

AREA 15 / DISTRICT

IMMERSIVE ENTERTAINMENT & EVENTS DESTINATION IN LAS VEGAS

***STAKE OUT THE SPOTLIGHT
LEASING OPPORTUNITIES***





THE EXPERIENCE EPICENTER OF LAS VEGAS



PARALLEL TO THE LAS VEGAS STRIP



OVER 16 MILLION VISITED AREA15 DISTRICT SINCE ITS OPENING IN 2020



350,000+ DAILY DRIVE-BYS ALONG I-15



2.4 MILLION RESIDENTS WITHIN 20-MINUTE DRIVE TIME



70% TOURISTS & 30% LOCALS WITH A 33% REPEAT VISITATION



150 MUSIC PERFORMANCES IN 2024



600,000 SF OF ENTERTAINMENT SPACE

Sources: Placerai, NDO T, U.S. Census Bureau [®]

A COVETED AREA CODE

Las Vegas was host to 41.7 million visitors in 2024 making AREA15 the perfect locale, benefiting from enviable highway frontage and immediate proximity to the city's other main attractions and access points.

EYE-POPPING EXPOSURE
350,000 daily drive-bys along I-15 with one mile of highway frontage

TOP TOURISM
150,857 Las Vegas hotel rooms at over 80% total occupancy

SPEND
\$55.1 billion in tourism spending and \$1,261 spent per visitor

BRIGHT SKIES
300 days of sunshine a year

IN SYNC WITH THE STRIP
Parallel to the Las Vegas Strip

CONVENTION DRAW
6 million convention visitors in 2024

EPIC ACCESS
7 minutes from Las Vegas Convention Center

JET-SET READY
15 minutes from Harry Reid Airport and 58.4 million international travelers



Sources: LVCVA, NDOT

AT THE CUTTING EDGE OF CULTURE

\$1,312

**SALES / SF
FOOD & BEVERAGE**

\$1,131

**SALES / SF IMMERSIVE
& COMPETITIVE LEISURE**

\$1,340

**SALES / SF
RETAIL**

90%

**GUESTS VISIT IN
GROUPS OF 2-4**

33%

**REPEAT
VISITATION**

66%

**UNDER THE
AGE OF 44**

125 MIN

**AVG LENGTH
OF STAY**

55%

WEEKEND TRAFFIC

45%

WEEKDAY TRAFFIC

46%

FEMALE

54%

MALE



AWARDS & NOTABLE PRESS



BEST ATTRACTION IN LAS VEGAS

- LAS VEGAS WEEKLY 2021, 2022, 2023, & 2025



"BEST RAVE RESURGENCE"

- LAS VEGAS WEEKLY READERS CHOICE



"BEST IMMERSIVE ART EXPERIENCE"

- USA TODAY 10 BEST READERS' CHOICE



BEST FAMILY ATTRACTION IN LAS VEGAS

- SOUTHERN NV HOTEL CONCIERGE ASSOC.



TOP WORKPLACE NEVADA

- USA TODAY



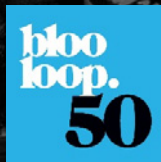
"AN UNMISSABLE STOP FOR ART LOVERS"

- THE TIMES UK



THE 10 MOST INNOVATIVE URBAN DEVELOPMENT COMPANIES

- FAST COMPANY



AREA15 CEO, WINSTON FISHER, NAMED AS ONE OF THE 10 MOST INFLUENTIAL LEADERS IN IMMERSIVE ENTERTAINMENT

- BLOOLOOP 50



NO. 1 ON WORLD'S TOP IMMERSIVE ART EXPERIENCES

- BLOOLOOP



TimeOut

MOST INNOVATIVE VENUE NO. 2 ON LIST OF "10 BEST IMMERSIVE EXPERIENCES IN THE US"

- TIMEOUT

AREA 15 / DISTRICT

THE TERMINALS

THE BUNKERS

Does Not Exist



80 ACRES ADJACENT TO THE LAS VEGAS STRIP

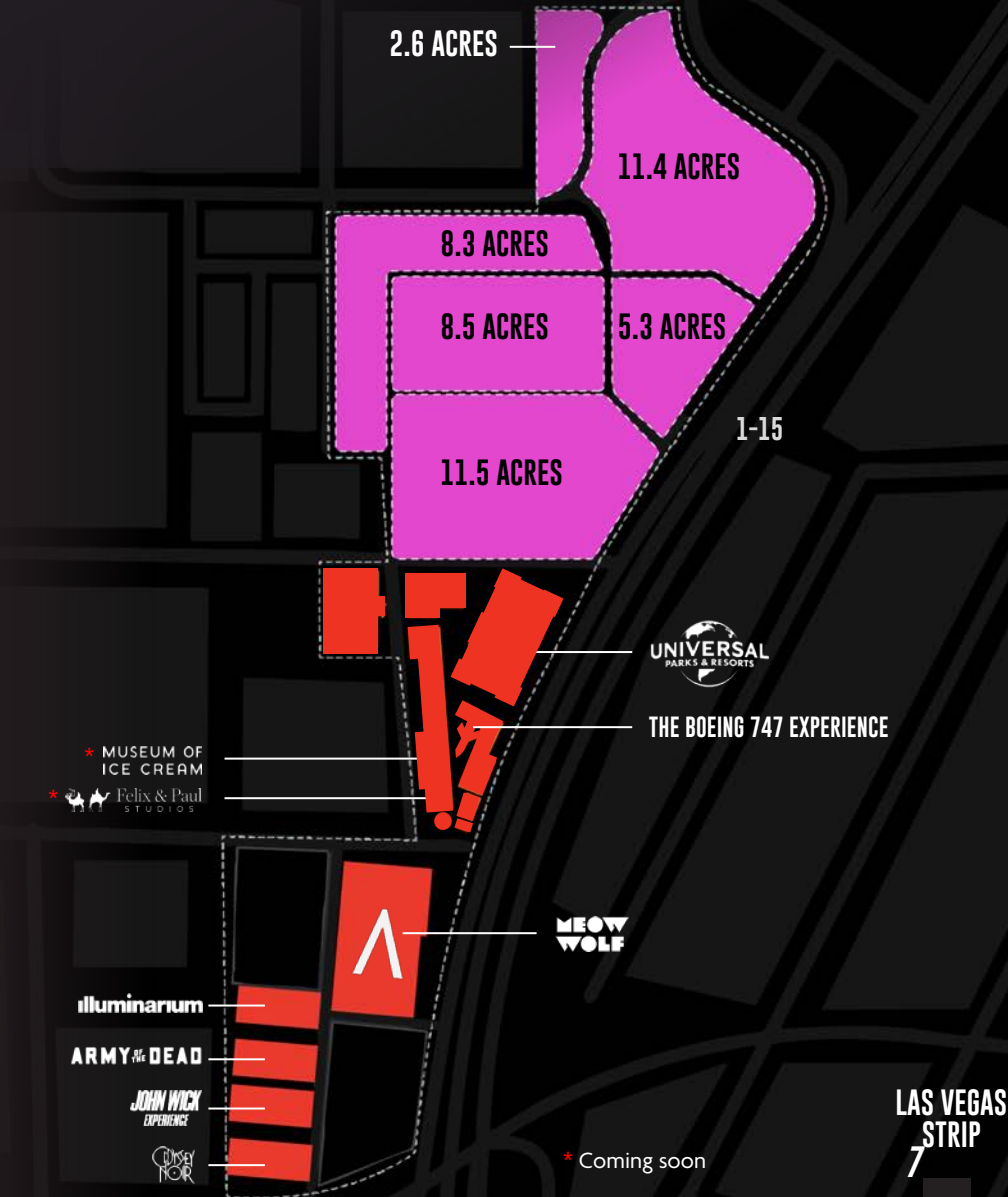
50 ACRES OF OPPORTUNITY

Built on the success of AREA15, the award-winning immersive entertainment district in Las Vegas, over 50 acres are primed for expansion into a next-generation live-work-play ecosystem. This master-planned destination will integrate residential, hospitality, cultural, and entertainment components, creating a dynamic environment that captures growing experiential demand.



30 ACRES OF EXPERIENTIAL ENTERTAINMENT

At present, the AREA15 District spans 30 acres of operational and expanding experiential entertainment. Anchored by **Universal Parks & Resorts'** first year-round horror experience and **Meow Wolf's Omega Mart**, it brings together global brands such as **Museum of Ice Cream**, **The Escape Game**, and **Felix & Paul Studios**. Today, AREA15 stands as a high-performing ecosystem blending arts, cinema, technology, and storytelling—establishing a proven platform for immersive attractions and destination growth.



THE POWER OF PROXIMITY

Crafting an entertainment ecosystem powered by iconic brands.



A brand-new, permanent horror experience that anchors The District.

MUSEUM OF ICE CREAM

An interactive art installation that offers immersive experiences and whimsical exhibits celebrating the joy and nostalgia of ice cream.



Combining immersive storytelling with space exploration, *Interstellar Arc* will take guests on an epic 26th-century deep space mission.



A high-tech urban golf experience featuring simulators, access to top pros, and leagues for all levels.



An augmented reality experience averaging one million annual visitors.



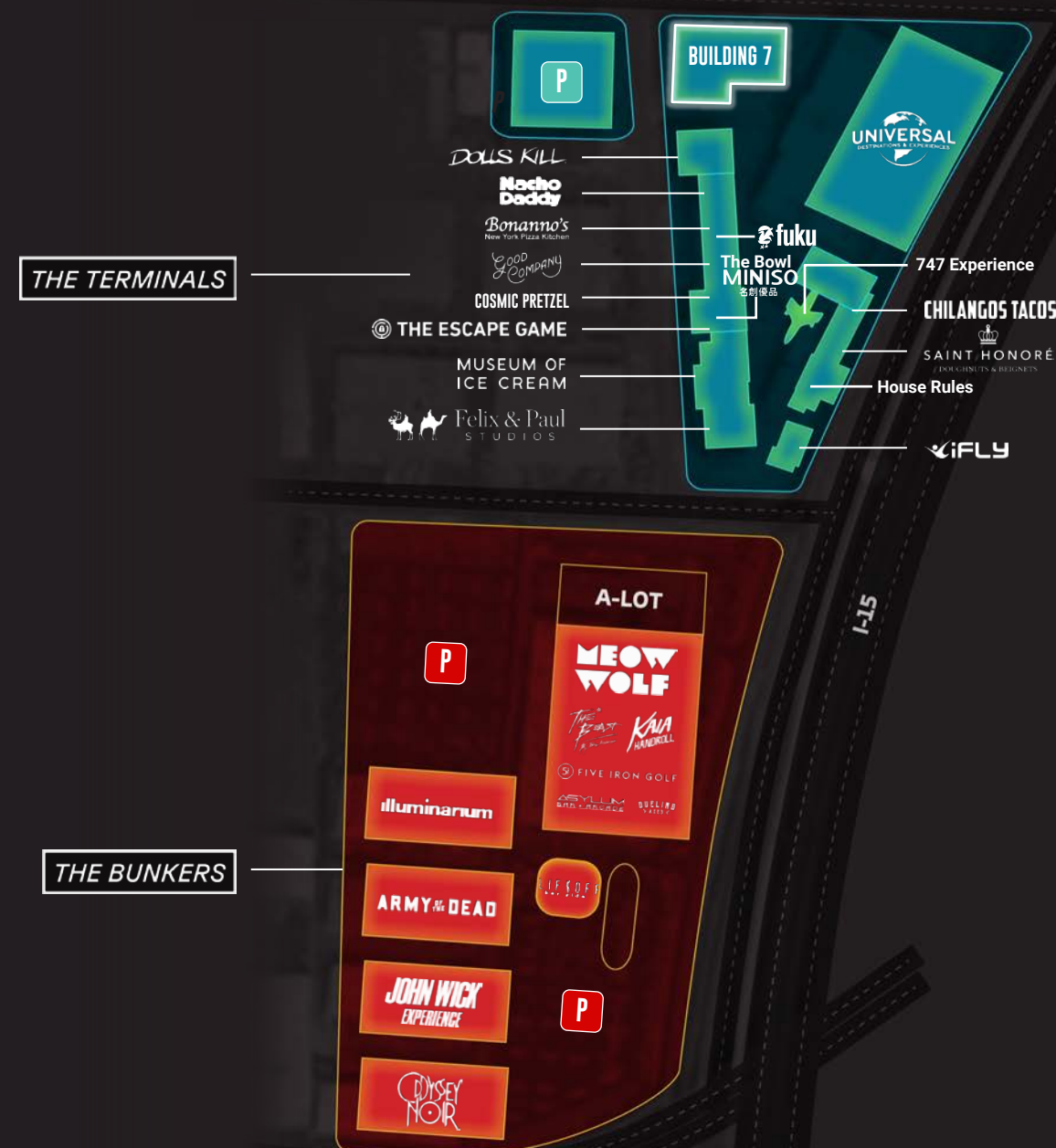
An immersive theatre, cinematic environment, and interactive journey that transcends reality.



An immersive indoor skydiving adventure using a vertical wind tunnel that simulates the free-fall sensation up to one minute per flight—without jumping from a plane.

illuminarium

A transportive hub combining 4k interactive projection, 360° audio, in-floor vibrations, and scent systems to teleport visitors.





SECOND FLOOR



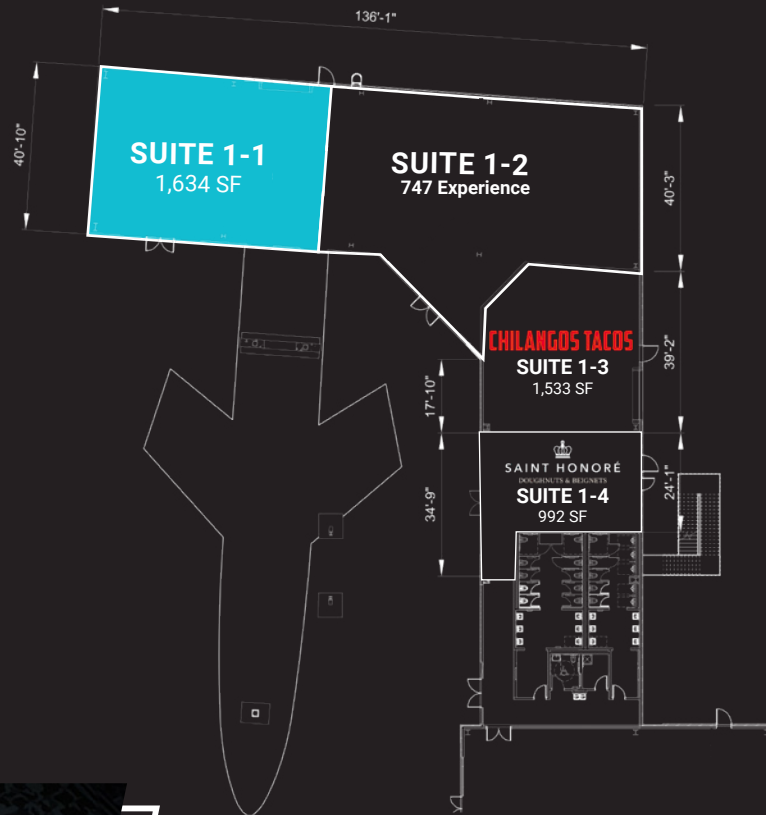
TENANT ROLL

	SUITE	TENANT	SIZE (SF)
ANCHOR		Universal Studios	110,000
BLDG 2	2 - 1	AVAILABLE	11,370 <i>INCLUDES 1,812 SF EXTERIOR PATIO</i>
BLDG 3		iFly	
BLDG 4	4 - 3	Museum of Ice Cream	24,450
BLDG 5	5 - 8	The Escape Game	5,456
	5 - 9	Miniso	6,419
BLDG 6	6 - 3	AVAILABLE	19,667
BLDG 7	7 - 2	LEASE NEGOTIATIONS	31,317

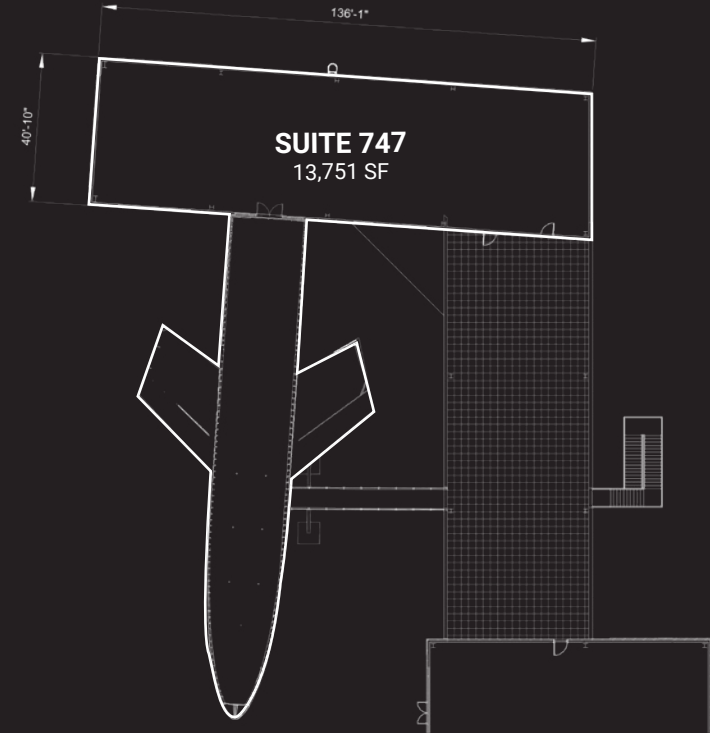
AVAILABLE
 LEASE NEGOTIATIONS
 LEASED

BUILDING 1

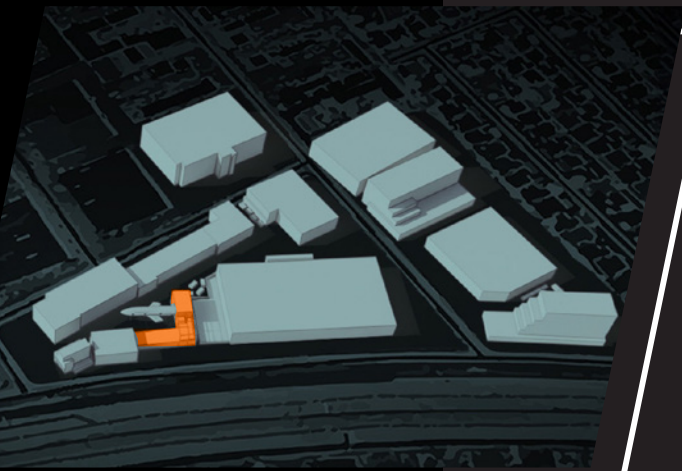
FLOOR PLAN LEVEL 1
3,644 SF | 23' CEILING HEIGHT



FLOOR PLAN LEVEL 2
13,751 SF | 17'6" CEILING HEIGHT



AREA 15
DISTRICT



AVAILABLE
Level 1

AVAILABLE
Level 2

LEASE NEGOTIATIONS

LEASED

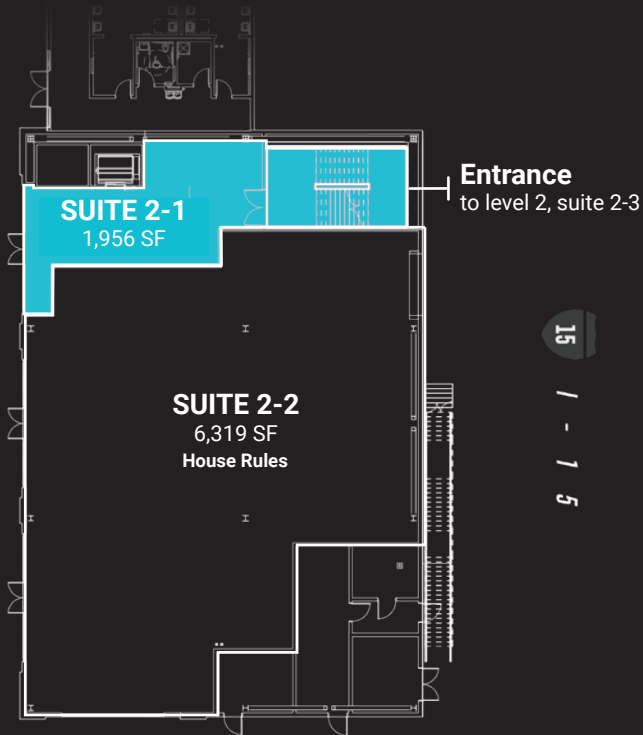
ALL AREAS AND DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION

BUILDING 2

FLOOR PLAN **LEVEL 1**
1,956 SF | 17' CEILING HEIGHT



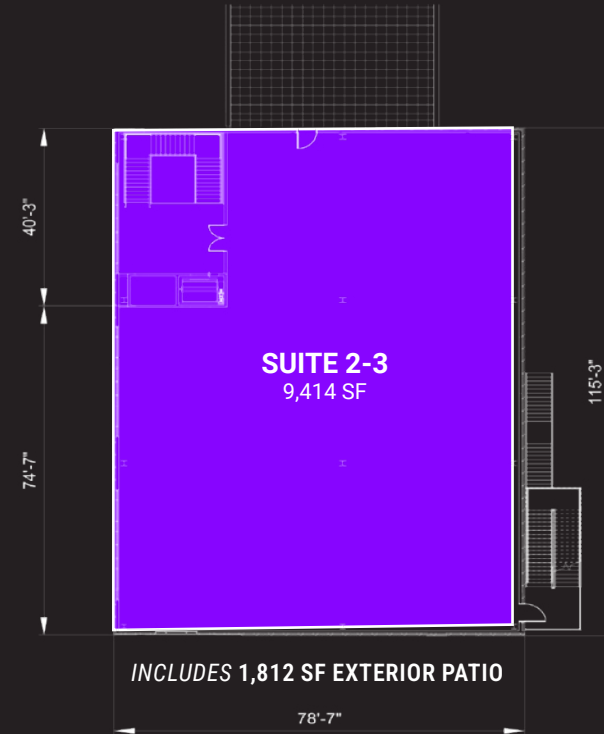
CLICK OR SCAN
INTERACTIVE VIRTUAL TOUR



FLOOR PLAN **LEVEL 2**
9,414 SF | 23' CEILING HEIGHT



CLICK OR SCAN
INTERACTIVE VIRTUAL TOUR



AREA 15
DISTRICT

PLAZA

PLAZA

15' - 1 1/2'

 **AVAILABLE**
Level 1

 **AVAILABLE**
Level 2

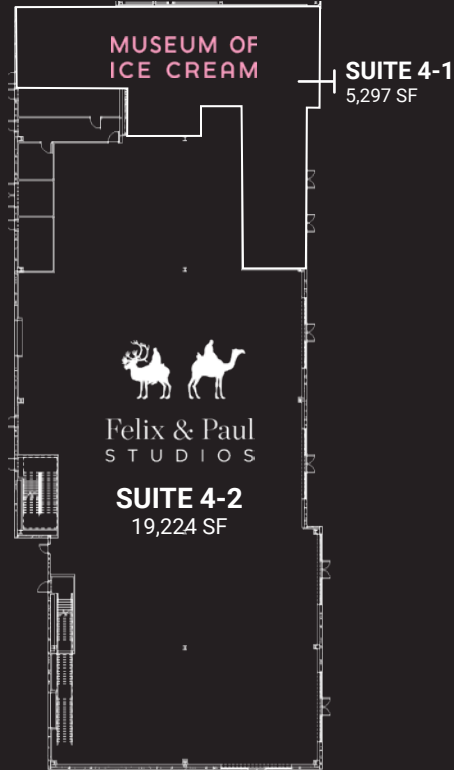
 **LEASE NEGOTIATIONS**

 **LEASED**

ALL AREAS AND DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION

BUILDING 4

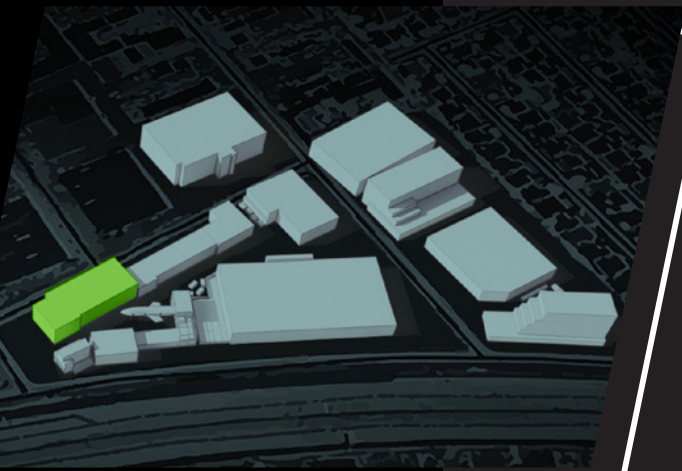
FLOOR PLAN LEVEL 1
26,559 SF | 23' CEILING HEIGHT



FLOOR PLAN LEVEL 2
24,450 SF | 26' CEILING HEIGHT



AREA 15
DISTRICT



 AVAILABLE
Level 1

 AVAILABLE
Level 2

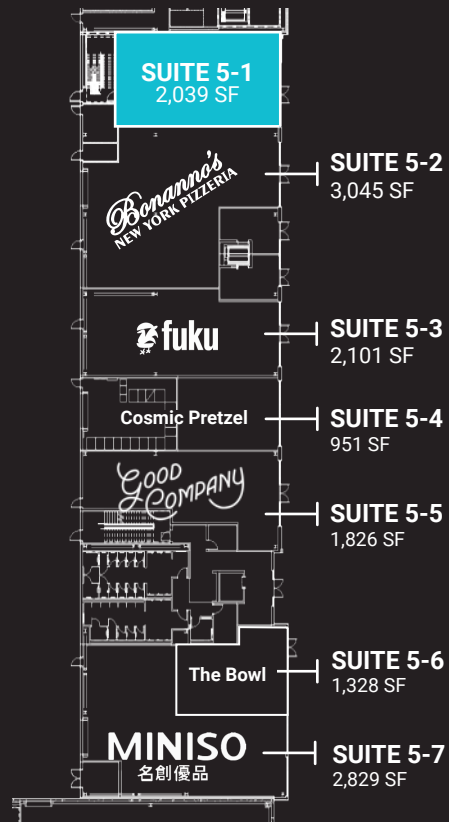
 LEASE NEGOTIATIONS

 LEASED

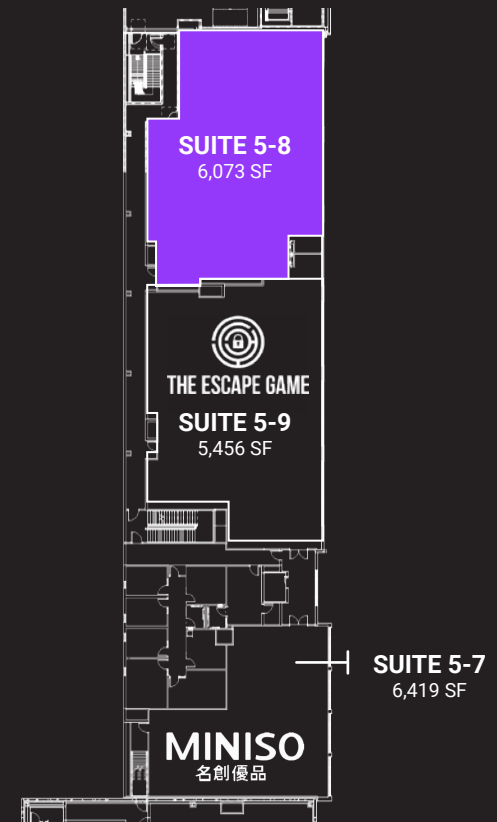
ALL AREAS AND DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION

BUILDING 5

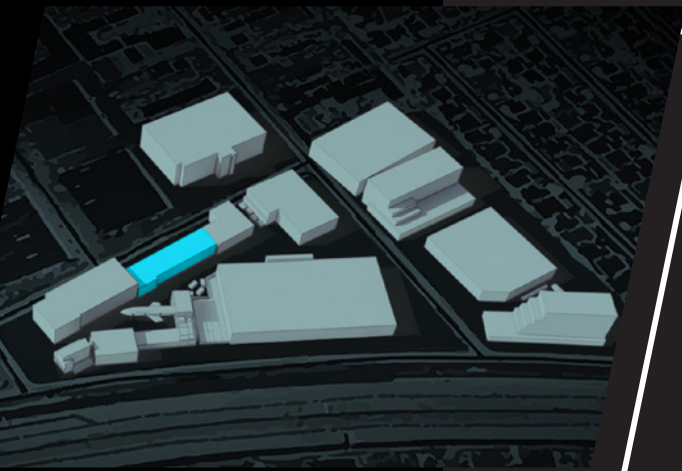
FLOOR PLAN LEVEL 1
13,799 SF | 17'9" CEILING HEIGHT



FLOOR PLAN LEVEL 2
13,960 SF | 20' CEILING HEIGHT



AREA 15
DISTRICT



AVAILABLE
Level 1

AVAILABLE
Level 2

LEASE NEGOTIATIONS

LEASED

ALL AREAS AND DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION

BUILDING 6

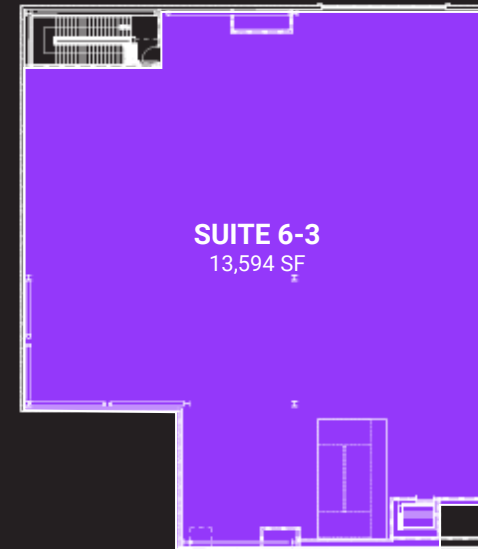
FLOOR PLAN LEVEL 1

9,303 SF | 17'3" CEILING HEIGHT

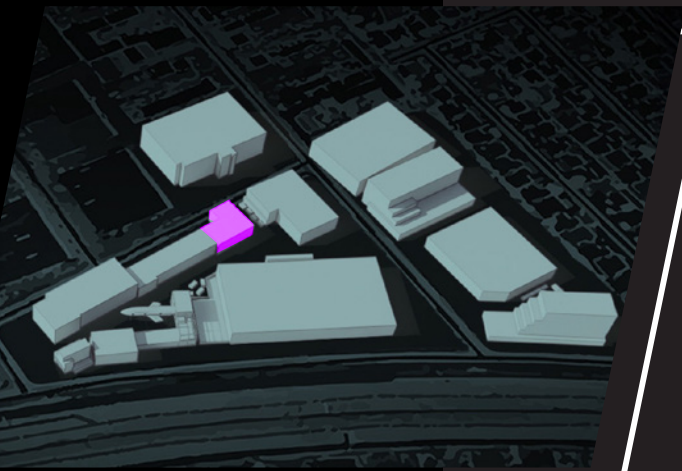


FLOOR PLAN LEVEL 2

13,594 SF | 23' CEILING HEIGHT



AREA 15
DISTRICT



 **AVAILABLE**
Level 1

 **AVAILABLE**
Level 2

 **LEASE NEGOTIATIONS**

 **LEASED**

ALL AREAS AND DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION

BUILDING 7

FLOOR PLAN LEVEL 1

23,589 SF | 17'10" CEILING HEIGHT



CLICK OR SCAN
INTERACTIVE VIRTUAL TOUR

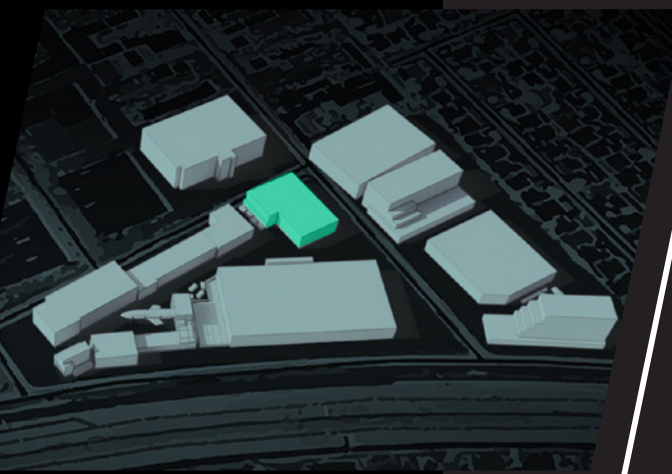
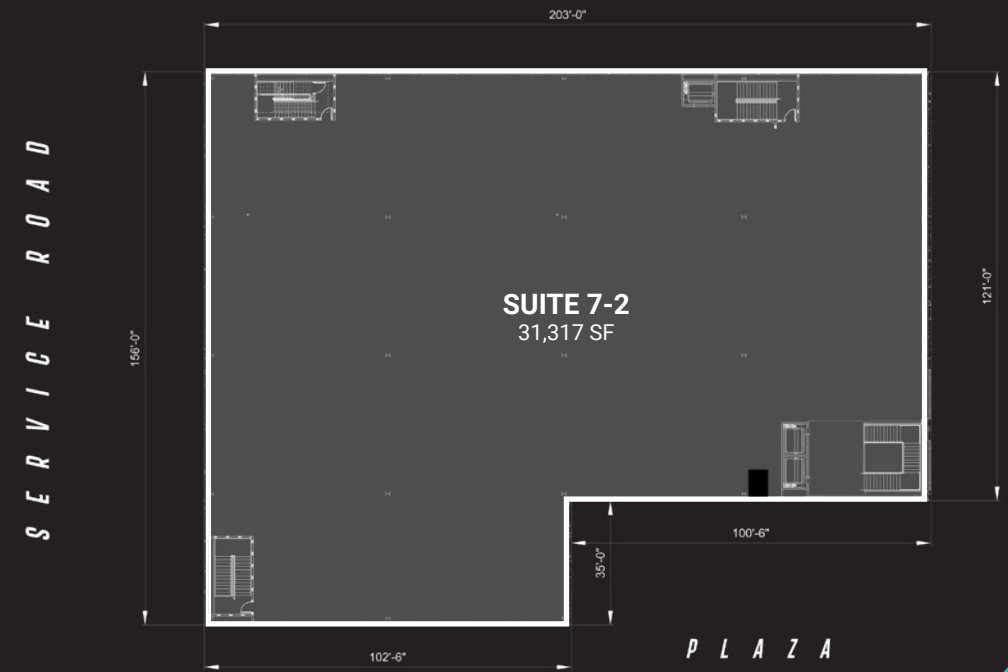
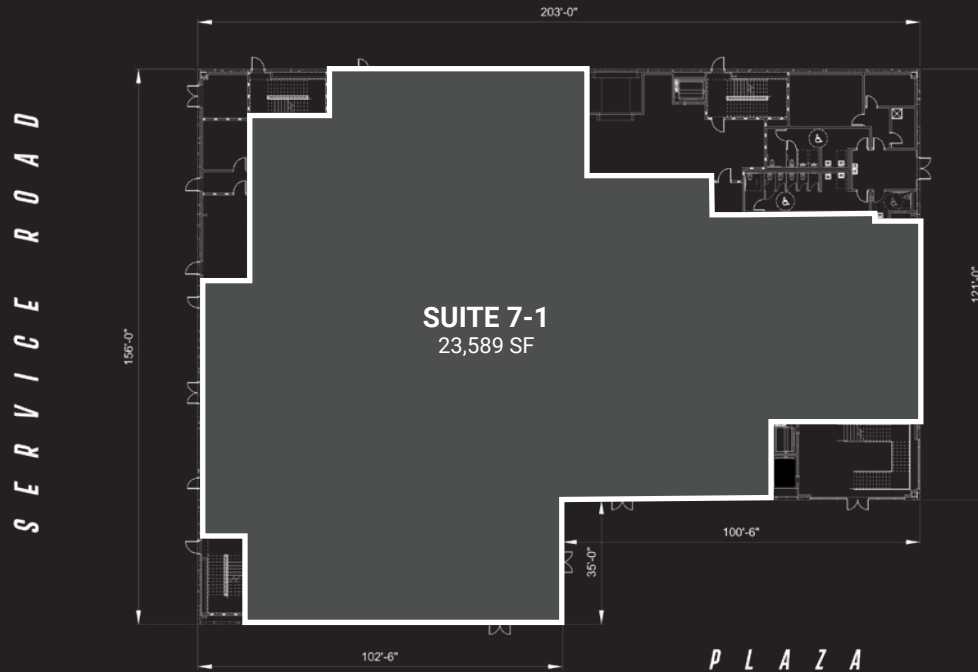
FLOOR PLAN LEVEL 2

31,317 SF | 25'8" CEILING HEIGHT



CLICK OR SCAN
INTERACTIVE VIRTUAL TOUR

AREA 15
DISTRICT



 AVAILABLE
Level 1

 AVAILABLE
Level 2

 LEASE NEGOTIATIONS

 LEASED

ALL AREAS AND DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION



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