



THE COLLECTIVE

511-515 S LAS VEGAS BLVD, LAS VEGAS, NV 89101

A Prime Opportunity in Downtown Las Vegas

Welcome to The Collective, a landmark address on the prestigious Las Vegas Boulevard, where your business can join the vibrant heart of Downtown Las Vegas. This 2,618 sf ground-floor space, previously home to a popular coffee shop, is now available and primed for a new coffee bar, cocktail lounge, restaurant, retail storefront, fitness venue, or a collaborative office. Equipped with a grease trap, former coffee bar setup, and beer taps, the space is versatile—imagine transforming it into a modern “Genius Bar” concept to inspire creativity and connection within an open, collaborative environment.

The Collective serves as a dynamic hub, with fully occupied executive suites above that draw a steady flow of professionals to your doorstep. The property is also home to the renowned Ever After Wedding Chapel, adding a unique character and additional potential clientele to the space. Located steps from the Civic & Business Center, this property places your business in the core of Downtown Las Vegas, offering unmatched visibility, accessibility, and the prestige of an address on Las Vegas Boulevard, known as the “Ocean Front” property of the city.

Secure your place at The Collective and become part of a community that values both business and lifestyle—a rare opportunity to establish your brand in an iconic Las Vegas location.

FOR LEASE

CLASS-A RETAIL/OFFICE SPACE

STARTING BASE RENT
\$2.50/ SF, NNN

CAMS
\$0.50 / SF

AVAILABLE
±2,618 SF

BUILDING SIZE
±9,004 SF

PROPERTY TYPE
OFFICE / RETAIL, 2-STORY

ZONING
C2, LAS VEGAS

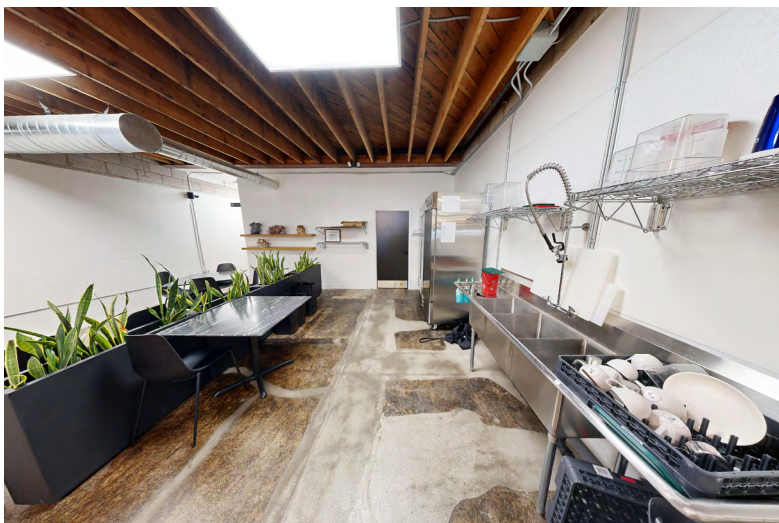
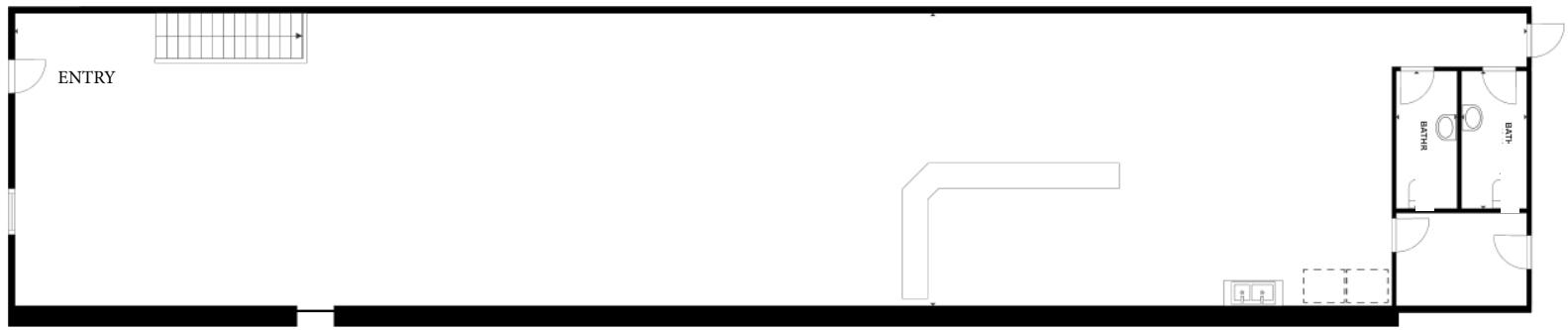
YEAR BUILT / RENOVATED
1956 / 2024

SUITE 100 HIGHLIGHTS

- Rent incentives are available for qualified applicants and leases (conditions apply)
- Great signage potential
- Recently completely remodeled from top to bottom.
- Two ADA compliant restrooms
- Space is turn-key ready for replacement coffee shop, or other users that don't require a hood.
- Grease trap interceptor is installed.
- Flexible Business Opportunities:
 - » Suitable for a wide range of concepts including: coffee shop, lounge, restaurant, or collaborative workspace. Existing grease trap, and beer taps in place, making setup easier for food and beverage concepts.
 - » Potential for creative uses such as a "Genius Bar" setup to promote collaborative environments.



FLOOR PLAN



DTLV NEIGHBORHOOD HIGHLIGHTS

PRIME LOCATION ON LAS VEGAS BOULEVARD:

- » High visibility and traffic from one of the city's most desirable streets, often referred to as the "oceanfront" of Las Vegas real estate.

VISITOR METRICS:

- » Over 26 million visitors to nearby Fremont Street Experience annually.
- » Life is Beautiful music festival attracts over 170,000 attendees each year.
- » Convention visitors and event attendees consistently draw high foot traffic.



VIBRANT CULTURAL HUB:

- » Close proximity to popular entertainment, nightlife, and dining venues.
- » Civic & Business Center nearby, bringing professionals and daily foot traffic.
- » Dynamic arts and culture, including First Friday events and the Downtown Arts District.

ESTABLISHED TENANT MIX:

- » Fully occupied executive suites on upper floors, ensuring regular professional foot traffic.
- » Ever After Wedding Chapel located in the 515 building, attracting unique, event-driven clientele.

NEARBY HOTELS AND RESIDENTIAL UNITS:

- » Surrounded by popular hotels like The D Las Vegas, Circa Resort, and Golden Nugget, with thousands of rooms and steady tourist traffic.
- » Numerous multifamily developments nearby, providing a local resident customer base.



Listing Info



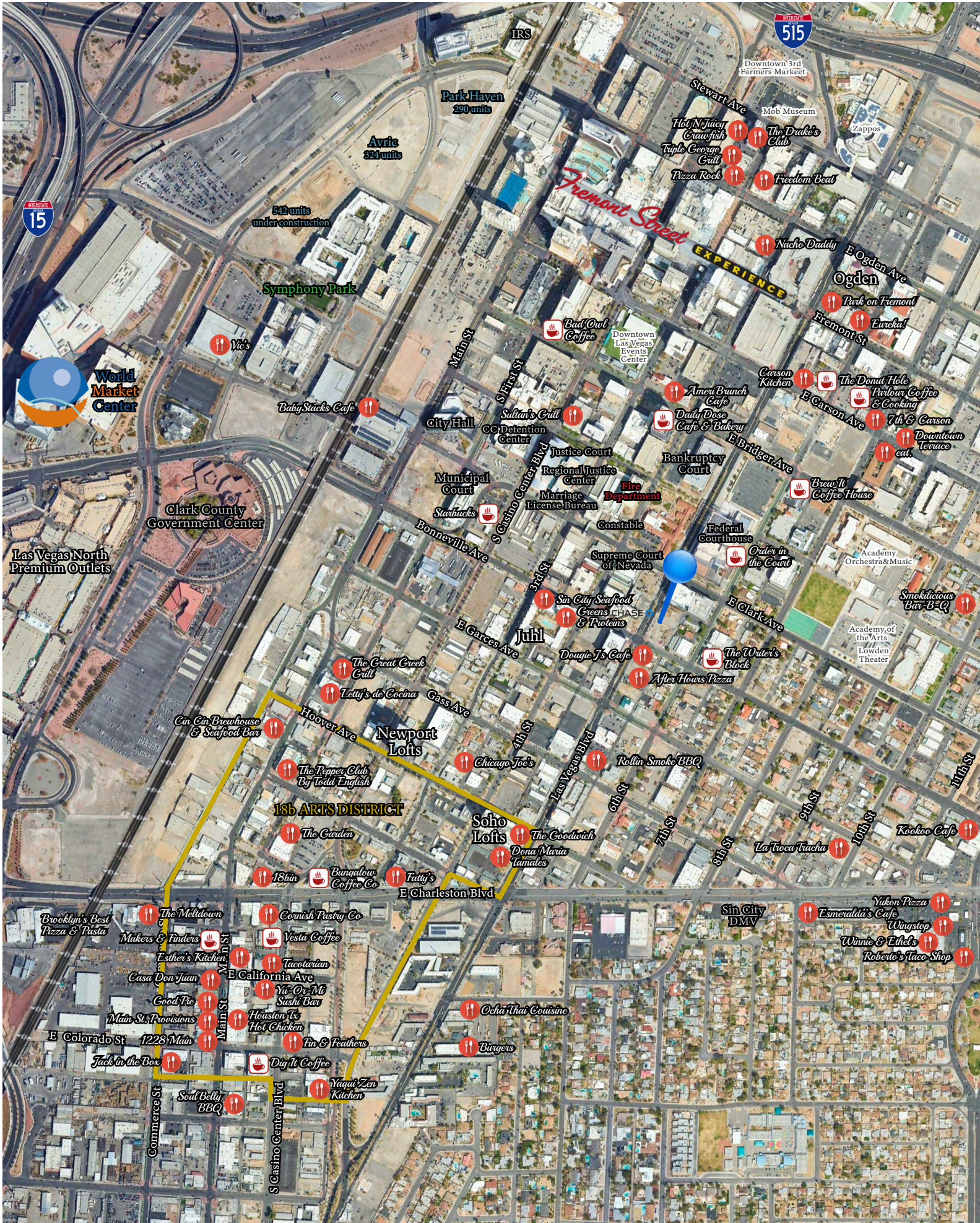
Virtual Tour



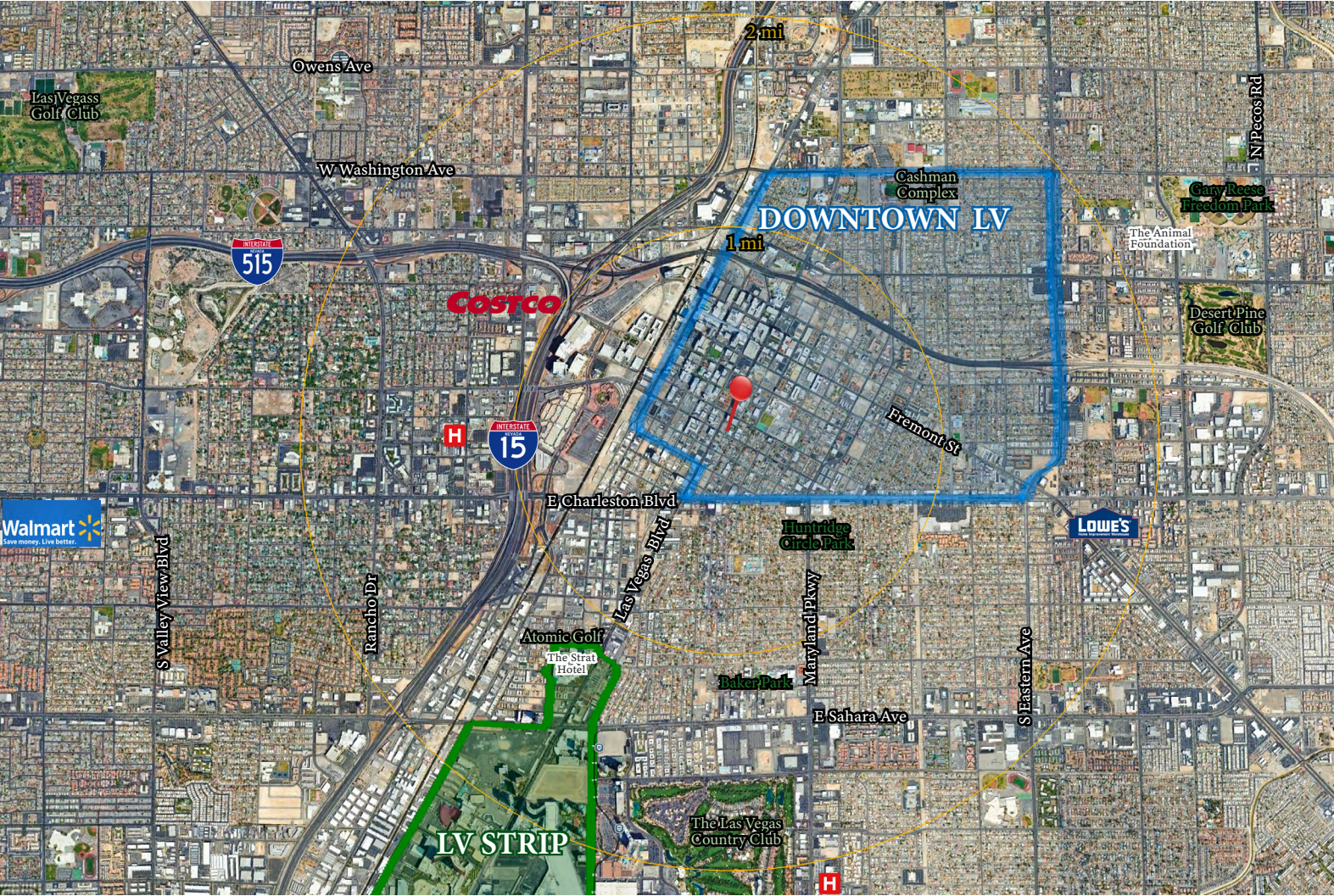
Hatrak Commercial
Website



DTLV MAP



MAP





Your point of contact:

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Hatrac Commercial

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