

# OFFERING MEMORANDUM

714 S. 4<sup>TH</sup> ST., LAS VEGAS, NV 89101

PRICE  
REDUCED

## FOR SALE

Presented by

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**NORTHCAP**   
COMMERCIAL

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714 S. 4TH ST.



## EXECUTIVE SUMMARY

PROPERTY OVERVIEW

PROPERTY DETAILS



## EXECUTIVE SUMMARY

PRICE REDUCED:

**CALL BROKER**

BUILDING SIZE:

**7,496 SF**

LOT SIZE:

**0.33 AC**

PROPERTY TYPE:

**OFFICE**

YEAR BUILT:

**1970****714 S 4TH ST.**

Las Vegas, NV 98101

**PROPERTY OVERVIEW**

Prime Opportunity To Own A Piece Of Downtown Las Vegas. 714 South 4th Street, is a single or dual tenant professional office building, with incredible frontage along one of the primary streets of downtown Las Vegas, Nevada. With the current and ongoing projects nearby, 4th Street will arguably be the most utilized corridor within this sub-market. This asset is not only ideal for the current user, yet offers a wide range of possibilities and use. It is close in proximity to the Regional Justice Center, Supreme Court of Nevada, Las Vegas Municipal Court System, City of Las Vegas Government building, Clark County Detention Center, and Clark County Government Building. In summary, this office building is close, even walking distance, to a variety of core governmental agencies, their facilities, services, courthouses and support systems. In addition, Downtown Las Vegas is known for their gaming establishments, hospitality services, tourism and sites such as Fremont Street Experience.

**PROPERTY DETAILS**

<b>Sale Type</b>	Investment or Owner User	<b>Property Type</b>	Office
<b>Property Subtype</b>	Medical	<b>Price/SF</b>	\$400.21
<b>Building Class</b>	C	<b>Building Height</b>	2 Stories
<b>Tenancy</b>	Single	<b>Parcel #</b>	139 - 34 - 410 - 118
<b>Building FAR</b>	0.52	<b>Zoning</b>	General Commercial (C-2)
<b>Parking</b>	41 Spaces (4.27 Spaces per 1,000 SF Leased)	<b>Frontage</b>	4th Street (Primary Street Downtown Las Vegas)

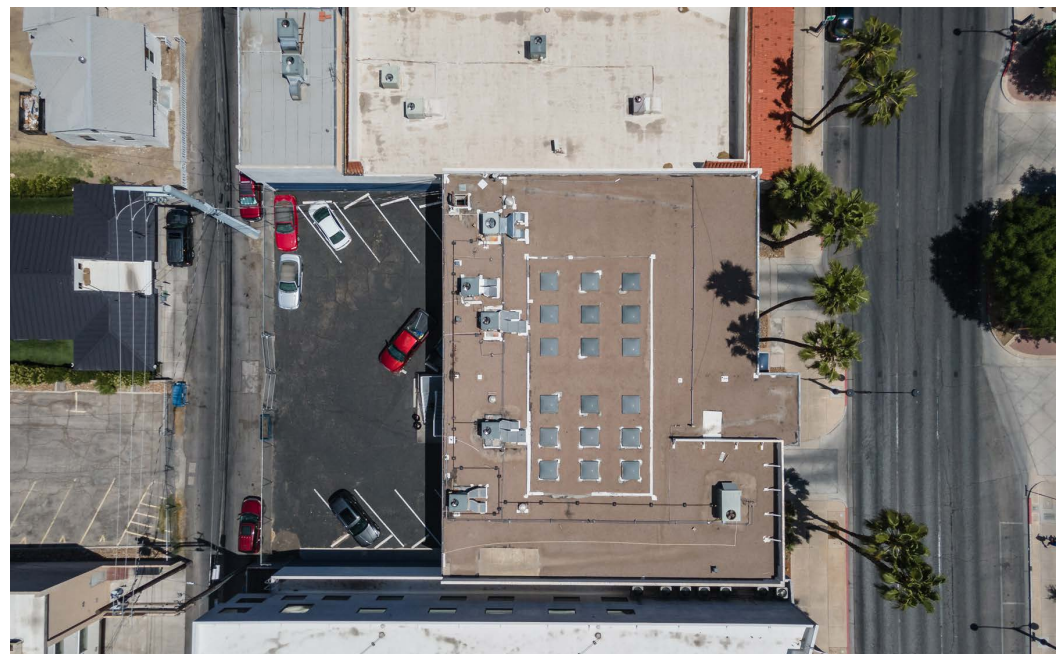
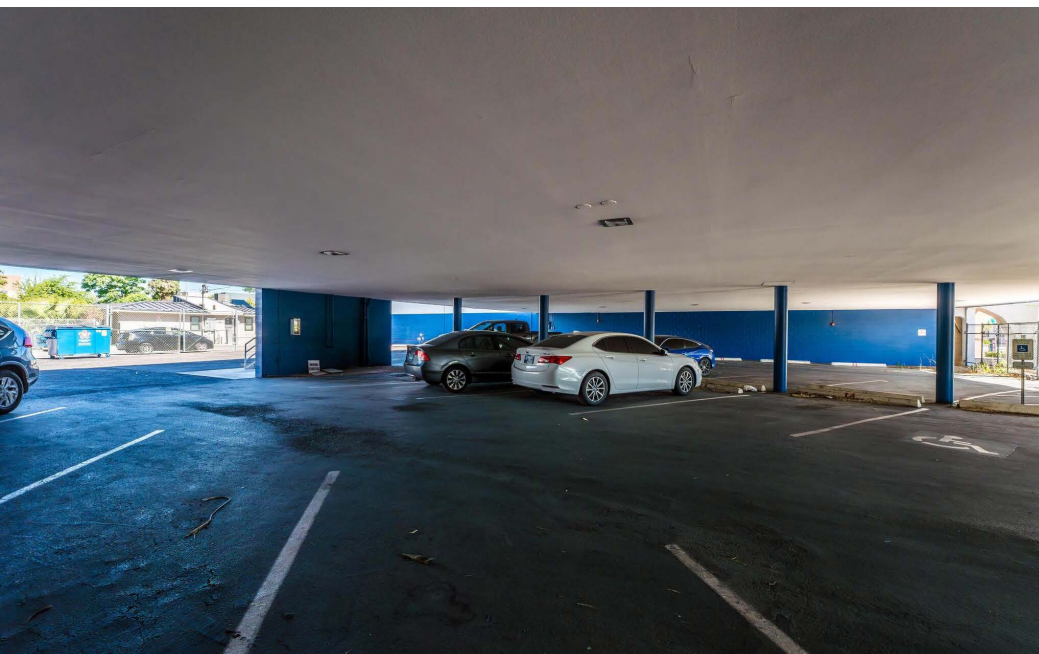
*Disclaimer: Our information is deemed reliable but not guaranteed*

*\* To Be Verified By Buyer*

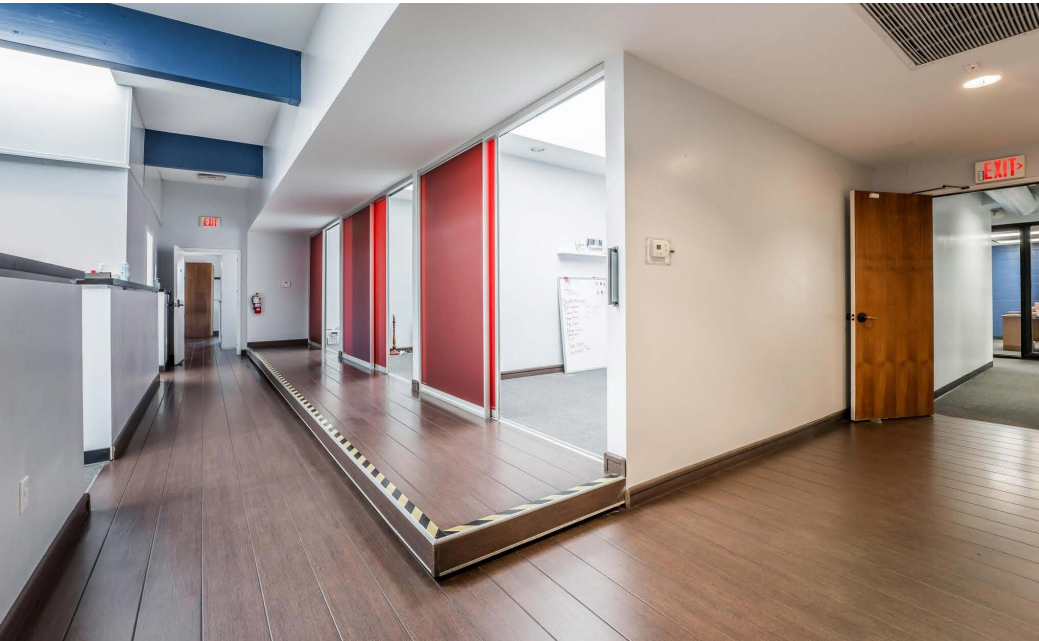






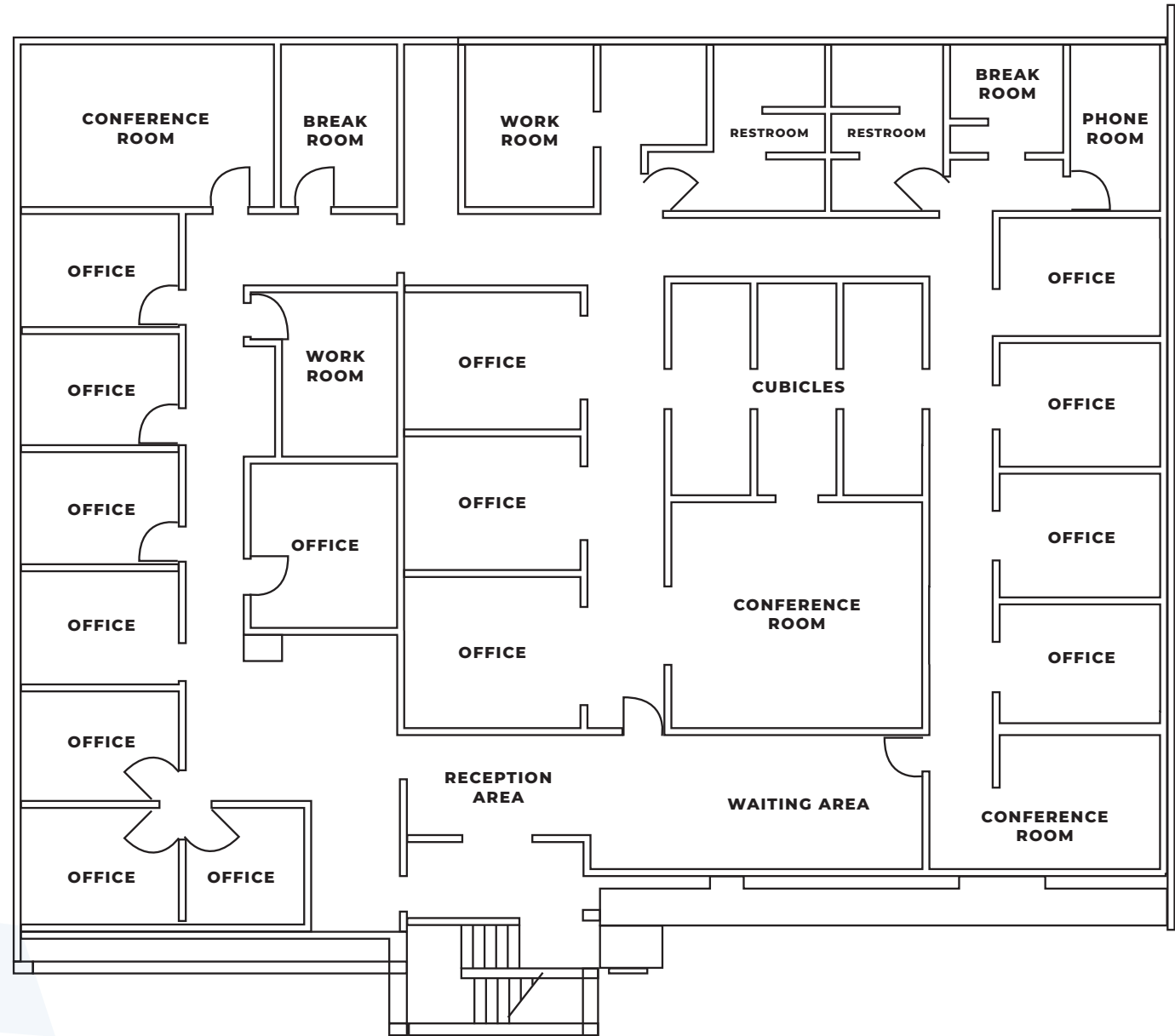








## FLOOR PLAN







## HIGHLIGHTS



### HIGHLIGHTS

- Close Proximity To Las Vegas Downtown Court System
- 41 Spaces Of Secured Parking (4.27 Spaces per 1,000 SF )
- 24 Hour Access
- Conferencing Facility
- Fenced Lot
- Security System
- Skylights
- Reception
- Storage Space
- Air Conditioning





## DEMOGRAPHIC REPORT



## 1 MILE RADIUS



### Demographic and Income Profile

714 S 4th St, Las Vegas, Nevada, 89101  
Ring: 1 mile radius

James S. Han, CCIM - 702.825.2125  
Latitude: 36.16227  
Longitude: -115.14702

Summary	Census 2010	Census 2020	2024	2029
Population	15,689	13,365	14,662	16,616
Households	6,053	6,397	7,022	7,889
Families	1,931	2,051	2,265	2,582
Average Household Size	1.95	1.89	1.91	1.95
Owner Occupied Housing Units	1,175	1,312	1,537	1,672
Renter Occupied Housing Units	4,878	5,085	5,485	6,217
Median Age	41.7	39.5	40.1	40.9
<b>Trends: 2024-2029 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>	
Population	2.53%	0.77%	0.38%	
Households	2.36%	1.02%	0.64%	
Families	2.65%	0.96%	0.56%	
Owner HHs	1.70%	1.30%	0.97%	
Median Household Income	3.84%	3.23%	2.95%	
<b>Households by Income</b>		<b>2024</b>	<b>2029</b>	
	Number	Percent	Number	Percent
<\$15,000	1,489	21.2%	1,570	19.9%
\$15,000 - \$24,999	1,071	15.3%	1,002	12.7%
\$25,000 - \$34,999	674	9.6%	689	8.7%
\$35,000 - \$49,999	768	10.9%	783	9.9%
\$50,000 - \$74,999	915	13.0%	1,046	13.3%
\$75,000 - \$99,999	522	7.4%	630	8.0%
\$100,000 - \$149,999	982	14.0%	1,313	16.6%
\$150,000 - \$199,999	299	4.3%	459	5.8%
\$200,000+	300	4.3%	397	5.0%
Median Household Income		\$39,426		\$47,601
Average Household Income		\$66,780		\$77,299
Per Capita Income		\$33,174		\$39,759
<b>Population by Age</b>	<b>Census 2010</b>	<b>Census 2020</b>	<b>2024</b>	<b>2029</b>
	Number	Percent	Number	Percent
0 - 4	582	3.7%	497	3.7%
5 - 9	488	3.1%	430	3.2%
10 - 14	486	3.1%	497	3.7%
15 - 19	775	4.9%	534	4.0%
20 - 24	1,288	8.2%	912	6.8%
25 - 34	2,570	16.4%	2,701	20.2%
35 - 44	2,556	16.3%	2,223	16.6%
45 - 54	2,838	18.1%	1,874	14.0%
55 - 64	2,255	14.4%	1,831	13.7%
65 - 74	1,210	7.7%	1,240	9.3%
75 - 84	480	3.1%	507	3.8%
85+	161	1.0%	119	0.9%
<b>Race and Ethnicity</b>	<b>Census 2010</b>	<b>Census 2020</b>	<b>2024</b>	<b>2029</b>
	Number	Percent	Number	Percent
White Alone	8,683	55.3%	5,776	43.2%
Black Alone	2,783	17.7%	2,338	17.5%
American Indian Alone	189	1.2%	142	1.1%
Asian Alone	1,093	7.0%	869	6.5%
Pacific Islander Alone	105	0.7%	65	0.5%
Some Other Race Alone	2,186	13.9%	2,280	17.1%
Two or More Races	652	4.2%	1,894	14.2%
Hispanic Origin (Any Race)	4,986	31.8%	4,399	32.9%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

April 15, 2025

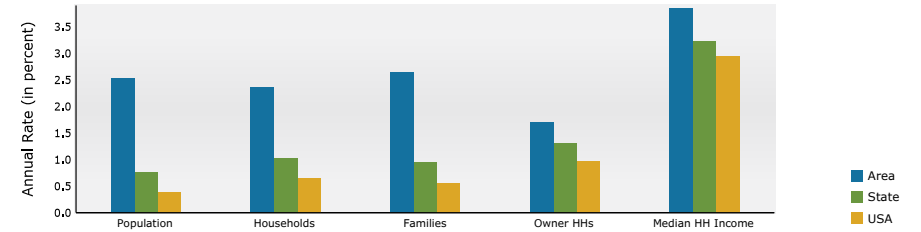


### Demographic and Income Profile

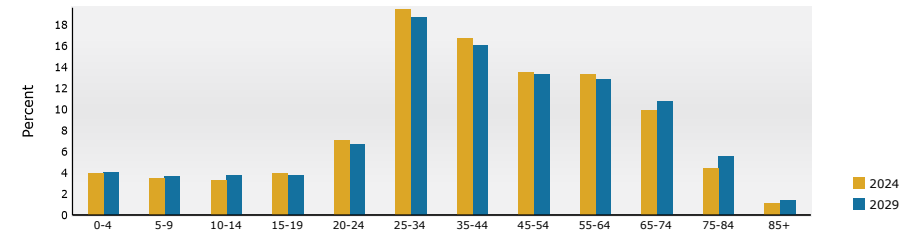
Ring: 1 mile radius

James S. Han, CCIM - 702.825.2125  
Latitude: 36.16227  
Longitude: -115.14702

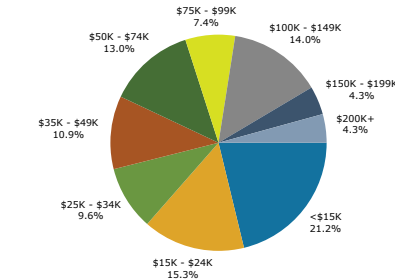
#### Trends 2024-2029



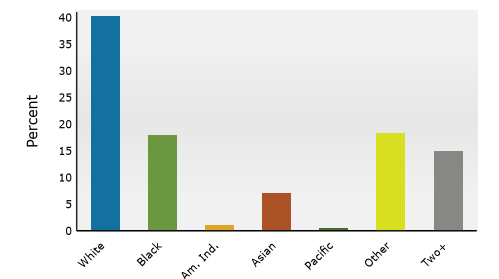
#### Population by Age



#### 2024 Household Income



#### 2024 Population by Race



2024 Percent Hispanic Origin: 35.1%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

April 15, 2025



## 3 MILE RADIUS



### Demographic and Income Profile

Ring: 3 mile radius

James S. Han, CCIM - 702.825.2125

Latitude: 36.16227

Longitude: -115.14702

Summary	Census 2010		Census 2020		2024		2029	
Population	171,525		175,331		177,337		184,589	
Households	60,947		68,113		70,674		74,477	
Families	33,487		36,213		36,330		38,080	
Average Household Size	2.69		2.53		2.47		2.44	
Owner Occupied Housing Units	21,260		20,901		23,663		25,495	
Renter Occupied Housing Units	39,687		47,212		47,011		48,982	
Median Age	35.0		36.4		37.6		38.5	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.80%		0.77%		0.38%			
Households	1.05%		1.02%		0.64%			
Families	0.95%		0.96%		0.56%			
Owner HHS	1.50%		1.30%		0.97%			
Median Household Income	3.36%		3.23%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
	<\$15,000		13,308	18.8%	13,144	17.7%		
	\$15,000 - \$24,999		8,430	11.9%	7,393	9.9%		
	\$25,000 - \$34,999		7,623	10.8%	6,961	9.3%		
	\$35,000 - \$49,999		9,334	13.2%	8,769	11.8%		
	\$50,000 - \$74,999		12,231	17.3%	12,657	17.0%		
	\$75,000 - \$99,999		7,014	9.9%	8,231	11.1%		
	\$100,000 - \$149,999		7,442	10.5%	9,944	13.4%		
	\$150,000 - \$199,999		2,481	3.5%	3,780	5.1%		
	\$200,000+		2,804	4.0%	3,591	4.8%		
	Median Household Income		\$43,502		\$51,310			
Average Household Income		\$65,806		\$76,892				
Per Capita Income		\$26,370		\$31,324				
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
	0 - 4	13,476 7.9%	10,852 6.2%	10,804 6.1%	11,098 6.0%			
	5 - 9	12,173 7.1%	11,349 6.5%	10,429 5.9%	10,394 5.6%			
	10 - 14	11,047 6.4%	11,912 6.8%	10,699 6.0%	10,333 5.6%			
	15 - 19	11,672 6.8%	11,304 6.4%	11,098 6.3%	10,876 5.9%			
	20 - 24	12,181 7.1%	12,071 6.9%	12,699 7.2%	13,183 7.1%			
	25 - 34	25,248 14.7%	26,643 15.2%	26,575 15.0%	27,450 14.9%			
	35 - 44	24,015 14.0%	23,751 13.5%	24,454 13.8%	25,086 13.6%			
	45 - 54	23,620 13.8%	22,461 12.8%	22,581 12.7%	22,943 12.4%			
	55 - 64	18,737 10.9%	21,657 12.4%	21,772 12.3%	21,605 11.7%			
	65 - 74	11,362 6.6%	14,792 8.4%	16,305 9.2%	18,876 10.2%			
	75 - 84	6,105 3.6%	6,667 3.8%	7,753 4.4%	10,004 5.4%			
	85+	1,887 1.1%	1,872 1.1%	2,168 1.2%	2,742 1.5%			
	Race and Ethnicity	Census 2010		Census 2020		2024		2029
Number		Percent	Number	Percent	Number	Percent	Number	Percent
White Alone		80,056 46.7%	49,792 28.4%	47,323 26.7%	46,816 25.4%			
Black Alone		27,946 16.3%	35,408 20.2%	36,418 20.5%	37,393 20.3%			
American Indian Alone		1,666 1.0%	2,784 1.6%	2,905 1.6%	3,018 1.6%			
Asian Alone		8,449 4.9%	9,084 5.2%	9,698 5.5%	10,588 5.7%			
Pacific Islander Alone		936 0.5%	1,178 0.7%	1,175 0.7%	1,245 0.7%			
Some Other Race Alone		44,791 26.1%	48,427 27.6%	50,460 28.5%	54,250 29.4%			
Two or More Races		7,681 4.5%	28,658 16.3%	29,359 16.6%	31,281 16.9%			
Hispanic Origin (Any Race)		85,699 50.0%	84,604 48.3%	87,599 49.4%	93,742 50.8%			

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

April 15, 2025

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### Demographic and Income Profile

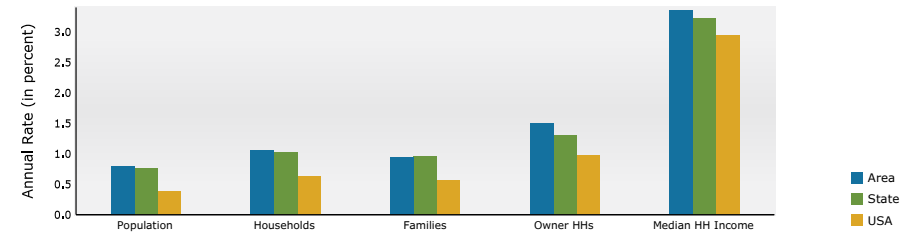
Ring: 3 mile radius

James S. Han, CCIM - 702.825.2125

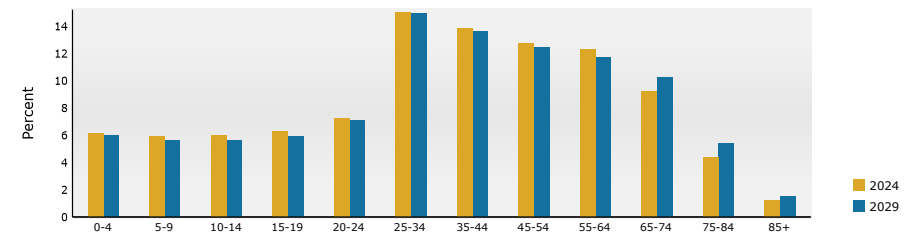
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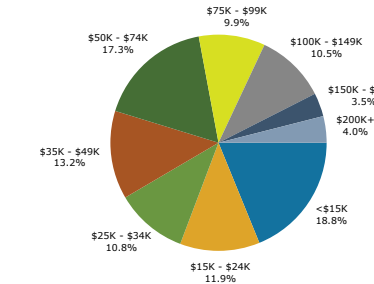
#### Trends 2024-2029



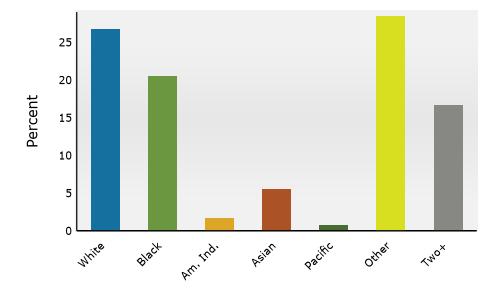
#### Population by Age



#### 2024 Household Income



#### 2024 Population by Race



2024 Percent Hispanic Origin: 49.4%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

April 15, 2025

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## 5 MILE RADIUS



### Demographic and Income Profile

James S. Han, CCIM - 702.825.2125  
Latitude: 36.16227  
Longitude: -115.14702  
Ring: 5 mile radius

Summary	Census 2010		Census 2020		2024	2029		
Population	506,264		527,345		530,371	547,725		
Households	174,951		192,923		197,959	207,163		
Families	105,518		113,089		112,536	117,136		
Average Household Size	2.83		2.69		2.64	2.60		
Owner Occupied Housing Units	68,309		66,689		74,887	80,460		
Renter Occupied Housing Units	106,642		126,234		123,072	126,702		
Median Age	33.0		34.9		35.9	36.8		
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.65%		0.77%		0.38%			
Households	0.91%		1.02%		0.64%			
Families	0.80%		0.96%		0.56%			
Owner HHs	1.45%		1.30%		0.97%			
Median Household Income	2.66%		3.23%		2.95%			
Households by Income			Number	Percent	Number	Percent		
	<\$15,000		29,870	15.1%	28,312	13.7%		
	\$15,000 - \$24,999		19,945	10.1%	16,785	8.1%		
	\$25,000 - \$34,999		21,587	10.9%	19,338	9.3%		
	\$35,000 - \$49,999		28,420	14.4%	26,495	12.8%		
	\$50,000 - \$74,999		37,178	18.8%	37,717	18.2%		
	\$75,000 - \$99,999		23,827	12.0%	27,701	13.4%		
	\$100,000 - \$149,999		22,997	11.6%	30,820	14.9%		
	\$150,000 - \$199,999		7,470	3.8%	11,298	5.5%		
	\$200,000+		6,648	3.4%	8,681	4.2%		
Median Household Income			\$49,398		\$56,320			
Average Household Income			\$67,704		\$79,344			
Per Capita Income			\$25,355		\$30,138			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
	0 - 4	42,200 8.3%	34,062 6.5%	33,882 6.4%	34,649 6.3%			
	5 - 9	38,566 7.6%	36,096 6.8%	32,869 6.2%	32,391 5.9%			
	10 - 14	35,276 7.0%	38,445 7.3%	34,370 6.5%	32,200 5.9%			
	15 - 19	37,023 7.3%	36,613 6.9%	36,230 6.8%	34,761 6.3%			
	20 - 24	38,093 7.5%	38,414 7.3%	40,540 7.6%	42,642 7.8%			
	25 - 34	76,668 15.1%	80,955 15.4%	80,798 15.2%	83,463 15.2%			
	35 - 44	71,106 14.0%	70,728 13.4%	72,603 13.7%	74,826 13.7%			
	45 - 54	65,074 12.9%	66,520 12.6%	66,186 12.5%	66,253 12.1%			
	55 - 64	50,080 9.9%	60,347 11.4%	60,933 11.5%	60,687 11.1%			
	65 - 74	30,529 6.0%	40,825 7.7%	44,004 8.3%	50,594 9.2%			
	75 - 84	16,370 3.2%	18,647 3.5%	21,570 4.1%	27,367 5.0%			
	85+	5,278 1.0%	5,694 1.1%	6,387 1.2%	7,893 1.4%			
	Race and Ethnicity	Census 2010		Census 2020		2024		2029
Number		Percent	Number	Percent	Number	Percent	Number	Percent
White Alone		243,625 48.1%	148,502 28.2%	138,471 26.1%	135,313 24.7%			
Black Alone		70,131 13.9%	91,474 17.3%	93,633 17.7%	95,290 17.4%			
American Indian Alone		4,486 0.9%	8,387 1.6%	8,686 1.6%	8,927 1.6%			
Asian Alone		27,116 5.4%	31,155 5.9%	32,495 6.1%	34,873 6.4%			
Pacific Islander Alone		3,071 0.6%	3,809 0.7%	3,877 0.7%	4,077 0.7%			
Some Other Race Alone		133,395 26.3%	158,087 30.0%	165,373 31.2%	176,499 32.2%			
Two or More Races		24,440 4.8%	85,932 16.3%	87,834 16.6%	92,746 16.9%			
Hispanic Origin (Any Race)		257,998 51.0%	270,170 51.2%	280,229 52.8%	297,524 54.3%			

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

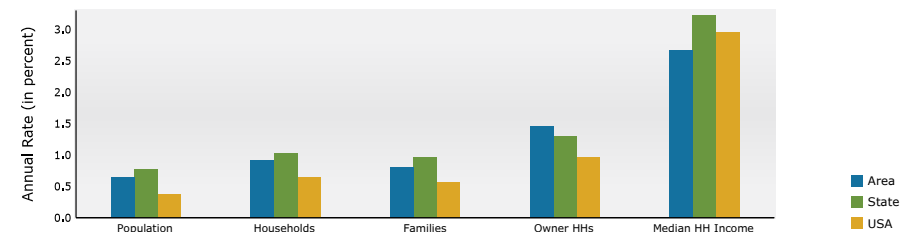
April 15, 2025



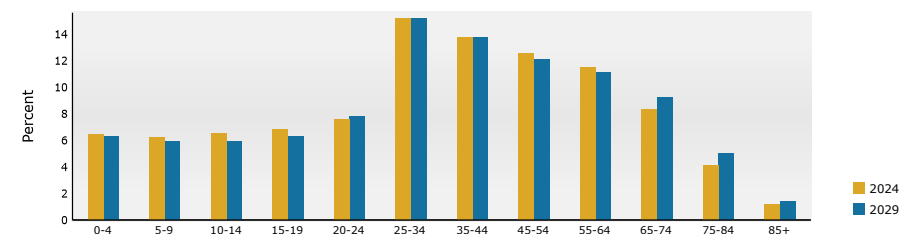
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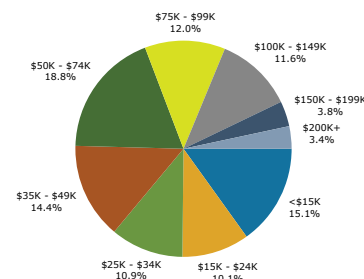
#### Trends 2024-2029



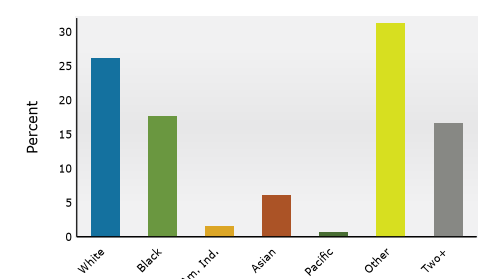
#### Population by Age



#### 2024 Household Income



#### 2024 Population by Race



2024 Percent Hispanic Origin: 52.8%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

April 15, 2025



# LAS VEGAS MARKET





## HUNTRIDGE THEATER

Excerpt from [8newsnow.com](https://www.8newsnow.com)  
February 2024 | by James Schaeffer

"J Dapper, founder of Dapper Companies, presented a 20-page PowerPoint presentation to the Las Vegas City Historic Preservation Commission on Wednesday to provide an update on the renovation of the 80-year-old movie house.

"We have kind of turned all of our focus on instead of design and getting to the point of turning in a set of plans," he said, "To making sure we get into the best position of the new market tax credits, otherwise we will just not be able to qualify and get them."

Enterprise Bank and Trust is now reserving \$8 million in New Markets Tax Credit allocation for the project in addition to another bank which will buy the allocation for an overall net result of nearly \$2.5 million.

"[Dapper] is a really strong believer in revitalizing the historic heart of Las Vegas and he has done that in a number of areas and in parts of the city already," Mallory Gott, owner of Winnie & Ethel's Diner, said. "I also think that any progress is the right direction and that's been my personal experience with the Dapper Development company."

"Revitalizing the city streets, the sidewalks, the urban landscaping down here, I think those are all really great leading indicators that this part of the city is on the map," Gott said. "Not only private development but also really rehabilitating this side of the city hopefully in the eyes of the community at large."

## VEGAS LOOP, THE BORING CO.



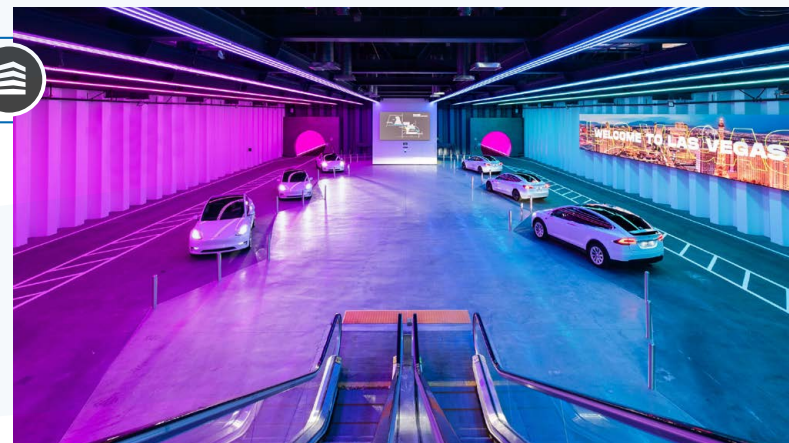
Excerpt from [teslarati.com](https://www.teslarati.com)  
August 2024 | by Zachary Visconti

"Currently, the Boring Company is building out a larger network of underground tunnels called the Vegas Loop, after the company initially built a few stations, dubbed the Las Vegas Convention Center (LVCC) Loop. The LVCC loop has three stations: the LVCC West Station, the LVCC South Station, and the LVCC Central Station, with the whole loop designed to carry 4,400 passengers per hour.

The Vegas Loop is a sprawling plan for stations across the entire city, expected to eventually carry as many as 90,000 passengers per hour.

Las Vegas is the most expansive of The Boring Company's underground tunneling projects, though Tesla earlier this year began a project to build a tunnel at its Giga Texas. In May, The Boring Company celebrated surpassing two million rides given, about a year after the company reached one million.

The Boring Company continues to develop its Las Vegas Loop with underground tunnels, President and CEO of the Las Vegas Convention and Visitors Authority Steve Hill said that the Teslas in them will soon be using driver assistance technology. While Hill didn't specify what "driver assistance tool" the company would be using, it stands to reason that Tesla's Full Self-Driving (FSD) would be fairly easy to adapt to the underground tunnel system, especially compared to actual traffic."







## A'S BASEBALL STADIUM

Excerpt from [ktvu.com/news](https://ktvu.com/news)  
August 2024 | by KTVU Staff

"A clearer picture of the timeline for building a new ballpark for the A's in Las Vegas is emerging.

The construction companies hired by the A's plan to break ground on the project in the spring of 2025.

And their goal is to have the baseball park ready in time for opening day in 2028. The 33,000-seat stadium will be built along the Las Vegas strip at the site of the Tropicana Hotel, which is scheduled to be torn down next month.

Meanwhile, the Las Vegas Review Journal reported that the A's have three outstanding agreements with the Las Vegas Stadium Authority that are being negotiated and set to be presented in nearly final forms at a Oct. 17 meeting. Those agreements include nonrelocation, lease and development agreements, the Journal reported. A final vote will occur in December.

"We're on track for those and we're really happy with the progress we've made and ensuring that it's done in an appropriate fashion and working hand-in-hand with the stadium authority," A's President Dave Kaval said, according to the Journal.

Until the Vegas stadium is ready, the As' agreed to play the following three seasons, with an option for a fourth, in a Triple-A stadium in West Sacramento, California."

## BRIGHTLINE WEST RAILWAY PROJECT

Excerpt from [brightlinewest.com/media/press-releases/2024](https://brightlinewest.com/media/press-releases/2024)  
September 2024 | by Marybeth Luczak

"Washington, D.C. (Sept. 26, 2024) – Today, the Federal Railroad Administration (FRA) officially signed the \$3 billion grant agreement awarded to the Nevada Department of Transportation (NDOT) for Brightline West. In December 2023, President Biden announced the Federal-State Partnership for Intercity Passenger Rail Grant at a ceremony in Las Vegas and in April, U.S. Transportation Secretary Pete Buttigieg spoke at the Brightline West groundbreaking. Brightline West will be America's first true high-speed rail project set to connect Southern California to Las Vegas, with trains traveling over 200 miles per hour.

"This is a historic commitment that will jumpstart the high-speed rail industry in America, creating thousands of jobs all across the country," said Michael Reiningier, CEO of Brightline. "Brightline West will be American made and American built, and will serve as the blueprint for connecting city pairs that are too close to fly but too far to drive."

The Brightline West rail project will create over 35,000 jobs, including more than 10,000 union construction jobs. Once operational, the project will include approximately 1,000 jobs. Brightline signed historic labor agreements with the California and Southern Nevada Building Trades to construct the project and the High-Speed Rail Labor Coalition to operate and maintain the system..."





### DURANGO STATION CASINO

Excerpt from [rnews3lv.com](#)  
July 2024 | by Matthew Seeman

"Durango Resort in Las Vegas set to expand with new casino space and parking"

"Executives are touting plans to expand the new Durango Resort in the southwest Las Vegas valley.

Clark County approved plans for the expansion earlier this month, and Station Casinos' parent company Red Rock Resorts discussed them during a second-quarter earnings call with analysts on Tuesday.

Stephen Cootey, the company's executive vice president, said Durango will add 25,000 square feet of additional casino space, including a new high-limit slot area and bar. That would bring an additional 230 slot machines to the casino floor, according to Cootey. Another parking garage will also be built, adding nearly 2,000 parking spots.

The expansion is still in the planning and budgeting stages, but construction is expected to begin later this year, said Cootey, who promised more updates in future earnings calls.

"In terms of disruption, expect it to be the minimal disruption to the property," he said ..."



### OAK VIEW GROUP ARENA

Excerpt from [sportsbusinessjournal.com/Articles](#)  
September 2024 | by Mick Akers

"Proposed south Strip NBA-ready arena could shift sites.

Plans for a \$10 billion NBA-ready arena-hotel project slated for a plot of land just south of the Las Vegas Strip have stalled.

Oak View Group's plan to construct a 20,000-seat arena with a connected resort on Las Vegas Boulevard and Blue Diamond Road has hit a roadblock, a person with knowledge of the situation told the Review-Journal. The site is near where the planned Brightline West high-speed rail station is scheduled to be built.

Oak View Group issued a statement regarding the project's future, but it doesn't mention the Las Vegas Boulevard site.

"We are committed to building a world-class NBA ready arena in Las Vegas and will share more information shortly," an Oak View Group spokesperson said in a statement.

The deal hit a snag due to a pricing disagreement with land owner Blue Diamond Acquisition for the 25 acres the arena/hotel project would've been constructed on, according to the source. In February 2022, Blue Diamond Acquisition purchased nearly 63 acres on the northwest corner of Las Vegas Boulevard and Blue Diamond Road for \$98 million, according to Clark County records ..."





## DEVELOPMENT PROJECTS

### HARD ROCK HOTEL



Excerpt from [vegasfoodandfun.com](https://vegasfoodandfun.com)  
September 2024 | by Bob & Jenn Bassett

"It's official, the skyline of Las Vegas hotels on the Las Vegas Strip is getting a guitar which will be the Hard Rock Hotel Las Vegas! Rock on! In case you haven't heard, what we're talking about is the new acquisition of The Mirage by Hard Rock International.

Though not too many details are available just yet, we've gathered everything we can find about what's coming from the Hard Rock Hotel in Las Vegas.

The Mirage: Now Owned by Hard Rock. So where did it begin? Well, in 2021, Hard Rock International announced that it intended to purchase The Mirage for \$1.08 billion. The deal went through at the end of 2022.

Now in 2024, The Mirage is operated by Hard Rock International. However, the land is owned by VICI Properties Inc., which Hard Rock Las Vegas has signed a lease agreement with.

As of March of this year, it has been approved for Hard Rock International to build their guitar-shaped hotel right where the iconic Mirage volcano was. There are several other plans slated for the renovation and transformation, too ..."



### MOVIE & FILM STUDIOS, SUMMERLIN

Excerpt from [8newsnow.com/news](https://8newsnow.com/news)  
October 2024 | by Greg Haas

"Warner Bros. adds plan for Las Vegas studio attraction, lists economic benefits of movie partnership. Bringing movie studios to Las Vegas could provide a \$1.2 billion boost to the economy each year and more than 16,500 ongoing jobs, according to an economic study released by Warner Bros. Discovery on Wednesday.

Nevada got a glimpse of the trailer in 2023 when movie studio proposals emerged late in the legislative session. Now, details of the blockbuster plan are getting ready to hit the big screen. Endorsements from big name movie stars are likely again — but first, the studio is pitching economic star power.

In August, Warner Bros. Discovery (WBD) said it plans to commit more than \$8 billion to the project, a partnership with UNLV to take Nevada Studios to the next level as "Warner Bros. Studios Nevada at UNLV's Harry Reid Research & Technology Park in Las Vegas, a 34-acre campus.

Today's pitch also sweetens the deal. "As an additional part of the plan, WBD will include a studio attraction similar to the ones they operate in Hollywood, London and Tokyo," according to WBD's news release..."



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