridge Shopping Center just across the street from the theater, in addition to other key real estate properties near the intersection of Charleston Boulevard and Maryland Parkway. In early 2020, Dapper built a unique 4,000-square-foot Swoop Building on the Maryland Parkway side of the property, featuring a Capriotti's Sandwich Shop and Roberto's Taco Shop.

In addition to the commercial revitalization occurring Downtown, residential properties have also expanded with no sign of slowing down. Fremont9, Vine on 8th and other apartments and condos have recently opened. The area is a culturally rich destination for younger generations eyeing the area as a frequented hotspot.

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// RENDERINGS



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// AERIAL MAP - LOCAL



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// AERIAL - VICINITY

