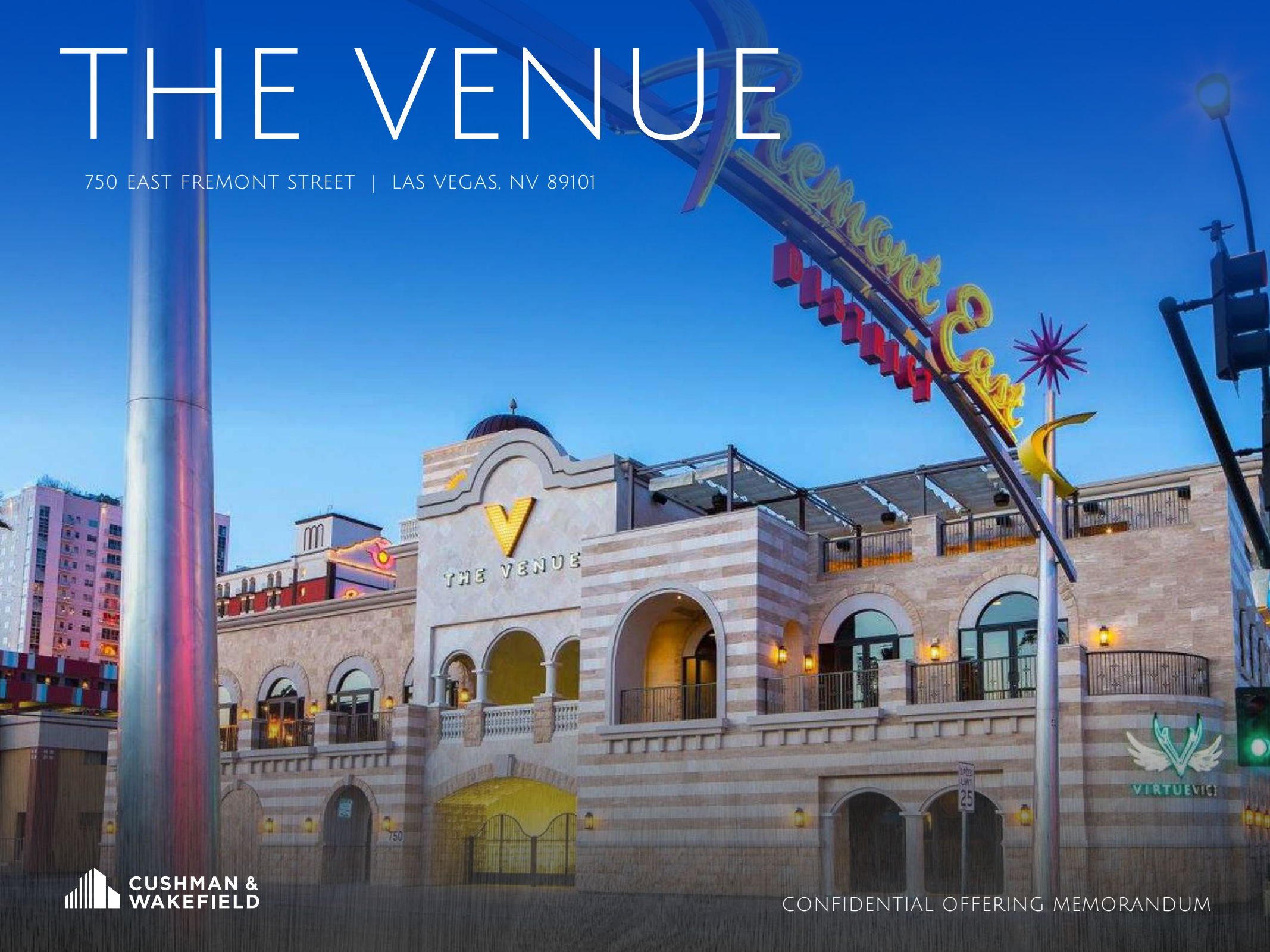


THE VENUE

750 EAST FREMONT STREET | LAS VEGAS, NV 89101



CONTENTS

EXECUTIVE SUMMARY

LOCATION OVERVIEW

MARKET OVERVIEW

INVESTMENT CONTACTS

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I

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

This three-story, premier event venue is located on the iconic “Fremont Street” in historic Downtown Las Vegas. The Venue is directly across from Container Park and provides a perfect venue to host any type of event with the backdrop of the Fremont Street and mountain views. The available space offers up to 40,000 square feet of event space across three floors. Elegant, versatile, and customizable to handle groups of any size up to 2,000+ attendees, the elements of iron, wood, and stone come together to offer an unparalleled setting for an event worth remembering.

OPPORTUNITY BENEFITS



40,000 square foot, 3 story event venue located in the heart of Downtown Las Vegas



9 unique and flexible event spaces providing the ideal setting for all sized groups up to a 2,000 guest buyout



Beautiful rooftop lounge and bar overlooking Downtown Las Vegas



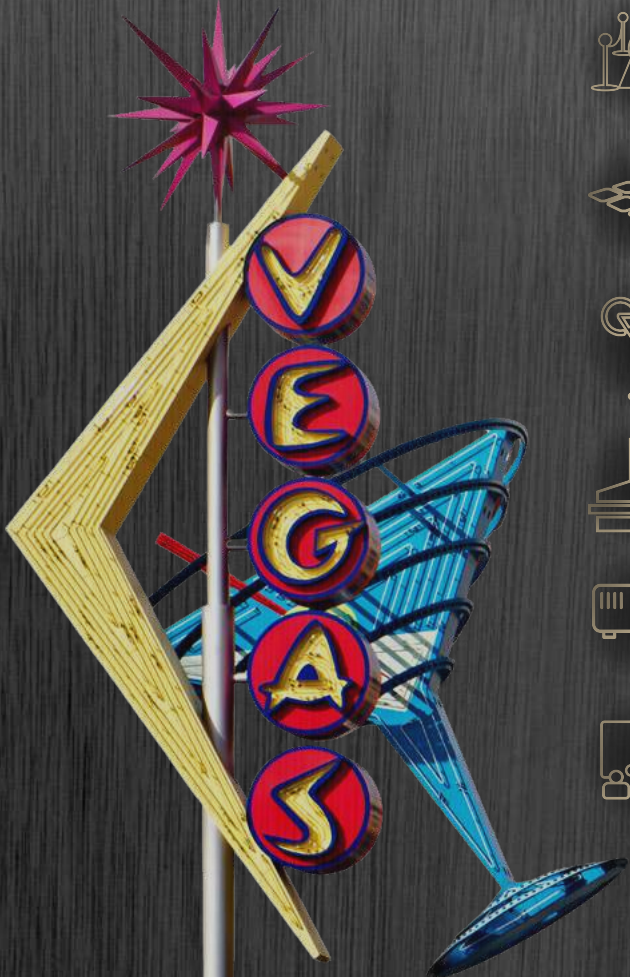
Full service kitchen



State-of-the-art audio/visual capabilities including premium audio, video production, and lighting



Large built-in stage with plug-and-play technology



PROPERTY DETAILS

Property Address:

750 E Fremont St.,
Las Vegas, NV 89101

Offering Price:

\$23,000,000

Property Size

Building Size:

40,000 SF

Estimated Lot Size:

0.64 Acres

Construction & Zoning

Year Built:

2015

Zoning:

T5 Main Street (T5-MS)

Parcel Number:

139-346-01-009





INVESTMENT HIGHLIGHTS

The Venue is a three-story, 40,000 SF event venue located in the heart of the historic Downtown Las Vegas on the iconic Fremont Street in the eccentric Downtown Las Vegas.

The Venue is directly across from Container Park and provides a perfect venue to host any type of event with the backdrop of the Fremont Street and mountain views.

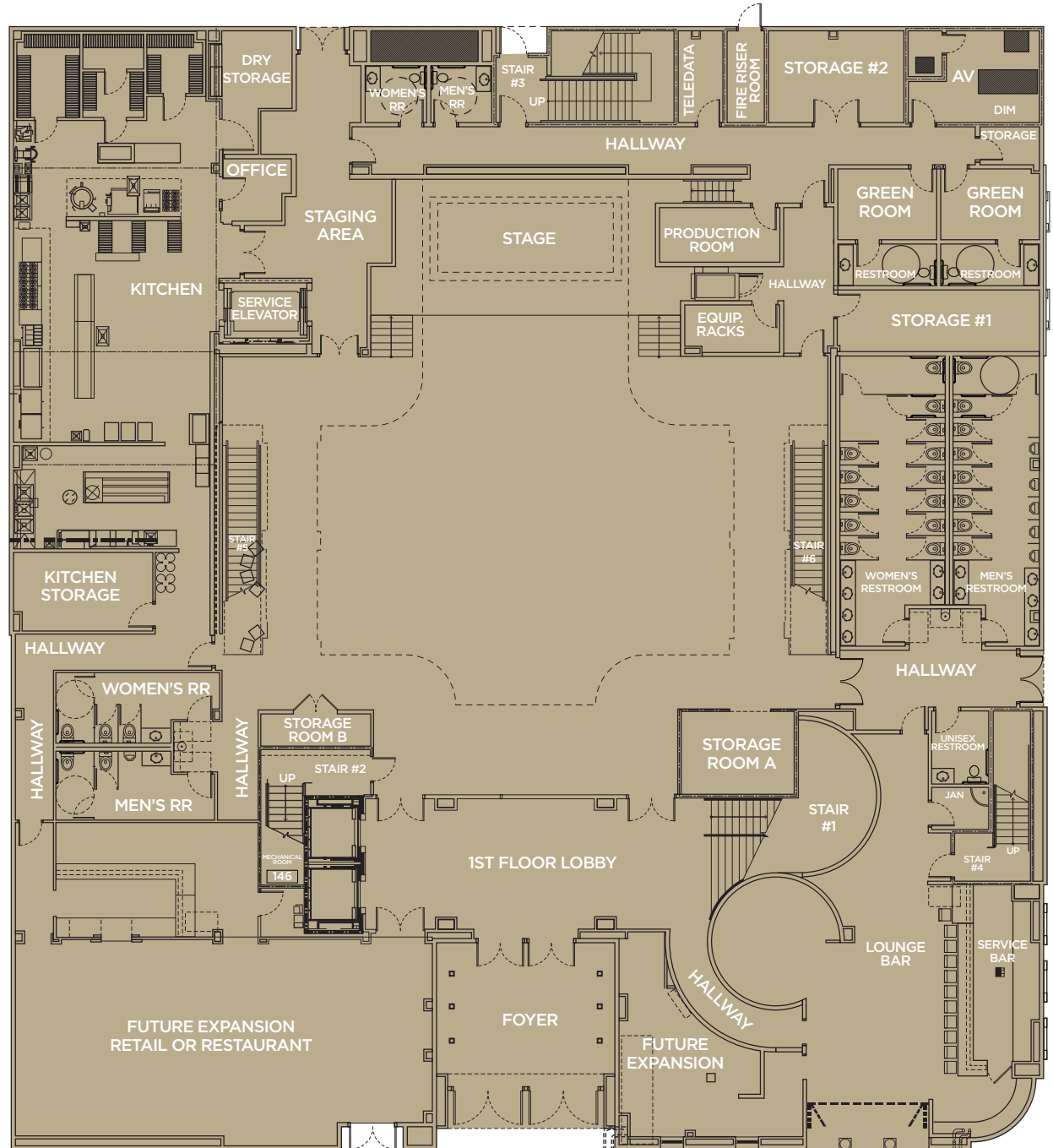
Public parking lots & street parking immediately across 8th Street along with several parking structures and other surface parking lots within a few blocks.



FLOOR PLAN

1ST FLOOR

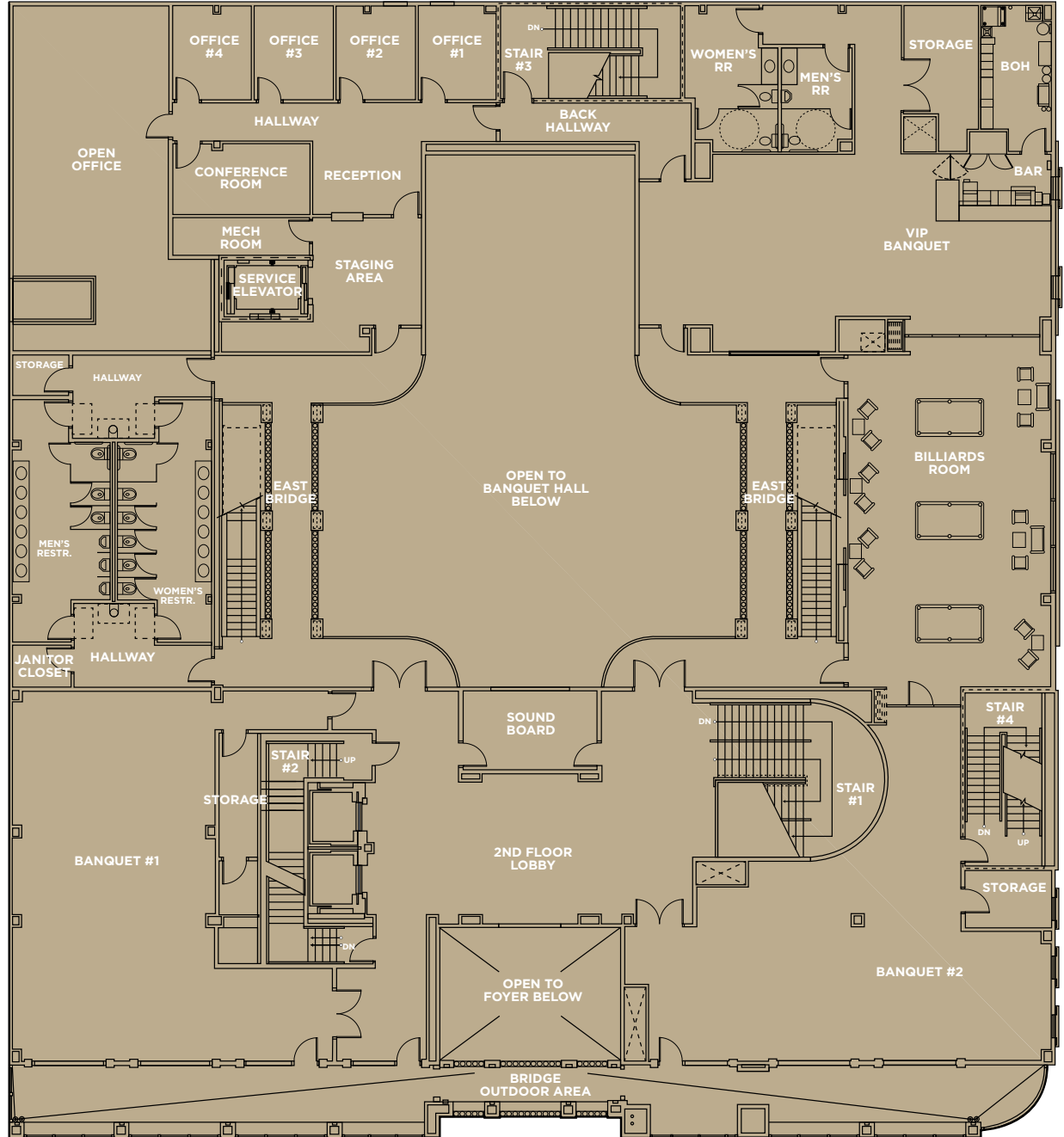
Main Event & Concert	5,000 SF
Kitchen	3,000 SF
Expansion, Future Restaurant & Retail	2,000 SF
Ticket Booth & Future Retail	500 SF
Restrooms, Bar, Storage, Mechanical & Misc.	9,120 SF
FIRST FLOOR TOTAL	19,620 SF



FLOOR PLAN

2ND FLOOR

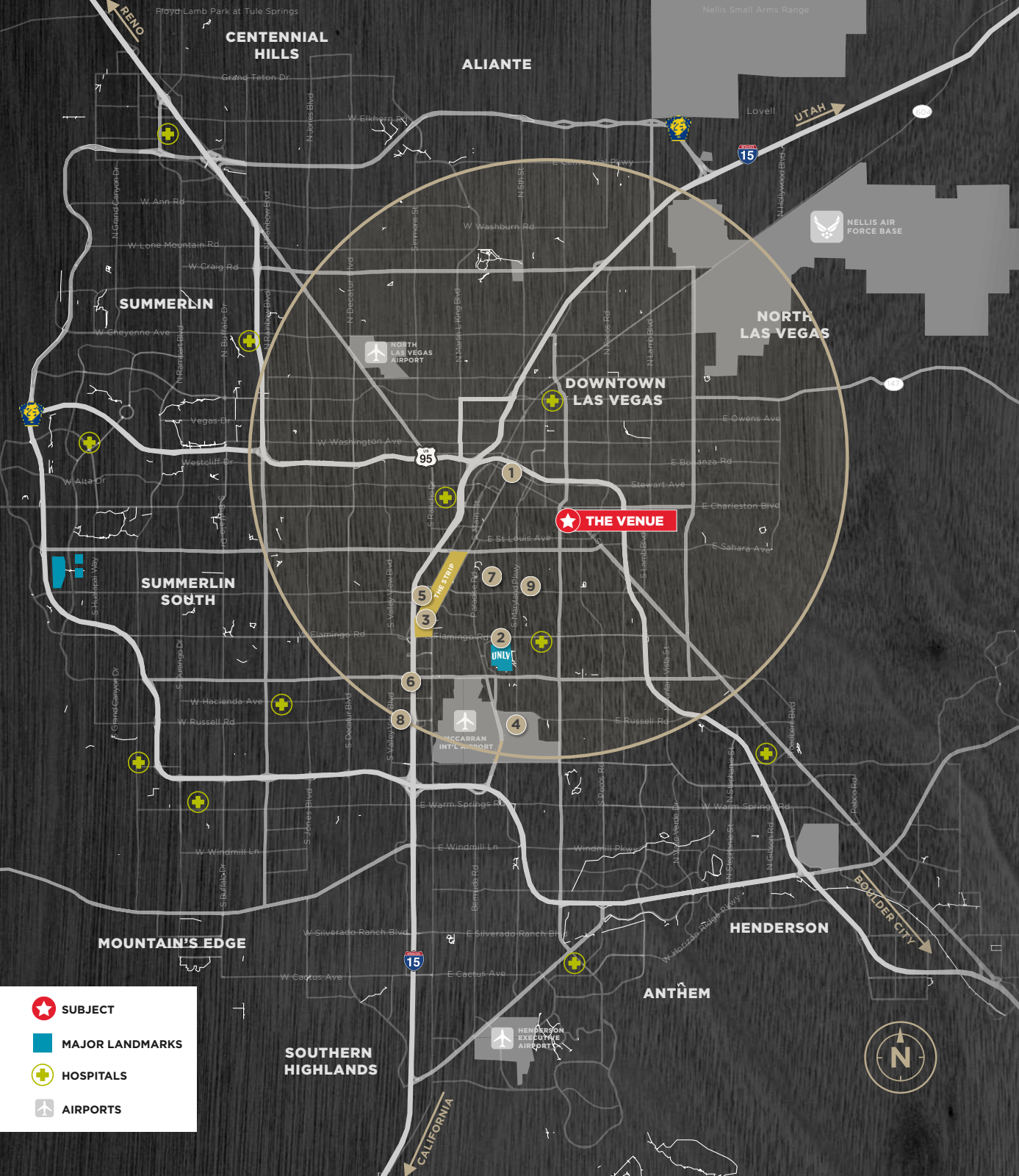
Banquet 1	1,500 SF
Banquet 2	1,500 SF
Billiards Room	1,200 SF
VIP Banquet	1,300 SF
Outdoor Terrace on Fremont Street	1,200 SF
Admin. Office	2,000 SF
Restrooms, Bar, Storage, Mechanical & Misc.	7,181 SF
SECOND FLOOR TOTAL	15,881 SF





II

LOCATION OVERVIEW



VICINITY MAP

The trade area consists of ±536,922 residents with an average household income of ±\$62,517 within a 5-mile radius.

526,241
DAYTIME POPULATION

35.3
MEDIAN AGE

0.47%
POPULATION GROWTH
2020-2022

AMENITIES WITHIN 10-MILES OF RADIUS

- 1 Fremont Street Experience - 1,584 feet
- 2 University of Nevada, Las Vegas - 5 miles
- 3 The Las Vegas Strip - 6.9 miles
- 4 Harry Reid International Airport - 6.8 miles
- 5 Fashion Show Mall - 5.2 miles
- 6 T-Mobile Arena - 5.8 miles
- 7 The Las Vegas Country Club - 3.3 miles
- 8 Allegiant Stadium - 8.8 miles
- 9 Sunrise Hospital and Medical Center - 2.7 miles

- SUBJECT
- MAJOR LANDMARKS
- HOSPITALS
- AIRPORTS

DOWNTOWN LAS VEGAS SITE MAP



- Subject
- Casino/Hotels
- Parking
- Multi-Family
- Retail
- Office
- Venue



THE VENUE

AERIAL MAP

■ Subject
 ■ Casino/Hotels
 ■ Hospitals
 ■ Retail
 ■ Multi-Family
 ■ Museums
 ■ Schools
 ■ Symphony Park
 ■ Office
 ■ Venue



FREMONT EAST ENTERTAINMENT DISTRICT

CARSON KITCHEN	7th & carson	downtown. cocktail room
cheapshot	INSPIRE	DISCOUSSY
LUCKY DAY TRIGGERS & MEDICAL HORSES	eat.	THE LAUNDRY ROOM
Park on Fremont Therapy.	bin	



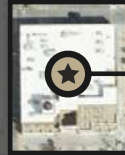
CLOSE UP AERIAL MAP

S LAS VEGAS BOULEVARD 45,063 VPD

STEWART AVENUE 16,384 VPD

E OGDEN AVENUE 9,920 VPD

El Cortez
HOTEL & CASINO



SITE

E FREMONT STREET 12,439 VPD

FERGUSONS
DOWNTOWN

peyote

FREMONT COUNTRY CLUB

Atomic
Downtown Las Vegas

ely
By Elysian Living

E CARSON AVENUE 7,388 VPD

S 7TH STREET 5,838 VPD



S 8TH STREET 4,875 VPD

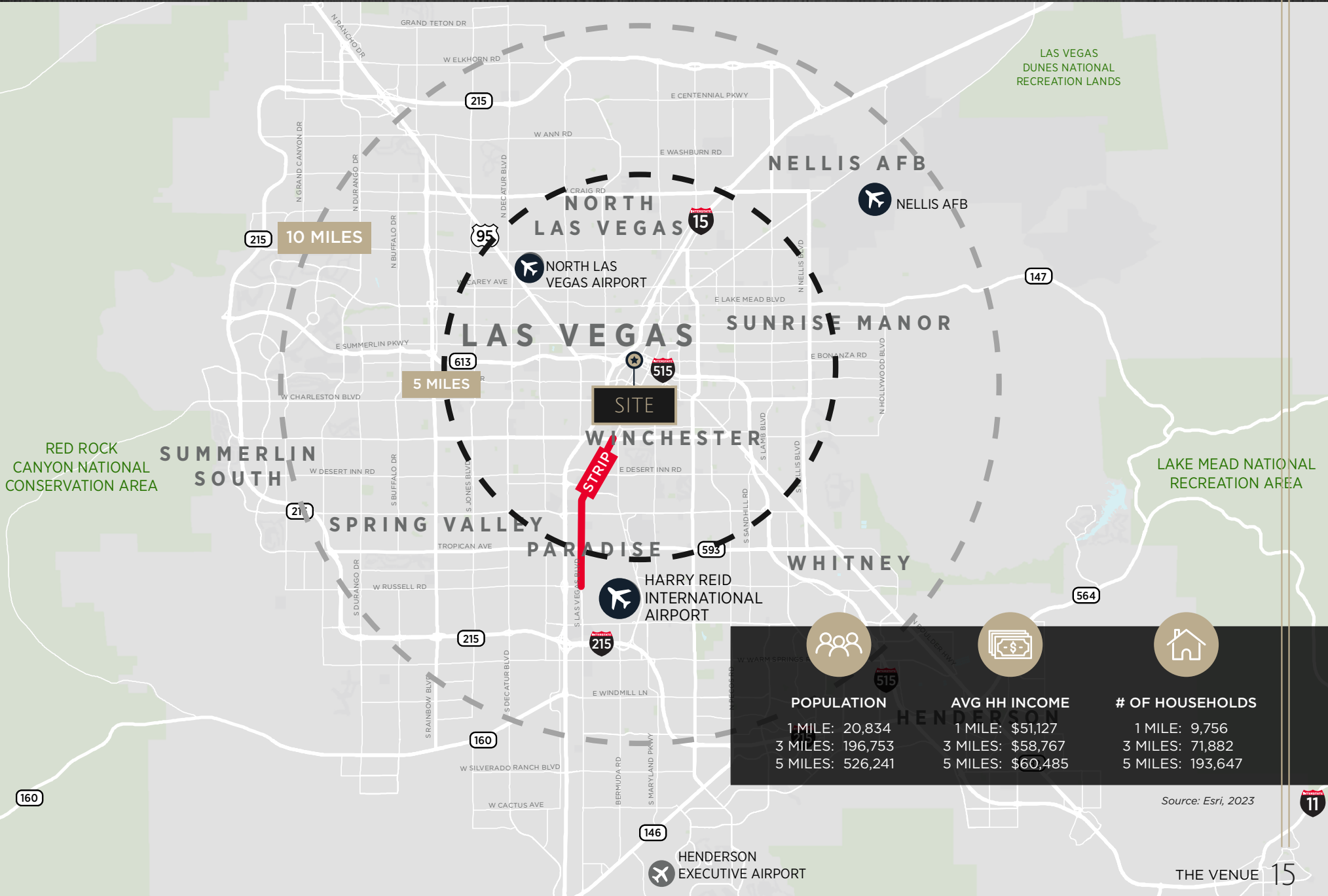




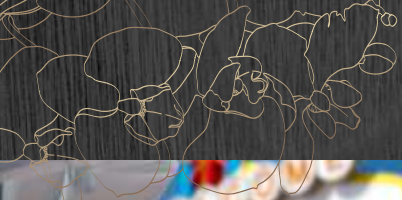
III

MARKET OVERVIEW

DEMOGRAPHICS



Source: Esri, 2023



KEY FACTS: 5-MILE RADIUS




526,241
 Total
 Population


\$60,485
 Average
 Household Income


701,488
 Average
 Daytime Population


193,647
 Average #
 of Households

FULL DEMOGRAPHIC REPORT



	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	20,040	195,697	525,810
Households	9,255	70,060	189,965
Average Household Size	2.04	2.70	2.72
2023 Summary			
Population	20,834	196,753	526,241
Households	9,756	71,882	193,647
Families	3,631	41,354	114,368
Average Household Size	2.01	2.65	2.67
Owner Occupied Housing Units	1,671	24,761	71,166
Renter Occupied Housing Units	8,085	47,121	122,481
Median Age	42.8	35.1	34.7
Median Household Income	\$26,657	\$35,049	\$39,868
Average Household Income	\$51,127	\$58,767	\$60,485
2028 Summary			
Population	22,442	202,067	538,688
Households	10,493	74,822	200,560
Families	3,928	42,958	118,333
Average Household Size	2.03	2.62	2.64
Owner Occupied Housing Units	1,814	26,542	75,735
Renter Occupied Housing Units	8,680	48,280	124,825
Median Age	43.5	35.8	35.3
Median Household Income	\$29,753	\$39,675	\$45,763
Average Household Income	\$59,792	\$68,591	\$70,237
Trends: 2023-2028 Annual Rate			
Population	1.50%	0.53%	0.47%
Households	1.47%	0.80%	0.70%
Families	1.58%	0.76%	0.68%
Owner Households	1.66%	1.40%	1.25%
Median Household Income	2.22%	2.51%	2.80%

A LOOK AT

DOWNTOWN LAS VEGAS



FREMONT STREET EXPERIENCE

- » Fremont Street is home to most of downtown's hotels and casinos, and occupies the westernmost five blocks of Fremont Street including the areas known for years as "Glitter Gulch"
- » Fremont Street Experience is home to Viva Vision, the largest video screen in the world, suspended 90 ft above the renowned pedestrian mall, lined by iconic casinos and hotels



LIFE IS BEAUTIFUL

- » Debuting in 2013 and founded by Tony Hsieh, Life is Beautiful Music & Arts Festival is an annual music, culinary, art, and learning festival held in Downtown Las Vegas
- » Life is Beautiful is a three-day festival, with four main stages and limitless love for music, with performers that have included The Killers, Outkast, Lizzo, Billie Eilish, and more
- » The festival is now ranked as one of Billboard's top producing festivals

www.billboard.com/business/touring/rolling-stone-life-is-beautiful-las-vegasfestival-1235027679/



ARTS DISTRICT/FIRST FRIDAY

- » The Arts District is spread over 18 blocks and is a vibrant, cultural hub packed with indie art galleries, antique shops, restaurants, bars, yoga studios, and performance spaces in converted warehouses
- » Every first Friday of the month, the Las Vegas Arts District transforms into one massive street fair that features local artists, food trucks, live music, and so much more. Run by the First Friday Foundation, donations to the event go towards preserving and expanding the arts community in Las Vegas through children's art classes, mural installations, donation drives and neighborhood cleanups



DOWNTOWN CONTAINER PARK

- » Downtown Container Park has become one of Las Vegas' most unique attractions and is composed of 43 repurposed shipping containers and 41 locally-manufactured Xtreme Cubes
- » The open-air venue houses a wide variety of small businesses, including boutiques carrying clothing and accessories as well as home decor, restaurants, bars, a wedding chapel, and more
- » Container Park is also home to a stage for movie nights and live music performances, as well as The Treehouse, an interactive play area inspired by Swiss Family Robinson

A LOOK AT DOWNTOWN LAS VEGAS



ZAPPOS

- » Zappos redefined online shopping when it came on the scene in 1999, with Tony Hsieh serving as the CEO from 2000 through 2020
- » Zappos has called Southern Nevada home since 2004 after relocating from San Francisco
- » In 2013, Zappos moved to historic downtown into the former Las Vegas City Hall building. The Zappos campus is certified LEED gold and includes a private on-campus bistro and café, and an outdoor patio for employees to work or unwind
- » Selling much more than shoes, Zappos has been a customer-obsessed company that focuses on delivering a WOW experience



WORLD MARKET CENTER

- » World Market Center is a 5-million-square-foot showcase for the home and hospitality contract furnishings industry in Downtown Las Vegas
- » The campus has four buildings and three pavilions situated on 59 acres and show cases more than 4,000 furniture, gift and home décor manufacturers, and exhibitors
- » World Market Center attracts more than 50,000 attendees twice a year for conventions like Las Vegas Market Show
- » Opened in 2021, the Expo at WMCLV adds over 315,000 SF of space to the center, and is the largest event venue in downtown Las Vegas

www.wmclv.com/about/



THE SMITH CENTER

- » Set on nearly 5 acres, The Smith Center sits at the heart of the 61-acre Symphony Park development in Downtown Las Vegas
- » The Smith Center was envisioned as a world-class performing arts center that would develop and present the best and brightest in a broad range of first-rate programming and unite the residents of the community
- » Opened in March 2012, The Smith Center has placed arts and culture in Southern Nevada on an international stage, wholly separate from the entertainment of the Las Vegas Strip

www.thesmithcenter.com/about/



SYMPHONY PARK

- » Located on 61 acres in the heart of Downtown Las Vegas, Symphony Park is the city of Las Vegas' premier development that is home to arts, culture, science and medicine, offering one of the city's most exciting and prime opportunities for retail, restaurant or mixed-use development
- » Symphony Park retail and restaurants are key amenities that will service the development's primary anchors, including The Smith Center for the Performing Arts, Discovery Children's Museum, Cleveland Clinic Lou Ruvo Center for Brain Health, and the Las Vegas Metro Chamber of Commerce
- » More than 600 residential units are now open with ground-level retail opportunities

www.lasvegasnevada.gov/Business/Economic-Development/Symphony-Park



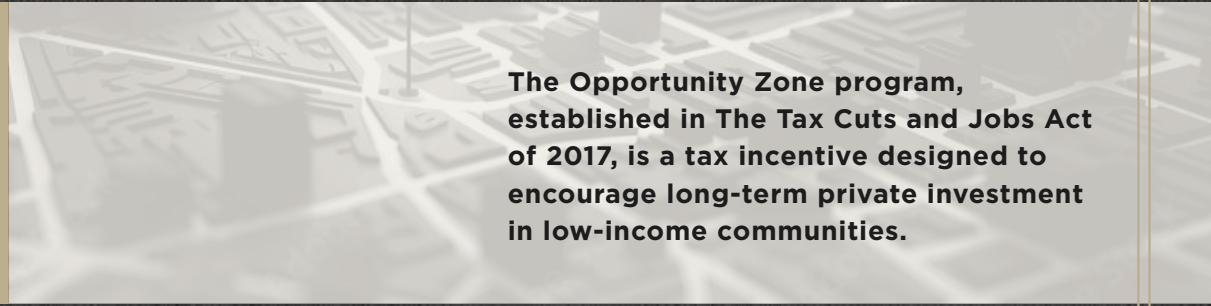
FROM SIN CITY TO SPORTS CITY

Las Vegas has become much more than just the sports betting capital - it's now a professional sports team hub. The 2017 inaugural season for the **Vegas Golden Knights of the NHL** was the region's first major pro team, followed shortly by the **Las Vegas Aces of the WNBA** in 2018. As of 2020, the Oakland Raiders moved to Las Vegas and began playing as the **Las Vegas Raiders**. In 2023, the **Formula 1 Las Vegas Grand Prix** will take place on the Las Vegas Strip for the first time. Las Vegas is also home to the **Las Vegas Aviators**, a Minor League Baseball affiliated with the Oakland Athletics as well as the **Las Vegas Lights FC**, an expansion team for the United States Soccer League.

QUALIFIED OPPORTUNITY ZONE

OPPORTUNITY ZONES OFFER EXCEPTIONAL TAX ADVANTAGES, INCLUDING THE DEFERRAL AND POTENTIAL REDUCTION OF CAPITAL GAINS TAXES, BOOSTING THE OVERALL RETURN ON INVESTMENT.

From the Governor's Office of Economic Development
(www.diversitynevada.com)



The Opportunity Zone program, established in The Tax Cuts and Jobs Act of 2017, is a tax incentive designed to encourage long-term private investment in low-income communities.

TWO-STEP PROGRAM:

1. 

Governors in each state nominate opportunity zones, which are low-income community census tracts that could benefit from significant private investment.



2.

Once the zones are certified by the US Treasury Department, interested private investors must invest in the opportunity funds and specialize vehicles that can then be utilized to invest in the certified opportunity zones.



INCENTIVES

The State of Nevada, through the Governor's Office of Economic Development, offers a variety of incentives to help qualifying companies make the decision to do business in the state:

- *Sales tax abatements on capital equipment purchases*
- *Sales and use tax deferral on capital equipment purchases*
- *Abatements on personal and modified business taxes*
- *Real property tax abatements for recycling*
- *Assistance with the cost of intellectual property development*
- *Employee training grants*
- *Abatements on aviation parts and data centers*

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