

GEMMA RETAIL AT THE ARTS DISTRICT

1207 S 3RD ST. | LAS VEGAS, NV | 89104

OPENING Q4 2025

FOR LEASE
COMMERCIAL SPACE

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NORTHCAP 
COMMERCIAL

Tivoli Village

400 S Rampart Blvd. Ste 220

Las Vegas, NV 89145

www.northcapcommercial.com

HIGHLIGHTS



PRICE:

CALL BROKER



TOTAL LEASING SPACE:

8,277 SF



PROPERTY TYPE:

COMMERCIAL



YEAR BUILT:

IN DEVELOPMENT



ZONING:

C - 1 (LIMITED COMMERCIAL)



APN:

162-03-105-021

THE OPPORTUNITY • GEMMA RETAIL

GEMMA RETAIL

1207 S. 3rd St., Las Vegas, NV 89104

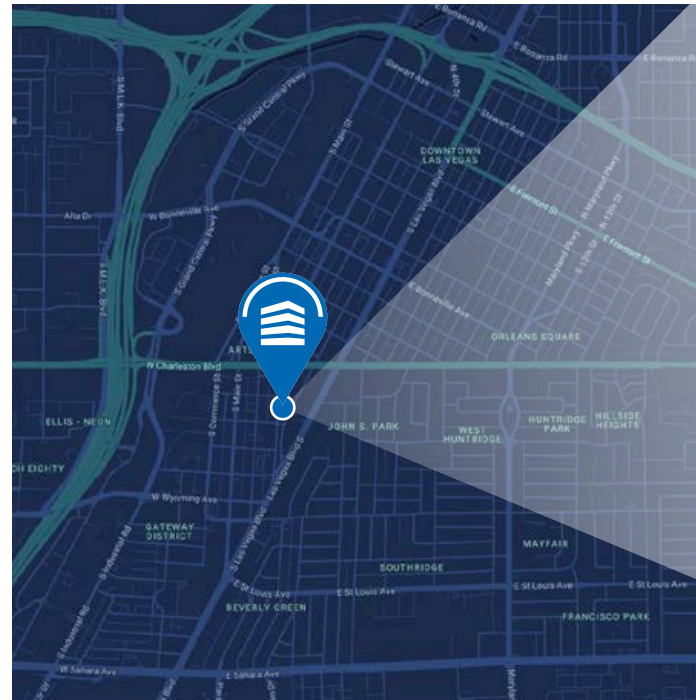
SPACES PROJECTED TO BE READY FOR TENANT IMPROVEMENTS ON:

BLDG 2: 12/29/25 • BLDG 3: 2/2/2026 • BLDG 1: 7/6/2026

OVERVIEW

Located at the ground floor within multiple Luxury A-Class Mid-Rise Apartment

Downtown Las Vegas: Vibrant, rapidly developing area with a growing presence of tech companies, creative firms, and professional services.



*Disclaimer: Our information is deemed reliable but not guaranteed. Buyer to verify all information.

LEASING • NORTHCAP 

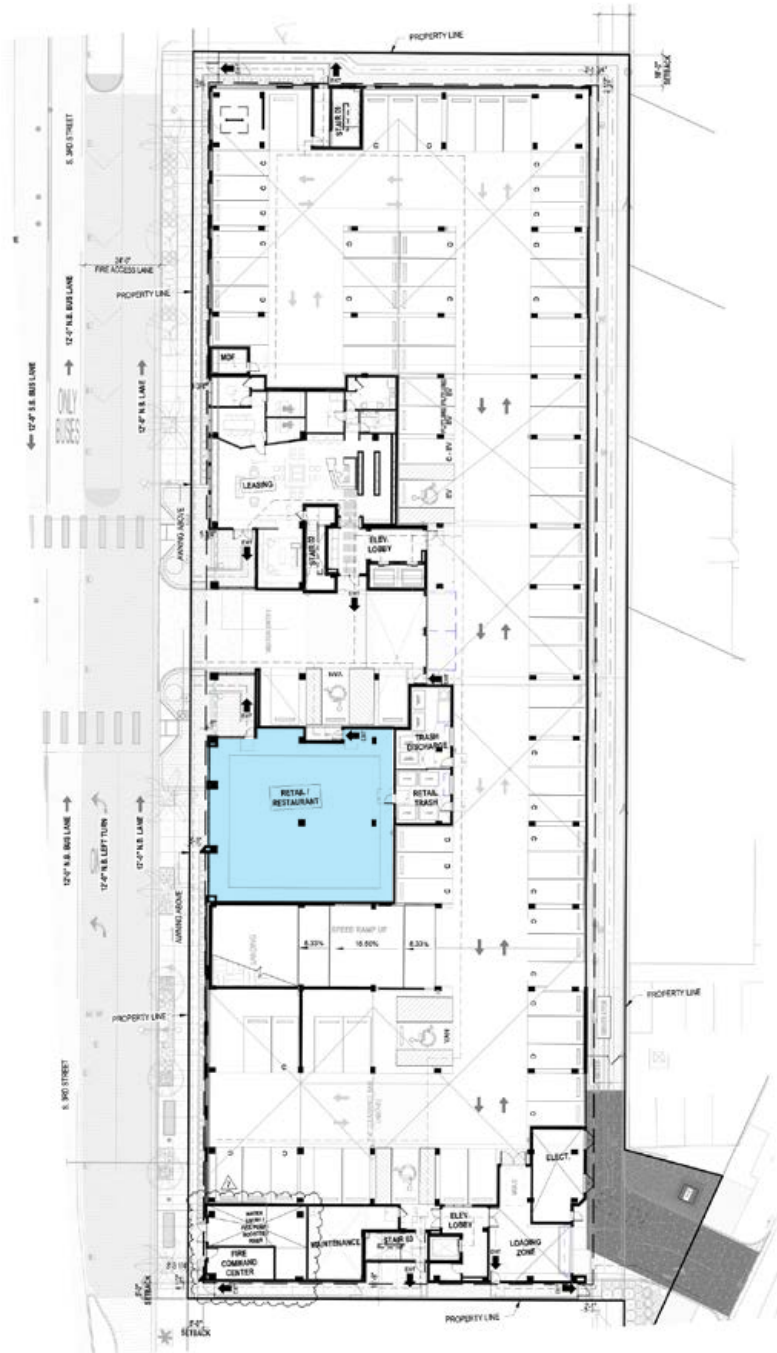
SITE PLAN



TIMELINE

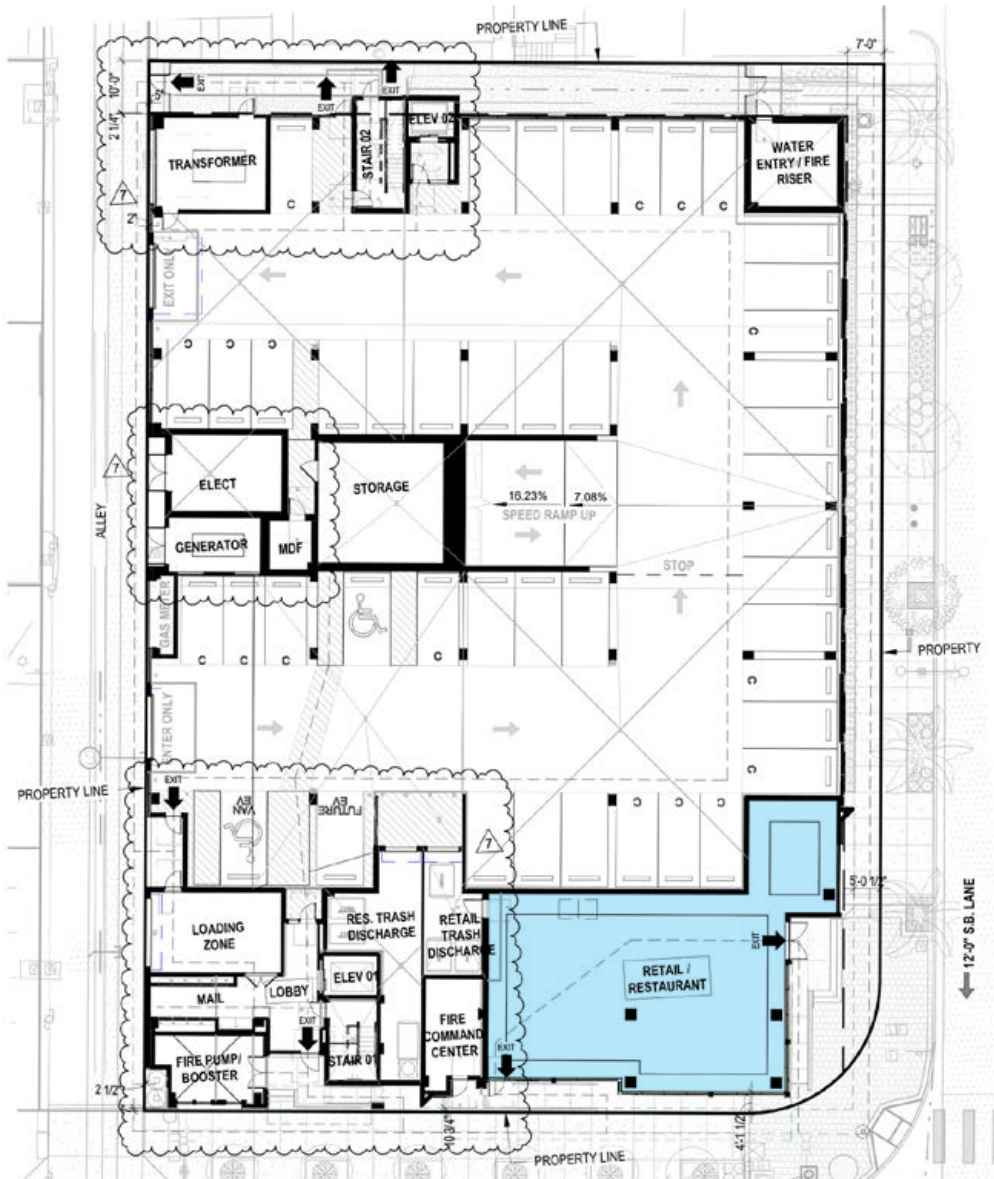
BUILDING (CORE & SHELL BUILDING)	PROJECTED SUBSTANTIAL COMPLETION TCO/CO DATE	TYPICAL TI DURATION IN DAYS	PROJECTED TI START
2	10/7/2025	90	7/9/2025
3	12/30/2025	90	10/1/2025
1	7/7/2026	90	4/8/2026

SIZE
3,277 SF



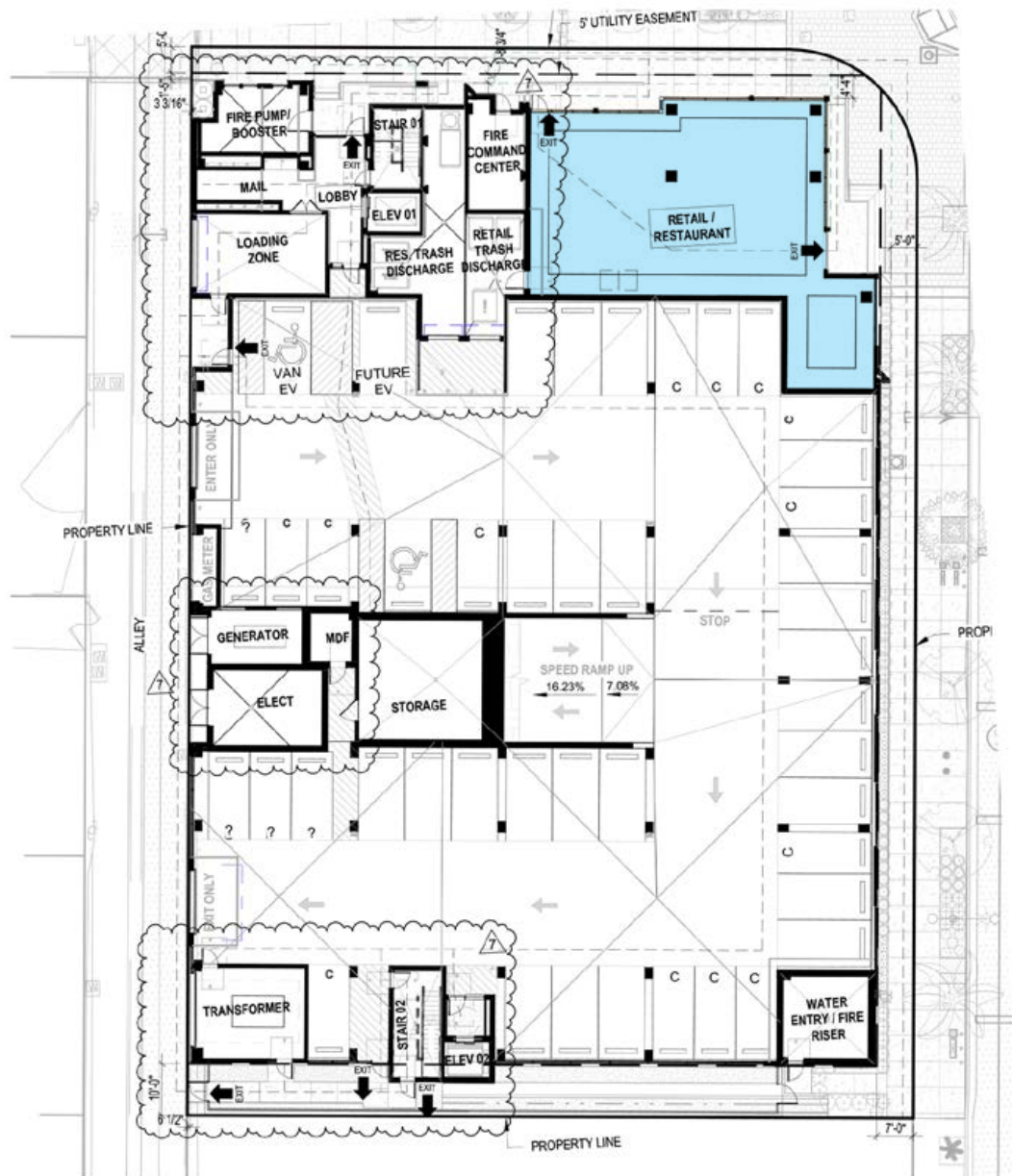
RETAIL SPACE 2

SIZE
2,500 SF



RETAIL SPACE 3

SIZE
2,500 SF



FOOD & BEVERAGE

LIFESTYLE

SHOP

CITY MANAGED PARKING

ARTS DISTRICT BUSINESSES MAP

DOWNTOWN LAS VEGAS

Provided by **NORTHCAP**
AUGUST 2025

AERIAL • GEMMA RETAIL



CLICK HERE FOR
DETAILED DOWNTOWN
BUSINESS MAP



LAS VEGAS ARTS DISTRICT

LEASING • **NORTHCAP**





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