

FOR LEASE

RESTAURANT, OFFICE, RETAIL

PRIME LOCATION IN BUSTLING
DOWNTOWN LAS VEGAS
ARTS DISTRICT



1 3 0 9

SOUTH COMMERCE

1309 S COMMERCE ST, LAS VEGAS NV 89102

JARED BONNELL

B.1001717

PROPERTY SUMMARY

1309 was fully renovated in 2019 for retail use and has excellent frontage on Commerce Street surrounded by established businesses. Situated 150 feet from the hard corner of Commerce St. and Colorado Ave. and positioned near the gateway to the Arts District and First Friday event with very high traffic counts.

1309 S. Commerce is a fully renovated 5,091 square foot one-story building featuring large storefront windows, high ceilings, storage area, two (2) bathrooms, back of house area with private offices and comes with three (3) designated parking spots in the attached parking lot directly behind the building. The building is directly across the street from “Arts District Flats” which is currently under construction and set to deliver three hundred eleven (311) apartment units in 2026.



PROPERTY DETAILS

ADDRESS:

1309 S Commerce St, Las Vegas NV 89102

PARCEL:

162-03-105-013

INTERSECTION:

Commerce St. and Colorado Ave.

JURISDICTION:

City of Las Vegas

ZONING:

Commercial / Industrial (C-M)

CEILING HEIGHT:

11' TO 12'

LOT SIZE:

0.55 Acres

YEAR BUILT:

1953 original construction / 2019 New
Exterior & Interior Renovations



LOCATED IN THE HEART OF DTLV

1309 S. Commerce St. sits in the heart of the thriving Arts District, one of the most sought-after real estate markets in Las Vegas. Nestled between The Strip and Downtown, this prime location offers seamless access to Interstate 15 via Charleston Blvd., just about a mile west. The walkable and trendy neighborhood is surrounded by a dynamic mix of popular restaurants, bars, and boutique shops, making it a highly desirable destination for both locals and visitors.

The area is experiencing rapid growth, with a new \$180 million project under construction just across the street, adding 311 new apartments and further increasing foot traffic. Meanwhile, the City of Las Vegas continues its commitment to Downtown revitalization with its largest infrastructure project ever—a \$130 million renovation of Las Vegas Blvd. This initiative extends The Strip northward, enhances pedestrian experiences with wider sidewalks, shade trees, and upgraded lighting, and fosters a more inviting atmosphere for outdoor dining and local businesses.

1309 S. Commerce St. is perfectly positioned at the gateway to the Arts District, known for its inclusive and creative community where businesses thrive. Despite the challenges of 2020, the district emerged stronger than many other areas in Southern Nevada, cementing its reputation as a resilient and dynamic hub for culture, nightlife, and entrepreneurship. Whether by foot, bike, or quick ride, the location offers unparalleled convenience to the Strip, Downtown, and beyond, all while maintaining excellent valley-wide accessibility for residents and businesses alike.

1 3 0 9
SOUTH COMMERCE

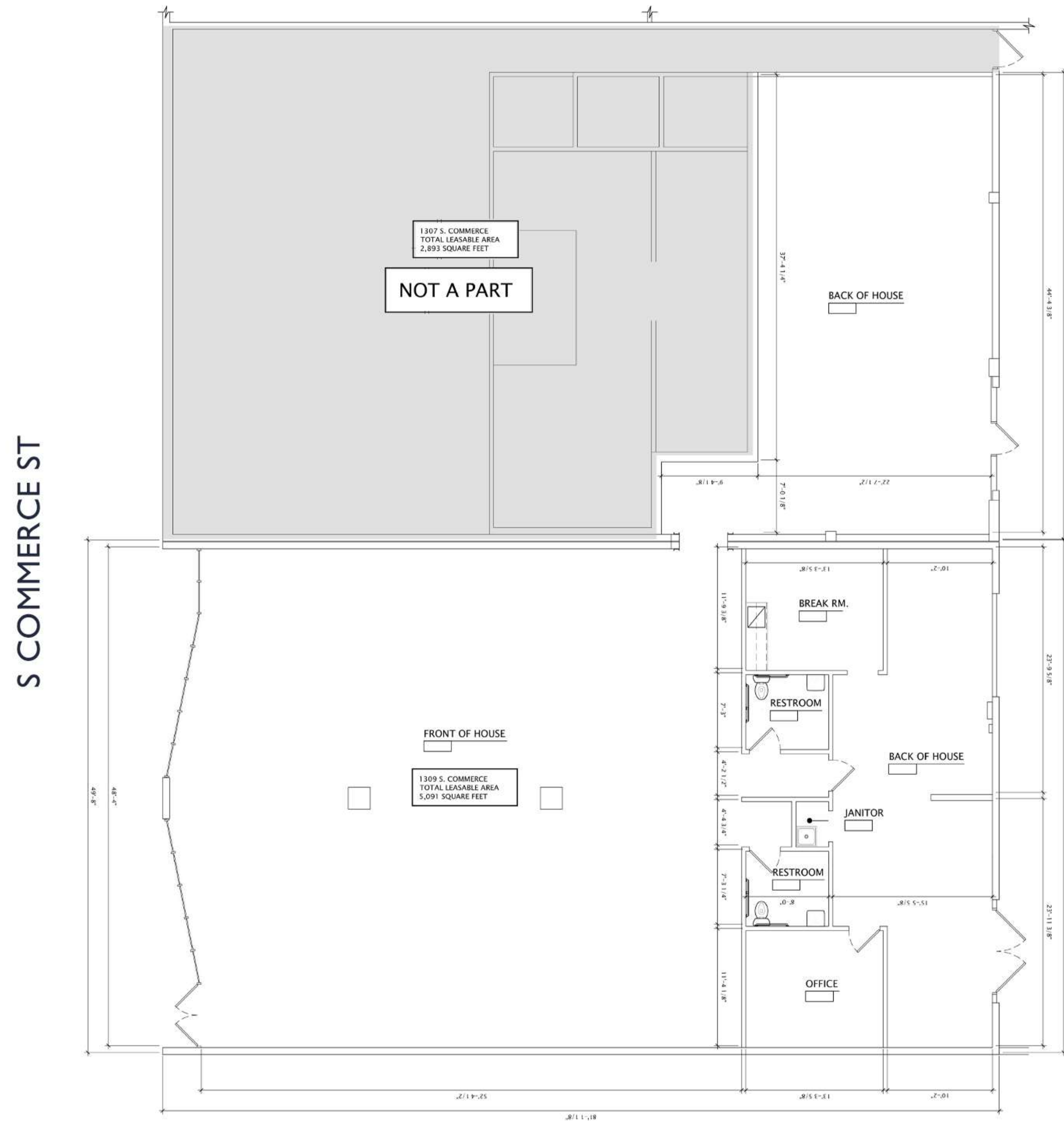
ONE
COMMERCIAL

PROPERTY HIGHLIGHTS

- High visibility property situated on Commerce Street and Colorado Ave. with high traffic counts.
- Surrounded by established businesses such as Mi Barrio restaurant, F45 Fitness, Servehzah Bar and Gary Conrad Gallery.
- The building was fully renovated in 2019 and has back of house and storage including private office and two bathrooms.
- 65 feet of frontage on Commerce St with great store front windows.
- Property is positioned near the gateway into Arts District and First Friday event.
- Directly across the street from “Arts District Flats” which is currently under construction for 311 apartment units to be completed in 2026.
- Building comes with three (3) private parking spots with entry from connected back lot.
- Lease comes with professional property management of the Property.



SITE PLAN



LEASE DETAILS

SQUARE FOOTAGE:

5,091 SF / SINGLE STORY BUILDING

MINIMUM DIVISABLE:

5,091 SF

MAXIMUM CONTIGUOUS SPACE:

5,091 SF

POTENTIAL USES:

RETAIL, OFFICE PROFESSIONAL, BAR AND RESTAURANT

RENT:

\$2.25 PSF/MO. NNN + \$0.37 CAM/MO

CAM:

\$0.37 SF/MO

TENANT IMPROVEMENT ALLOWANCE:

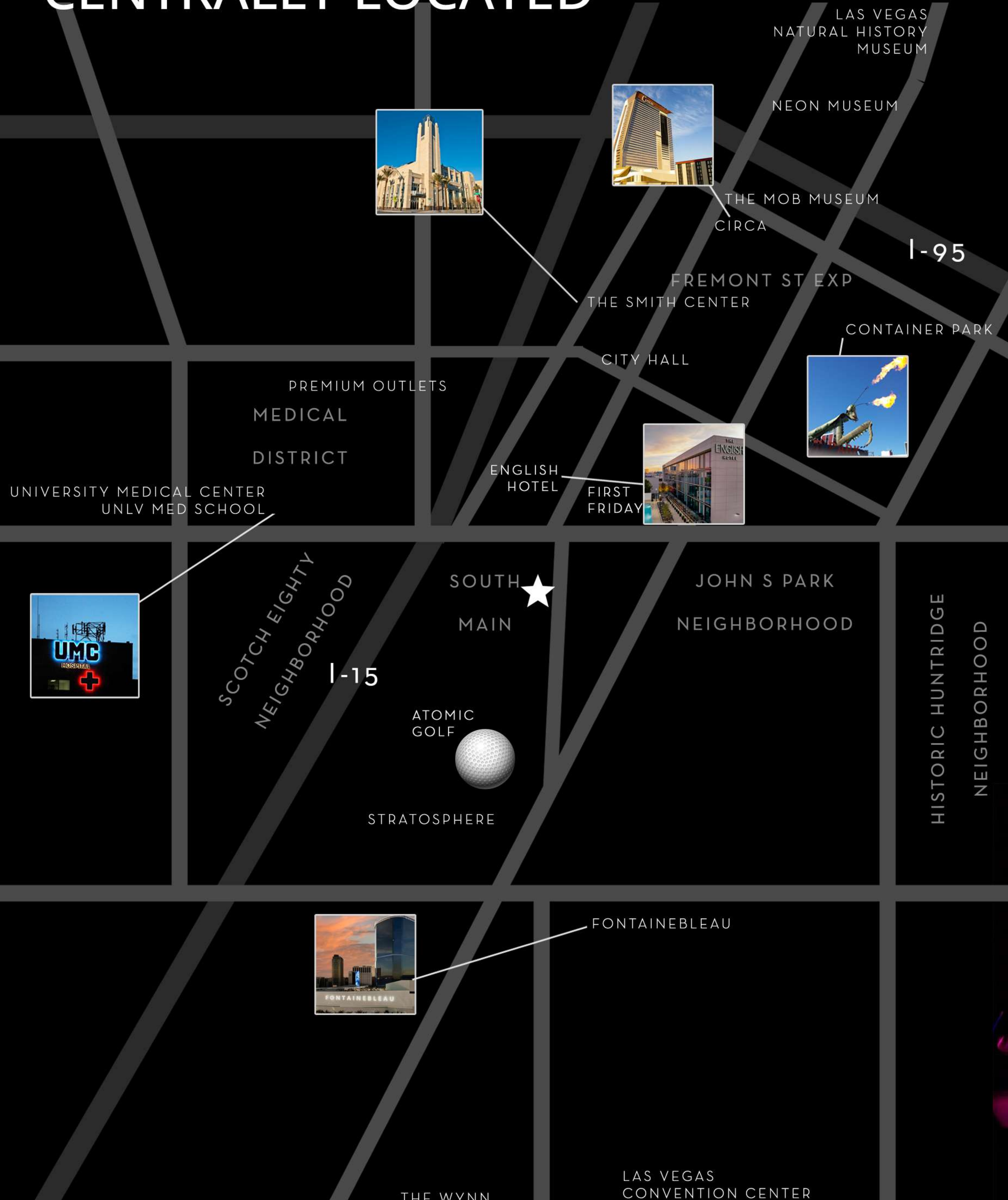
AVAILABLE FOR QUALIFIED TENANTS BASED ON LEASE TERMS.



THE NEIGHBORHOOD



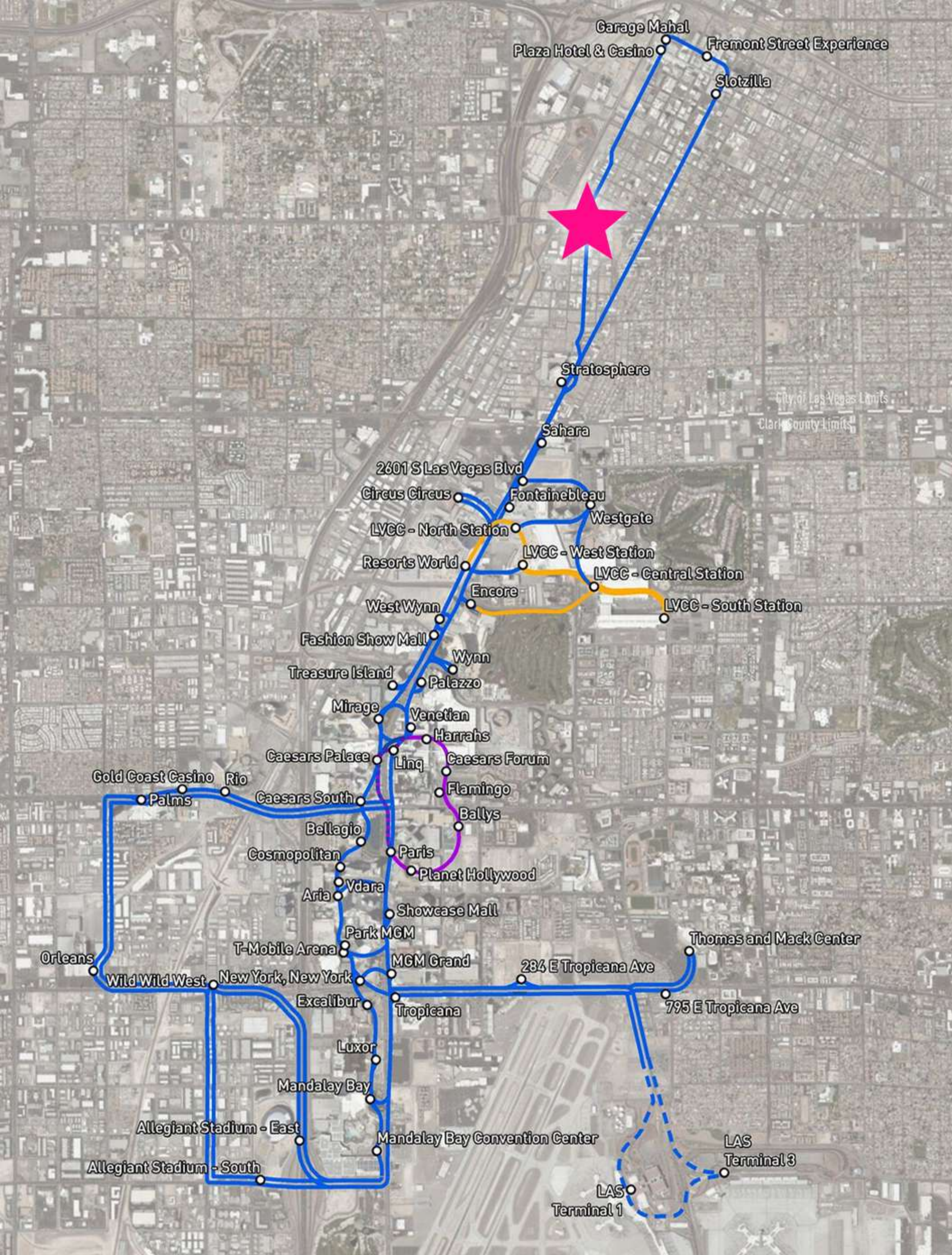
CENTRALLY LOCATED



Ride Times

Fremont St Experience	3 min
The Smith Center	4 min
East Fremont/Container Park	5 min
Fontainebleau	7 min
The Strip North	7 min
Wynn Hotel	8 min
The Strip South	20 min
Summerlin	20 min
McCarran Airport	22 min
Henderson	28 min





- Proposed Loop Station
- Proposed Main Artery Tunnel - Vegas Loop
- Proposed Main Artery Tunnel - Caesars Loop
- Active Projects Under Separate Entitlement
- Proposed Future Airport Connector

VEGAS LOOP

PROPOSED ALIGNMENT AND STATIONS

0 0.375 0.75 1.5 Miles

REVISED: 10/14/2021



1041 S Main Las Vegas, NV 89101

THE BORING COMPANY

Vegas Loop is envisioned to be a 34+ mile tunnel network with 55+ stations including Harry Reid Airport and Allegiant Stadium. Every vehicle that Vegas Loop removes from city surface streets frees up traffic capacity that can be used to continue supporting downtown (re)development. This will help the city and other developers avoid costly roadway widening. Connectivity to/from key destinations throughout the resort corridor is greatly enhanced. An additional form of transportation to/from downtown is created with no public funding.

ONE
COMMERCIAL

FOOD & BEVERAGE

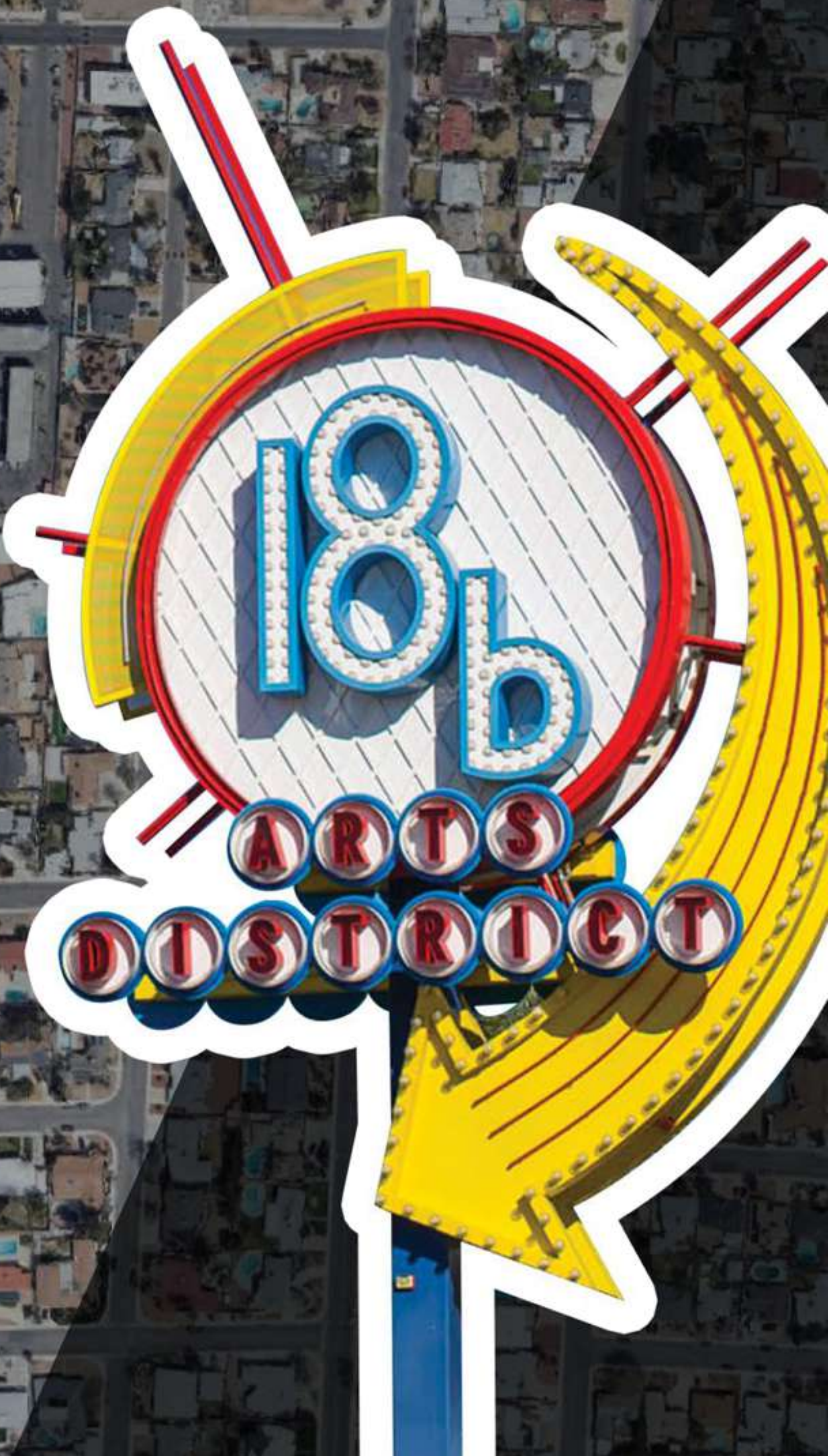
LIFESTYLE

SHOP

CITY MANAGED PARKING

1 3 0 9
SOUTH COMMERCE

ONE
COMMERCIAL



FOOD & BEVERAGE

- 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 SERVEHZAH 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 SUBLIMOTION RESTAURANT (COMING SOON)
- 87 PHILLY FREEZE (COMING SOON)
- 88 MODEST BREWING (COMING SOON)
- 89 NOCTURNO (COMING SOON)
- 90 SUBLIMOTION (COMING SOON)

LIFESTYLE

- 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 KНИЕVEL 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

SHOP

- 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

THEATRE & PERFORMING ARTS

From Broadway Shows at the Smith Center to the local productions at Cockroach, downtown is the unofficial Theater District. With an inspiring metropolitan vibe, and unique offerings never to be found on the strip, Symphony Park, The Arts District, and Fremont East areas embrace theatre and support the artists who write, produce, and perform!



PUBLIC ART

The Arts District and Fremont East have been the primary beneficiaries of world-class street artists, public installations, and a sculptural explosion. Tim Bavington, Shepard Fairey, D*Face, Dennis Oppenheim and Stephen Hendeo are a few among a long list of notable artists.



CELEBRATING HISTORY

Downtown Las Vegas is full of rich culture, educational facilities, government offices, and loads of galleries and museums.

The Museum of Organized Crime and Law Enforcement a/k/a The Mob Museum was recently rated in the top tier of American Museums, and joins several other world-class galleries and museums in downtown.

Discovery Children's Museum is a unique family destination with 26,000 square feet of interactive hands-on exhibits.

The Neon Museum features a collection of over 200 decommissioned signs from casinos, hotels, and businesses from Las Vegas' past. Fun for all ages, The Neon Museum is destination for tourists and locals alike!



The logo features the word "ONE" in a large, bold, white sans-serif font, positioned above the word "COMMERCIAL" in a smaller, white, spaced-out sans-serif font. Both words are centered within a solid green rectangular background.

ONE
COMMERCIAL

JARED BONNELL

JARED@ONECLV.COM

CALL/TEXT (702) 630-8016

B.1001717