

THE DISTRIKT

1561 South Commerce St.

FOR LEASE



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1561 South Commerce St., Las Vegas, NV 89102

IMMEDIATE AVAILABILITY FOR TENANT IMPROVEMENTS

Located at the corner of Commerce and Wyoming in the heart of Downtown Las Vegas, this newly developed property offers flexible bar, restaurant, brewery, stand-alone F&B, and retail space in one of Las Vegas' fastest-growing neighborhoods.

- ± 300 - 900 SF Available for Lease
- New Construction
- Prime Location - in the heart of Downtown Las Vegas near Neon Gateway, Brewery Row, Symphony Park, and Fremont Street Experience
- High Visibility & Foot Traffic - Frontage on Commerce, walking distance to First Friday and other major events
- Ample Parking Access - 3x conveniently located public parking lots surrounding the property
- Booming Development Hub - Surrounded by new restaurants, bars, breweries, retail, and large multifamily developments
- Vibrant Social Scene - Active nightlife and cultural events driving consistent local and tourist traffic
- Convenient Access - I-15, Charleston, and Las Vegas Blvd

PROPERTY OVERVIEW



PRICE:

\$2,500-\$5,500/ mo



TOTAL LEASABLE SF:

±3,000 SF



TENANT USE:

F&B/Retail



ZONING:

Commercial



YEAR BUILT:

2025



APN:

162-03-201-004

The Distrikt is surrounded by the Arts District and Gateway corridors in Downtown Las Vegas - a vibrant, walkable community experiencing a major resurgence with thousands of new apartments, breweries, restaurants, and creative offices underway.

Nearby Projects:

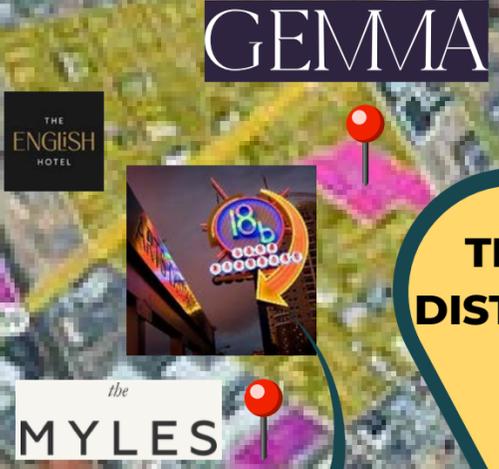
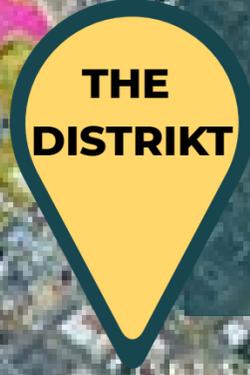
- Gemma (337 units) - open 2026
- The Myles (311 units) - open 2026
- Eterno Condo-Hotel (312 units) - TBD

Demographics (2025):

	1 mile	3 miles	5 miles
Population	±14,933	±176,271	±508,768
Avg. HH Income	\$83,172	\$65,005	\$68,302



- OVER 1000 RESIDENTIAL UNITS
- OVER 50 BARS & RESTAURANTS
- 36 RETAIL SHOPS
- 29 ARTS & ENTERTAINMENT VENUES
- 42 SERVICE & LIFESTYLE SHOPS



SUITE	SIZE	TERM	RATE	TYPE	AVAILABLE	MONTHLY CAM	CONDITION	NOTES
Suite 1.2	±563 SF	5+ Years	\$3,500/mo NNN	Restaurant/Bar	Immediate	\$0.50/ft	Grey Shell	
Suite 2.1	±900 SF	5+ Years	\$5,500/mo NNN	Restaurant/Bar	Immediate	\$0.50/ft	Grey Shell	Stand alone building
Suite 5A.1	±300 SF	5+ Years	\$2,500/mo NNN	Restaurant/Bar/Retail	Immediate	\$0.50/ft	Grey Shell	
Suite 5C.1	±300 SF	5+ Years	\$2,500/mo NNN	Restaurant/Bar	Immediate	\$0.50/ft	Grey Shell	Can be combined with Suite 5C.2
Suite 5C.2	±300 SF	5+ Years	\$2,500/mo NNN	Restaurant/Bar	Immediate	\$0.50/ft	Grey Shell	Can be combined with Suite 5C.1

- TI allowance will be considered on a case by case basis, rent abatement available during buildout, signage available at tenant expense

SLICE DELI

BOBA TEA, SMOOTHIES,
AND COFFEE

CHATIME BOBA

BOBA TEA, SMOOTHIES,
AND COFFEE



HOT DOG ON A STICK

RESTAURANT



MARKER 40

NEVADA TAPROOM



BARTHO'S STREETCART
GERMAN BIERHAUSE



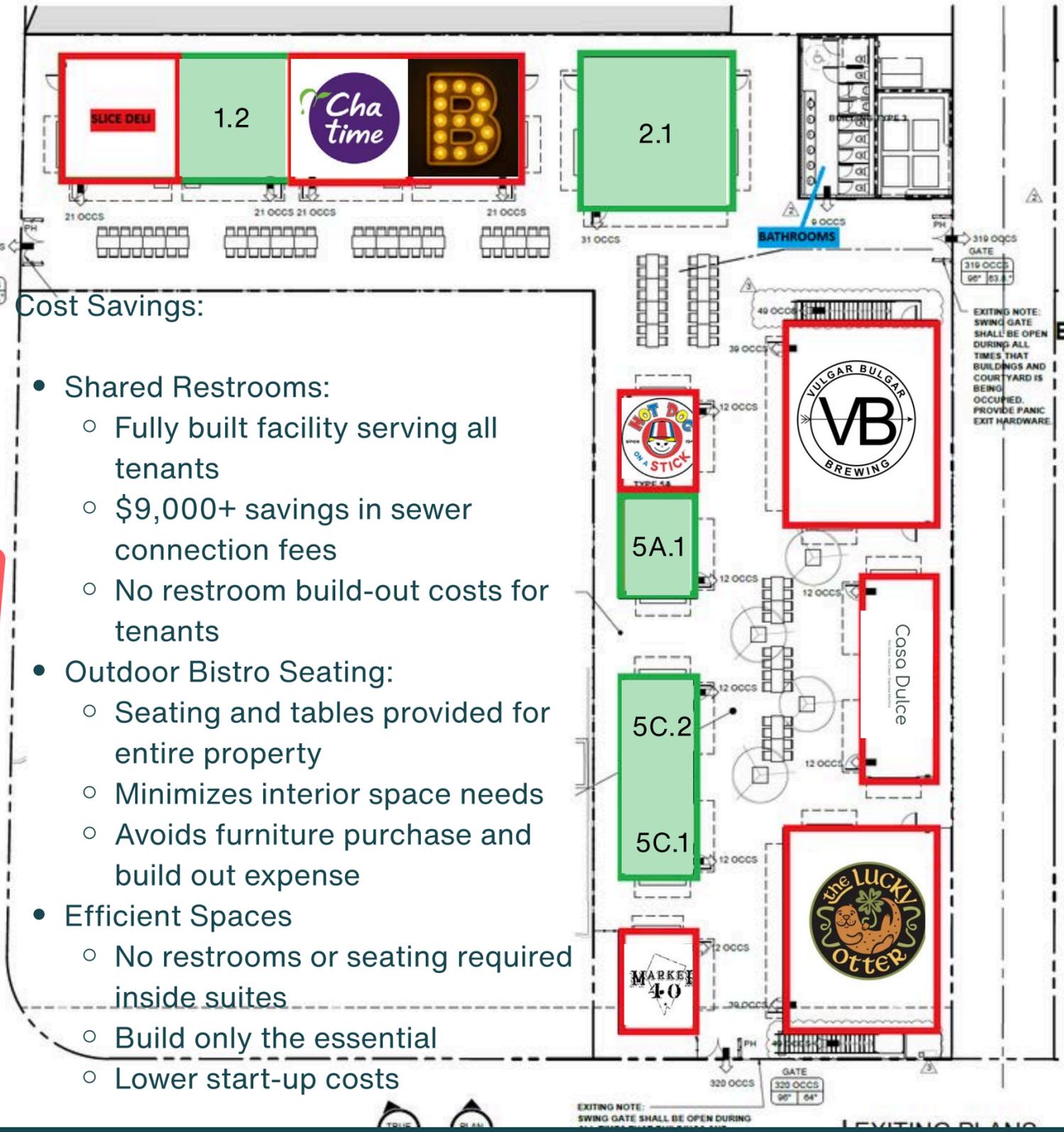
VULGAR BULGAR
MICROBREWERY



CASA DULCE
ICE CREAM & MIXED
DRINKS



LUCKY OTTER
IRISH PUB



Cost Savings:

- Shared Restrooms:
 - Fully built facility serving all tenants
 - \$9,000+ savings in sewer connection fees
 - No restroom build-out costs for tenants
- Outdoor Bistro Seating:
 - Seating and tables provided for entire property
 - Minimizes interior space needs
 - Avoids furniture purchase and build out expense
- Efficient Spaces
 - No restrooms or seating required inside suites
 - Build only the essential
 - Lower start-up costs

TOTAL SF: ±563 SF / UNIT

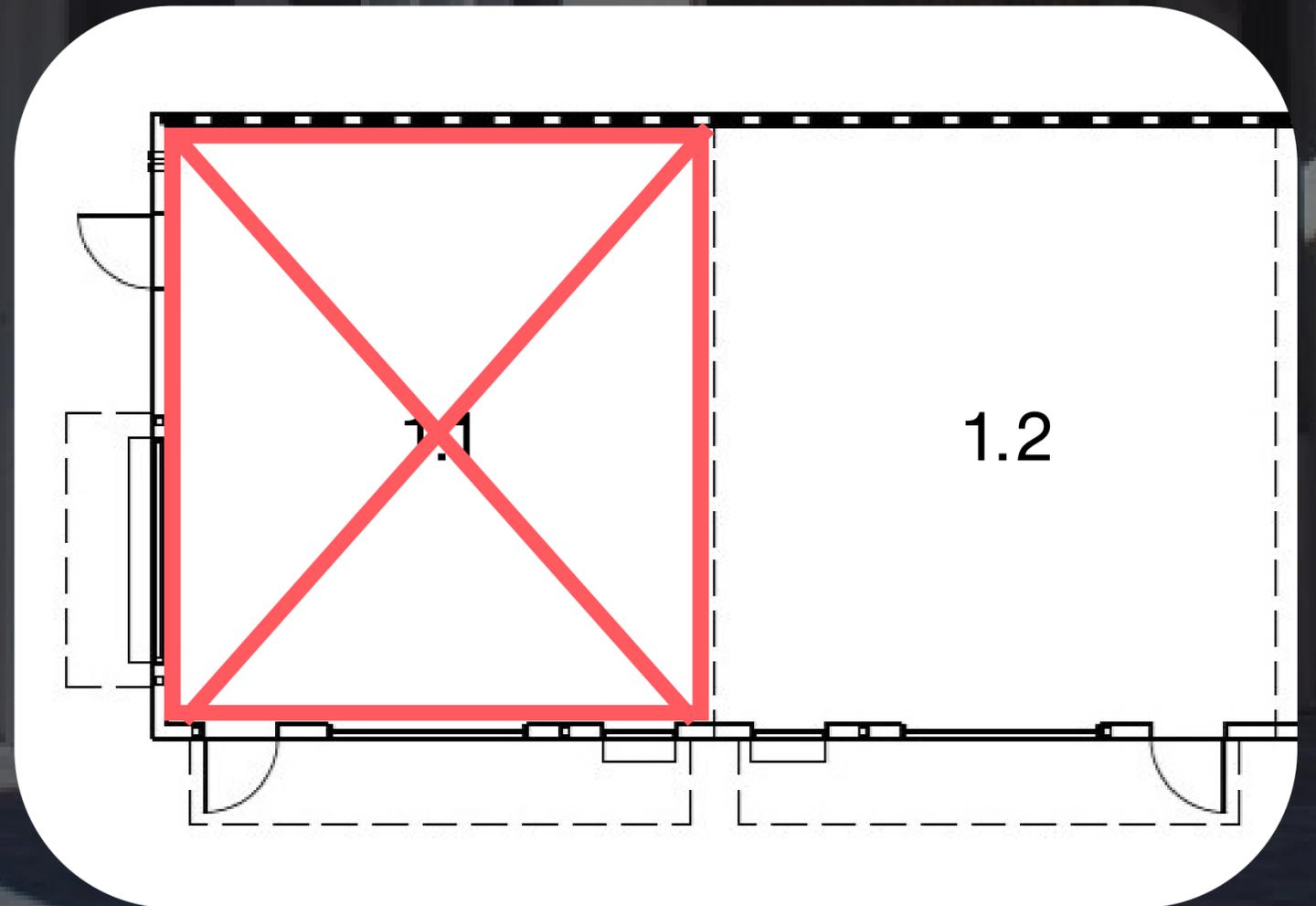
RENT/ MO: \$3,500/ UNIT

DETAILS:

- UTILITIES STUBBED (WATER, SEWER, ELECTRIC, GAS)
- LOCATED DIRECTLY AT COMMERCE STREET ENTRY



BUILDING 1

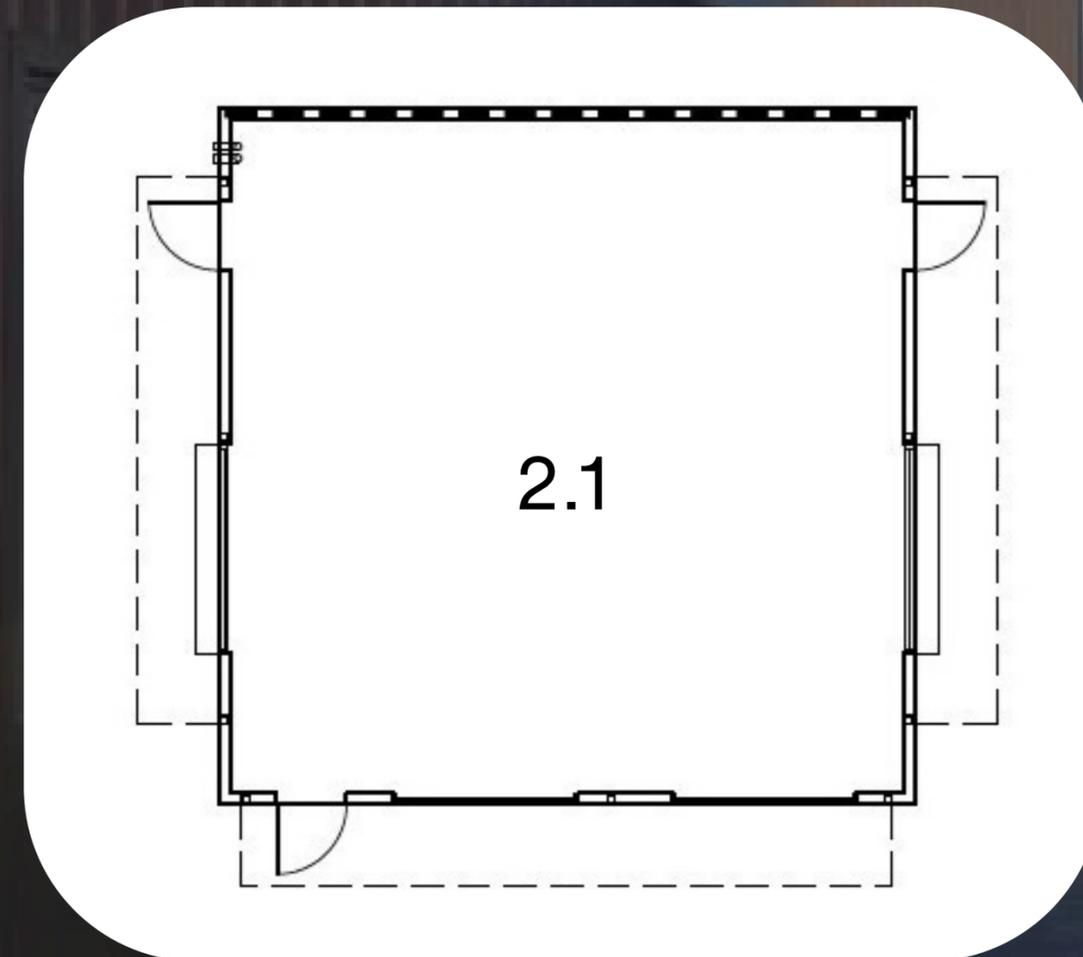


TOTAL SF: ±900 SF

RENT/ MO: \$5,500

DETAILS:

- UTILITIES STUBBED (WATER, SEWER, ELECTRIC, GAS)
- LOCATED IN THE CENTER OF THE PROPERTY



BUILDING 2

TOTAL SF: ±300 SF

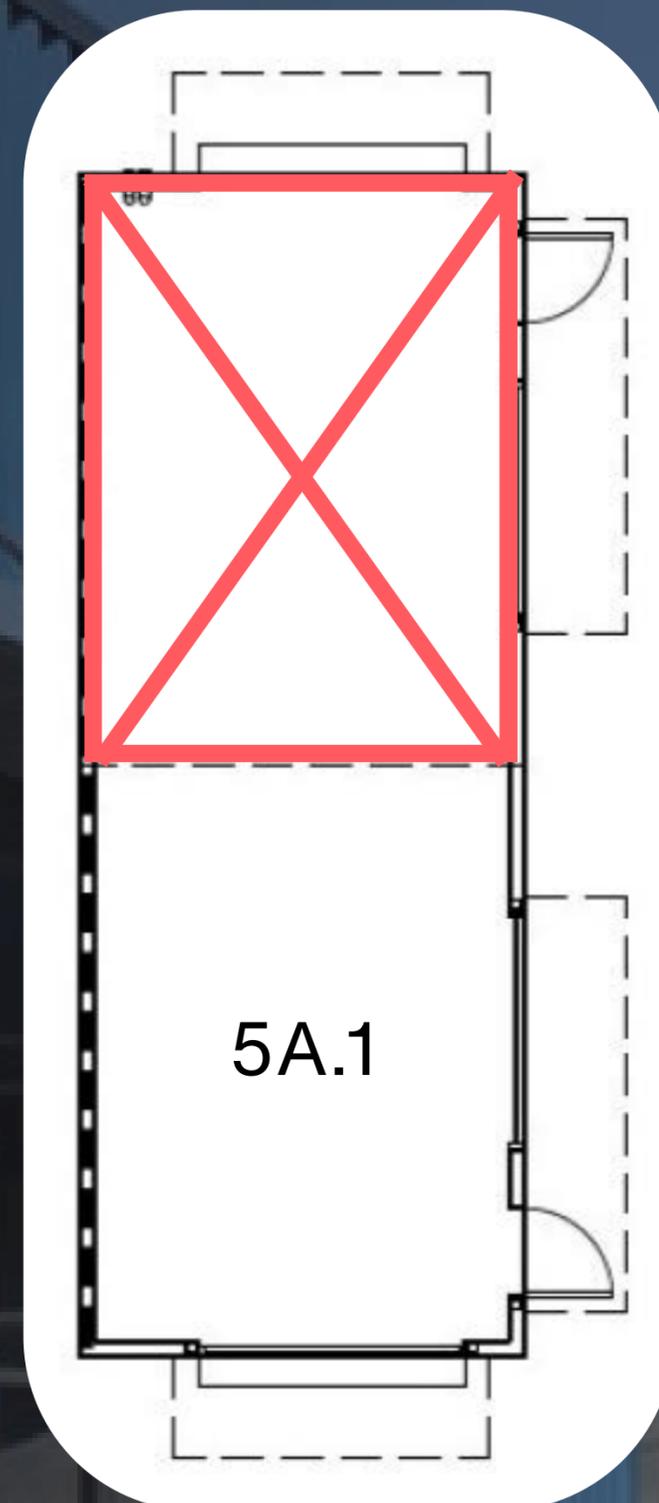
RENT/ MO: \$2,500

DETAILS:

- UTILITIES STUBBED (WATER, SEWER, ELECTRIC, GAS)
- LOCATED NEAR WYOMING ENTRANCE



BUILDING 5A



TOTAL SF: ±300 SF/ UNIT

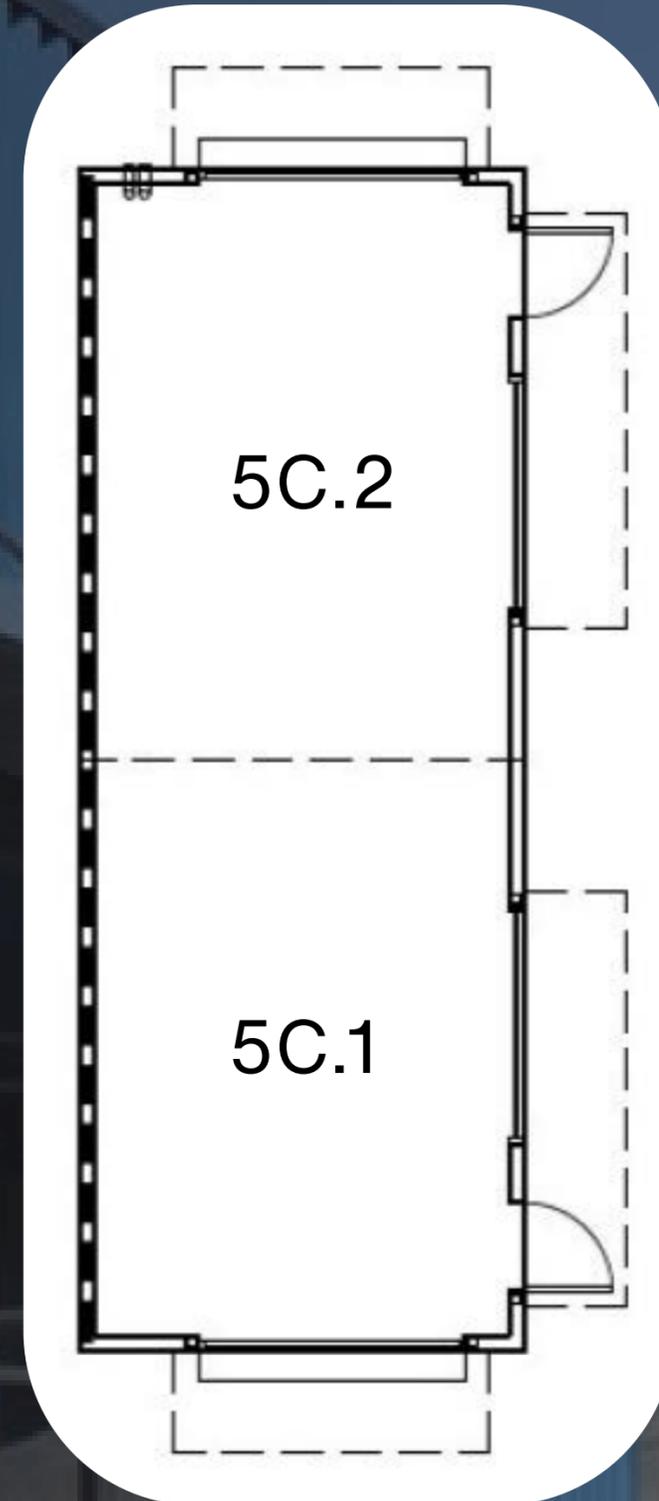
RENT/ MO: \$2,500/ UNIT or \$4,500 COMBINED

DETAILS:

- UTILITIES STUBBED (WATER, SEWER, ELECTRIC, GAS)
- LOCATED NEAR WYOMING ENTRANCE



BUILDING 5C





PROPERTY PHOTOS | THE DISTRIKT



GREY SHELL INTERIOR



PROPERTY RESTROOMS





FUTURE ARTS DISTRICT PROJECTS

KLA Construction & Development is located in Las Vegas, Nevada and has an extensive experience in ground up construction and the full-scale remodeling of dilapidated properties while gentrifying and completely modernizing the Downtown Las Vegas landscape. KLA Construction has received many awards through its affiliated investment company, KLA Capital, for its projects throughout the Las Vegas area.

Within this project framework, the landlord assumes the roles of general contractor and developer, enabling the execution of all Tenant Improvement work internally, concurrently with shell and core construction. This approach offers prospective tenants substantial savings, both in terms of time and money, as parallel construction ensures the highest quality and lowest cost when managed by a single contractor. This streamlined process facilitates turn-key delivery of suites.

KLA Capital specializes in investing in strategically located properties in need of extensive remodeling and construction. Currently, it holds the position of the second highest property owner in Downtown Las Vegas. Collaborating with KLA Construction & Development, Inc., KLA Capital revitalizes empty land parcels or older properties, bringing them back to the market with modern or traditional styles that appeal to a diverse range of tenants.



FOR MORE INFORMATION, PLEASE CONTACT:



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