



3RD STREET

DOWNTOWN LAS VEGAS

PREMIUM RETAIL & RESTAURANT CENTER
LAS VEGAS, NV

LEASING BY



DEVELOPED BY



3RD STREET CORRIDOR

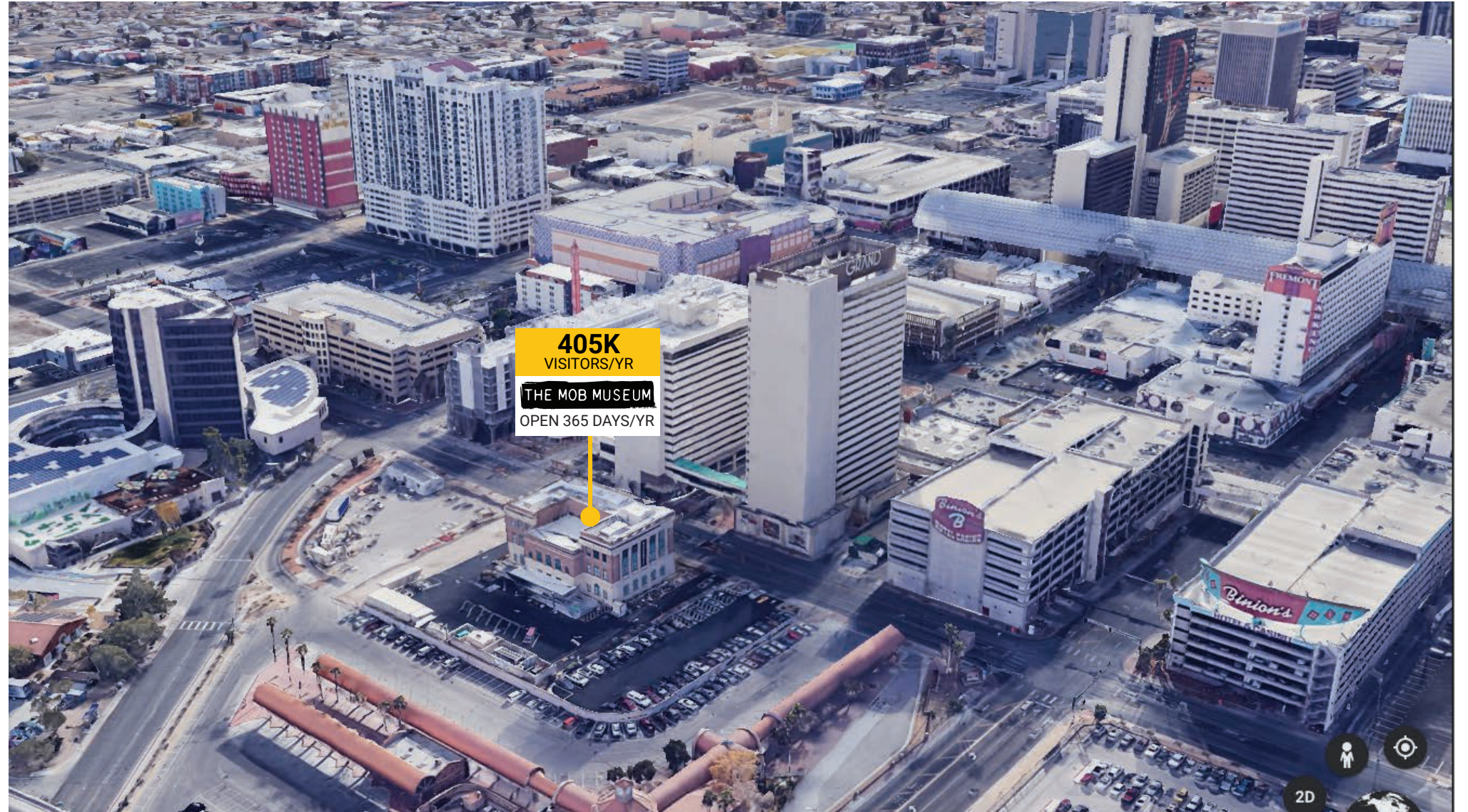
R.O. I. Commercial proudly introduces the 3rd Street Corridor portfolio in the historic Downtown Las Vegas neighborhood.

Join the 3rd Street Corridor - the new metropolitan center of Downtown Las Vegas and **one of the most celebrated walkable street destinations in Las Vegas.**

Explore the latest foodie hotspots, live music venues and the incredible lineup of arts and entertainment.

3rd Street Corridor is anchored by Downtown Grand Hotel & Casino and Downtown 3rd and is bookended by the world-class Mob Museum. It's just a short walk from the iconic Fremont Street Experience, Fremont East Entertainment District and hosts a variety of culinary cult-favorites like Pizza Rock, Triple George and Hot N Juicy Crawfish. Yama Sushi also coming soon.

D O W N T O W N
GRAND
HOTEL & CASINO
THE MOB MUSEUM



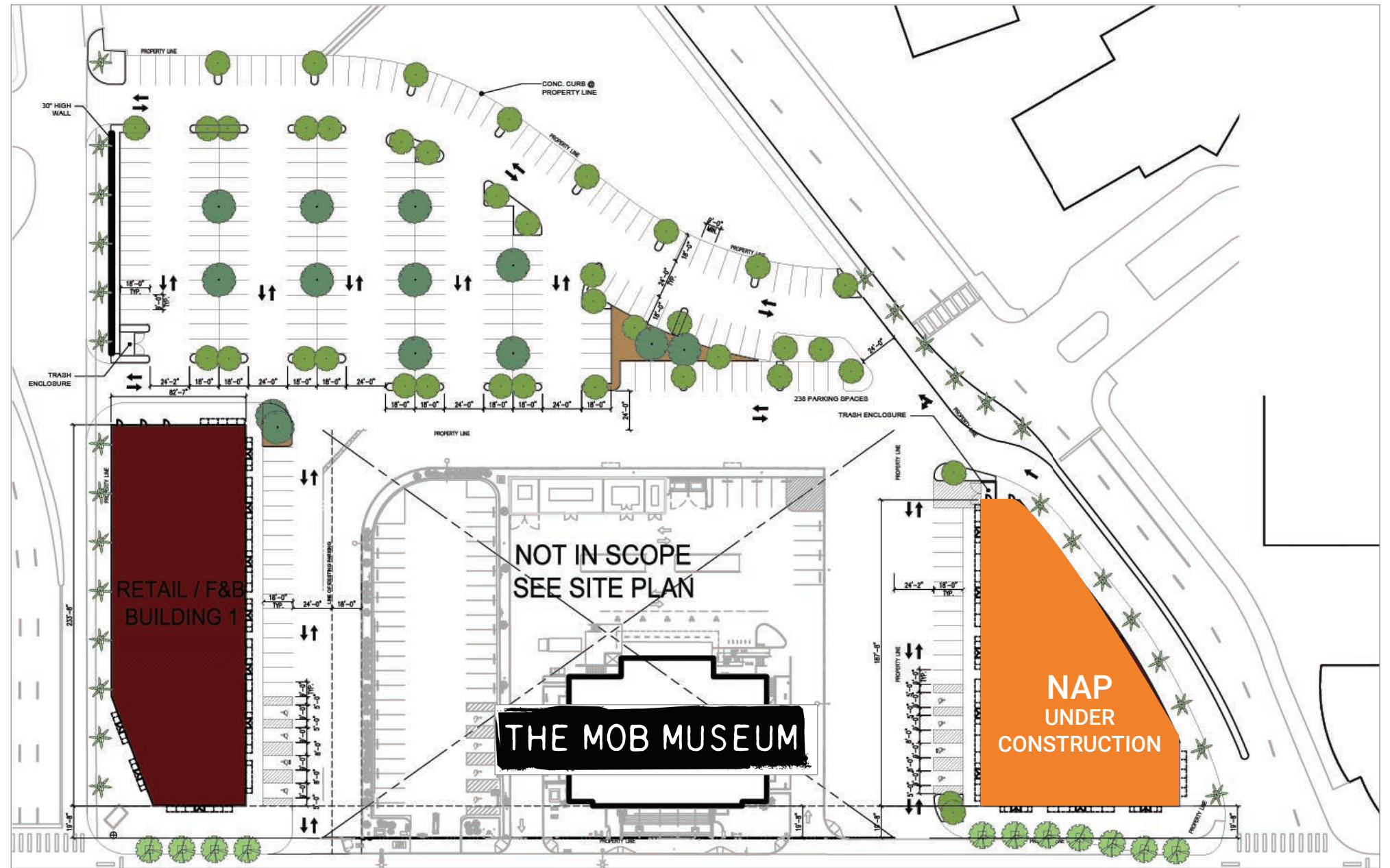
DOWNTOWN 3RD

3RD ST & STEWART AVE, LAS VEGAS NV 89101

SITE 1

Size Up to 30,000 SF

- Description
- Up to 30,000 SF flagship retail opportunity in the heart of Downtown 3rd Street corridor
 - Outstanding visibility from US 95
 - Adjacent to Zappos Headquarters and across the street from the Downtown Grand Hotel & Casino



SITE 2

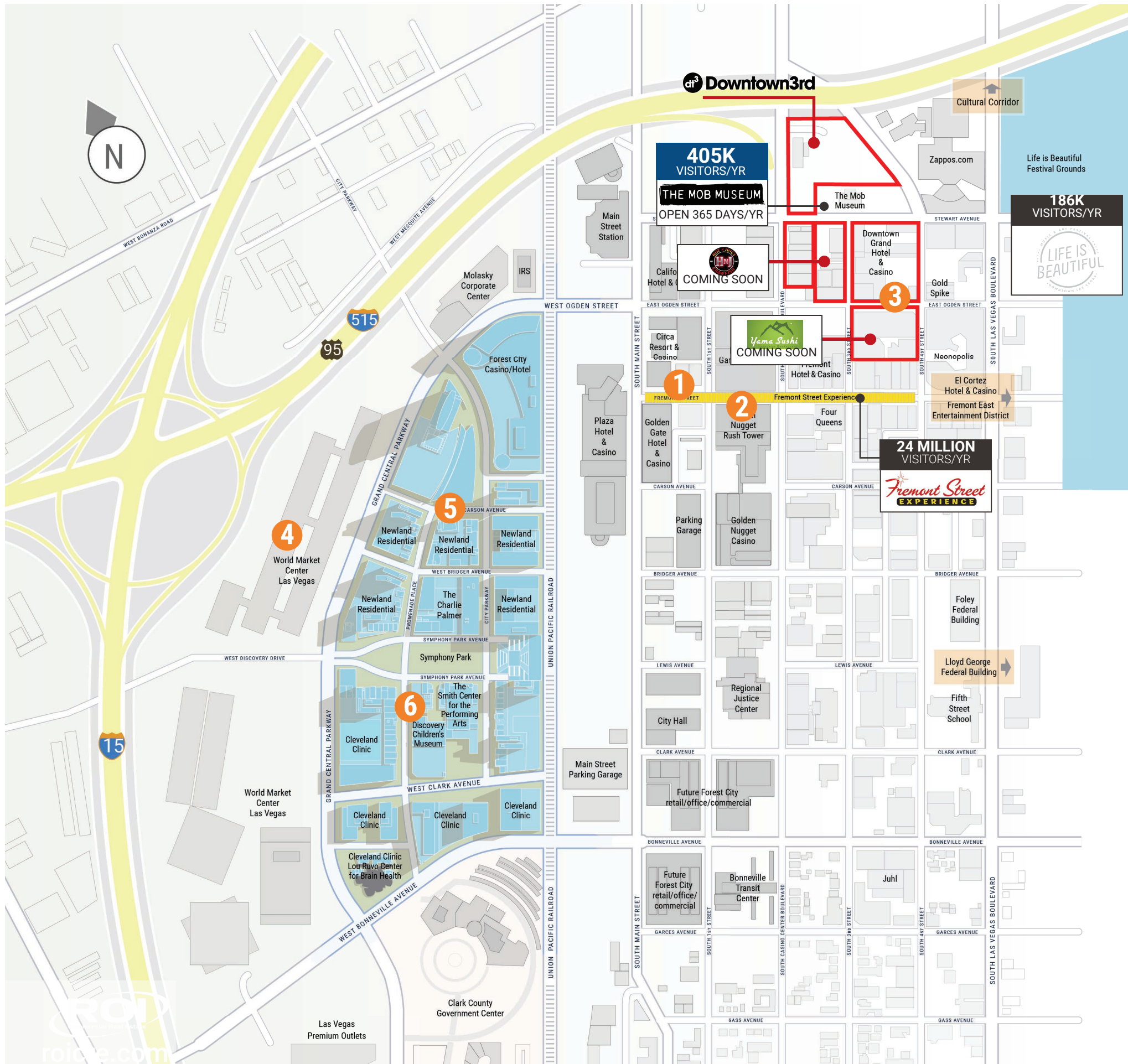
BAR SPACE AVAILABLE

206 N 3RD ST, LAS VEGAS NV 89101

Size 1,731 SF

- Description
- Second generation bar space in Downtown Las Vegas
 - Located at the Las Vegas Room inside Downtown Grand Hotel East Tower
 - Adjacent to the Mob Museum
 - Just steps away from the Fremont Street Experience





DOWNTOWN LAS VEGAS

DEVELOPMENT PROJECTS

1 - CIRCA RESORT & CASINO
 512 ROOM HOTEL WITH 117,000 SF CASINO.
 CIRCA IS THE TALLEST BUILDING IN DOWNTOWN LAS VEGAS
 COMPLETION: OCTOBER 2020

2 - FREMONT STREET EXPERIENCE
 ATTRACTING MORE THAN 24 MILLION VISITORS A YEAR, VIVA VISION
 CANOPY UNDERWENT A \$32 MILLION RENOVATION
 COMPLETION: DECEMBER 2019

3 - DOWNTOWN GRAND
 8 STORY GALLERY TOWER WITH 495 ROOMS
 COMPLETION: SEPTEMBER 2020

4 - EXPO AT THE WORLD MARKET CENTER
 THE 315,000 SF EXPANSION TO THE WORLD MARKET CENTER BROKE
 COMPLETION: APRIL 2021

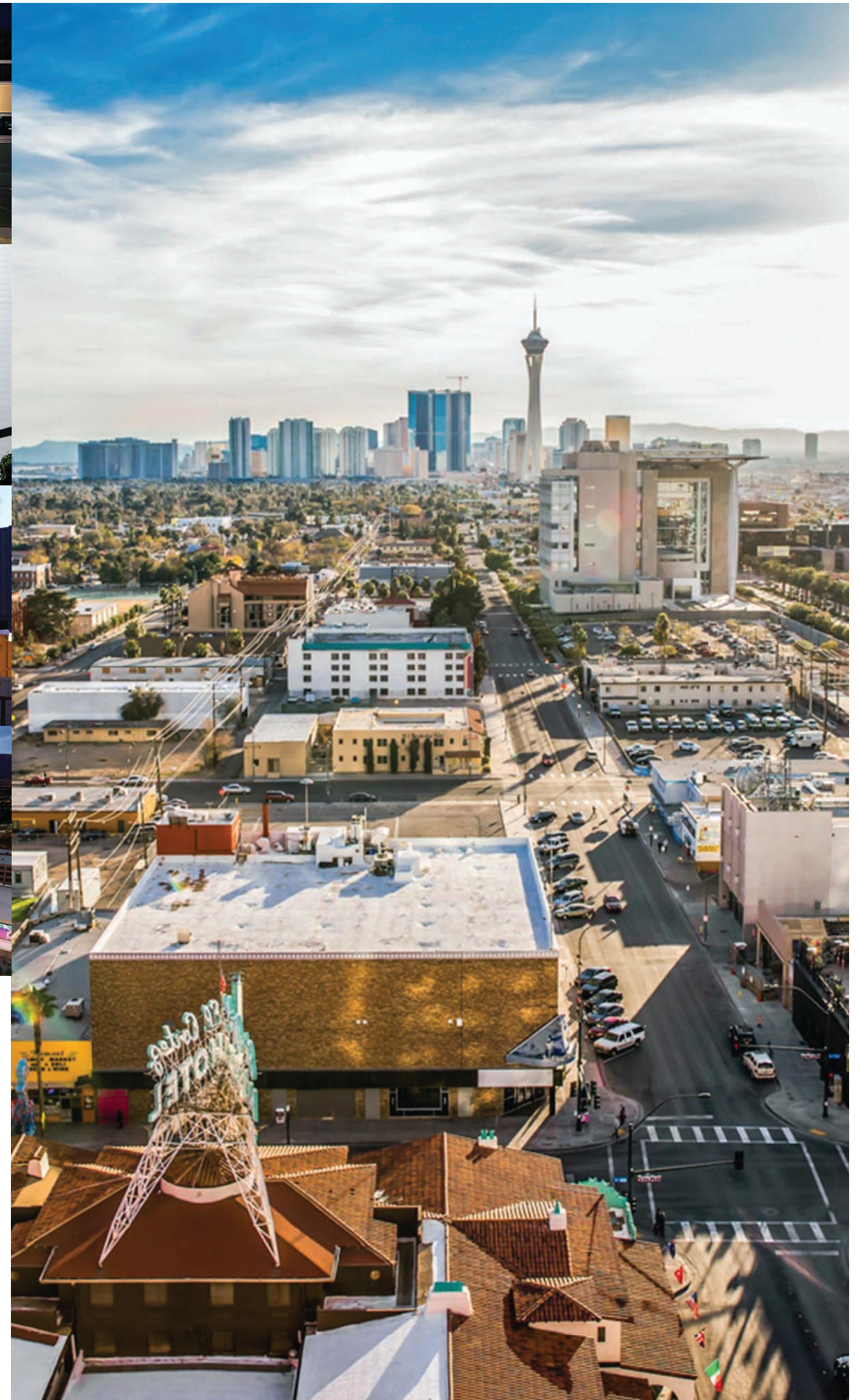
5 - SYMPHONY PARK
 LAS VEGAS' PREMIER DEVELOPMENT WITH THE SMITH CENTER,
 DISCOVERY CHILDRENS MUSEUM, CLEVELAND CLINIC LOU RUVO CENTER
 FOR BRAIN HEALTH

MORE THAN 600 RESIDENCES AND 42,000 SQUARE FEET OF RETAIL
 AVAILABLE IN SYMPHONY PARK

FUTURE DEVELOPMENT PROJECTS

6 - AC HOTEL BY MARRIOTT
 PLANNED 6 STORY HOTEL WITH 406 ROOMS
 COMPLETION: TBD

 CIM OWNED SITES



A CHANGING PLACE. CREATIVE. THRIVING. EXCITING.

- | | | |
|--------------------------------|----------------------------------|---------------------------------|
| 1. Cleveland Clinic | 6. Zappos | 11. Container Park |
| 2. Discovery Children's Museum | 7. Fremont Street Experience | 12. Circa Las Vegas |
| 3. City Hall | 8. Fremont East | 13. Symphony Park |
| 4. Las Vegas Premium Outlets | 9. Downtown Grand Hotel & Casino | 14. Expo at World Market Center |
| 5. The Smith Center | 10. World Market Center | |



Las Vegas Strip

18b Las Vegas Arts District

East Village

Office Core District

Clark County Government Center

Las Vegas Premium Outlet

Fremont East

206 N 3RD ST

Fremont Street Experience

City Hall

THE COMMISSARY | DOWNTOWN GRAND

World Market Center Las Vegas

Zappos

SYMPHONY PARK

Central Casino District

IRS

Molasky Corporate Center

DOWNTOWN 3RD

I-515 / I-95



3RD STREET

DOWNTOWN LAS VEGAS



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DEVELOPED BY
CIM

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