

For Sale or Lease

# S. Las Vegas Blvd. & Fontainebleau Ave.



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Las Vegas, NV 89109

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# Listing Snapshot

LOGIC Commercial Real Estate is pleased to present a rare opportunity on the Las Vegas Strip. The vacancy is within the Sky Las Vegas, a 400-unit high-rise condo project located directly across the street from the recently completed Fontainebleau Las Vegas. The Fontainebleau, which boasts over 3,000 rooms, has been open and operational since its grand opening on December 13, 2023. A potential development of a multibillion-dollar luxury resort / NBA-ready arena, with a casino and convention facilities, to be positioned adjacent to The Fontainebleau.

The property offers ± 255 feet of unobstructed linear frontage to Las Vegas Blvd., providing unparalleled signage opportunities and high-impact visibility to the ± 45 million tourists who visit the city annually. The property is located within a mile of the 4.6 million square foot Las Vegas Convention Center and sees a daily traffic count of over 49,500 cars per day.

The following well-known hotels and casinos conveniently surround the property:

- Resorts World Las Vegas: ± 3,500 rooms
- The Fontainebleau Las Vegas: ± 3,644 rooms
- The Hilton Grand Vacations: ± 1,228 rooms
- Circus Circus: ± 3,767 rooms
- The Strat Hotel & Casino: ± 2,427 rooms
- The Sahara Las Vegas: ± 1,613 rooms
- Wynn/Encore Las Vegas: ± 4,750 rooms



## Listing Snapshot



**\$15MM**

Sale Price



**\$5.00 PSF NNN**

Lease Rate



**± 29,210 SF**

Total Square Footage



**± 140 Spaces**

Dedicated Parking



**World Class**

Signage Opportunities

## Property Highlights

- ± 29,210 SF available for sale or lease
  - Second Floor: ± 17,370 SF
  - Third Floor: ± 11,840 SF
- Both spaces include rare balconies overlooking the iconic Las Vegas Strip
- Two entrances directly from the Las Vegas Strip
  - Elevator and stairs available
- Less than 1-mile from the ± 4.6MM square foot Las Vegas Convention Center
- Directly across the street from the Fontainebleau Las Vegas
- Excellent traffic counts exceeding 36,500 CPD
  - Las Vegas Blvd: ± 36,500 CPD
  - I-15 Freeway: ± 151,000 CPD
- The \$40MM Sky Bridge, an iconic circular pedestrian bridge at Sahara Ave. and Las Vegas Blvd., is expected to be completed in Q1 2026.

## Las Vegas Strip Highlights

**\$8.82<sup>B</sup>**

2025 Las Vegas Strip's Gaming Revenue

**38.5<sup>MM</sup>**

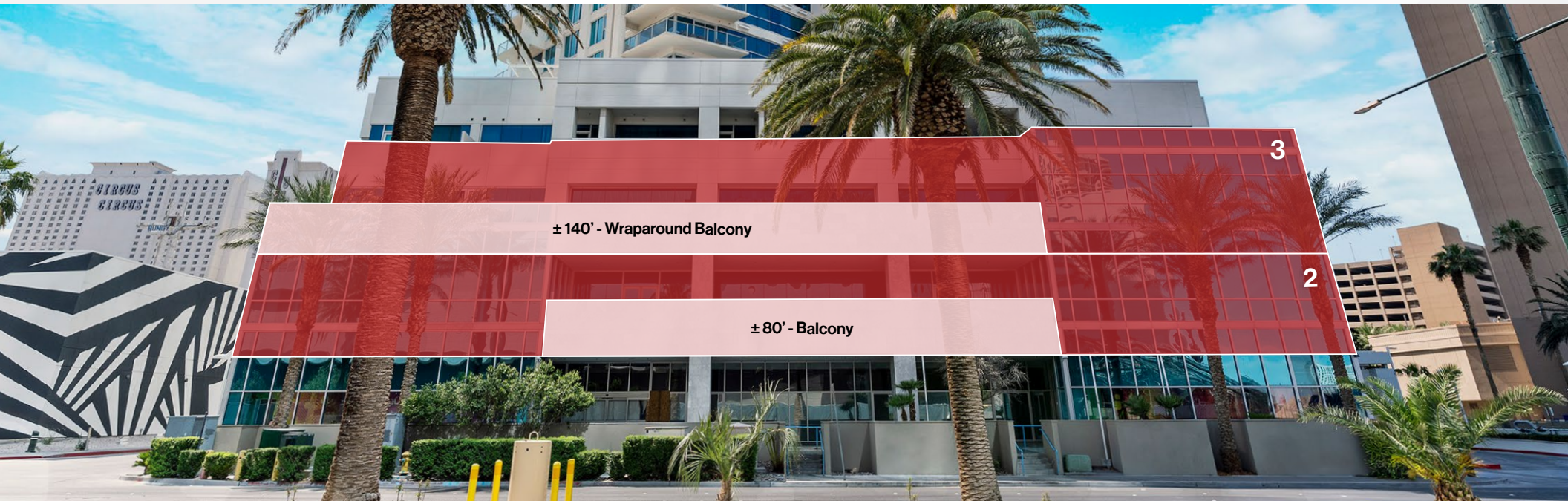
2025 Number of Visitors to Las Vegas

**6<sup>MM</sup>**

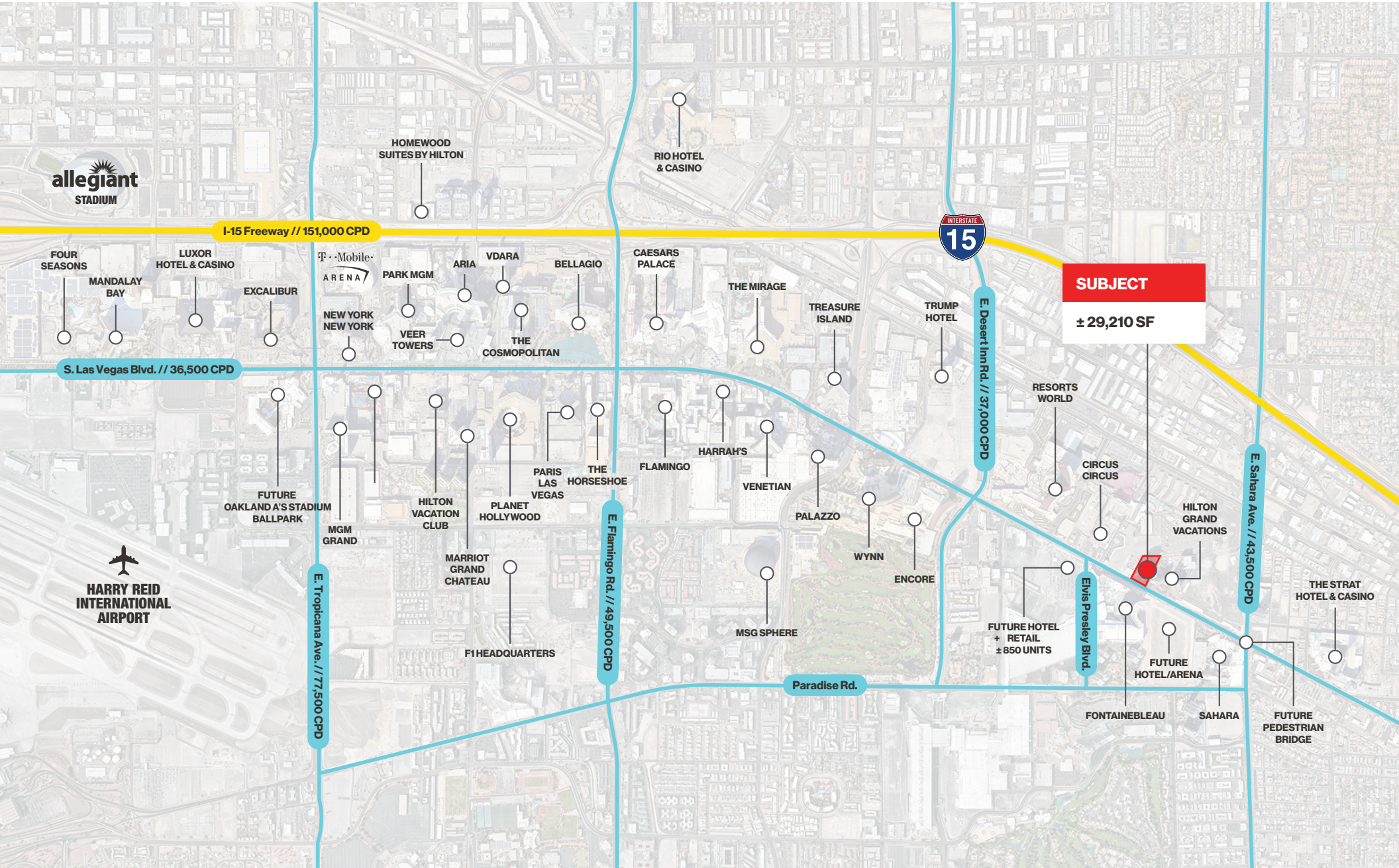
2025 Number of Convention Visitors

**87%**

2025 Las Vegas' Weekend Occupancy



Aerial







Hotels / Casinos

Fontainebleau

Hotels / Casinos

Wynn

Encore

Hotels / Casinos

TREASURE ISLAND LAS VEGAS

Resorts World LAS VEGAS

CIRCUS CIRCUS

Multifamily

sky LAS VEGAS

Hotels / Casinos

Hilton GRAND VACATIONS

Hotels / Casinos

Future Hotel + Retail ± 850 Units

Hotels / Casinos

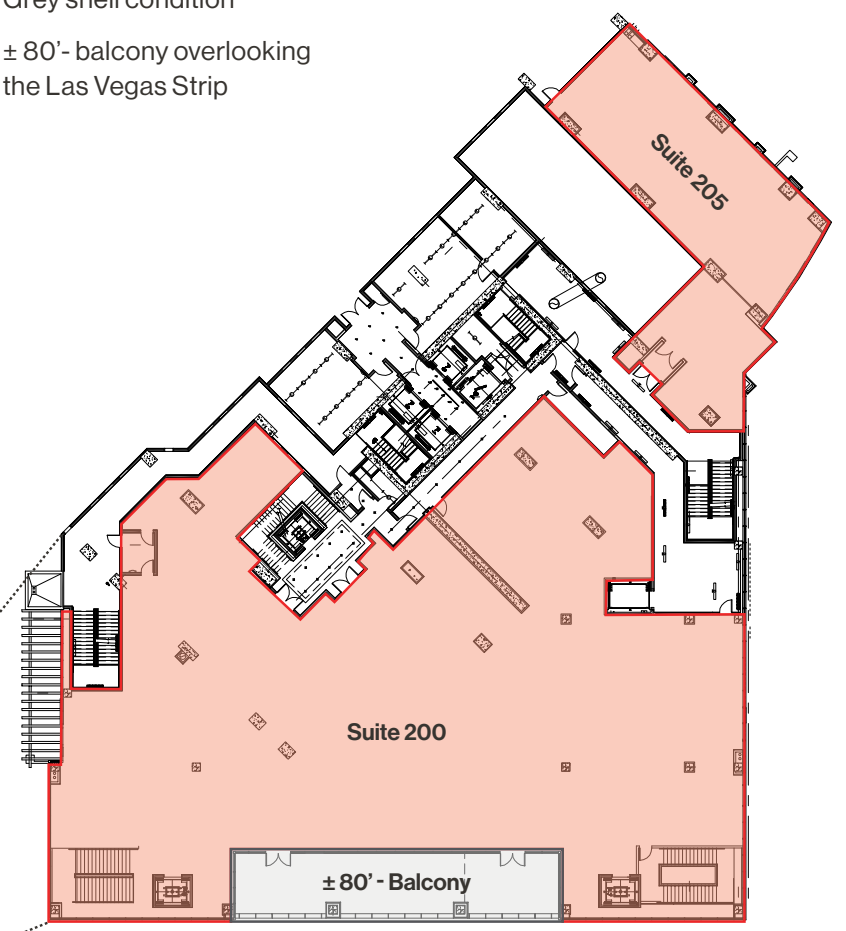
Future Hotel/Arena



## Floor Plan Second Floor | Suites 200 & 205

■ Available  
 Common Area

- Grey shell condition
- ± 80' - balcony overlooking the Las Vegas Strip



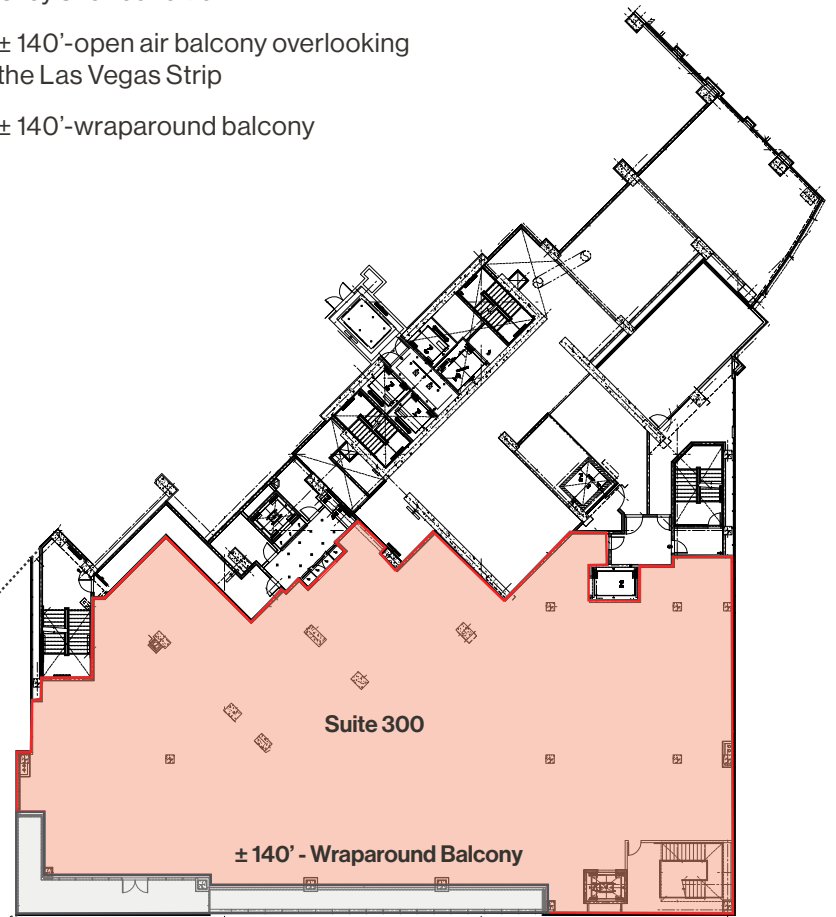
Suite	Square Feet	Description
200	± 14,444 SF	Divisible
205	± 2,926 SF	Office



## Floor Plan Third Floor | Suite 300

■ Available  
 Common Area

- Grey shell condition
- ± 140'-open air balcony overlooking the Las Vegas Strip
- ± 140'-wraparound balcony



Suite	Square Feet	Description
300	± 11,840 SF	Divisible

Property Photos



# LOGIC Commercial Real Estate

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For inquiries please reach out to our team.

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