

OFFERING MEMORANDUM

1700 S LAS VEGAS BLVD. | LAS VEGAS, NV 89104

**Federal Opportunity Zone.
1.48 acres on the North-end of Las Vegas Strip.**

NOW OFFERED AT \$9,990,000

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B.1001717

ONE
COMMERCIAL



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INVESTMENT SUMMARY

PRICE \$9,990,000

BUILDING SIZE 25,255 SF

LOT SIZE APPROX. 1.48 ACRES

APN 162-03-302-009

JURISDICTION CITY OF LAS VEGAS

ZONING GENERAL COMMERCIAL (C-2)

This prominent 1.48-acre, double-corner (Las Vegas Blvd & Main St @ Oakey) development site, (fully-signalized @ Las Vegas Blvd) rests directly in the flow of traffic between the Strip and the Arts District as the base of Brewery Row. No better visibility, accessibility, circulation exists within the corridor.

The site's unusually-large size and location make it suitable for hotel development and/or mixed-use residential with F&B and entertainment uses.

PROPERTY LOCATION

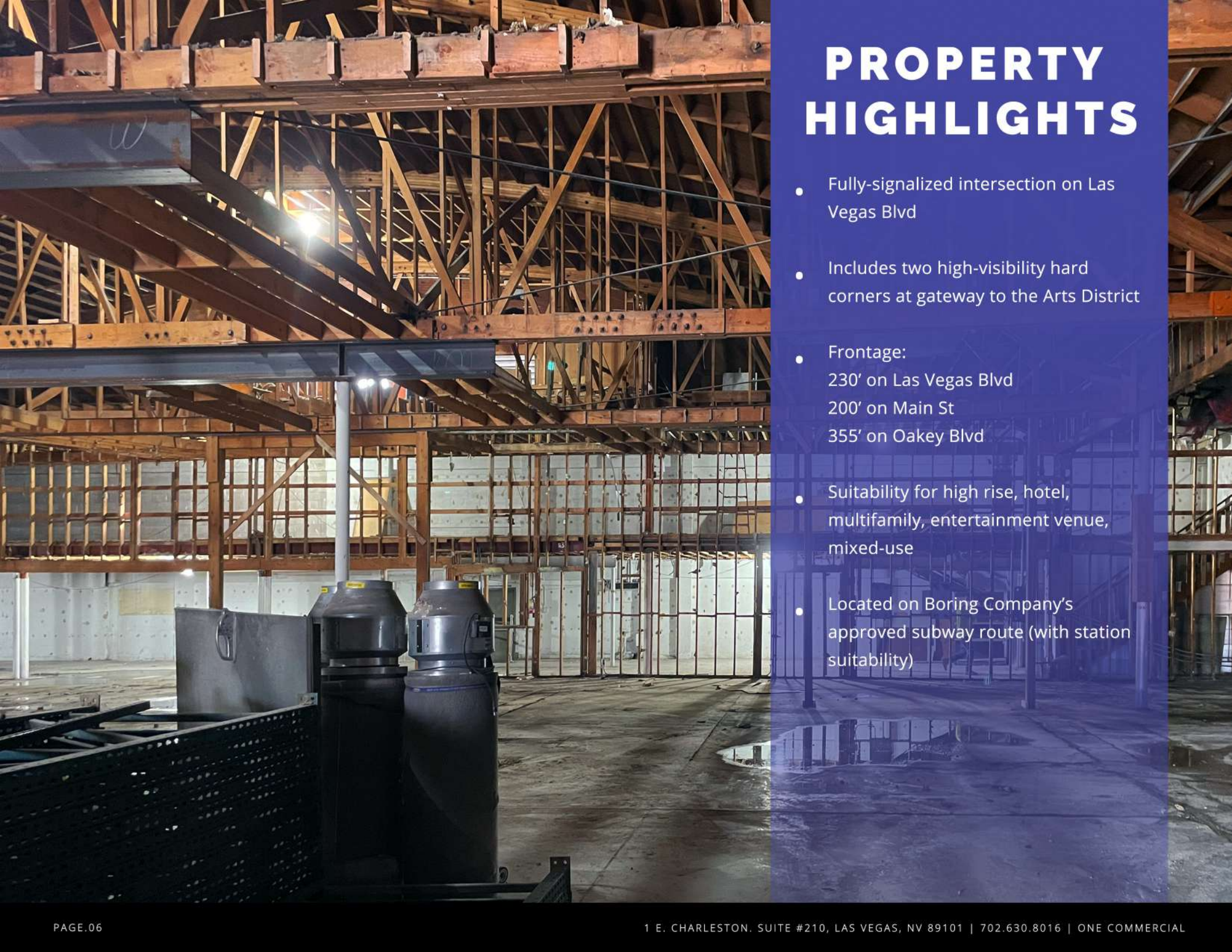


PROPERTY LOCATION

S LAS VEGAS BLVD

S MAIN ST

E OAKLEY BLVD



PROPERTY HIGHLIGHTS

- Fully-signalized intersection on Las Vegas Blvd
- Includes two high-visibility hard corners at gateway to the Arts District
- Frontage:
230' on Las Vegas Blvd
200' on Main St
355' on Oakey Blvd
- Suitability for high rise, hotel, multifamily, entertainment venue, mixed-use
- Located on Boring Company's approved subway route (with station suitability)

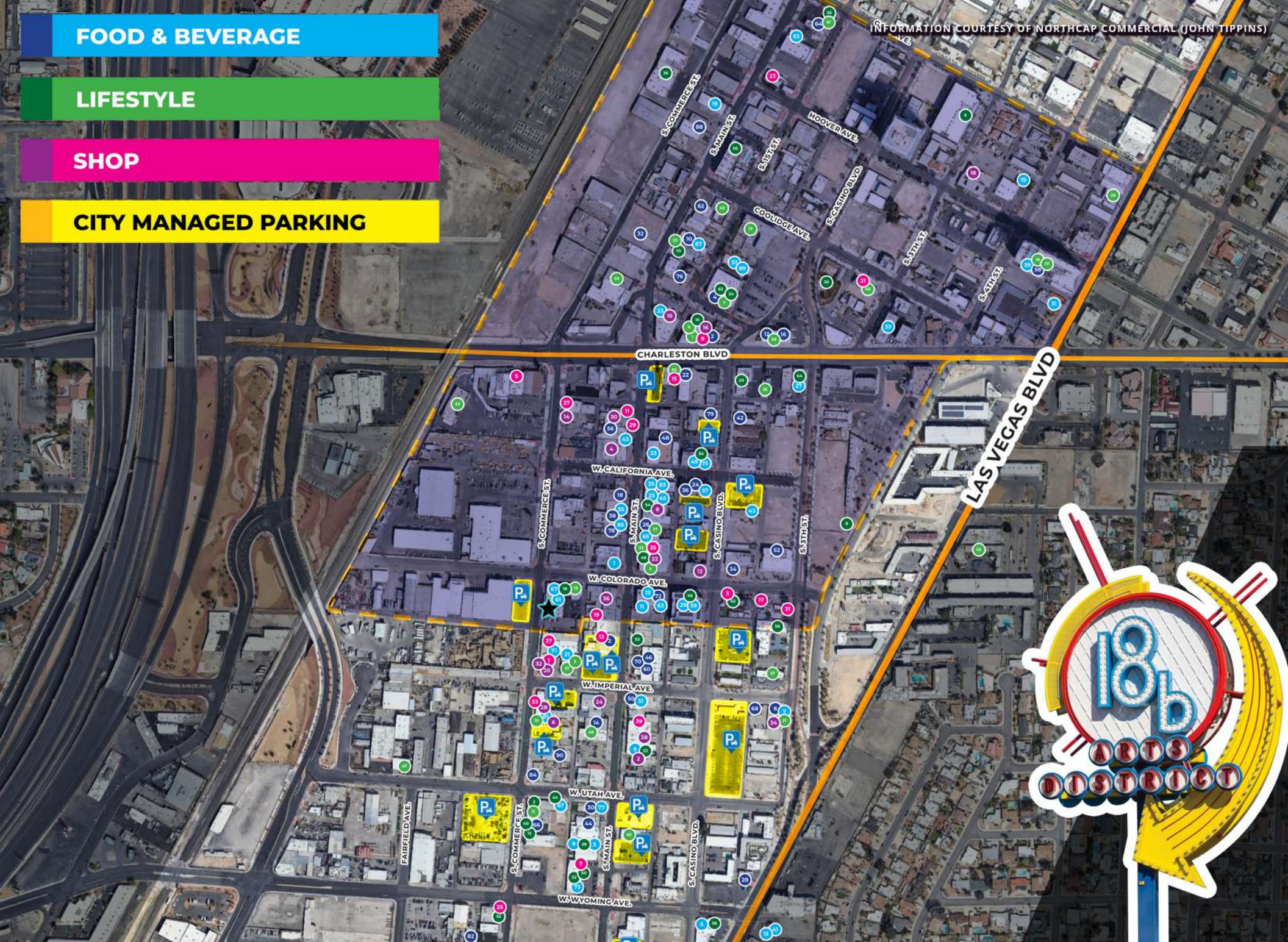
FOOD & BEVERAGE

LIFESTYLE

SHOP

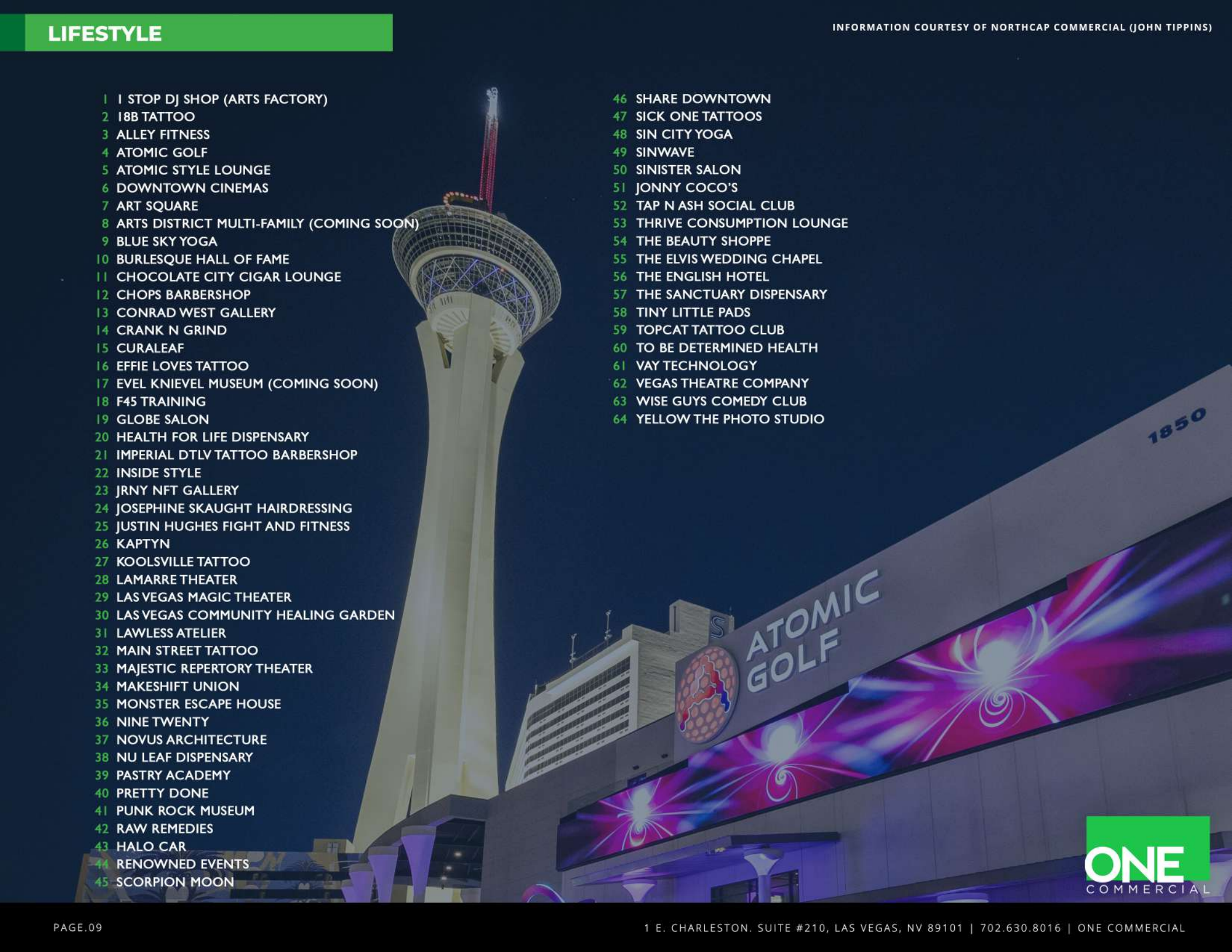
CITY MANAGED PARKING

INFORMATION COURTESY OF NORTHCAP COMMERCIAL (JOHN TIPPINS)

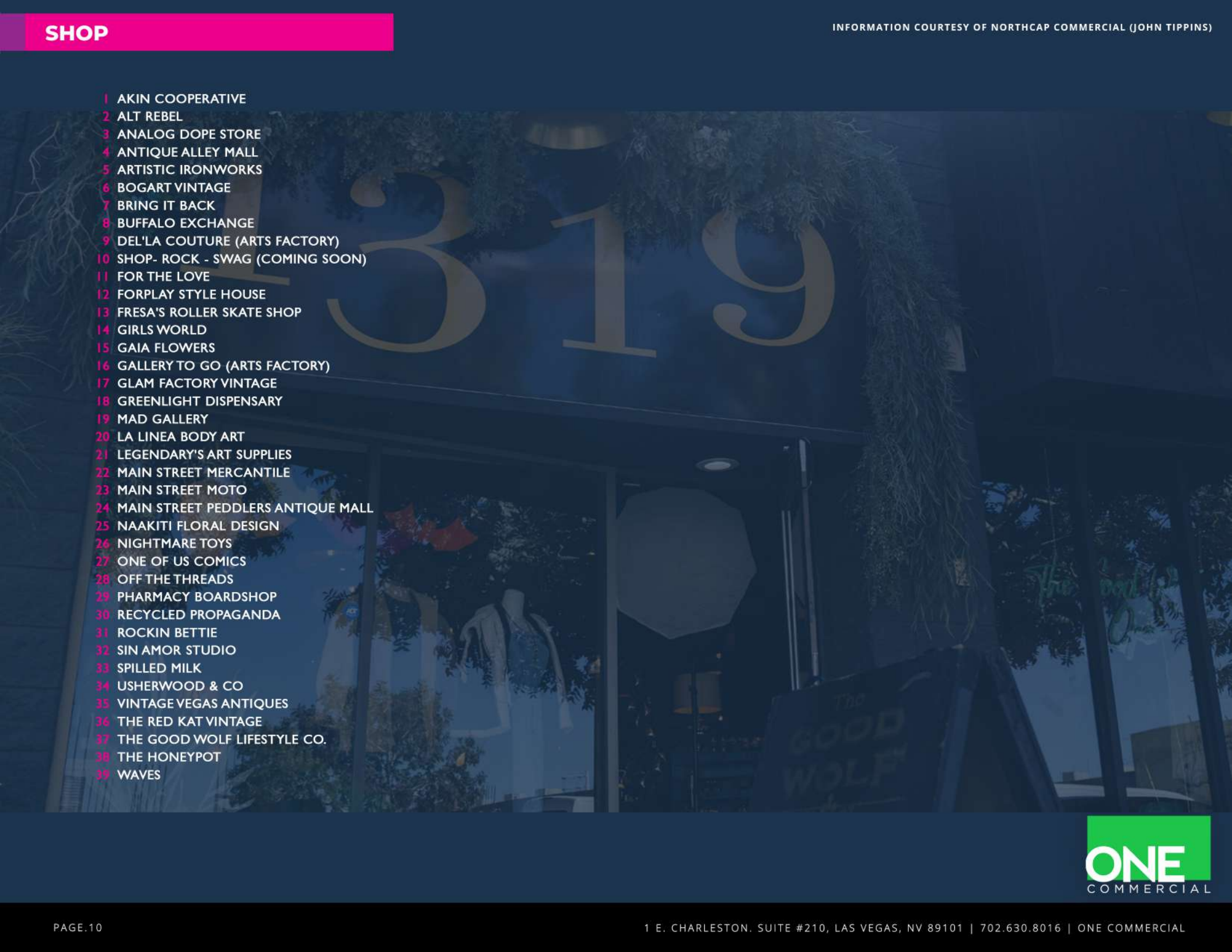


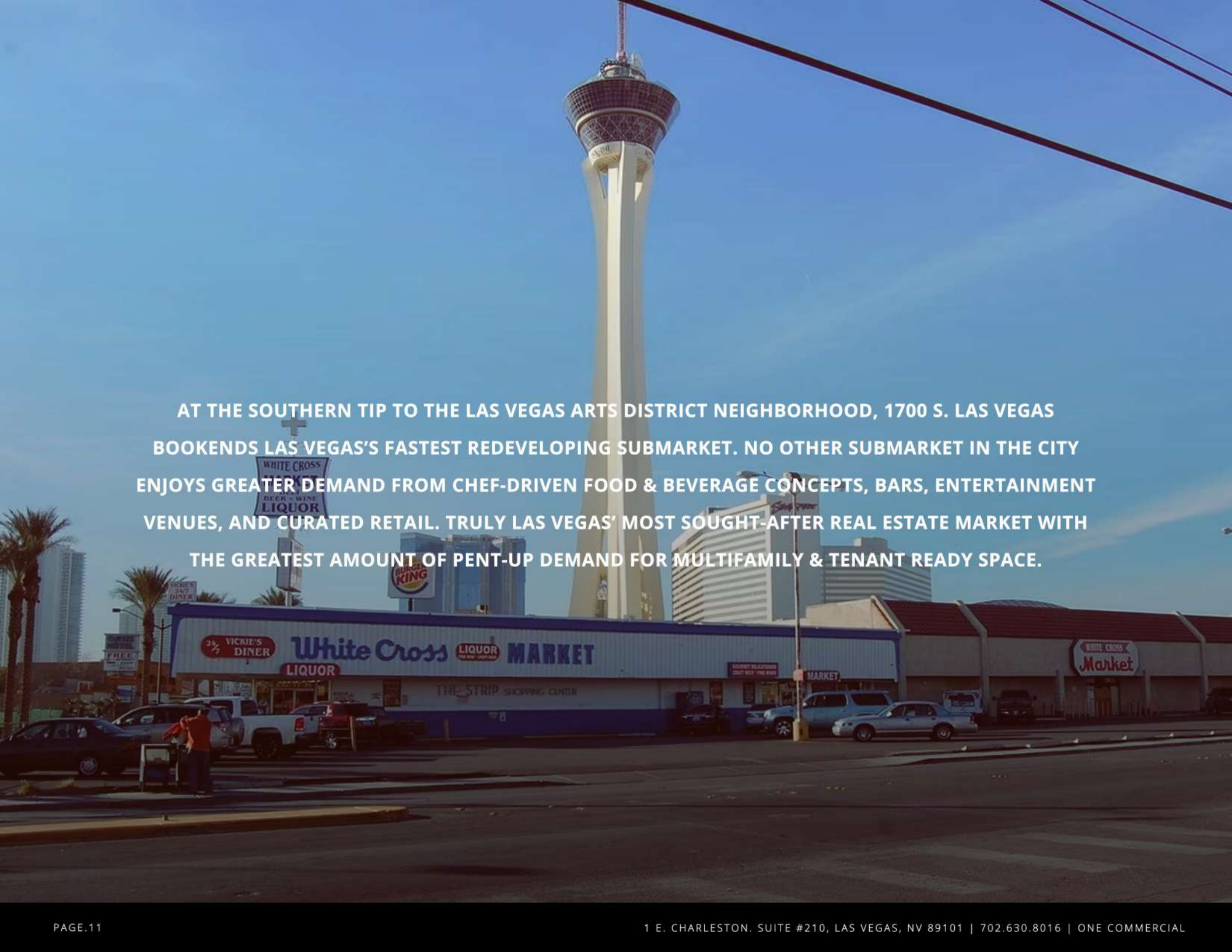
- 1 1228 MAIN
- 2 8BIN
- 3 ABLE BAKER BREWING COMPANY
- 4 DOBERMAN (COMING SOON)
- 5 ART OF FLAVORS
- 6 ARTS DISTRICT KITCHEN
- 7 ATOMIC TAVERN
- 8 BABYSTACKS CAFE
- 9 BAD BEAT BREWING (COMING SOON)
- 10 BAJAMAR SEAFOOD & TACOS
- 11 BAR GINZA
- 12 BERLIN BAR
- 13 ECHO (COMING SOON)
- 14 BJORK CAVIAR
- 15 BUEN PASTOR TAQUERIA
- 16 BUNGALOW COFFEE COMPANY
- 17 CASA DON JUAN
- 18 CIN CIN BREWHOUSE & SEAFOOD BAR
- 19 CHICAGO JOE'S
- 20 CLASSIC JEWEL
- 21 CORK AND THORN
- 22 CORNISH PASTY COMPANY
- 23 CRAFT CREAMERY
- 24 CRAFTHAUS BREWERY
- 25 CREAM ME ICE CREAMERY
- 26 DAVY'S
- 27 D E THAI KITCHEN
- 28 DINO'S LOUNGE
- 29 DIG IT! COFFEE
- 30 DISTRICT DELI & COFFEE
- 31 DONA MARIA TAMALES
- 32 DRAGON'S ALLEY COFFEE
- 33 ESTHER'S KITCHEN
- 34 FIN & FEATHERS RESTAURANTS
- 35 FREED'S DESSERT SHOP
- 36 GARAGISTE WINE ROOM
- 37 GARDEN LAS VEGAS
- 38 GOOD PIE
- 39 GOODWICH
- 40 GREENS AND PROTEINS
- 41 GUADALAJARA CARNITAS Y TORTAS AHOGADAS
- 42 HOLA HABIBI
- 43 HOP NUTS BREWING
- 44 HORSE TRAILER HIDEOUT
- 45 HOUSTON TX HOT CHICKEN

- 46 HUDL BREWING COMPANY
- 47 IWANA SPECIALTY COFFEE ROASTERS
- 48 JAMMYLAND
- 49 L'ARISTOCRAT (COMING SOON)
- 50 LA BOHEME (COMING SOON)
- 51 LA PETITE BOHEME
- 52 LAS VEGAS BREWING COMPANY
- 53 LETTY'S DE LETICIA'S COCINA
- 54 LUV-IT FROZEN CUSTARD
- 55 MAIN ST. PROVISIONS
- 56 MAKERS & FINDERS
- 57 MEZCLA - CEVICHE & TEQUILA BAR
- 58 MILLENNIUM FANDOM BAR
- 59 MISTERIO MEZCAL BAR
- 60 NEVADA BREW WORKS
- 61 MI BARRIO
- 62 NINJA KARAOKE
- 63 PALATE
- 64 THE PEPPER CLUB
- 65 REBAR
- 66 SEVEN:45
- 67 SERVEZHAI BOTTLE SHOP AND TAP ROOM
- 68 SILVER STAMP
- 69 SIN CITY SEAFOOD KITCHEN + LOUNGE
- 70 SOULBELLY BBQ
- 71 STRAY PIRATE TROPICAL COCKTAIL LOUNGE
- 72 SWAN DIVE
- 73 TACO RICO
- 74 TACOS MEXICO
- 75 TACOTARIAN
- 76 TAVERNA COSTERA
- 77 VIKING MIKES YURT BAR (COMING SOON)
- 78 VELVETEEN RABBIT
- 79 VESTA COFFEE ROASTERS
- 80 VIVA LAS AREPAS
- 81 VODOO BREWING COMPANY
- 82 WINE GARDEN
- 83 YU-OR-MI SUSHI BAR
- 84 DUSTLAND
- 85 HOLSTIENS (COMING SOON)
- 86 SUBLIMATION RESTAURANT (COMING SOON)
- 87 PHILLY FREEZE (COMING SOON)
- 88 MODEST BREWING (COMING SOON)
- 89 NOCTURNO (COMING SOON)
- 90 SUBLIMATION (COMING SOON)

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- 1 I STOP DJ SHOP (ARTS FACTORY)
 - 2 I8B TATTOO
 - 3 ALLEY FITNESS
 - 4 ATOMIC GOLF
 - 5 ATOMIC STYLE LOUNGE
 - 6 DOWNTOWN CINEMAS
 - 7 ART SQUARE
 - 8 ARTS DISTRICT MULTI-FAMILY (COMING SOON)
 - 9 BLUE SKY YOGA
 - 10 BURLESQUE HALL OF FAME
 - 11 CHOCOLATE CITY CIGAR LOUNGE
 - 12 CHOPS BARBERSHOP
 - 13 CONRAD WEST GALLERY
 - 14 CRANK N GRIND
 - 15 CURALEAF
 - 16 EFFIE LOVES TATTOO
 - 17 EVEL KNIEVEL MUSEUM (COMING SOON)
 - 18 F45 TRAINING
 - 19 GLOBE SALON
 - 20 HEALTH FOR LIFE DISPENSARY
 - 21 IMPERIAL DTLV TATTOO BARBERSHOP
 - 22 INSIDE STYLE
 - 23 JRNY NFT GALLERY
 - 24 JOSEPHINE SKAUGHT HAIRDRESSING
 - 25 JUSTIN HUGHES FIGHT AND FITNESS
 - 26 KAPTYN
 - 27 KOOLSVILLE TATTOO
 - 28 LAMARRE THEATER
 - 29 LAS VEGAS MAGIC THEATER
 - 30 LAS VEGAS COMMUNITY HEALING GARDEN
 - 31 LAWLESS ATELIER
 - 32 MAIN STREET TATTOO
 - 33 MAJESTIC REPERTORY THEATER
 - 34 MAKESHIFT UNION
 - 35 MONSTER ESCAPE HOUSE
 - 36 NINE TWENTY
 - 37 NOVUS ARCHITECTURE
 - 38 NU LEAF DISPENSARY
 - 39 PASTRY ACADEMY
 - 40 PRETTY DONE
 - 41 PUNK ROCK MUSEUM
 - 42 RAW REMEDIES
 - 43 HALO CAR
 - 44 RENOWNED EVENTS
 - 45 SCORPION MOON

- 46 SHARE DOWNTOWN
- 47 SICK ONE TATTOOS
- 48 SIN CITY YOGA
- 49 SINWAVE
- 50 SINISTER SALON
- 51 JONNY COCO'S
- 52 TAP N ASH SOCIAL CLUB
- 53 THRIVE CONSUMPTION LOUNGE
- 54 THE BEAUTY SHOPPE
- 55 THE ELVIS WEDDING CHAPEL
- 56 THE ENGLISH HOTEL
- 57 THE SANCTUARY DISPENSARY
- 58 TINY LITTLE PADS
- 59 TOPCAT TATTOO CLUB
- 60 TO BE DETERMINED HEALTH
- 61 VAY TECHNOLOGY
- 62 VEGAS THEATRE COMPANY
- 63 WISE GUYS COMEDY CLUB
- 64 YELLOW THE PHOTO STUDIO

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- 1 AKIN COOPERATIVE
2 ALT REBEL
3 ANALOG DOPE STORE
4 ANTIQUE ALLEY MALL
5 ARTISTIC IRONWORKS
6 BOGART VINTAGE
7 BRING IT BACK
8 BUFFALO EXCHANGE
9 DEL'LA COUTURE (ARTS FACTORY)
10 SHOP- ROCK - SWAG (COMING SOON)
11 FOR THE LOVE
12 FORPLAY STYLE HOUSE
13 FRESA'S ROLLER SKATE SHOP
14 GIRLS WORLD
15 GAIA FLOWERS
16 GALLERY TO GO (ARTS FACTORY)
17 GLAM FACTORY VINTAGE
18 GREENLIGHT DISPENSARY
19 MAD GALLERY
20 LA LINEA BODY ART
21 LEGENDARY'S ART SUPPLIES
22 MAIN STREET MERCANTILE
23 MAIN STREET MOTO
24 MAIN STREET PEDDLERS ANTIQUE MALL
25 NAAKITI FLORAL DESIGN
26 NIGHTMARE TOYS
27 ONE OF US COMICS
28 OFF THE THREADS
29 PHARMACY BOARDSHOP
30 RECYCLED PROPAGANDA
31 ROCKIN BETTIE
32 SIN AMOR STUDIO
33 SPILLED MILK
34 USHERWOOD & CO
35 VINTAGE VEGAS ANTIQUES
36 THE RED KAT VINTAGE
37 THE GOOD WOLF LIFESTYLE CO.
38 THE HONEYPOT
39 WAVES



AT THE SOUTHERN TIP TO THE LAS VEGAS ARTS DISTRICT NEIGHBORHOOD, 1700 S. LAS VEGAS BOOKENDS LAS VEGAS'S FASTEST REDEVELOPING SUBMARKET. NO OTHER SUBMARKET IN THE CITY ENJOYS GREATER DEMAND FROM CHEF-DRIVEN FOOD & BEVERAGE CONCEPTS, BARS, ENTERTAINMENT VENUES, AND CURATED RETAIL. TRULY LAS VEGAS' MOST SOUGHT-AFTER REAL ESTATE MARKET WITH THE GREATEST AMOUNT OF PENT-UP DEMAND FOR MULTIFAMILY & TENANT READY SPACE.