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**RETAIL SPACE FOR LEASE**  
**MAIN STREET & COLORADO AVE**

**±3,865 SF | SOUTHWEST CORNER | STRONG FOOT TRAFFIC | OPEN FLOOR PLAN | IDEAL FOR RETAIL, F&B, OR CREATIVE USE**

**KW Commercial**

*a division of Keller Williams Realty Las Vegas*

9420 W. Sahara Ave. #100, Las Vegas, NV 89117 U.S.A.

Each office is independently owned and operated.

PRESENTED BY:

**DAVID HOULE**

Director

702-273-7377

davidh@kwcommercial.com

NV# S.0169547



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## EXECUTIVE SUMMARY

Prime retail or creative space opportunity located along the highly active Main Street corridor in Las Vegas' Arts District. 1300 S Main St, Suite 120 offers a rare combination of strong street presence, flexible interior layout, and positioning within one of the city's most vibrant and rapidly evolving submarkets.

The property features an open, adaptable floor plan with expansive interior space, allowing for a wide range of uses including retail, showroom, gallery, or experiential concepts. Its prominent frontage and visibility along Main Street provide direct exposure to consistent pedestrian and vehicular traffic driven by the area's thriving local businesses, dining, and entertainment scene.

Situated in the heart of the Arts District, the property benefits from a dynamic, walkable environment known for its creative culture and continued growth. Surrounded by established retailers, restaurants, and nightlife, this location presents a compelling opportunity for users or investors seeking to establish a presence in one of Las Vegas' most in-demand urban corridors.

RENT:  
**\$ 10,000 PER MONTH**



VINTAGE

the COOPent

OPEN ROOF

THE GRIFFIN

SATURDAY MAY 16TH  
THE GRIFFIN

Clarity



Storefront positioned along a pedestrian-friendly stretch of Main Street with tree-lined frontage, street parking, and clear visibility from both directions.



YIN-YANG

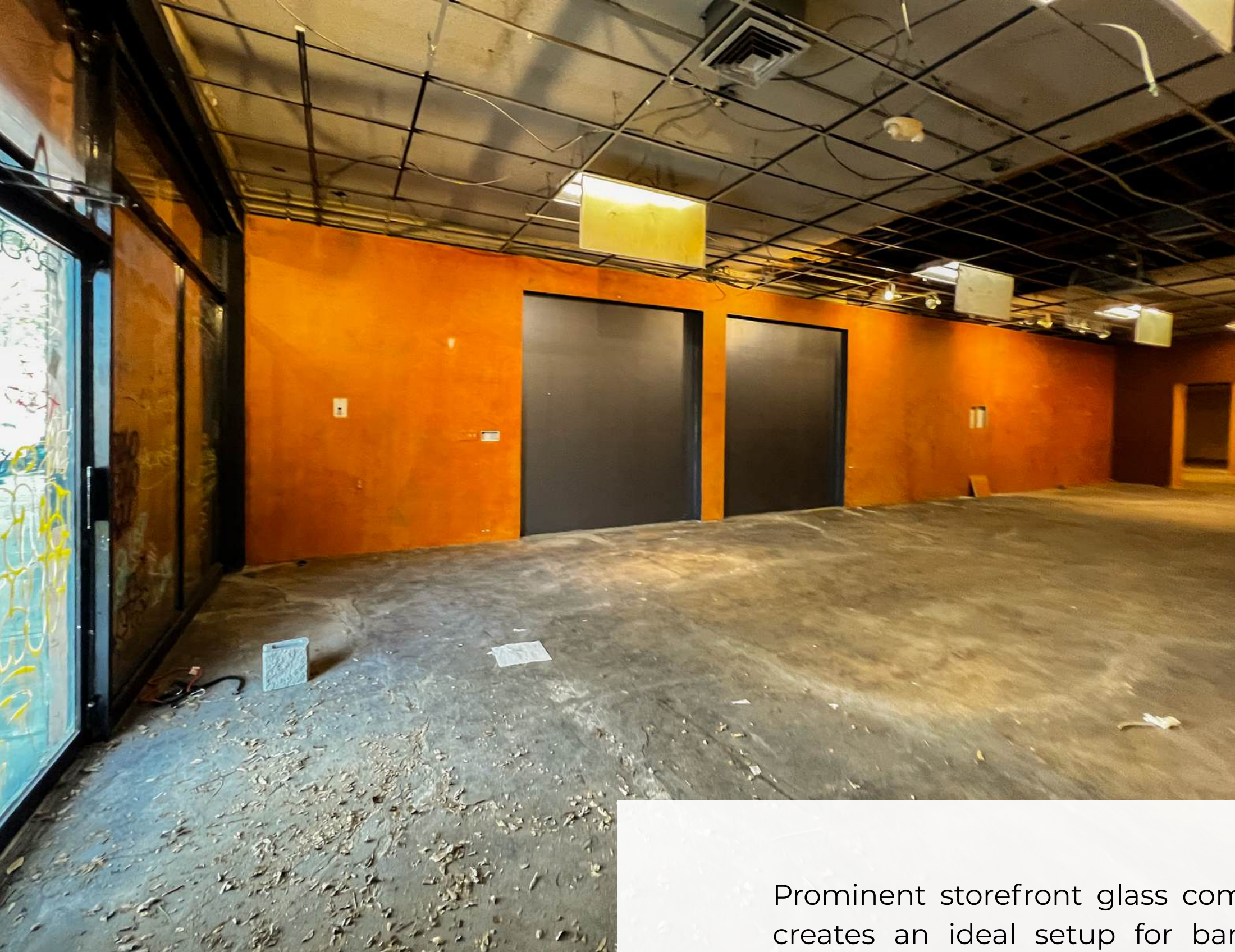
OPEN

CITY OF LAS VEGAS

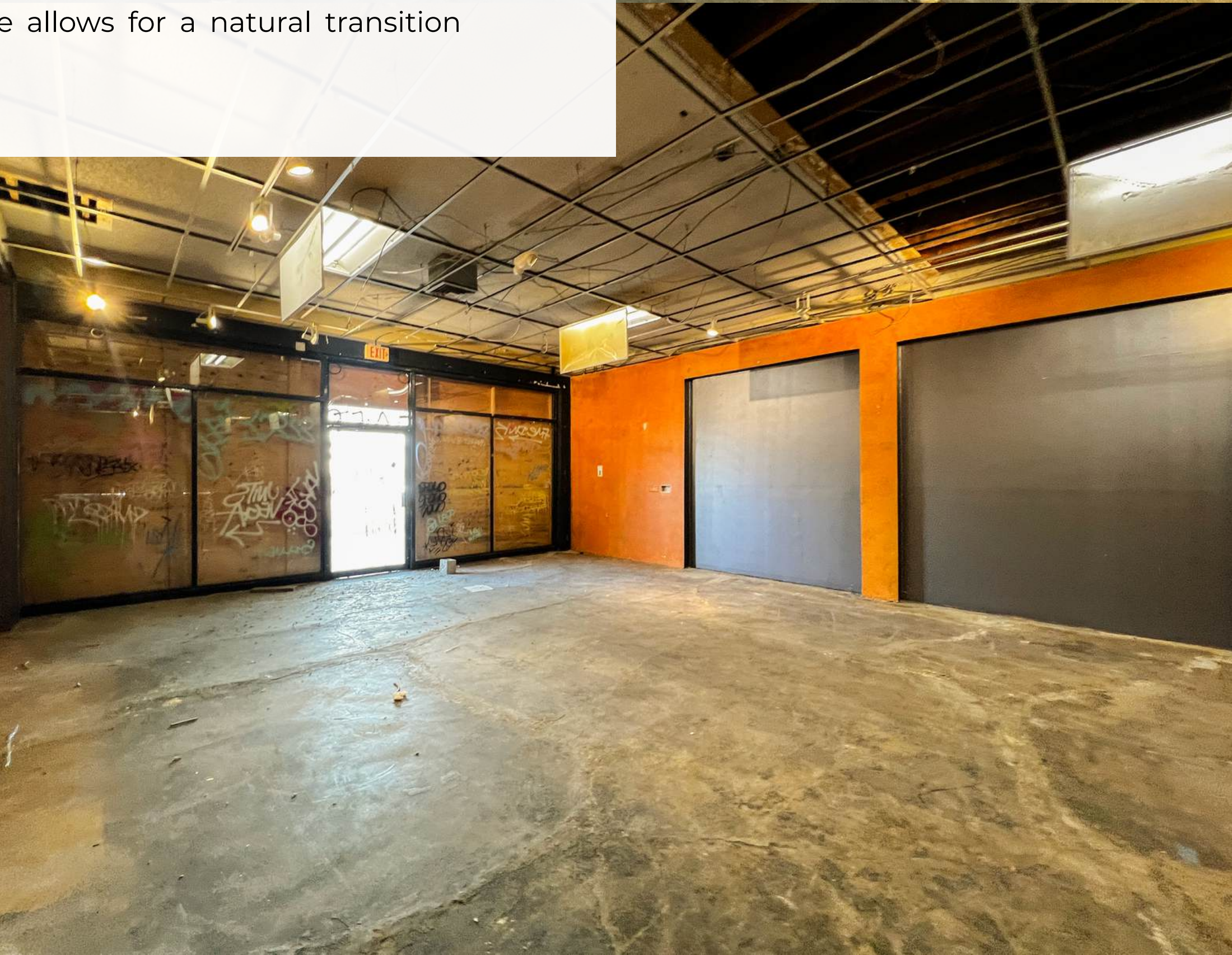
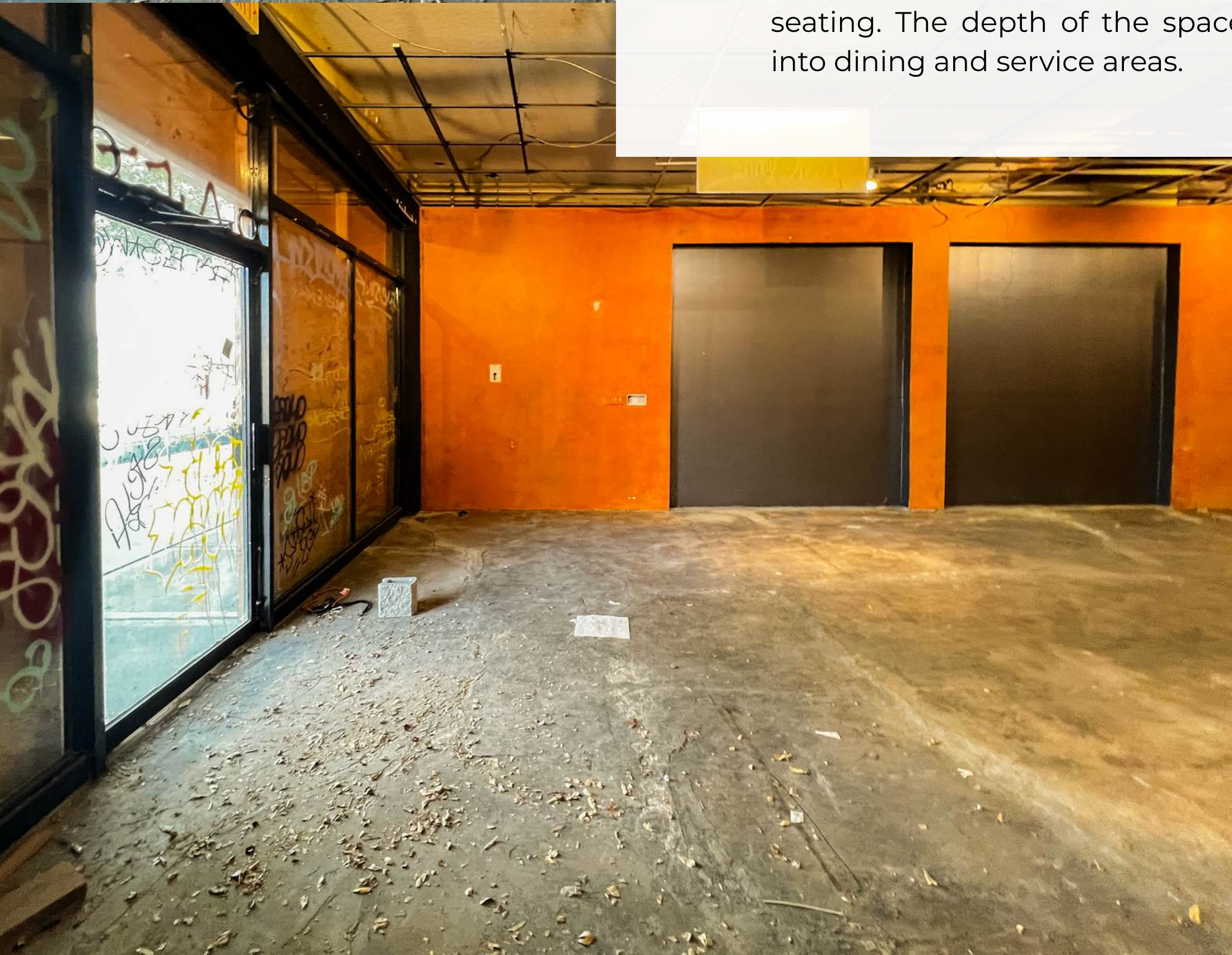


## PROPERTY HIGHLIGHTS

- ±3,865 SF open floor plan with flexible layout potential
- Expansive open layout allowing for fully customizable buildout
- Strong storefront presence with direct exposure to Main Street foot traffic
- High ceilings with exposed elements, ideal for creative or experiential concepts
- Flexible configuration suitable for retail, showroom, gallery, or hospitality use
- Existing infrastructure and layout conducive to food & beverage concepts
- Multiple interior zones allowing for layered customer experience (retail + lounge + back-of-house)
- Located within a dense cluster of destination-driven businesses
- Surrounded by a built-in customer base of locals, creatives, and visitors



Prominent storefront glass combined with an open floor plan creates an ideal setup for bar activation and front-of-house seating. The depth of the space allows for a natural transition into dining and service areas.











Deep interior layout with multiple zones allows for clear separation between dining, service, and back-of-house operations. The space supports efficient flow and a well-structured guest experience.

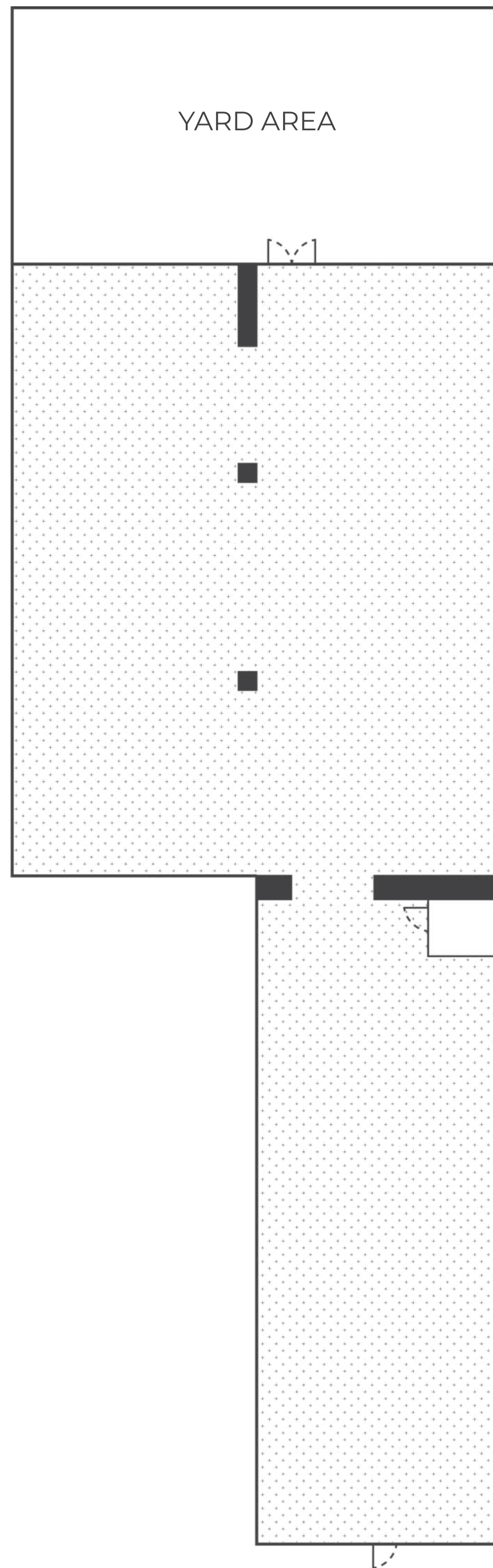
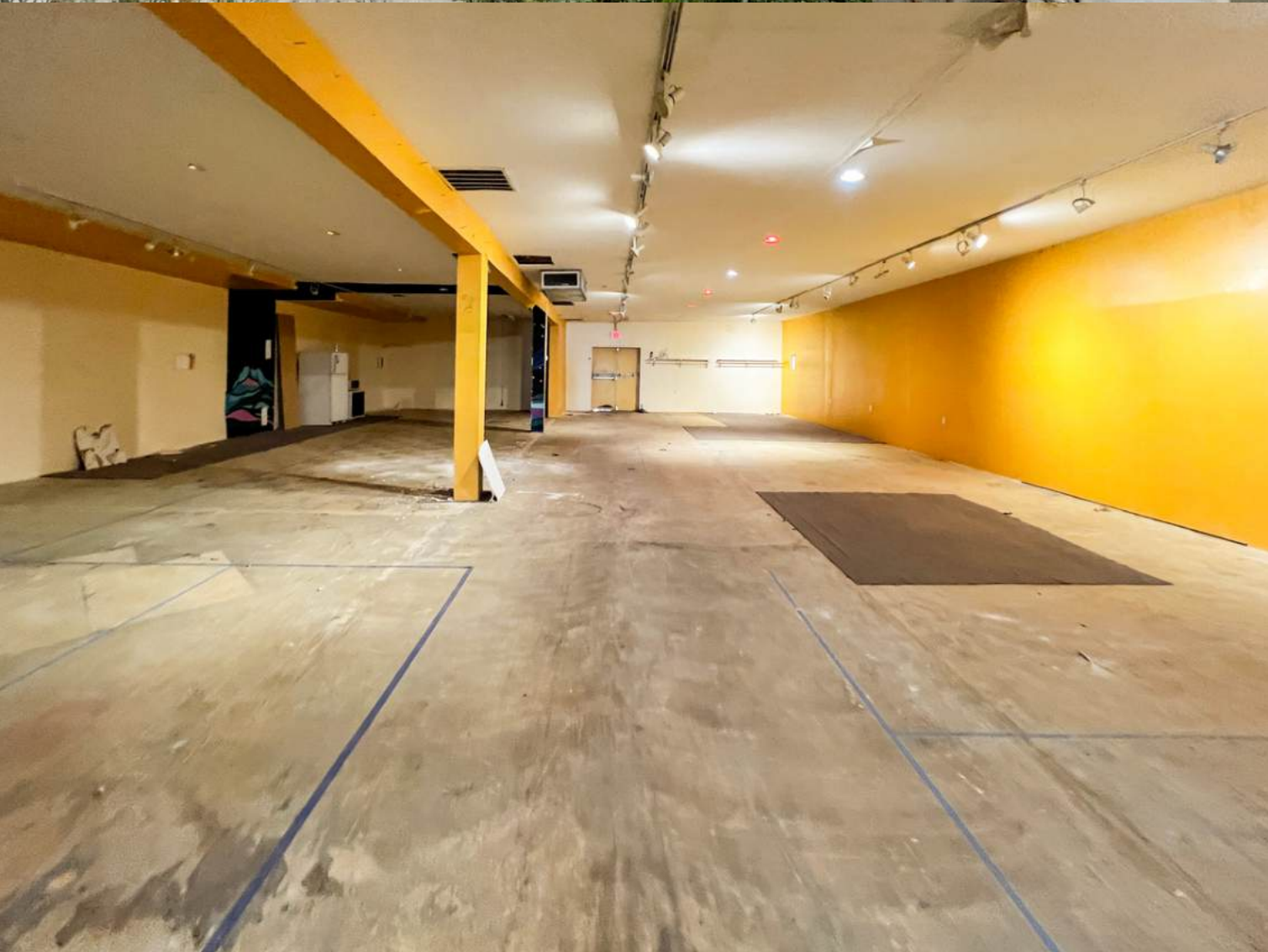












## FLOORPLAN

The floorplan illustrates a deep, rectangular layout with a wide front area that transitions into an extended interior footprint, providing flexibility for a variety of configurations. As shown in the photos, the front portion of the space offers an open environment with strong visibility and natural separation points created by structural elements, making it well-suited for bar placement, entry activation, and primary seating areas.

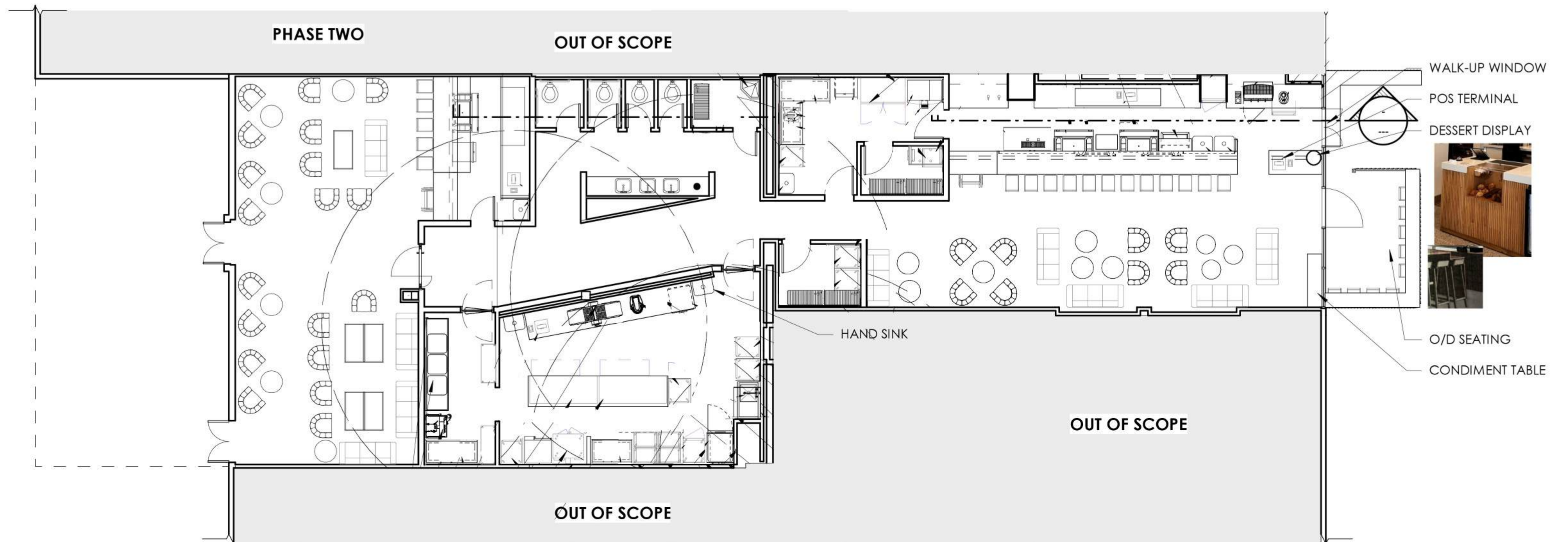
Moving further into the space, the layout narrows into a longer corridor-like section, allowing for additional dining, lounge, or service areas while maintaining a clear flow throughout. The rear portion, supported by a dedicated back-of-house area visible in the images, provides functional space for storage, deliveries, and operational support, enabling efficient separation between customer-facing areas and day-to-day operations.

S MAIN ST

Conceptual rendering showcasing a potential bar or restaurant buildout within the space.  
*Renderings are for illustrative purposes only.*



# CONCEPTUAL LAYOUT





Service area located at the rear of the property, ideal for deliveries, waste management, and back-of-house operations. Separation from the main space allows for smooth day-to-day restaurant functionality.



Positioned at a controlled intersection, offering efficient traffic patterns and ease of entry. The corner placement supports natural movement and accessibility from surrounding streets.



**Main St & Colorado Ave**  
Southwest Corner



Situated directly across from The Colorado, a well-known hub for retail, dining, and nightlife. The proximity enhances daily activity and reinforces the area's destination appeal.

1300



# THE RED KAT VINTAGE CLOTHING

Vintage Clothing



VINTAGE

110



OPEN



VINTAGE CLOTHING

VINTAGE CLOTHING

THE RED KAT  
VINTAGE CLOTHES FOR MEN & WOMEN  
FOLLOW US @THEREDKATLV

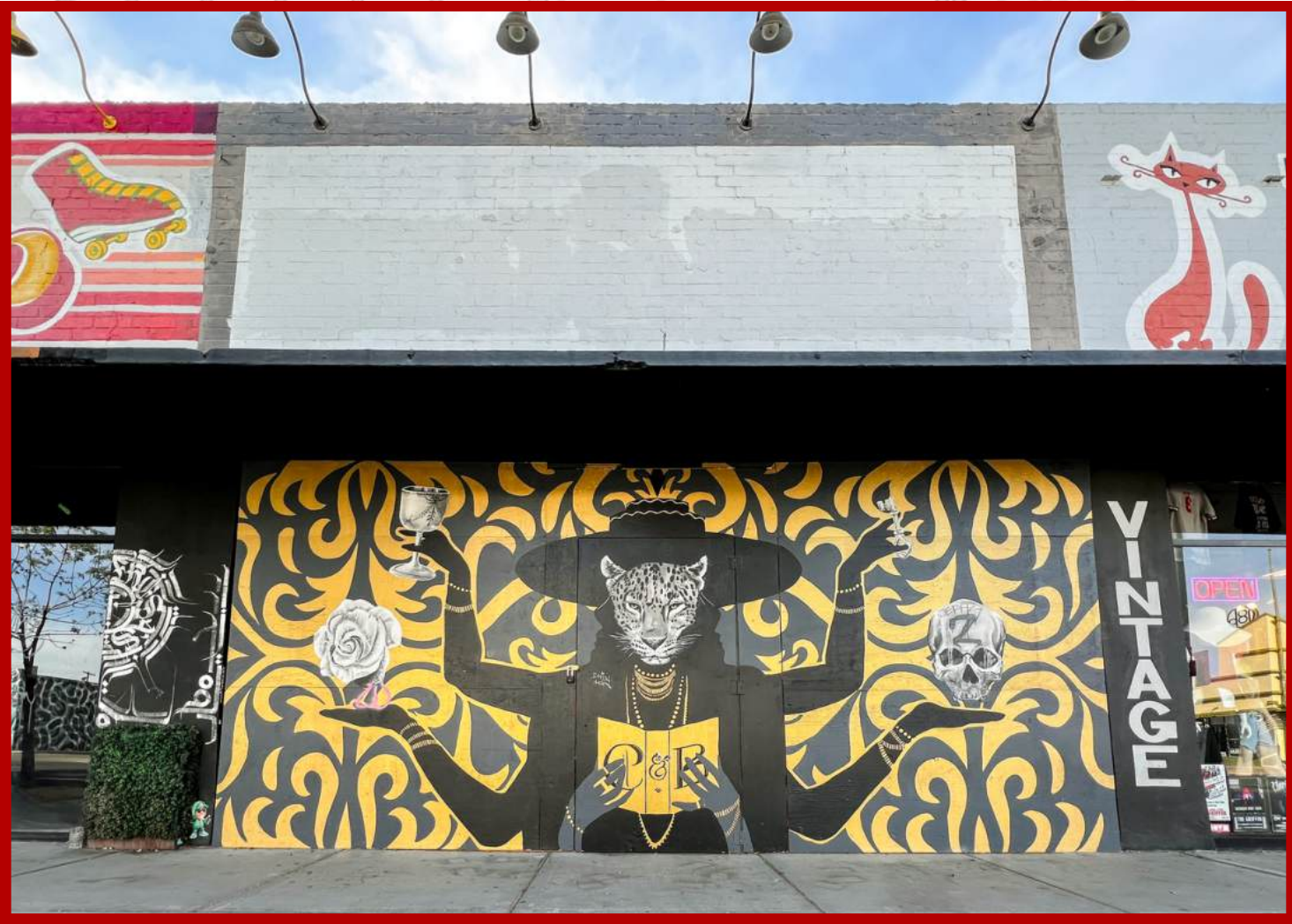




## AREA OVERVIEW

The Arts District offers a distinctly different retail environment—one driven by experience, identity, and community. Businesses here benefit from a customer base that actively seeks out independent concepts, unique brands, and immersive spaces.

With a strong mix of daytime and nighttime traffic, the area supports a wide range of uses from coffee and retail to nightlife and dining. The neighborhood's continued growth has made it a go-to destination for both locals and visitors looking for an alternative to traditional retail centers.



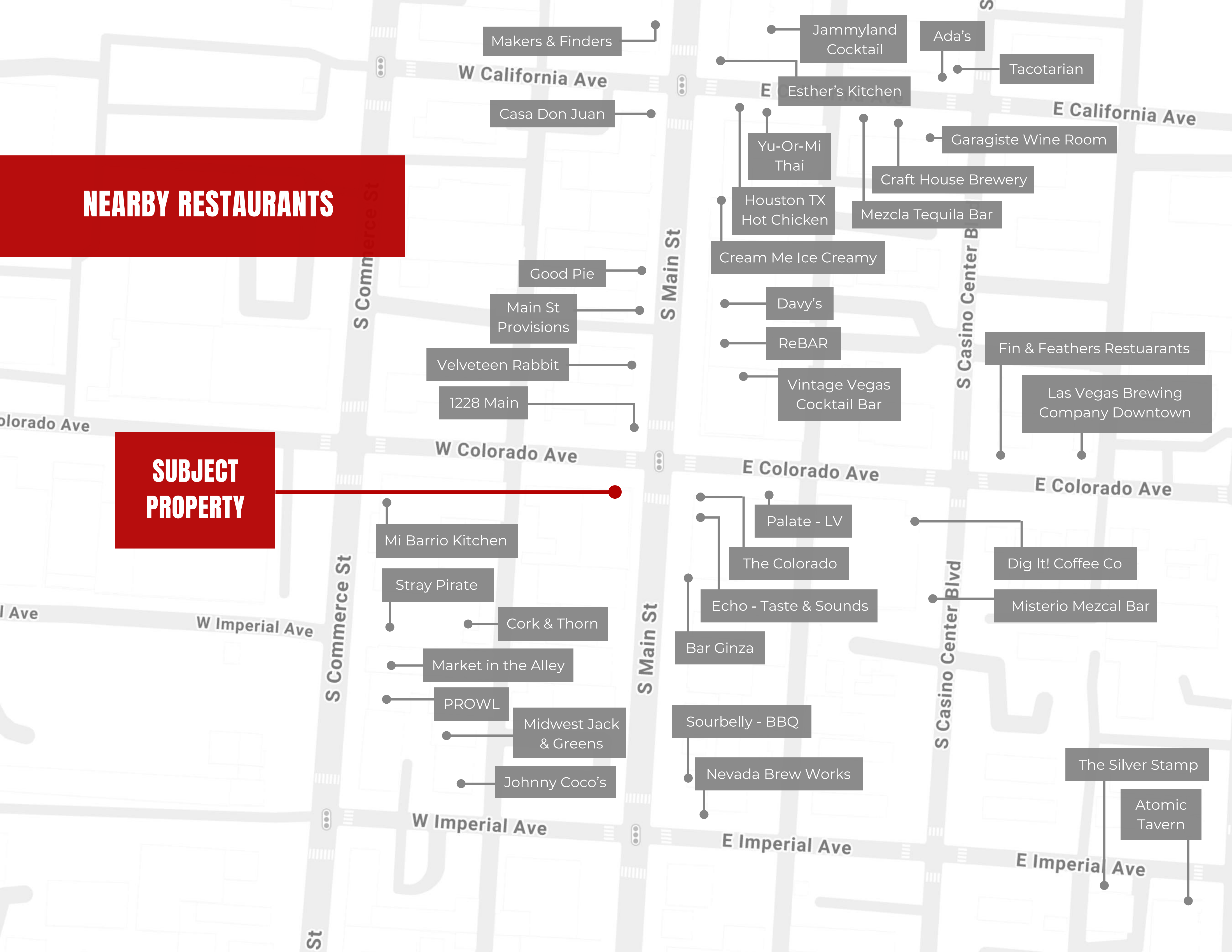
## LOCATION OVERVIEW

Positioned along Main Street, the property sits within a highly walkable stretch known for consistent activity throughout the day and evening. The surrounding streetscape encourages foot traffic, with nearby intersections acting as natural gathering points that increase visibility and repeat exposure.

Its proximity to Downtown and nearby attractions allows businesses to capture both neighborhood regulars and destination-driven visitors, creating a balanced and sustainable customer flow.

# NEARBY RESTAURANTS

# SUBJECT PROPERTY



# FOR MORE INFORMATION:

**DAVID HOULE**

Director

702-273-7377

[davidh@kwcommercial.com](mailto:davidh@kwcommercial.com)

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