

# REPOSITIONED SHOWROOM FOR ALTERNATIVE CONCEPTS

Plaza Hotel & Casino | 1 S. Main Street, Las Vegas, NV 89101

AVAILABLE  
For Lease



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## Property Details



**Negotiable**

Lease Rate



**±6,000 SF - 10,000 SF**

Available Space



**Downtown**

Submarket

## Demographics

Population	1 mile	3 miles	5 miles
2025 Population	±14,855	±176,934	±529,798
Ave. Household Income	1 mile	3 miles	5 miles
2025 Ave. Household Income	\$58,751	\$72,726	\$72,688

## Property Highlights

- Perfect for retail, dining, nightlife, and experiential concepts looking to make a splash in Downtown Las Vegas
- Visibility on the casino floor of the famous Plaza Hotel & Casino, which has over 1,000 hotel rooms
- Large and flexible legacy space
- Built-in kitchen and back-of-house support area
- On-site tenants include Oscar's Steakhouse, Pink Box Donuts, and the William Hill Sportsbook



## PLAZA HOTEL & CASINO 1 S. Main Street

+ Parcel ID	139-34-101-007
+ Zoning	General Commercial (C-2)
+ Year Built	1971
+ Property Size	±391,319 SF
+ Lot Size	±16.5 AC
+ Cross Streets	Main Street & Fremont Street
+ Submarket	Downtown
+ Traffic Counts	Main St ±16,675 VPD Ogden Ave ±7,100 VPD

## Property Overview

MDL Group is pleased to present for a large format dining / entertainment space at the Plaza Hotel & Casino! This rare offering provides an opportunity to occupy space in the middle of a legacy Downtown Las Vegas property, and make waves across Downtown with a new retail, dining, nightlife, or experiential concept. Originally built in 1971 and renovated in 2011, the Plaza has become a hub for gaming, dining, and entertainment. With new rooftop pickleball courts, a pool, Downtown's only bingo hall, the award-winning Oscar's Steakhouse, the new Carousel Par, and rodeos on-site at CORE Arena, the Plaza is a diverse hub of exciting concepts and offers unmatched foot traffic from locals and tourists alike. With over 1,000 rooms and a steady stream of guests and Fremont Street foot traffic, there is plenty of built-in demand. The available Showroom features high ceilings and plenty of flexibility, with a built-in kitchen and back-of-house support areas.

## Area Overview

Located at the gateway to Downtown Las Vegas and the famed Fremont Street Experience, The Plaza is an anchor of Downtown. With a plethora of foot traffic, concerts, festivals, and overall day and night activity in the area, the Plaza hovers above one of the busiest entertainment centers in the country. The upcoming regional additions, such as the entire Symphony Park project, and the continued revitalization of Downtown further cements Downtown Las Vegas as one of Las Vegas' most unique and sought-after retail leasing opportunities.



# REPOSITIONED SHOWROOM FOR ALTERNATIVE CONCEPTS

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For Lease

Population	1 mile	3 miles	5 miles
2010 Population	15,372	172,646	501,263
2020 Population	13,336	175,386	524,279
<b>2025 Population</b>	<b>14,855</b>	<b>176,934</b>	<b>529,798</b>
2030 Population	16,331	183,225	546,147
2010-2020 Annual Rate	-1.41%	0.16%	0.45%
2020-2025 Annual Rate	2.08%	0.17%	0.20%
2025-2030 Annual Rate	1.91%	0.70%	0.61%
2025 Median Age	39.5	36.2	35.6

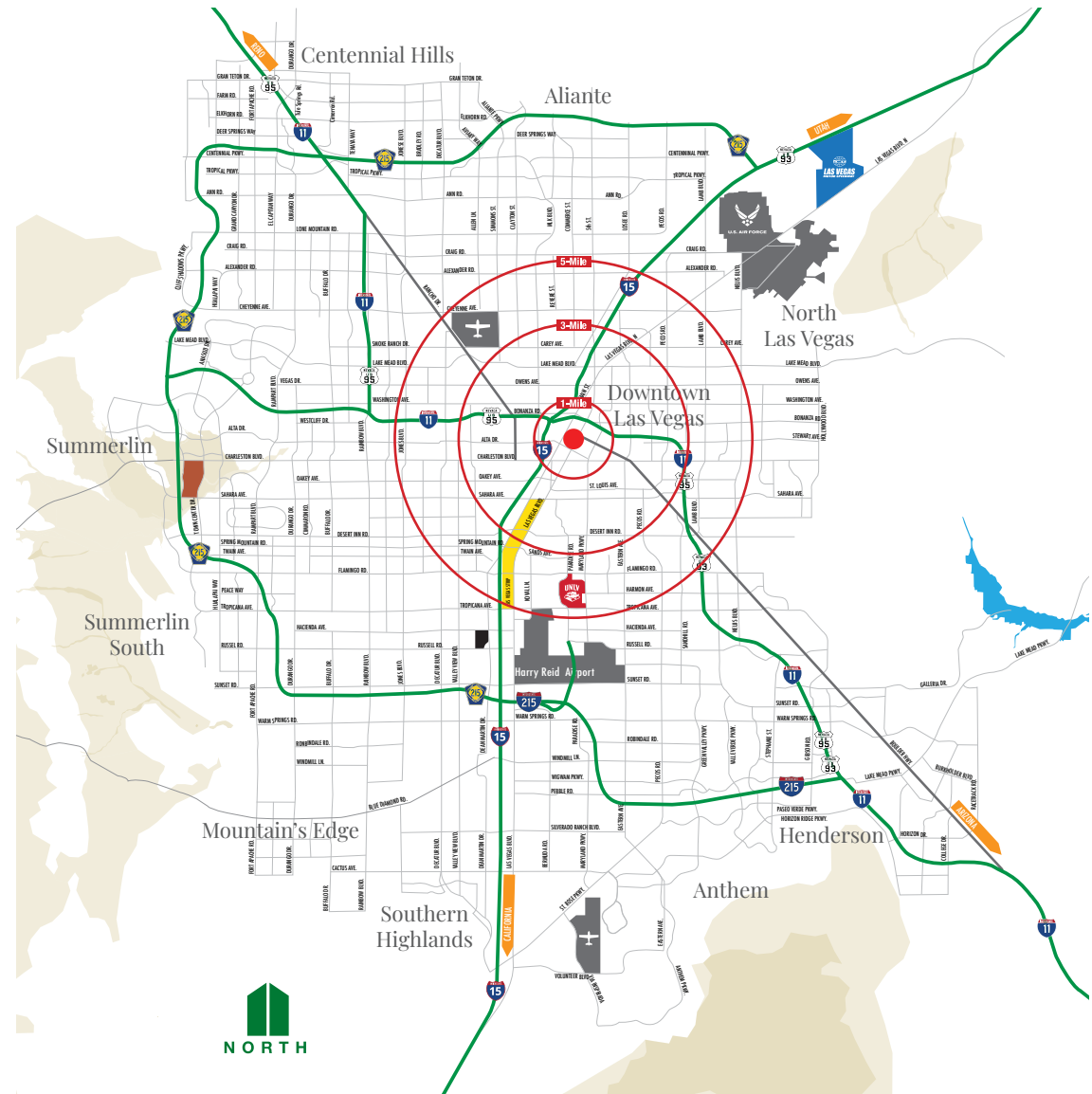
Households	1 mile	3 miles	5 miles
2025 Wealth Index	30	47	47
2010 Households	5,816	56,887	170,634
2020 Households	6,621	62,958	189,064
<b>2025 Total Households</b>	<b>7,509</b>	<b>66,140</b>	<b>196,641</b>
2030 Total Households	8,261	69,404	204,996
2010-2020 Annual Rate	1.30%	1.02%	1.03%
2020-2025 Annual Rate	2.43%	0.94%	0.75%
2025-2030 Annual Rate	1.93%	0.97%	0.84%

Average Household Income	1 mile	3 miles	5 miles
<b>2025 Average Household Income</b>	<b>\$58,751</b>	<b>\$72,726</b>	<b>\$72,688</b>
2030 Average Household Income	\$62,714	\$81,088	\$81,492
2025-2030 Annual Rate	1.31%	2.20%	2.31%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	7,951	69,947	213,040
2020 Total Housing Units	7,953	69,474	211,458
<b>2025 Total Housing Units</b>	<b>8,719</b>	<b>71,725</b>	<b>216,716</b>
2025 Owner Occupied Housing Units	801	23,298	75,022
2025 Renter Occupied Housing Units	6,708	42,842	121,619
2025 Vacant Housing Units	1,210	5,585	20,075
2030 Total Housing Units	9,564	75,679	226,911
2030 Owner Occupied Housing Units	883	24,866	79,599
2030 Renter Occupied Housing Units	7,377	44,538	125,397
2030 Vacant Housing Units	1,303	6,275	21,915



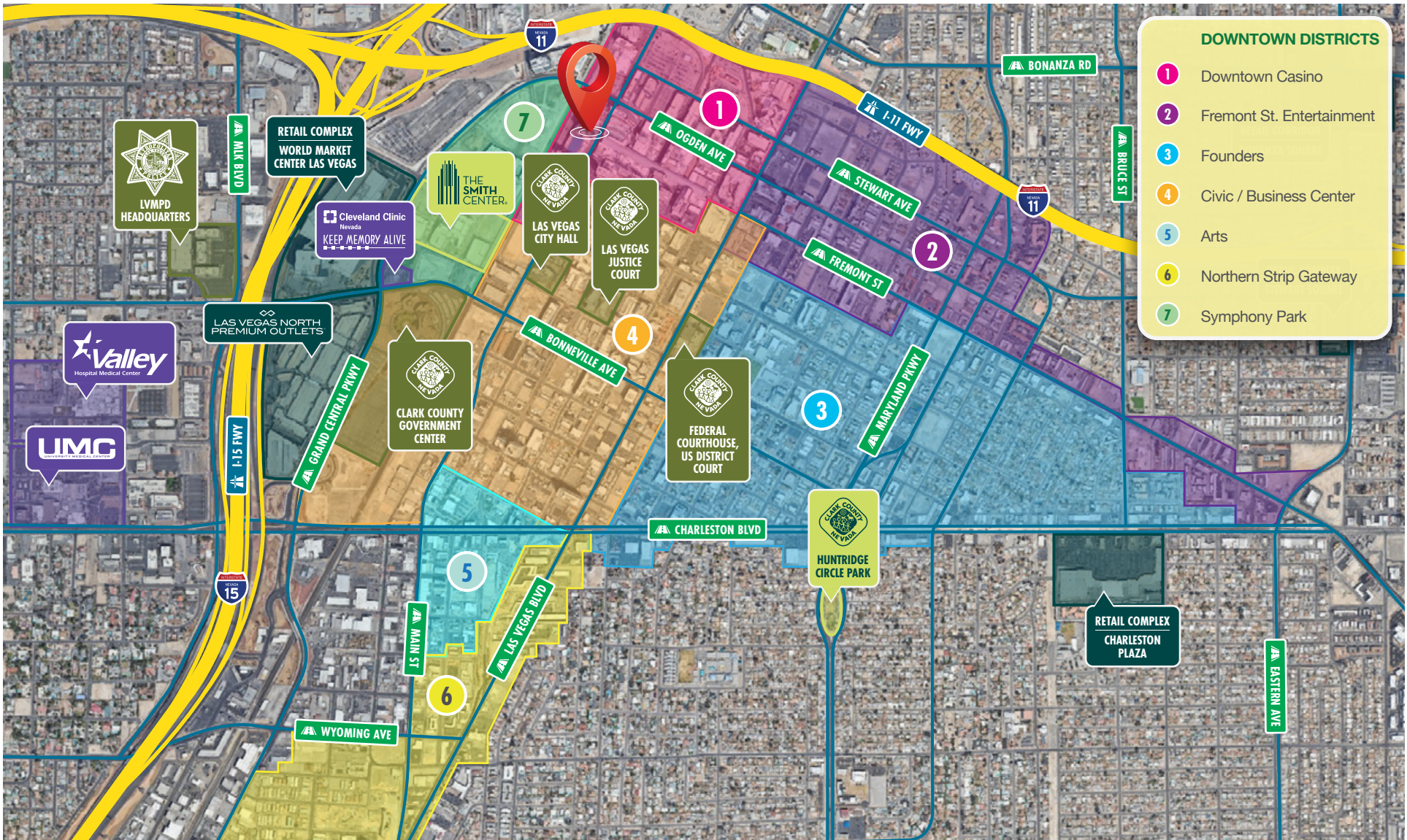


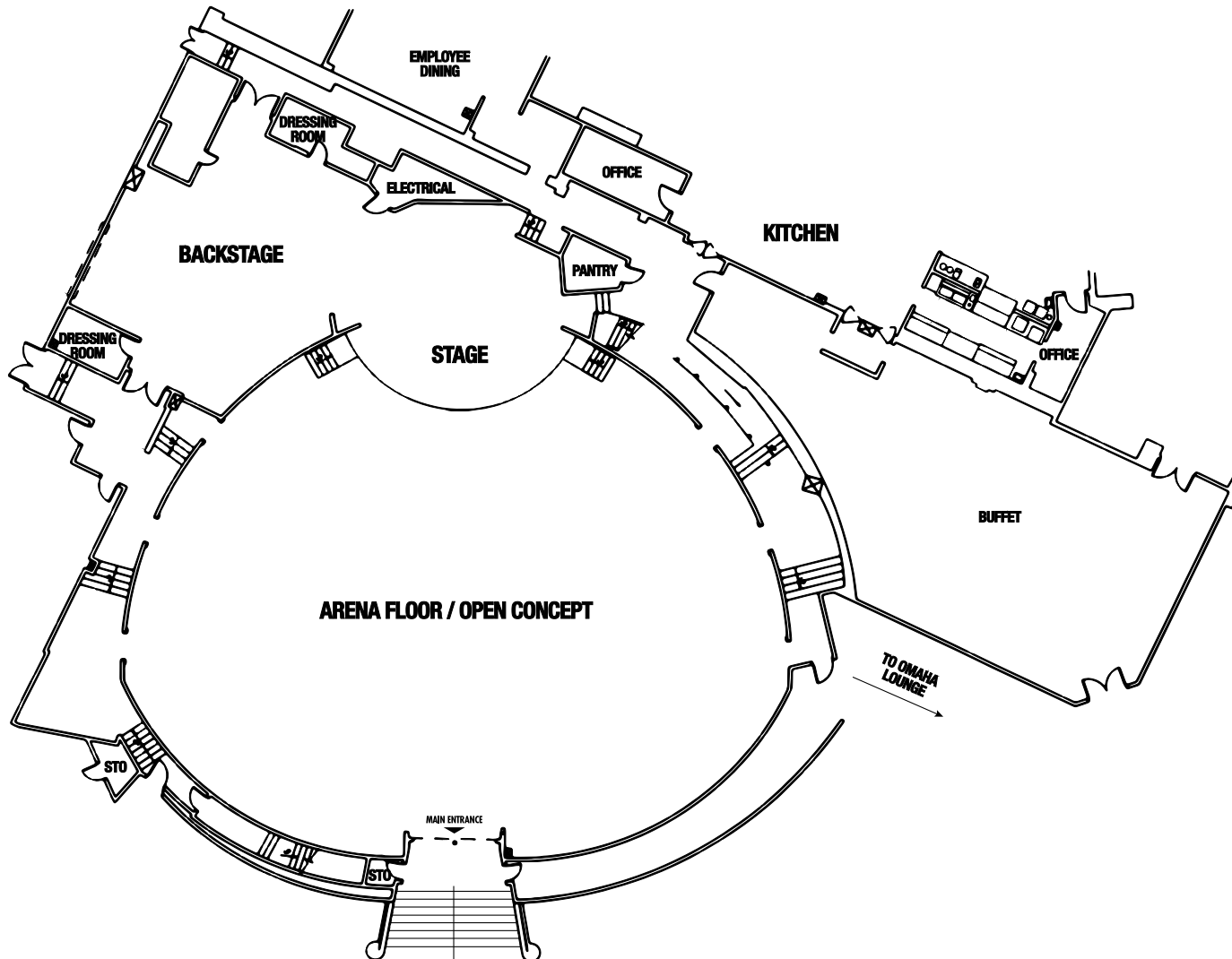
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● Power Retail ● Hotel & Casino ● Hospital ● Parks & Recreation ● Municipal





## Property Details



**Negotiable**  
Lease Rate



**±6,000 SF - 10,000 SF**  
Available Space

## Suite Details

**+ Total SF** ±6,000 SF - ±10,000 SF

**+ Availability** Immediately

*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*



## Showroom Photos





# Clark County Nevada


## Synopsis


As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.


With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

## Quick Facts

 **±7,892**  
Land Area  
(Square Miles)

 **2,265,461**  
Population

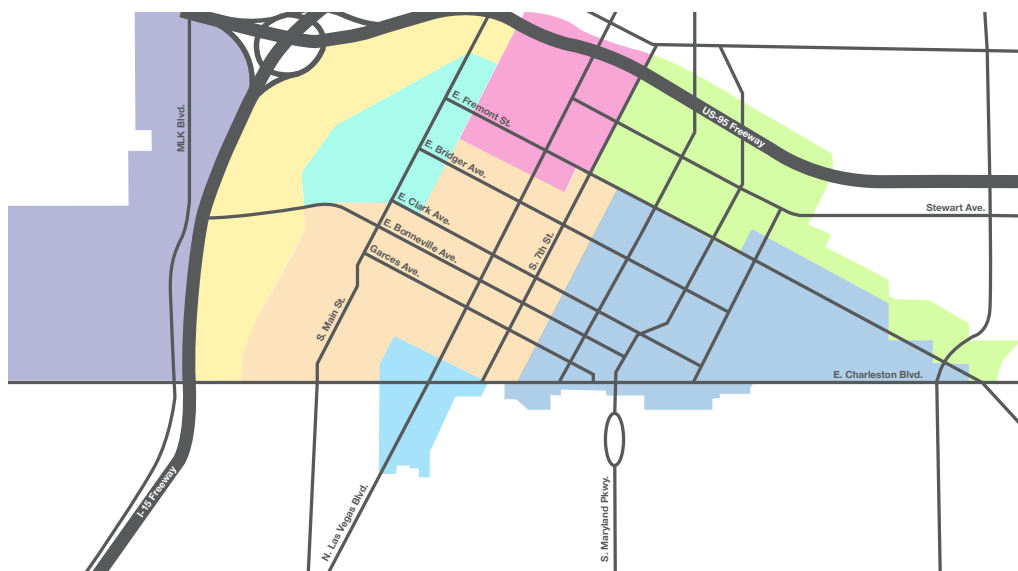
 **298**  
Pop. Density  
(Per Square Mile)

Sources: [clarkcountynv.gov](http://clarkcountynv.gov), [data.census.gov](http://data.census.gov), [lvgea.org](http://lvgea.org), [wikipedia.com](http://wikipedia.com)



# Downtown Las Vegas

Downtown Las Vegas is the central business district and historic center of Las Vegas, Nevada. As the urban core of the Las Vegas Valley, it features a variety of hotel and business high-rises, cultural centers, historical buildings and government institutions, as well as residential and retail developments. Downtown is located in the center of the Las Vegas Valley and just north of the Las Vegas Strip, centered on Fremont Street, the Fremont Street Experience and Fremont East. The city defines the area as bounded by I-15 on the west, Washington Ave. on the north, Maryland Pkwy. on the east and Sahara Ave. on the south. The downtown area is made up of 8 districts: the Fremont East Entertainment District, Arts District, Symphony Park, Las Vegas Medical District, Civic & Business District, Founders District, Downtown Casino & Resort District, and Market Corridor.



- Las Vegas Medical District
- Market Corridor
- Symphony Park
- Civic & Business District
- Downtown Casino & Resort District
- Founders District
- Arts District
- Fremont East Entertainment District

Source: [www.wikipedia.com](http://www.wikipedia.com)





# Professional Sports

## Synopsis

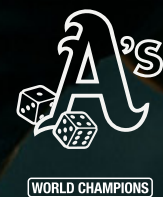
The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



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# Nevada Tax Advantages

## NEVADA

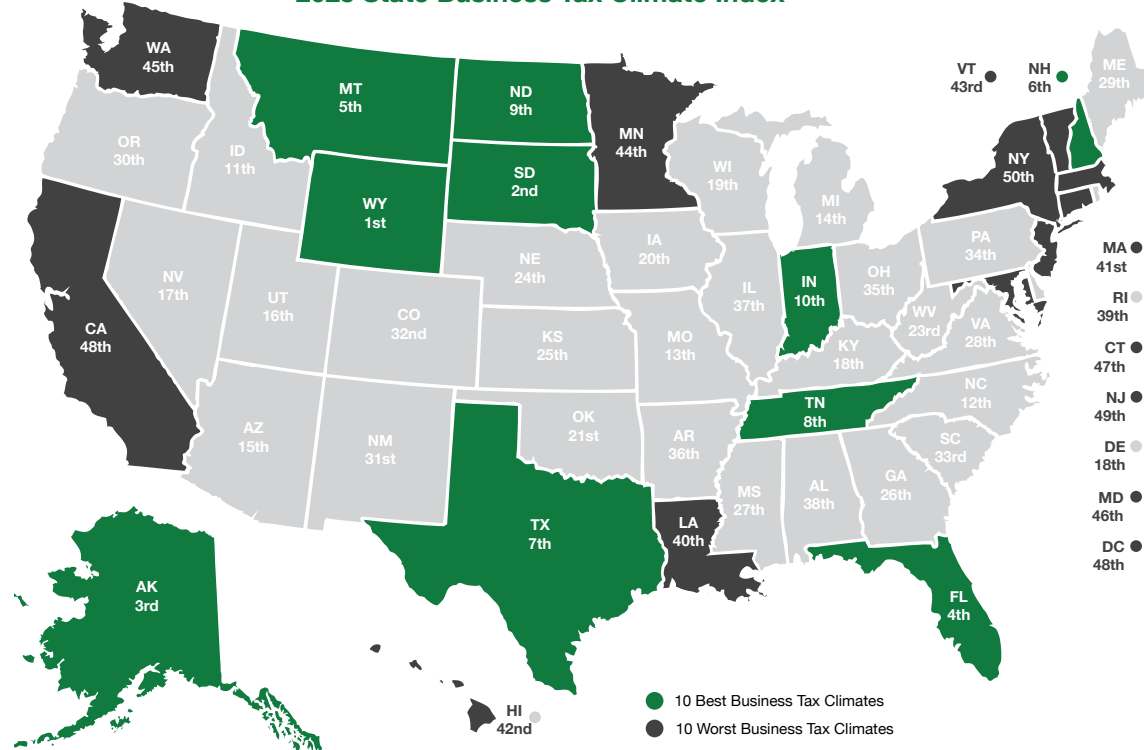
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

### Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2025 State Business Tax Climate Index



## Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

*Source: Nevada Governor's Office of Economic Development; [www.TaxFoundation.org](http://www.TaxFoundation.org)*



### Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



### Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



### Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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# Southern Nevada Growth

200,000+

Number of jobs  
added between  
2011 and 2019.

7,500+

Number of new  
businesses added  
between 2011 and 2019.

85%

Milestone graduation  
rate for Clark County  
school district in 2019.



## Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

**Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

**The College of Southern Nevada (CSN)** was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

## Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

*Source: Las Vegas Global Economic Alliance (LVGEA)*