

820 S 6th St ,Las Vegas NV ,89101



Presented By:
Realty Executives of Southern Nevada

820 S 6th St, Las Vegas, NV 89101



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Property Details

6 Months Free Rent in exchange for tenant improvements. Located at 820 S 6th St in downtown Las Vegas, this 2,659 SF direct retail space offers a rare opportunity for tenants seeking a highly customizable footprint with a major free-rent incentive in one of Las Vegas’ most rapidly evolving urban corridors.

Free standing building, space is offered in tenant-friendly shell condition, allowing incoming users to design and build out the space to fit their exact needs. In exchange for tenant improvements, the owner is offering 6 months of free rent, creating a significant upfront value and reducing effective occupancy costs over the lease term.

The property features excellent street presence and is well suited for a wide range of uses, including retail, restaurant, fast food, creative office, showroom, or professional services. The surrounding downtown area continues to experience strong redevelopment activity, making this an ideal location for businesses looking to establish a presence early in a growing market.

Lease Highlights:

2,659 SF available (direct)

Asking Rent: \$28.80/SF/YR (\$2.40/SF/month)

Lease Type: NNN

Monthly Rent: \$6,381

Annual Rent: \$76,579

6 Months Free Rent offered in exchange for tenant improvements

Flexible 3–5 year lease terms

Strong visibility in a growing downtown corridor

Rental Rate:	\$28.80 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	2,659 SF
Year Built:	1963
Cross Streets:	Gass E
Walk Score ®:	70 (Moderately friendly)
Transit Score ®:	60 (Moderately friendly)
Rental Rate Mo:	\$2.40 /SF/MO

Estimated Free Rent Value:

6 months: approx. \$38,286

Ideal Uses:

Boutique retail

Showroom or gallery

Creative or professional office

Architecture or design firm

Wellness or non-invasive medical

Tech or startup headquarters

Restaurant

Fast Food

Boxing Gym

This offering represents a compelling value for tenants requiring customization, combining flexible use, strong location fundamentals, and a substantial free-rent incentive.

Price: \$28.80 /SF/YR

- 6 Months Free Rent in exchange for tenant improvements
- 2,659 SF direct retail / office / showroom space
- Asking Rent: \$28.80/SF/YR (\$2.40/SF/month) NNN
- Tenant-friendly shell condition with build-to-suit potential
- Excellent street presence in downtown Las Vegas
- Flexible use: Retail, office, showroom, creative workspace

View the full listing here: <https://www.loopnet.com/Listing/820-S-6th-St-Las-Vegas-NV/39226757/>

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Listing space

1st Floor	Space Available:	2,659 SF
	Rental Rate:	\$28.80 /SF/YR
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Space Type:	Relet
	Space Use:	Retail
	Lease Term:	3 - 5 Years

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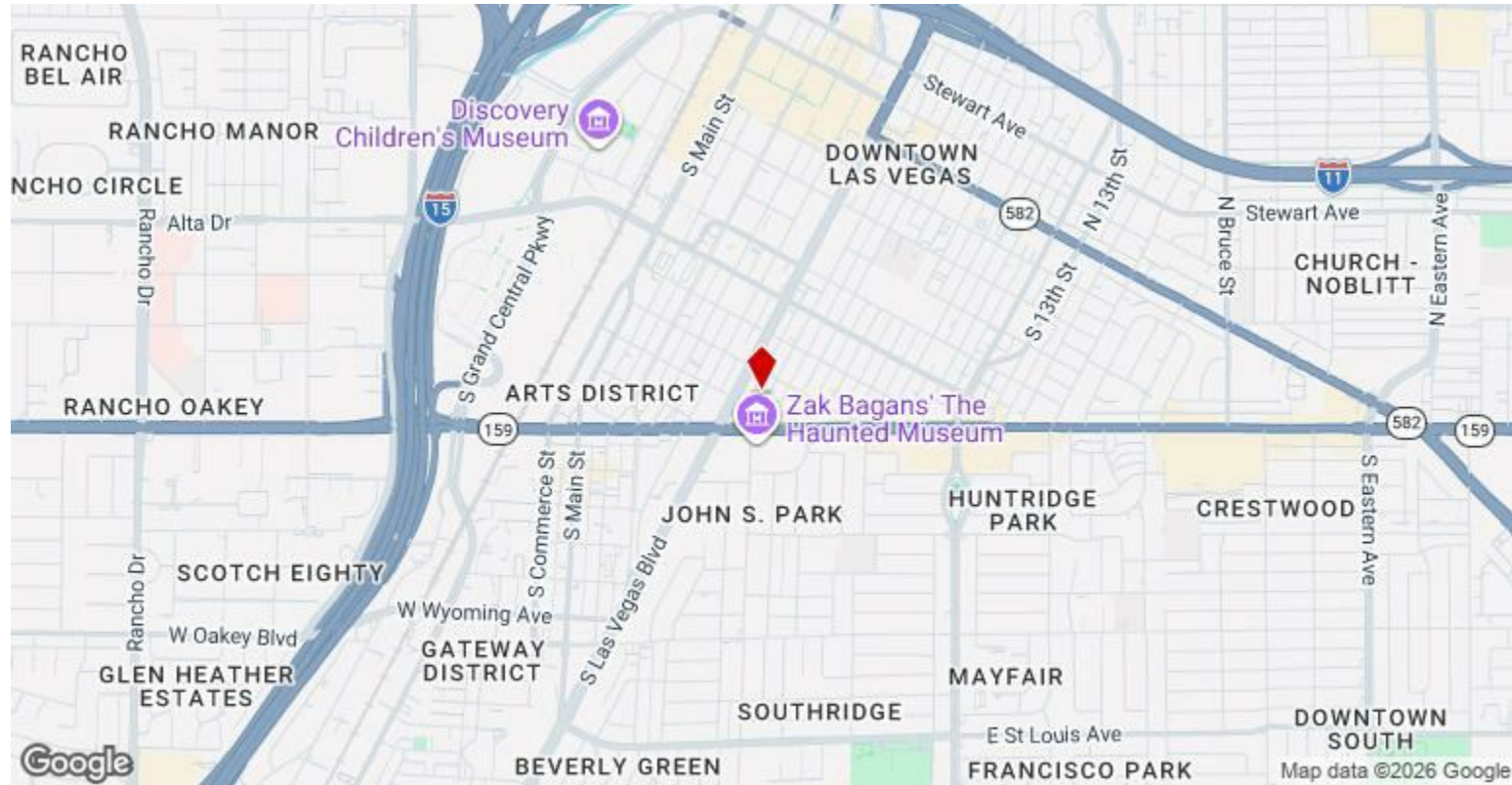
Major Tenant Information

Tenant	SF Occupied	Lease Expired
American Voice Mail	-	
Backyard Experience Of Las Vegas	-	
Chessik Law Group	-	
Epic Design Studio	-	

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Location



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Property Photos



abe59364-a888-4859-9310-5f50d3fad6c6



0256a8bd-4078-4edf-b5d2-c8f0aa9740a6

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Property Photos



c07cfb71-9dd9-408e-b613-d8241d796d93



fc8c5fae-2c08-4af6-aaf6-8ede17154572

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Property Photos



877f7411-57e6-4cac-bbb4-8417dfbd7ac0



88c9c9ed-eb56-4a0c-a130-5161db9e14f0

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0f4eed67-f2b7-47d9-bc60-6abcad98167f

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Hilit Weiss

hilitweiss@yahoo.com

(702) 403-7220

**Realty Executives of
Southern Nevada**

300 S 4th St, Suite 688

Las Vegas, NV 89101

