



A LEGACY SPACE FOR YOUR CULINARY VISION

Step into a piece of Las Vegas history with this beautifully renovated building, once home to the iconic Andre's French Restaurant, a Downtown Las Vegas landmark for nearly 40 years. Here, the restaurant thrived for decades, attracting locals, celebrities, and dignitaries who came to experience its fine food and distinguished service. Chef André Rochat's success at this location led to further ventures at the Monte Carlo and the Palms, showcasing his entrepreneurial spirit and culinary prowess. *And it all started right here: at 401 S 6th St.*

This venue offers a unique opportunity to create a vibrant dining experience in a space with a storied past. In an era when Downtown Las Vegas was far from the bustling cultural hub it is today, Andre's was a beacon of sophistication, setting the stage for what the area could become. Now, with Downtown's renaissance, this location stands as an unmatched canvas for culinary creativity, seamlessly blending legacy with innovation.

This isn't just a space—it's an opportunity to shape the next chapter of fine dining in Las Vegas. Whether building on its storied past or introducing innovative culinary trends, this property invites visionaries to redefine dining in Downtown once again.

401 S 6TH ST
LAS VEGAS, NV 89101

FOR LEASE

RESTAURANT

STARTING BASE RENT
\$3.00 / SF, NNN

CAMS
\$0.50 / SF

AVAILABLE
±6,260 SF

PROPERTY TYPE
RETAIL, 3-STORY

ZONING
C-1, LAS VEGAS

YEAR BUILT / RENOVATED
1970 / 2025

PARCEL NUMBER
139-34-710-007 & -008



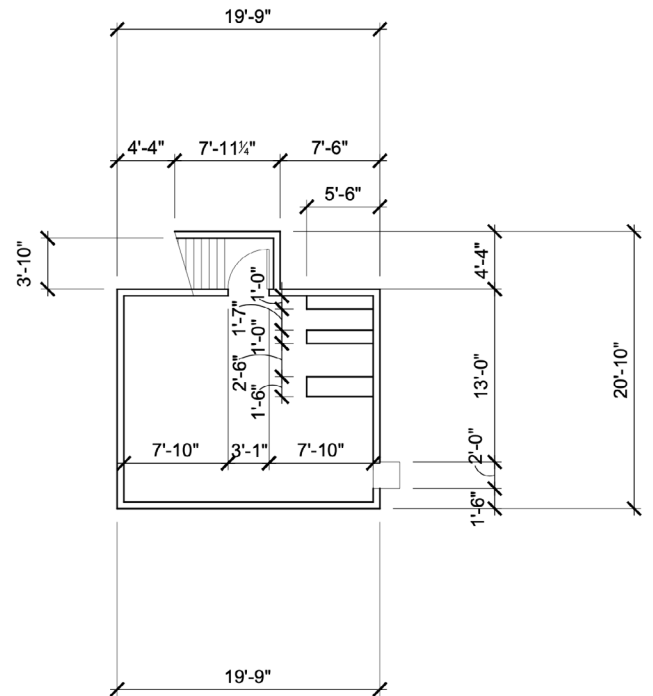
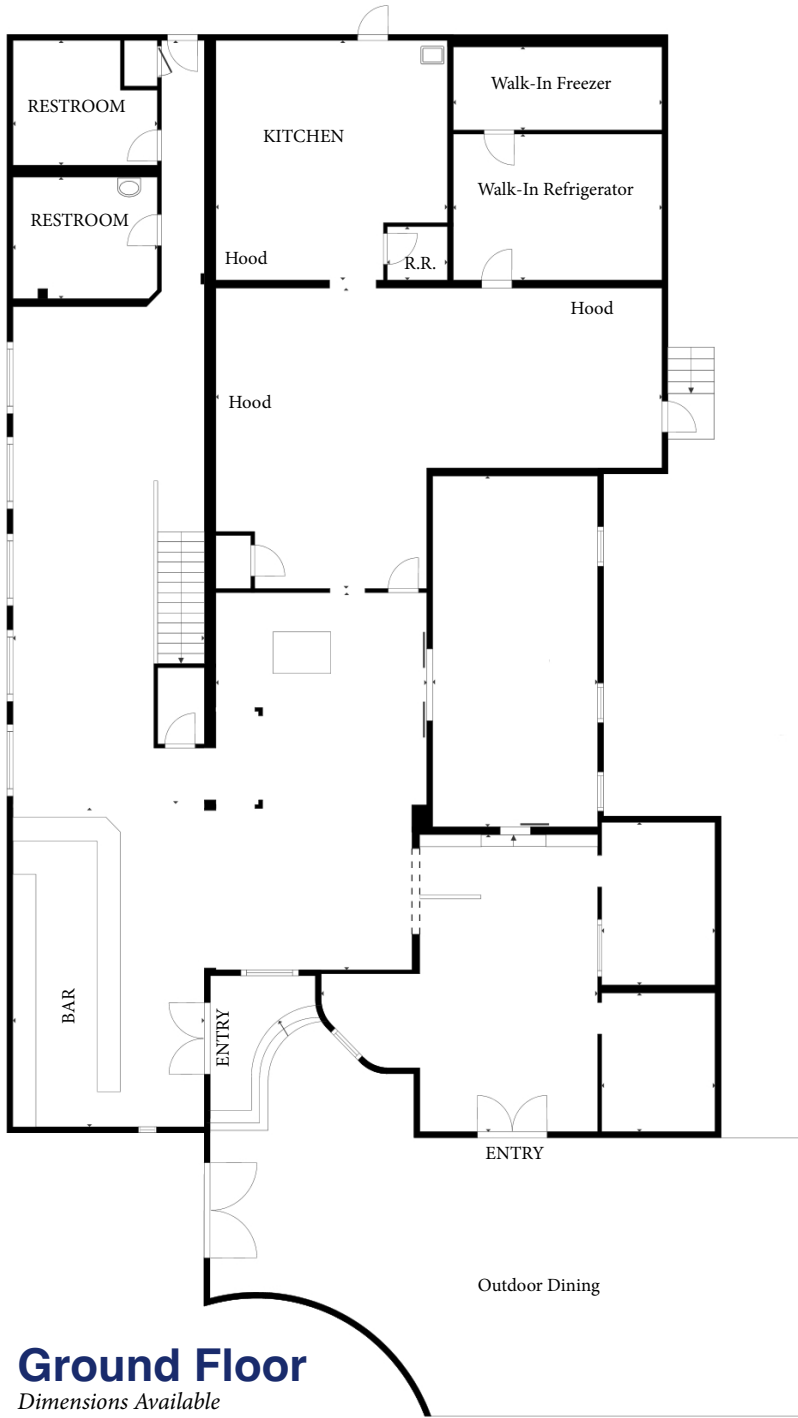
Property Details - A Culinary Destination

Ready for Immediate Success.

- ***Historic Courtyard Entrance:*** Perfect for al fresco dining, intimate events, or private experiences, blending old-world charm with modern convenience.
- ***Ample Parking:*** A private lot with 20 spaces ensures easy access for patrons seeking an elegant dining experience
- ***Prime Downtown Location:*** Steps from cultural and business centers. Surrounding government buildings, courthouses, and the Civic Center ensure a steady flow of professionals and tourists - ideal for becoming a local's favorite or a tourist magnet.
- ***Proven Restaurant Success:*** A legacy of fine dining provides a foundation for culinary theater or high-class experiences.
- ***Eco-Friendly Potential:*** Designed to accommodate sustainable, locally sourced dining concepts, appealing to modern, conscientious diners.



FLOOR PLAN



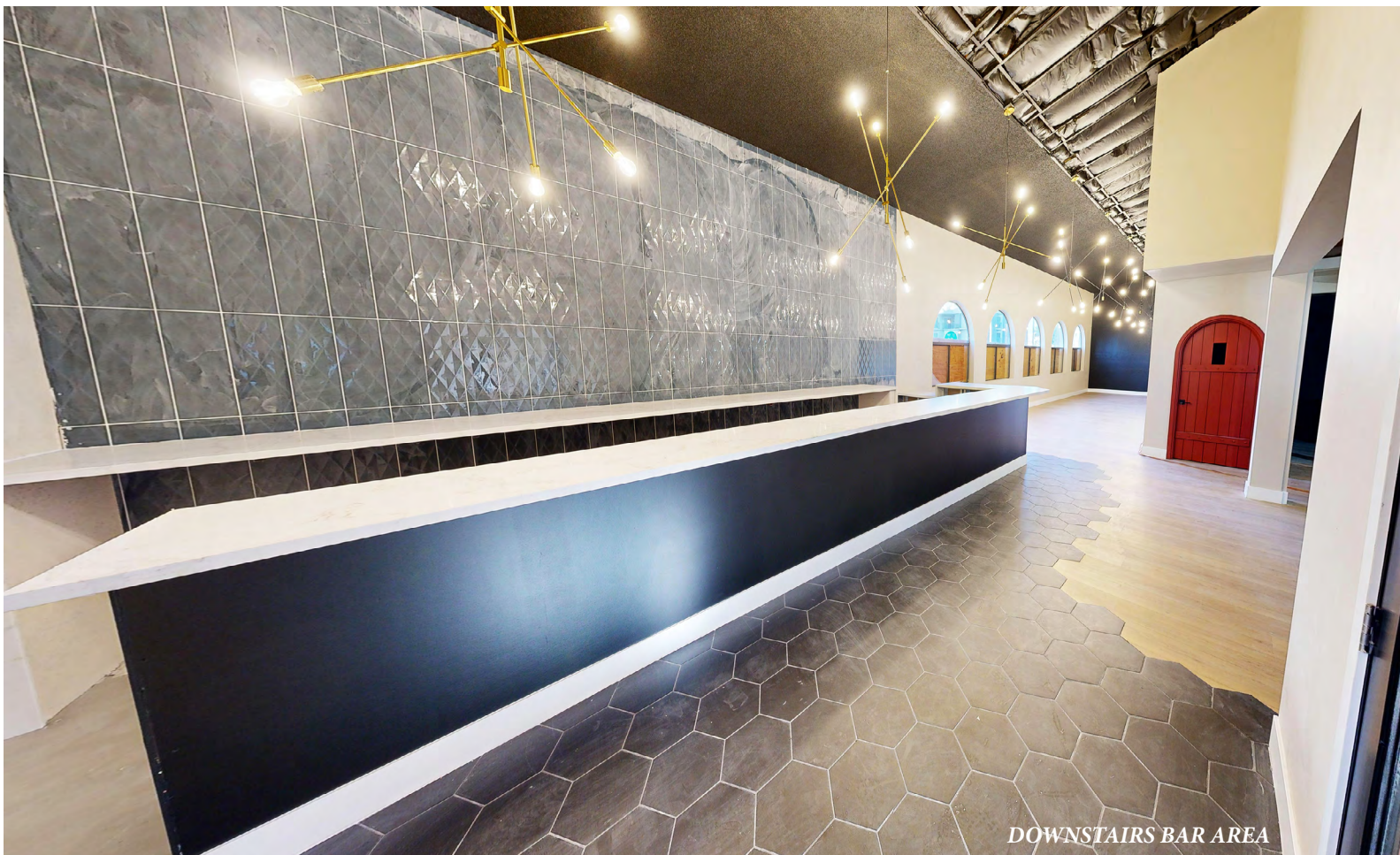
Hatrak Commercial Website



Virtual Tour



Listing Info



DOWNSTAIRS BAR AREA



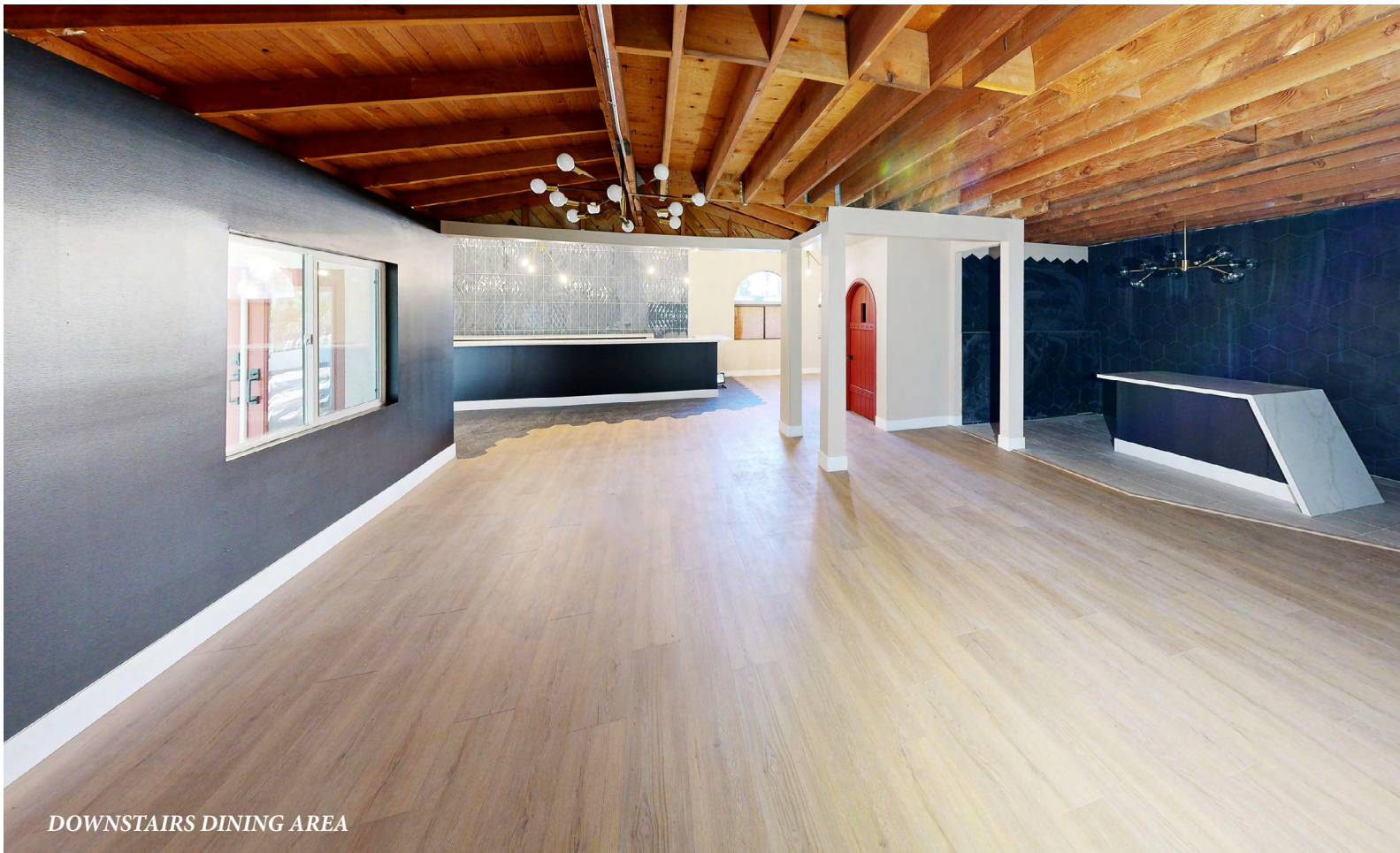
DOWNSTAIRS MAIN ENTRANCE



DOWNSTAIRS DINING AREA



DOWNSTAIRS DINING AREA



DOWNSTAIRS DINING AREA



UPSTAIRS DINING AREA

Turn-Key Setup - Fully Equipped and Ready for Success

This property has been remodeled and designed for immediate operations, ensuring your culinary vision can be realized without the hassle of extensive setup. Key features include:

- **Chef-Ready Kitchen:** Three state-of-the-art hoods for optimal ventilation, an oversized walk-in freezer and refrigerator for ample ingredient storage, and strategically placed drains for efficiency and safety.
- **Modern Infrastructure:** New HVAC systems, including dedicated swamp cooling for the kitchen, ensure a comfortable working environment. A grease trap/interceptor supports eco-friendly operations.
- **Luxury Features:** A custom hand-pour bar and integrated wine cellar enhance the dining experience, while private dining areas offer exclusivity for events and intimate gatherings.
- **Seamless Operations:** A dumb-waiter connects the upstairs dining area to the kitchen, streamlining service. All new electrical systems ensure safety and reliability for kitchen equipment and ambiance lighting.

Significant investments in infrastructure and amenities mean you can focus on creating culinary masterpieces rather than managing renovations. Every element has been designed to support your success, offering a turnkey platform for chef-driven concepts, innovative dining trends, or high-end service with ease.



Modern Meets Legacy - Retro-Modern Elegance

This building's renovation honors its historical significance while incorporating modern conveniences. The result is a harmonious blend of "Retro-Modern" and "Vintage Chic," offering restaurateurs the chance to combine "Intimate Dining" with "Classic Elegance."

More than a property, this space represents an opportunity to join and contribute to Downtown Las Vegas' dynamic culinary scene while building on a legacy of excellence.

Andre's History - A Pioneer in Las Vegas Dining

Andre's French Restaurant was established by Chef André Rochat in 1980, and operated until its closure in 2008. At a time when Downtown Las Vegas was largely undeveloped in terms of fine dining, Rochat saw potential where others did not. His establishment was not just a restaurant but a cultural landmark, introducing Las Vegas to sophisticated French cuisine when the city was more known for its buffets and steakhouses.

Awards and Accolades: Over its nearly three decades, Andre's garnered significant recognition, including the AAA Five Diamond Award and the "Best of Award of Excellence" from Wine Spectator for its wine list.

Cultural Impact: Andre's became a favored spot among the affluent local community, visiting celebrities, and even dignitaries, hosting countless memorable dining experiences and events.

Innovation in a Desert: At a time when Las Vegas was known for buffets and steakhouses, Rochat's vision proved that fine dining could thrive in Downtown long before it was considered "the place to be."

Legacy: Chef Rochat's influence extended beyond his restaurant; he was a mentor to many, pushing the boundaries of what dining could be in Las Vegas, setting a standard that continues to inspire.

This space, with its storied past, invites a new generation of restaurateurs to continue the tradition of culinary innovation and excellence, in an area now ripe with opportunity due to the ongoing revitalization of Downtown Las Vegas.



Chef Andre, on a busy Friday evening at 401 S 6th St.



Chef Andre Rochat, right, talks with Arnaud Masset, executive chef and vice president of food and beverage at the Palms, during a 35th anniversary dinner celebrating Rochat at Andre's in the Monte Carlo.

DOWNTOWN LAS VEGAS

A Culinary Renaissance

Redefining the flavor of Downtown Las Vegas.

Urban Revitalization: Located in the heart of a Downtown Las Vegas experiencing explosive growth, with new hotels, multifamily developments, and entertainment venues, signaling a robust future for business growth.

Farm-to-Table Opportunities: The area's increasing focus on locally sourced ingredients, the area is ripe for concepts that emphasize local flavors and sustainable dining..

Cultural Hub: Positioned at the crossroads of history and contemporary dining, the location is ideal for establishing a truly unique culinary experience.

A Gastronomic Hub

You'll be in great company here.

Vibrant Dining Scene: Surrounded by successful establishments like Carson Kitchen (Gastropub), Esther's Kitchen (Italian/American), Le Thai (Thai/Asian Fusion), and 7th & Carson (New American), this property also neighbors some of Downtown Las Vegas's finest dining experiences, including Barry's Downtown Prime (Steakhouse), Andiamo (Italian Steakhouse), and Hugo's Cellar (Classic Fine Dining). This location sits at the epicenter of Downtown Las Vegas's culinary evolution, ripe for new vibrant and innovative culinary ventures, adding to a scene that appreciates chef-driven, artisanal, and farm-to-table dining.

High Traffic Area: Proximity to the Fremont Street Experience and major events like Life is Beautiful, which draw millions of visitors annually, ensures unparalleled exposure to both locals and tourists. This location benefits from year-round foot traffic due to its integration into the cultural and entertainment fabric of Las Vegas, making it a prime spot for visibility and customer acquisition.

Collaborative Dining: The environment supports chef-driven collaborations and culinary theater, enriching the dining narrative with the rich history of the location. Opportunities for seasonal pop-ups, exclusive dining events, and partnerships with local producers further elevate the potential for creating a dining experience that resonates with today's sophisticated diners.







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