

For Lease

Tony @ Fremont



Points of contact

S. Las Vegas Blvd. and E. Fremont St.
Las Vegas, NV 89101

Cooper Powell

Senior Associate
702.954.4154
cpowell@logicCRE.com
BS.0145955.LLC

Seth Zeigler

Associate
702.954.4104
szeigler@logicCRE.com
S.0196121

Sean Margulis

Founding Partner
702.954.4102
smargulis@logicCRE.com
S.0070247

Jason Otter

Founding Partner
702.954.4109
jotter@logicCRE.com
S.0168161.LLC

Property Overview

LOGIC Commercial Real Estate is pleased to present a rare opportunity to lease space in the heart of the Fremont East Entertainment District, which offers entertainment, hotels/casinos, bars, and restaurants. The subject property sits at the entrance to the world-famous Fremont Street Experience, nestled in the heart of Downtown Las Vegas. While Fremont East is open to drivers, pedestrians still predominantly occupy the area. The subject property is situated at the southeast corner of the signalized intersection of S. Las Vegas Blvd. and E. Fremont St., offering ± 175 feet of Fremont St. frontage and ± 129 feet of frontage on S. Las Vegas Blvd. Fremont East is also home to a burgeoning art scene, First Friday, and one of the world's highest-grossing music and art festivals, Life is Beautiful, which attracts over 170,000 people annually.

- **El Cortez:** ± 362 Rooms
- **Main Street Station:** ± 406 Rooms
- **Plaza Hotel:** $\pm 1,000$ Rooms
- **Circa Resort & Casino:** ± 512 Rooms
- **California Hotel and Casino:** ± 781 Rooms
- **Golden Nugget:** $\pm 2,400$ Rooms
- **Fremont Hotel and Casino:** ± 447 Rooms
- **Binion's Gambling Hall:** ± 366 Rooms
- **Four Queens:** ± 690 Rooms
- **The D Las Vegas:** ± 638 Rooms
- **Golden Gate Hotel and Casino:** ± 122 Rooms
- **Oasis Hotel:** ± 130 Rooms
- **Downtown Grand Hotel & Casino:** $\pm 1,124$ Rooms



Listing Snapshot



Contact Broker

Lease Rate



± 15,052 SF

Available Square Footage



Fremont East Entertainment District

Property Highlights

Prime Location

- Located at the entrance to the world-famous Fremont Street Experience which sees ± 26 million annual visitors
- Positioned in the Heart of Downtown Las Vegas at the signalized intersection of S. Las Vegas Blvd. and E. Fremont St.

Available Space

- 107 S. Las Vegas Blvd. ± 12,175 SF 2nd floor entertainment space plus a ± 2,515 SF rooftop lounge overlooking Fremont Street.
- Ground-floor entrance at the corner of Las Vegas Blvd. and Fremont St. provides both staircase and elevator access to the 2nd floor and rooftop lounge.
- Landlord will deliver the premises in gray shell condition, ready for a customized tenant build-out with substantial tenant improvement allowance available.

Dynamic Tenant Mix

- The Fremont East Entertainment District provides a blend of nightlife, entertainment, shopping, dining, and unique cocktail experiences with notable tenants/parks such as:
- Commonwealth
- We All Scream
- Corduroy
- The Griffin
- Evel Pie
- Taco Escobar
- White Whale
- Park on Fremont
- Eureka!
- Container Park
- Istanbul Mediterranean
- Le Thai
- Electric Mushroom

Las Vegas Strip Highlights

\$8.6^B

2024 Las Vegas Strip's Gaming Revenue

41.7^{MM}

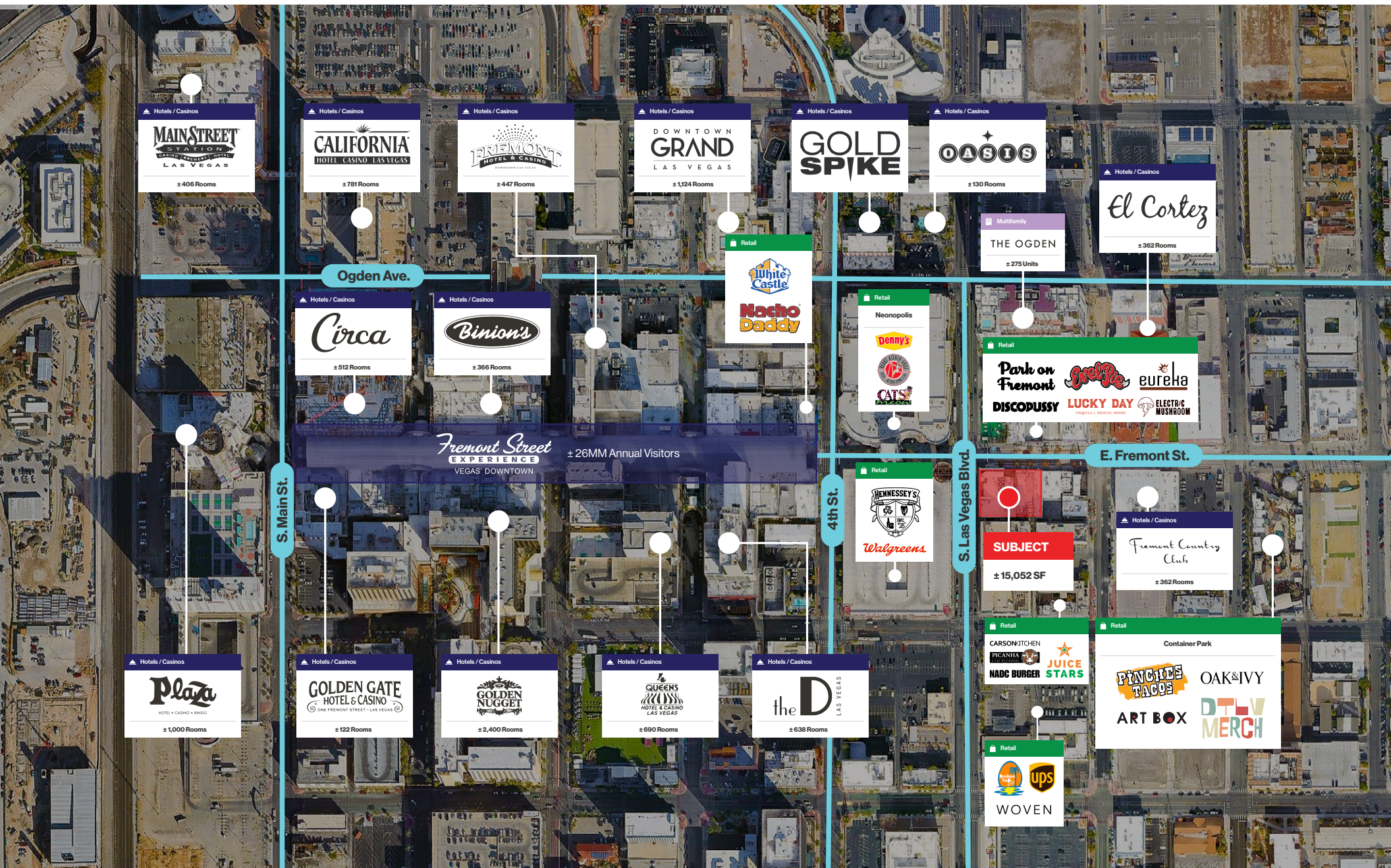
2024 Number of Visitors to Las Vegas

6^{MM}

2024 Number of Convention Visitors



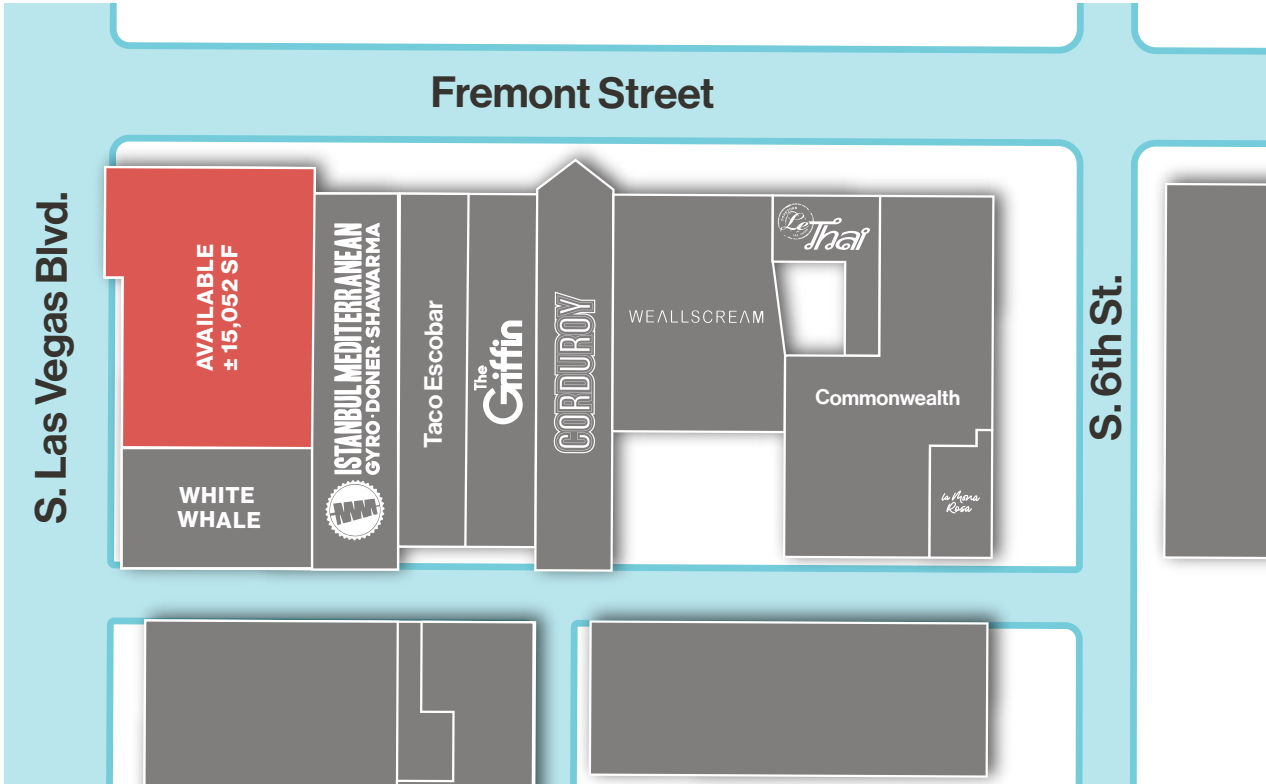




Site Plan

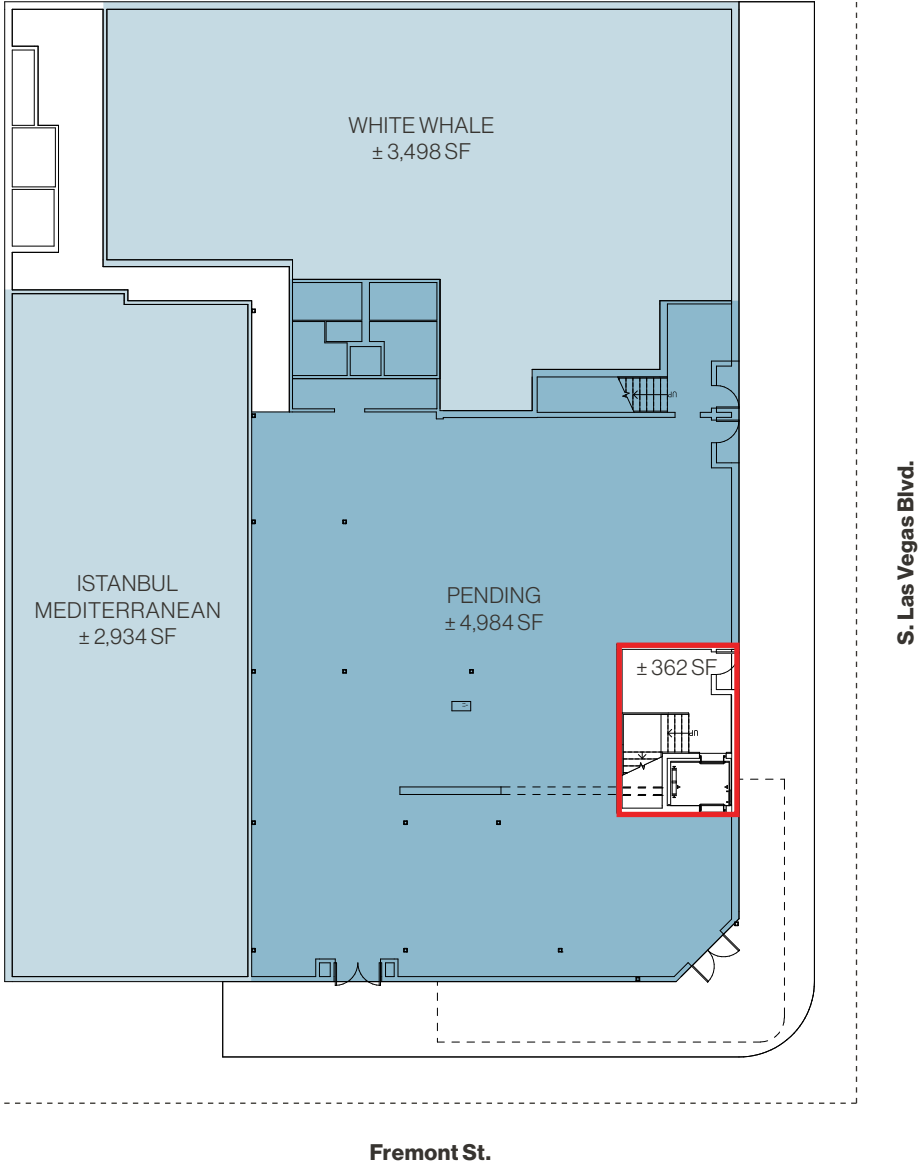
Available

Suite	Tenant	SF
111	White Whale	± 3,498 SF
107	AVAILABLE	± 15,052 SF
505	Istanbul Mediterranean	± 2,934 SF
509	Taco Escobar	± 2,004 SF
511	The Griffin	± 3,984 SF
515	Corduroy	± 3,557 SF

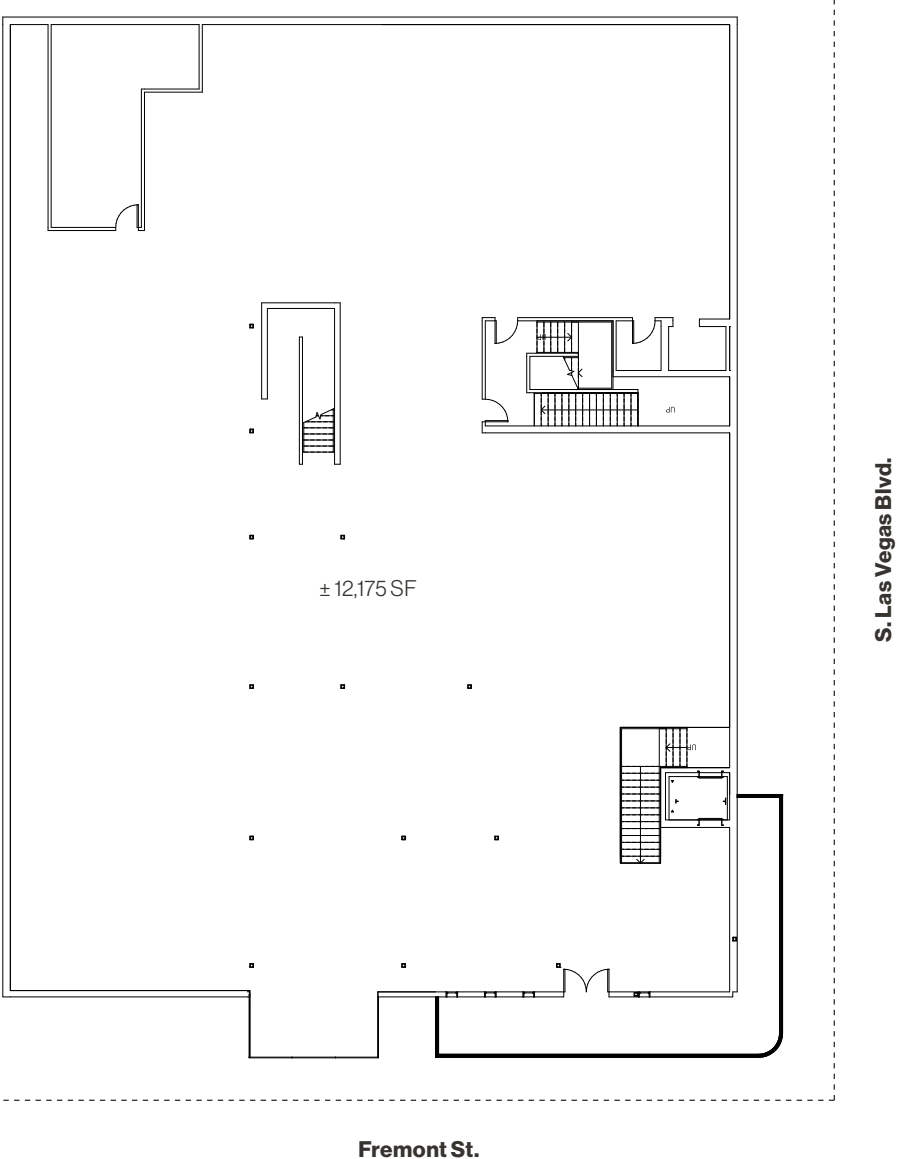


Floor Plan | First Floor
± 362 SF

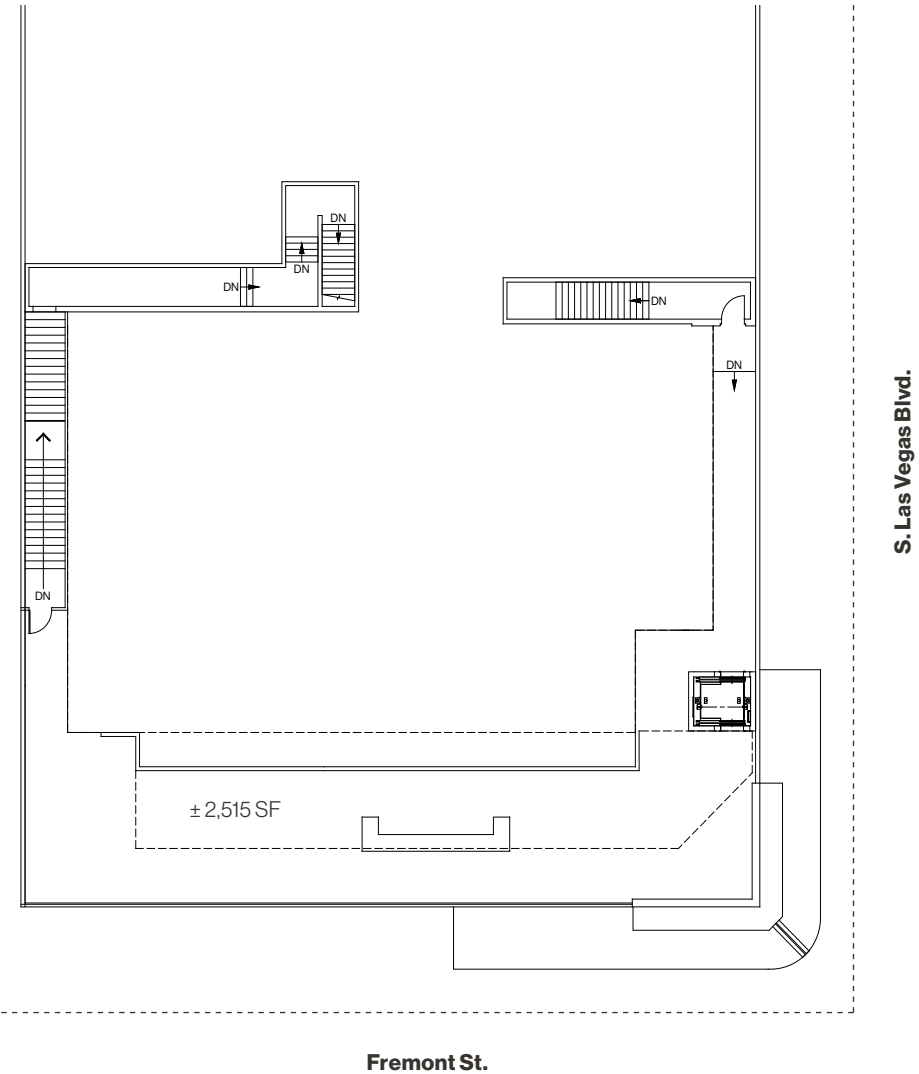
Subject



Floor Plan | Second Floor
± 12,175 SF



Floor Plan | Third Floor Balcony
± 2,515 SF





A Look at Downtown Las Vegas

Fremont Street Experience

- Fremont Street is home to most of downtown's hotels and casinos, and occupies the westernmost five blocks of Fremont Street including the areas known for years as "Glitter Gulch"
- Fremont Street Experience is home to Viva Vision, the largest video screen in the world, suspended 90 ft above the renowned pedestrian mall, lined by iconic casinos and hotels

Life is Beautiful

- Debuting in 2013 and founded by Tony Hsieh, Life is Beautiful Music & Arts Festival is an annual music, culinary, art, and learning festival held in Downtown Las Vegas
- Life is Beautiful is a three-day festival, with four main stages and limitless love for music, with performers that have included The Killers, Outkast, Lizzo, Billie Eilish, and more
- The festival is now ranked as one of Billboard's top producing festivals

billboard.com/business/touring/rolling-stone-life-is-beautiful-las-vegas-festival-1235027679

Arts District/First Friday

- The Arts District is spread over 18 blocks and is a vibrant, cultural hub packed with indie art galleries, antique shops, restaurants, bars, yoga studios, and performance spaces in converted warehouses
- Every first Friday of the month, the Las Vegas Arts District transforms into one massive street fair that features local artists, food trucks, live music, and so much more. Run by the First Friday Foundation, donations to the event go towards preserving and expanding the arts community in Las Vegas through children's art classes, mural installations, donation drives and neighborhood cleanups

Downtown Container Park

- Downtown Container Park has become one of Las Vegas' most unique attractions and is composed of 43 repurposed shipping containers and 41 locally-manufactured Xtreme Cubes
- The open-air venue houses a wide variety of small businesses, including boutiques carrying clothing and accessories as well as home decor, restaurants, bars, a wedding chapel, and more
- Container Park is also home to a stage for movie nights and live music performances, as well as The Treehouse, an interactive play area inspired by Swiss Family Robinson

Zappos

- Zappos redefined online shopping when it came on the scene in 1999, with Tony Hsieh serving as the CEO from 2000 through 2020
- Zappos has called Southern Nevada home since 2004 after relocating from San Francisco
- In 2013, Zappos moved to historic downtown into the former Las Vegas City Hall building. The Zappos campus is certified LEED gold and includes a private on-campus bistro and café, and an outdoor patio for employees to work or unwind
- Selling much more than shoes, Zappos has been a customer-obsessed company that focuses on delivering a WOW experience

World Market Center

- World Market Center is a 5-million-square-foot showcase for the home and hospitality contract furnishings industry in Downtown Las Vegas
- The campus has four buildings and three pavilions situated on 59 acres and show cases more the 4,000 furniture, gift and home décor manufacturers, and exhibitors
- World Market Center attracts more than 50,000 attendees twice a year for conventions like Las Vegas Market Show
- Opened in 2021, the Expo at WMCLV adds over 315,000 SF of space to the center, and is the largest event venue in downtown Las Vegas

wmclv.com/about

The Smith Center

- Set on nearly 5 acres, The Smith Center sits at the heart of the 61-acre Symphony Park development in Downtown Las Vegas
- The Smith Center was envisioned as a world-class performing arts center that would develop and present the best and brightest in a broad range of first-rate programming and unite the residents of the community
- Opened in March 2012, The Smith Center has placed arts and culture in Southern Nevada on an international stage, wholly separate from the entertainment of the Las Vegas Strip

thesmithcenter.com/about

Symphony Park

- Located on 61 acres in the heart of Downtown Las Vegas, Symphony Park is the city of Las Vegas' premier development that is home to arts, culture, science and medicine, offering one of the city's most exciting and prime opportunities for retail, restaurant or mixed-use development
- Symphony Park retail and restaurants are key amenities that will service the development's primary anchors, including The Smith Center for the Performing Arts, Discovery Children's Museum, Cleveland Clinic Lou Ruvo Center for Brain Health, and the Las Vegas Metro Chamber of Commerce
- More than 600 residential units are now open with ground-level retail opportunities

lasvegasnevada.gov/Business/Economic-Development/Symphony-Park

LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach
out to our team.

Points of contact

Cooper Powell

Senior Associate
702.954.4154
cpowell@logicCRE.com
BS.0145955.LLC

Seth Zeigler

Associate
702.954.4104
szeigler@logicCRE.com
S.0196121

Sean Margulis

Founding Partner
702.954.4102
smargulis@logicCRE.com
S.0070247

Jason Otter

Founding Partner
702.954.4109
jotter@logicCRE.com
S.0168161.LLC