

OFFERING MEMORANDUM

800 S MAIN | 7,127SF ON 0.35 ACRES

NOW OFFERED AT **\$4,275,000**



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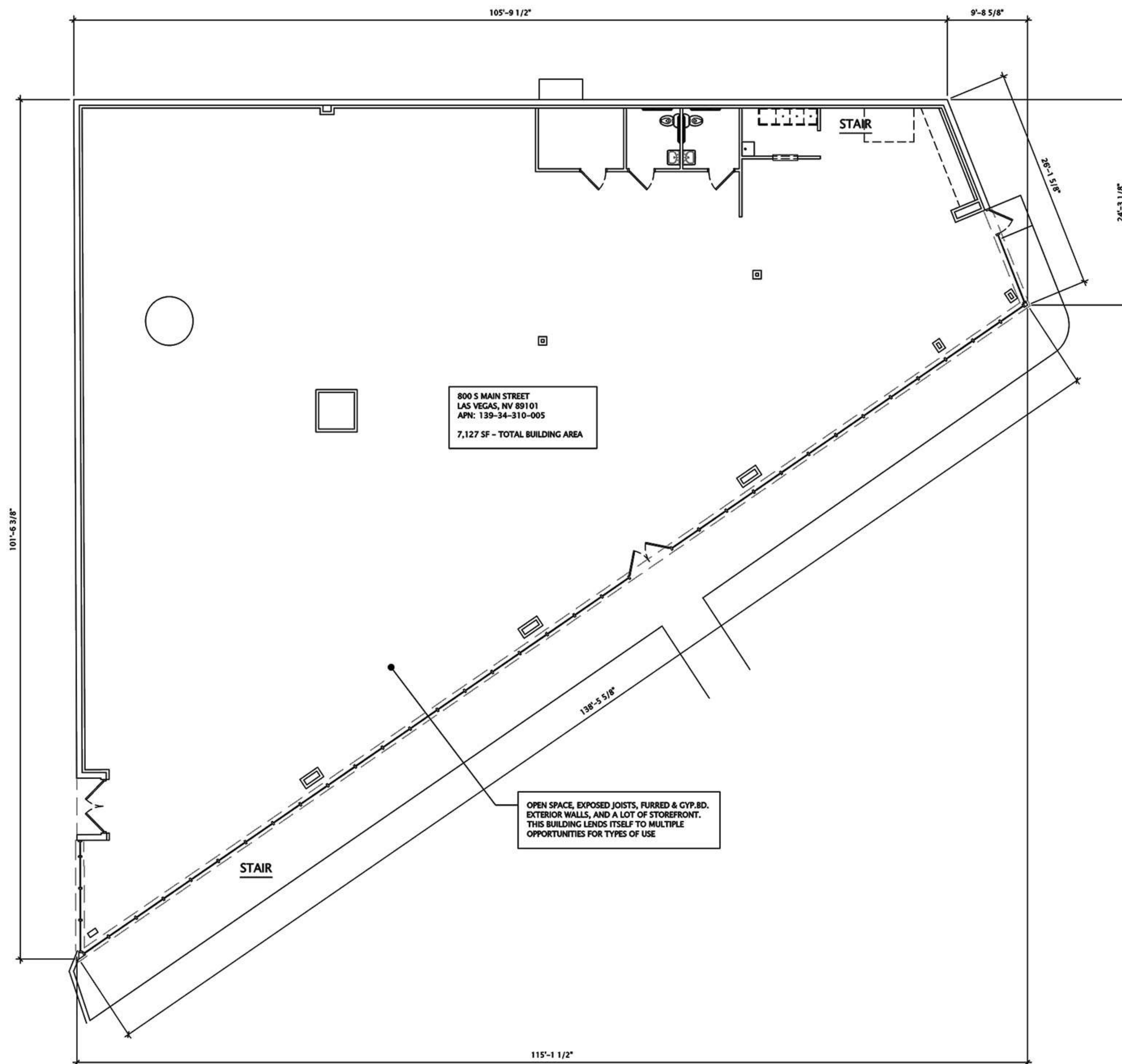
LAS VEGAS ECONOMIC DEVELOPMENT



OFFERING MEMORANDUM

800 S MAIN ST | LAS VEGAS, NV 89101

CURRENT FLOORPLAN





INVESTMENT SUMMARY

800 South Main is placed in the heart of Las Vegas' celebrated Downtown, a hub of world-class dining options and an ever-growing array of arts, culture, and entertainment.

PRICE
\$4,275,000

BUILDING SF
7,127^{SF}

LOT SIZE
0.35 ACRE LOT

APN
139-34-310-005

JURISDICTION
CITY OF LAS VEGAS

ZONING
COMMERCIAL-INDUSTRIAL (C-M)



PROPERTY HIGHLIGHTS

- Immediate Access to I-15 & US-95
- Street Parking along Main St. & Commerce St.
- More Than 12,000 Employees, 6,000 Hotel Rooms, and 1,300 High-rise United in Immediate Proximity
- Located on Boring Company's approved subway route (with station suitability)
- On site parking, large patio area (approx. 2,000^{SF})
- Property located within 300 yards of the newly built City of Las Vegas "Civic Plaza" which is two (2) Class A mixed use buildings spanning a combined 248,305 square feet. Civic Plaza is a beautiful, large open pavilion for gatherings and events and will have hundreds of City employees in office space.

OFFERING MEMORANDUM

800 S MAIN ST | LAS VEGAS, NV 89101

MINUTES AWAY FROM EVERYTHING

THE ARTS DISTRICT

SITE

WALK

- 2m Civic Plaza
- 5m English Hotel
- 7m First Friday

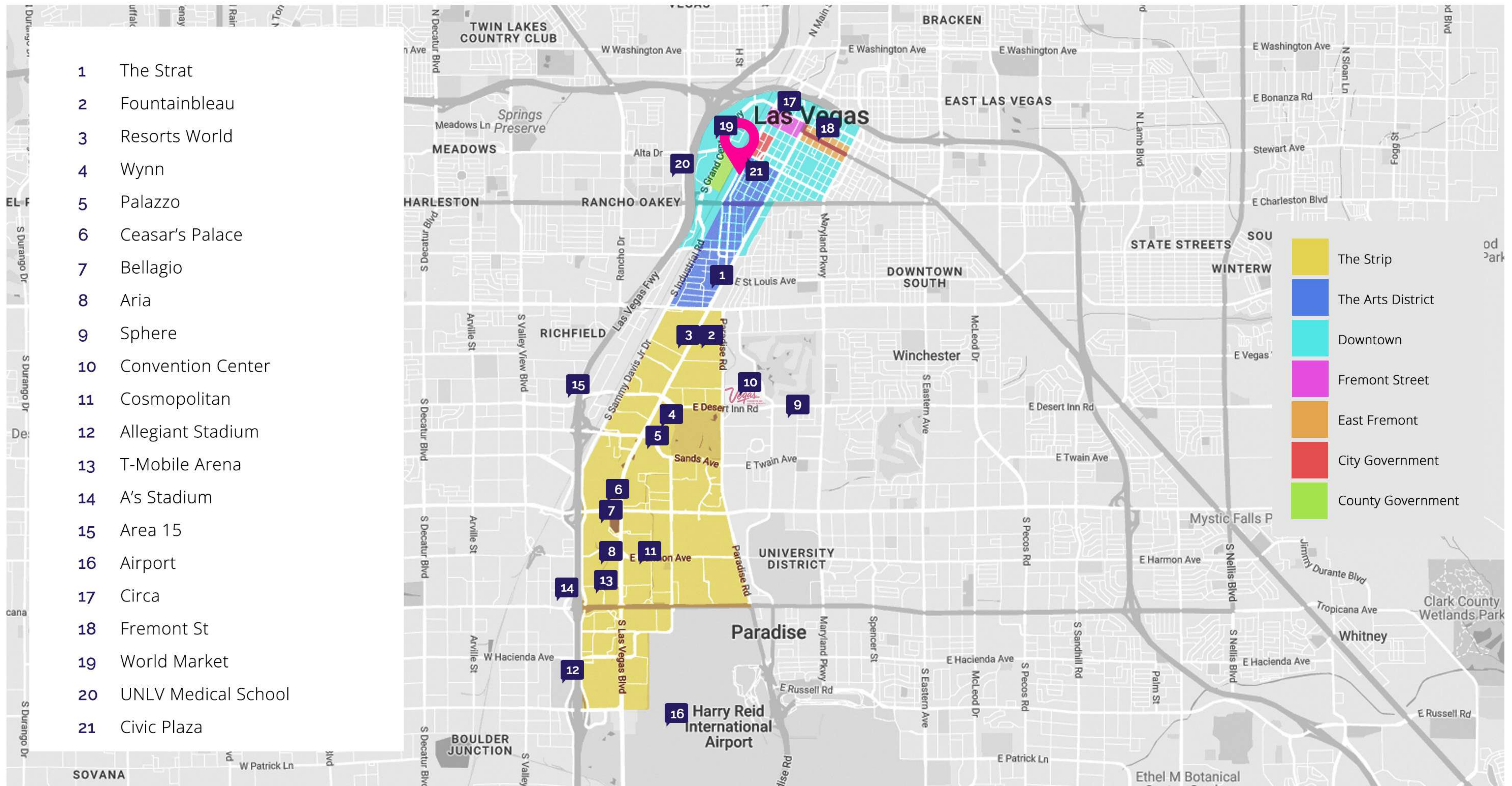
DRIVE

- 3m Las Vegas North Premium Outlets
- 3m World Market Center Las Vegas
- 4m Circa Resort & Casino (Fremont Street)
- 4m Fremont Street Experience
- 4m Atomic Golf
- 5m Medical District & UNLV Medical School
- 6m The Strat
- 9m Fountainbleau Las Vegas
- 9m Area 15
- 10m Resorts World Las Vegas
- 10m Fashion Show Mall
- 11m Las Vegas Convention Center
- 11m Wynn/Encore
- 11m The Sphere (opening 2023)
- 14m T-Mobile Arena
(Golden Knights - 2023 Stanley Cup)
- 19m Allegiant Stadium
(Las Vegas Raiders)
- 19m Harry Reid Internation Airport

OFFERING MEMORANDUM

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WHERE THE ARTS DISTRICT MEETS DOWNTOWN



CIVIC PLAZA (SPRING 2025)

Building One 70 E. Bonneville Ave | Building Two 525 S. Main St.

BUILDING ONE

BUILDING TWO



Civic Plaza is a new \$165 million Class A Office and Retail development located directly across from City Hall in the heart of downtown Las Vegas. It encompasses an entire city block bordered by Main Street, Clark Avenue, First Street and Bonneville Avenue. The entire campus is expected to be complete by Spring 2025.

Civic Plaza includes:

- Two Class A mixed-use buildings spanning a combined 248,305 square feet
- A beautiful, large open pavilion for gatherings and events

THE ARTS DISTRICT

THE ARTS DISTRICT NEIGHBORHOOD IS THE HOTTEST REAL ESTATE SUBMARKET IN SOUTHERN NEVADA OUTSIDE THE GAMING CORRIDOR



THE ARTS DISTRICT ATTRACTIONS

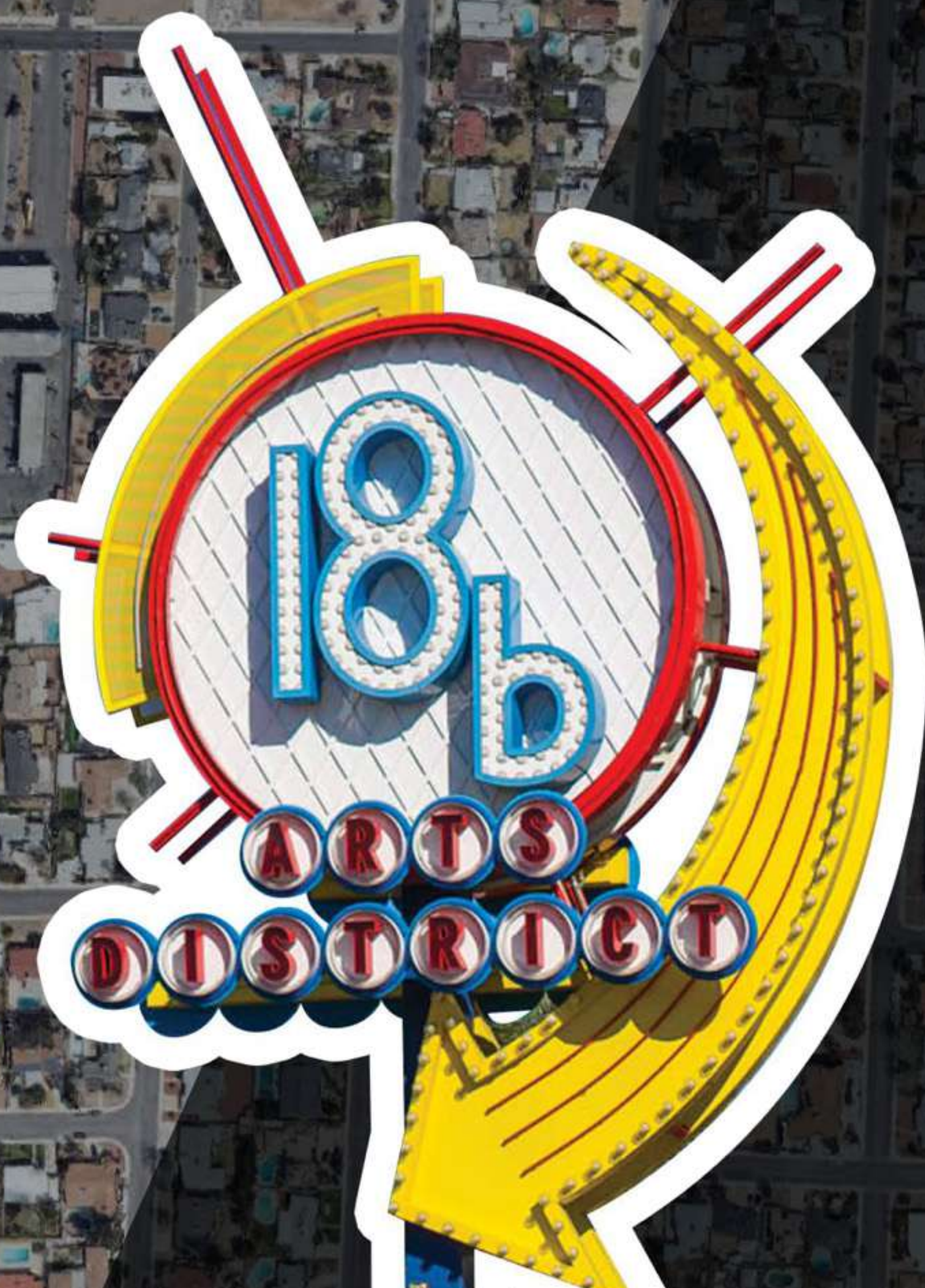
FOOD & BEVERAGE

LIFESTYLE

SHOP

CITY MANAGED PARKING

800
S MAIN



FOOD & BEVERAGE

- 1 1228 MAIN
- 2 8BIN
- 3 ABLE BAKER BREWING COMPANY
- 4 DOBERMAN (COMING SOON)
- 5 ART OF FLAVORS
- 6 ARTS DISTRICT KITCHEN
- 7 ATOMIC TAVERN
- 8 BABYSTACKS CAFE
- 9 BAD BEAT BREWING (COMING SOON)
- 10 BAJAMAR SEAFOOD & TACOS
- 11 BAR GINZA
- 12 BERLIN BAR
- 13 ECHO (COMING SOON)
- 14 BJORK CAVIAR
- 15 BUEN PASTOR TAQUERIA
- 16 BUNGALOW COFFEE COMPANY
- 17 CASA DON JUAN
- 18 CIN CIN BREWHOUSE & SEAFOOD BAR
- 19 CHICAGO JOE'S
- 20 CLASSIC JEWEL
- 21 CORK AND THORN
- 22 CORNISH PASTY COMPANY
- 23 CRAFT CREAMERY
- 24 CRAFTHAUS BREWERY
- 25 CREAM ME ICE CREAMERY
- 26 DAVY'S
- 27 D E THAI KITCHEN
- 28 DINO'S LOUNGE
- 29 DIG IT! COFFEE
- 30 DISTRICT DELI & COFFEE
- 31 DONA MARIA TAMALES
- 32 DRAGON'S ALLEY COFFEE
- 33 ESTHER'S KITCHEN
- 34 FIN & FEATHERS RESTAURANTS
- 35 FREED'S DESSERT SHOP
- 36 GARAGISTE WINE ROOM
- 37 GARDEN LAS VEGAS
- 38 GOOD PIE
- 39 GOODWICH
- 40 GREENS AND PROTEINS
- 41 GUADALAJARA CARNITAS Y TORTAS AHOGADAS
- 42 HOLA HABIBI
- 43 HOP NUTS BREWING
- 44 HORSE TRAILER HIDEOUT
- 45 HOUSTON TX HOT CHICKEN
- 46 HUDL BREWING COMPANY
- 47 IWANA SPECIALTY COFFEE ROASTERS
- 48 JAMMYLAND
- 49 L'ARISTOCRAT (COMING SOON)
- 50 LA BOHEME (COMING SOON)
- 51 LA PETITE BOHEME
- 52 LAS VEGAS BREWING COMPANY
- 53 LETTY'S DE LETICIA'S COCINA
- 54 LUV-IT FROZEN CUSTARD
- 55 MAIN ST. PROVISIONS
- 56 MAKERS & FINDERS
- 57 MEZCLA - CEVICHE & TEQUILA BAR
- 58 MILLENNIUM FANDOM BAR
- 59 MISTERIO MEZCAL BAR
- 60 NEVADA BREW WORKS
- 61 MI BARRIO
- 62 NINJA KARAOKE
- 63 PALATE
- 64 THE PEPPER CLUB
- 65 REBAR
- 66 SEVEN:45
- 67 SERVEHZAH BOTTLE SHOP AND TAP ROOM
- 68 SILVER STAMP
- 69 SIN CITY SEAFOOD KITCHEN + LOUNGE
- 70 SOULBELLY BBQ
- 71 STRAY PIRATE TROPICAL COCKTAIL LOUNGE
- 72 SWAN DIVE
- 73 TACO RICO
- 74 TACOS MEXICO
- 75 TACOTARIAN
- 76 TAVERNA COSTERA
- 77 VIKING MIKES YURT BAR (COMING SOON)
- 78 VELVETEEN RABBIT
- 79 VESTA COFFEE ROASTERS
- 80 VIVA LAS AREPAS
- 81 VOODOO BREWING COMPANY
- 82 WINE GARDEN
- 83 YU-OR-MI SUSHI BAR
- 84 DUSTLAND
- 85 HOLSTIENS (COMING SOON)
- 86 SUBLIMOTION RESTAURANT (COMING SOON)
- 87 PHILLY FREEZE (COMING SOON)
- 88 MODEST BREWING (COMING SOON)
- 89 NOCTURNO (COMING SOON)
- 90 SUBLIMOTION (COMING SOON)

LIFESTYLE

- 1 I STOP DJ SHOP (ARTS FACTORY)
- 2 18B TATTOO
- 3 ALLEY FITNESS
- 4 ATOMIC GOLF
- 5 ATOMIC STYLE LOUNGE
- 6 DOWNTOWN CINEMAS
- 7 ART SQUARE
- 8 ARTS DISTRICT MULTI-FAMILY (COMING SOON)
- 9 BLUE SKY YOGA
- 10 BURLESQUE HALL OF FAME
- 11 CHOCOLATE CITY CIGAR LOUNGE
- 12 CHOPS BARBERSHOP
- 13 CONRAD WEST GALLERY
- 14 CRANK N GRIND
- 15 CURALEAF
- 16 EFFIE LOVES TATTOO
- 17 EVEL KНИЕVEL MUSEUM (COMING SOON)
- 18 F45 TRAINING
- 19 GLOBE SALON
- 20 HEALTH FOR LIFE DISPENSARY
- 21 IMPERIAL DTLV TATTOO BARBERSHOP
- 22 INSIDE STYLE
- 23 JRNY NFT GALLERY
- 24 JOSEPHINE SKAUGHT HAIRDRESSING
- 25 JUSTIN HUGHES FIGHT AND FITNESS
- 26 KAPTYN
- 27 KOOLSVILLE TATTOO
- 28 LAMARRE THEATER
- 29 LAS VEGAS MAGIC THEATER
- 30 LAS VEGAS COMMUNITY HEALING GARDEN
- 31 LAWLESS ATELIER
- 32 MAIN STREET TATTOO
- 33 MAJESTIC REPERTORY THEATER
- 34 MAKESHIFT UNION
- 35 MONSTER ESCAPE HOUSE
- 36 NINE TWENTY
- 37 NOVUS ARCHITECTURE
- 38 NU LEAF DISPENSARY
- 39 PASTRY ACADEMY
- 40 PRETTY DONE
- 41 PUNK ROCK MUSEUM
- 42 RAW REMEDIES
- 43 HALO CAR
- 44 RENOWNED EVENTS
- 45 SCORPION MOON

- 46 SHARE DOWNTOWN
- 47 SICK ONE TATTOOS
- 48 SIN CITY YOGA
- 49 SINWAVE
- 50 SINISTER SALON
- 51 JONNY COCO'S
- 52 TAP N ASH SOCIAL CLUB
- 53 THRIVE CONSUMPTION LOUNGE
- 54 THE BEAUTY SHOPPE
- 55 THE ELVIS WEDDING CHAPEL
- 56 THE ENGLISH HOTEL
- 57 THE SANCTUARY DISPENSARY
- 58 TINY LITTLE PADS
- 59 TOPCAT TATTOO CLUB
- 60 TO BE DETERMINED HEALTH
- 61 VAY TECHNOLOGY
- 62 VEGAS THEATRE COMPANY
- 63 WISE GUYS COMEDY CLUB
- 64 YELLOW THE PHOTO STUDIO

SHOP

- 1 AKIN COOPERATIVE
- 2 ALT REBEL
- 3 ANALOG DOPE STORE
- 4 ANTIQUE ALLEY MALL
- 5 ARTISTIC IRONWORKS
- 6 BOGART VINTAGE
- 7 BRING IT BACK
- 8 BUFFALO EXCHANGE
- 9 DEL'LA COUTURE (ARTS FACTORY)
- 10 SHOP- ROCK - SWAG (COMING SOON)
- 11 FOR THE LOVE
- 12 FORPLAY STYLE HOUSE
- 13 FRESA'S ROLLER SKATE SHOP
- 14 GIRLS WORLD
- 15 GAIA FLOWERS
- 16 GALLERY TO GO (ARTS FACTORY)
- 17 GLAM FACTORY VINTAGE
- 18 GREENLIGHT DISPENSARY
- 19 MAD GALLERY
- 20 LA LINEA BODY ART
- 21 LEGENDARY'S ART SUPPLIES
- 22 MAIN STREET MERCANTILE
- 23 MAIN STREET MOTO
- 24 MAIN STREET PEDDLERS ANTIQUE MALL
- 25 NAAKITI FLORAL DESIGN
- 26 NIGHTMARE TOYS
- 27 ONE OF US COMICS
- 28 OFF THE THREADS
- 29 PHARMACY BOARDSHOP
- 30 RECYCLED PROPAGANDA
- 31 ROCKIN BETTIE
- 32 SIN AMOR STUDIO
- 33 SPILLED MILK
- 34 USHERWOOD & CO
- 35 VINTAGE VEGAS ANTIQUES
- 36 THE RED KAT VINTAGE
- 37 THE GOOD WOLF LIFESTYLE CO.
- 38 THE HONEYPOT
- 39 WAVES



MARKET OVERVIEW

Population >2.3MM with 30% projected growth through the next decade. (2023)

Visitation nearly 39.6MM visitors in 2022. In first four months of 2023, visitor volume had grown nearly 13.5% year-over-year from 2022, suggesting that Las Vegas will play host to more than 44MM visitors in 2023.

Visitor spending in 2022 hit an all-time high of \$44.9B (with each visitor spending an average of \$1,156 during their trip), nearly 30% of the estimated GDP of Greater Las Vegas. The total economic impact of visitor spending reached \$79.3B 2022 when accounting for second-order effects...and visitation has yet to reach pre-pandemic levels.

2022 saw nearly 5MM convention attendees. 2023's first four months opened with a 44% bump in convention attendance over 2022.

Labor As of May 2023, Greater Las Vegas employed nearly 1,117,000 people (5.3% annual job growth). The average worker in Southern Nevada earns just a smidge under \$52,000 annually (and \$67.4K Household Income).

Hotel Stats Strip hotels average daily rate In 2022 average daily rate for Strip hotels reached \$182.11 (RevPAR of \$148.60) running 89.3% occupancy with ADR growth of 11.5% year-over-year through April 2023 (and 34.9% RevPAR growth) The 74-room English Hotel (Marriott), the only Arts District hotel, enjoys a blended ADR of \$230 and \$126.50 RevPAR.

"It's the most economically productive strip in the world," SAYS VICI PROPERTIES CFO DAVID KIESKE.

"No other road in America can replicate or showcase what goes on the Strip: \$7.5 billion of gross gaming revenue; \$42 billion of spend. While there are some ebbs and flows in real estate over the years, the boxes have stayed there because operators continue to reinvent themselves by spending money and putting in new draws."

LAS VEGAS MEANS BUSINESS

Las Vegas has been the reigning tradeshow destination for 22 years in a row. With nearly 15MM square feet of meeting & event space, Las Vegas's convention sector hosted nearly 5.2MM convention attendees in 2022, whose spending supported \$7.5B in economic impact. Las Vegas plays host to 59 of the 200 largest conventions (more than any other destination in the U.S.). Another 1.15MM SF of convention space now is in the works between expansions at Fountainbleau and Resorts World.

FORMULA FOR SUCCESS

When the Formula 1 Grand Prix rolls into Las Vegas Nov. 16-18, 100,000-plus visitors are projected to spend \$966 million over the course of three days. Taking place at night against the backdrop of the Las Vegas Strip, the Formula 1 Grand Prix will feature a 3.8-mile track that will weave past world-famous landmarks as drivers reach speeds of up to 212 mph. "Las Vegas will be the Monaco of North America," said Stephano Domenicali, president and CEO, Formula 1. "We expect 100,000 fans per day over the course of three days and 400,000 room nights in Las Vegas."

SUPERBOWL

Less than two months after the Formula 1 Grand Prix, Las Vegas will host Super Bowl LVIII on Feb. 11, 2024, bringing 65,000-plus attendees and their \$500MM direct spending.

THE NEW WORLD OF ENTERTAINMENT

The \$2.3B Sphere opens 3Q23 headlined by U2's Vegas residency.

LAS VEGAS ATHLETICS (MLB)

Legislative approval of public funding for their new stadium on Las Vegas Blvd removed the last hurdle to the A's relocation from Oakland. With MLB (A's) joining NFL (Raiders), NHL (Golden Knights), WNBA (Aces), and NBA (backed by LeBron James) expanding to Vegas (along with Seattle) before the end of the decade, Vegas has joined the top-tier sports cities.

BRIGHTLINE WEST

America's first true high-speed passenger rail system, will help minimize the nearly 50 million annual car trips between Los Angeles and Las Vegas by carrying more than 11MM one-way passengers annually from Rancho Cucamonga at top speeds in excess of 186+ mph and arriving in about 2 hours and 10 minutes (2x faster than the normal drive). Brightline projects \$10B+ economic impact, approximately 35,000 construction jobs and 10,000 permanent jobs and be powered largely by emission-free sources.



ECONOMIC DEVELOPMENT

A nighttime photograph of a city skyline, likely Las Vegas, with numerous illuminated buildings and a large, bright moon in the dark blue sky. The city lights are reflected in a body of water in the foreground.

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"Radial Symmetry" by artist Luis Varela-Rico stands just feet from 800 South Main.

800

SOUTH MAIN

EXCLUSIVELY LISTED BY

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