

814 S 3RD ST.

DOWNTOWN, LAS VEGAS, NV 89101

FOR LEASE

HIGH-END COMMERCIAL SPACE AVAILABLE



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HIGHLIGHTS

1ST FLOOR:

8,877 SF

Restaurant, Bar, Retail

2ND FLOOR:

5,637 SF

Fully built-out, Turnkey Restaurant/Bar w/ Sheltered Outdoor Patio and Freight Elevator from Parking Garage.

1ST-3RD FLOOR:

41,327 SF

Special Use, Private Event, Office.

YEAR BUILT:

2016

ZONING:

C-2 (GENERAL COMMERCIAL)

APN:

139-34-401-014

PARKING:

**42 COVERED SPACES
+ SECURED STREET PARKING**

814 S. 3RD ST

Las Vegas, NV 89101

PROPERTY OVERVIEW

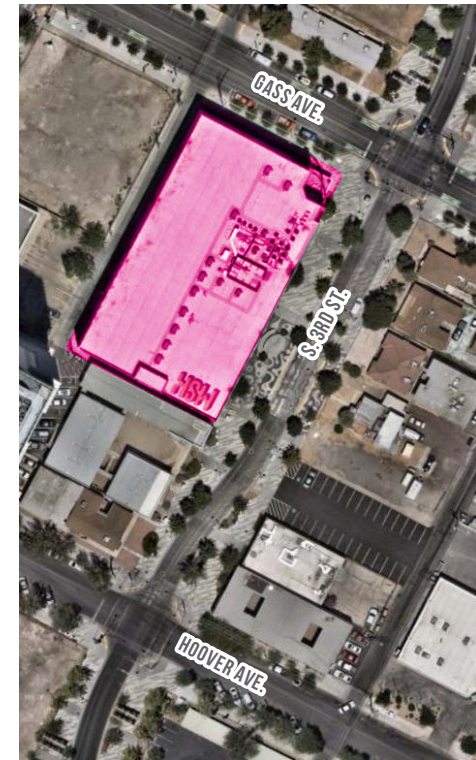
This high-end, iconic building was built in 2016 and is one of the most popular downtown destinations for valley residents and tourists. The ground floor space is ideally positioned and laid out for creative office space, coffee shop or lounge. The Property is the only luxury theater within 11 miles and only one of FOUR in the Las Vegas Valley. It also features a 4,300 SF fully operational event space on the top floor providing high-quality events including parties, conventions, and meetings.

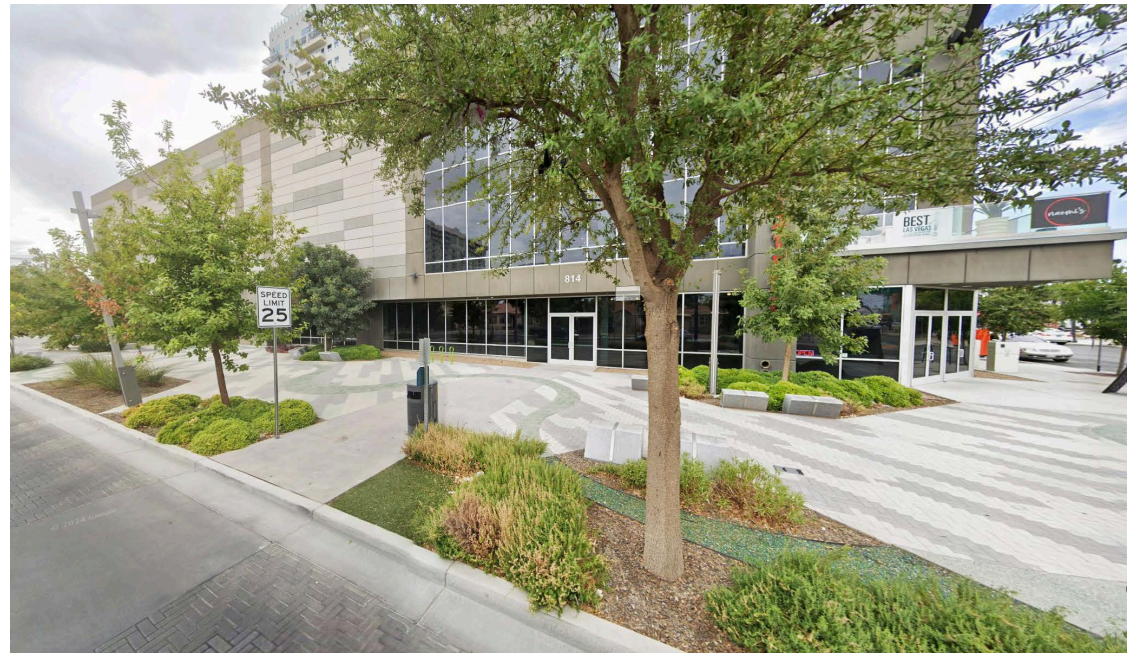
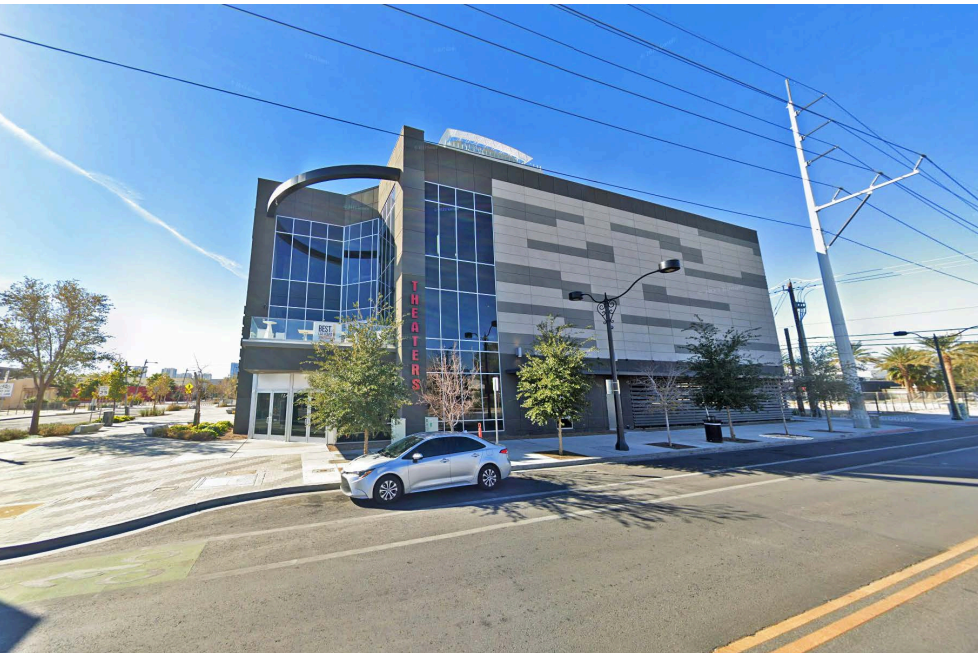
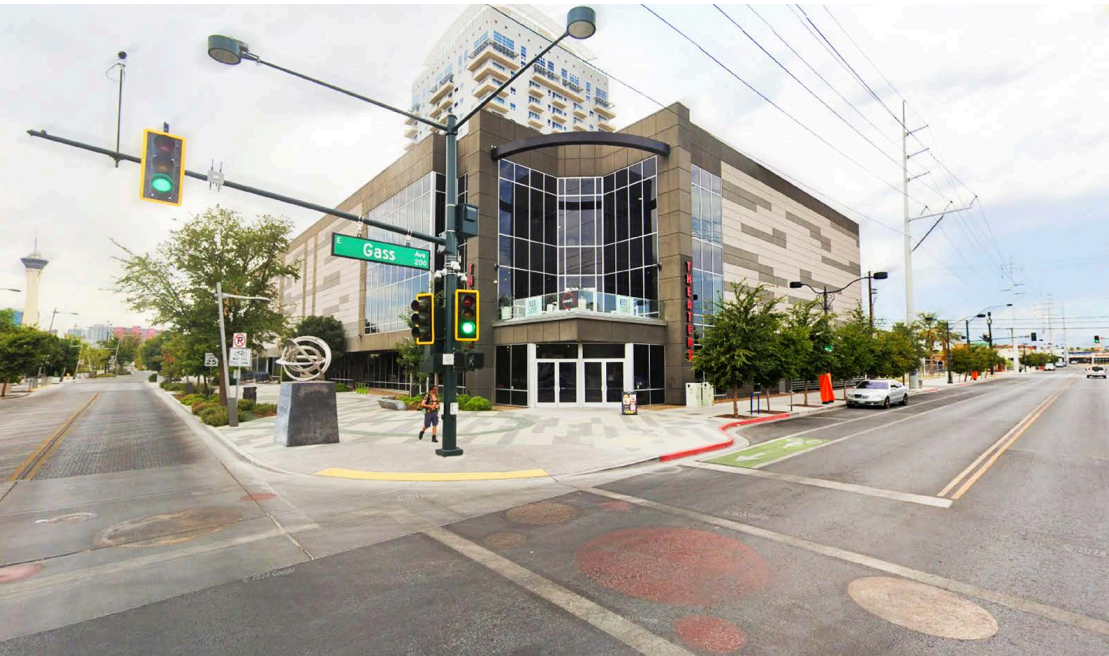
LOCATION OVERVIEW

- Center of Booming Downtown Las Vegas
- Vibrant, rapidly developing area with a growing presence of tech companies, creative firms, and professional services.
- Adjacent to City's 3rd Street Linear Park
- Blocks away from the highly active Arts District and Main Street
- Easy Access to I-15 Interstate

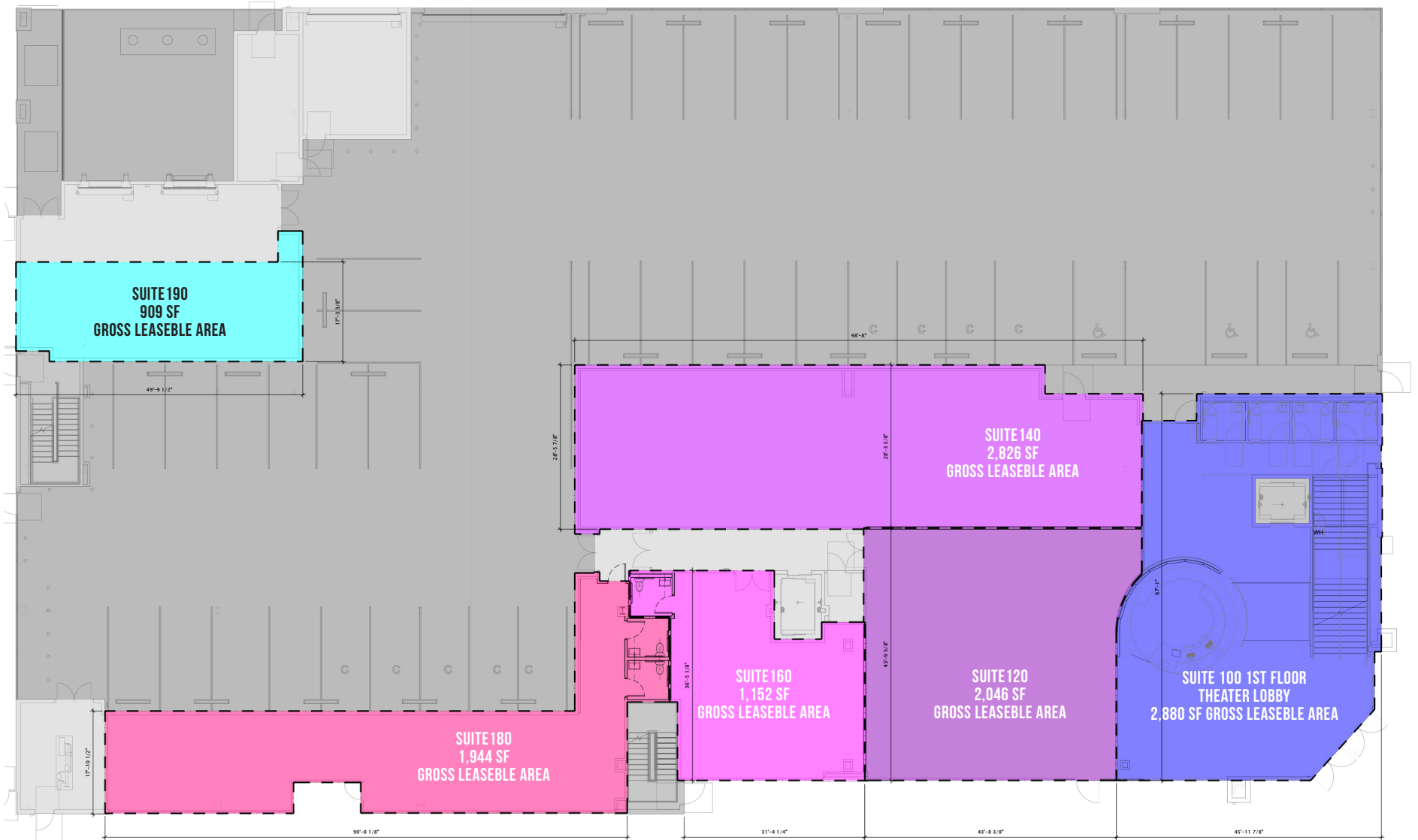
FEATURES

- Fully sprinklered
- Grease interceptor
- Structured Parking Onsite
- Generous Tenant improvement Allowance for Qualified Tenants

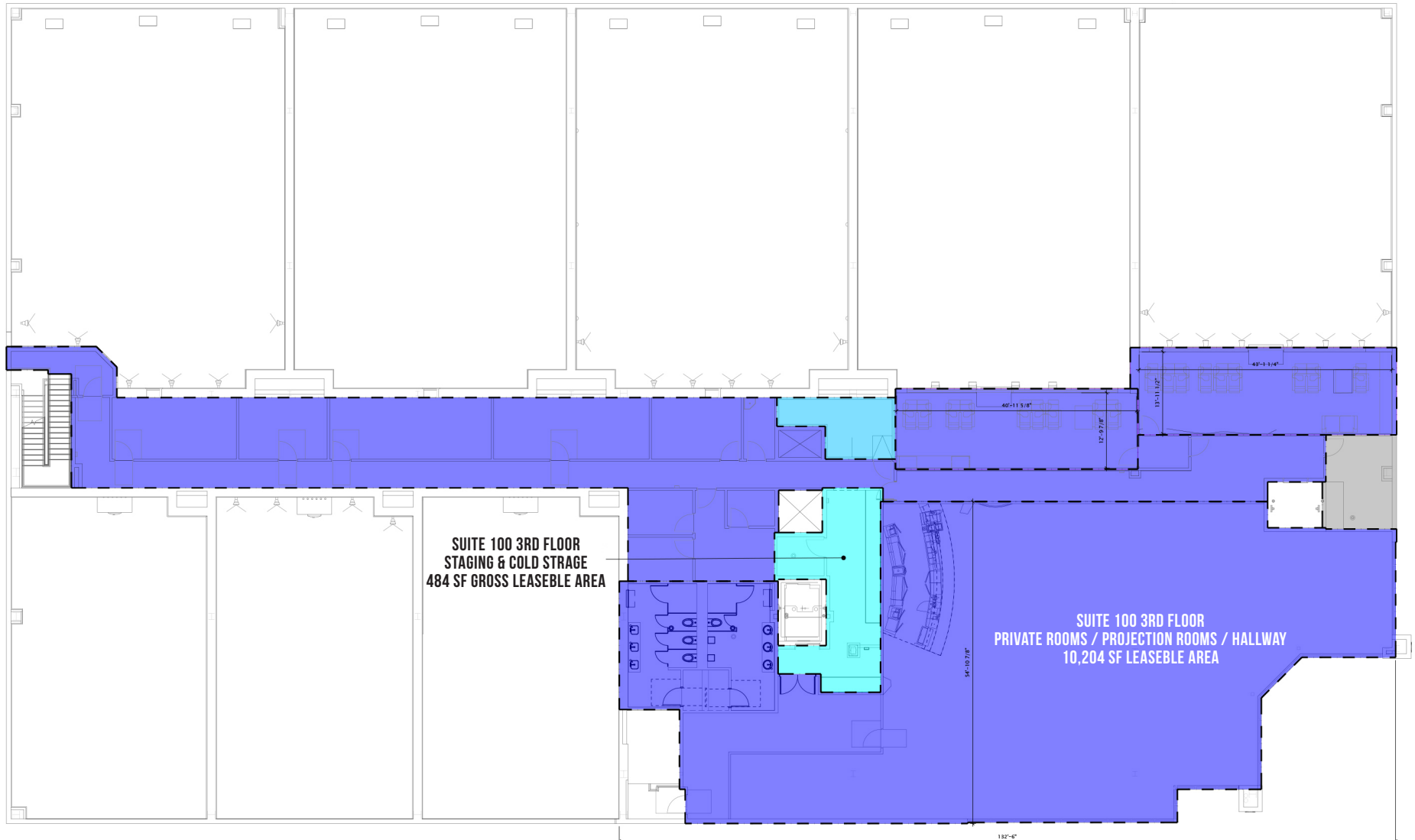




FLOOR PLAN • LEVEL 1



FLOOR PLAN • LEVEL 3





UNLV MEDICAL DISTRICT

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

COSTCO BUSINESS CENTER

LOU RUVO BRAIN INSTITUTE

THE SMITH CENTER



LAS VEGAS PREMIUM OUTLETS MALL NORTH



CLARK COUNTY GOVERNMENT CENTER

LAS VEGAS RAILWAY

MAIN ST.

CASINO CENTER BLVD.

HOOVER AVE.

E. CHARLESTON BLVD.

LAS VEGAS ARTS DISTRICT



1 MILE

KEY FACTS

14,847
Population

39.4
Median Age

1.9
Average Household Size

\$39,680
Median Household Income

EDUCATION

17%
No High School Diploma

29%
High School Graduate

33%
Some College

21%
Bachelor's/Grad/Prof Degree

BUSINESS

2,515
Total Businesses

52,044
Total Employees

EMPLOYMENT

54%
White Collar

19%
Blue Collar

27%
Services

9.5%
Unemployment Rate

INCOME

\$39,680
Median Household Income

\$31,848
Per Capita Income

\$13,502
Median Net Worth

3 MILES

KEY FACTS

175,981
Population

37.6
Median Age

2.5
Average Household Size

\$43,422
Median Household Income

EDUCATION

25%
No High School Diploma

33%
High School Graduate

26%
Some College

16%
Bachelor's/Grad/Prof Degree

BUSINESS

10,502
Total Businesses

186,130
Total Employees

EMPLOYMENT

41%
White Collar

28%
Blue Collar

30%
Services

8.0%
Unemployment Rate

INCOME

\$43,422
Median Household Income

\$26,433
Per Capita Income

\$20,042
Median Net Worth

5 MILES

KEY FACTS

526,421
Population

36.0
Median Age

2.6
Average Household Size

\$49,624
Median Household Income

EDUCATION

24%
No High School Diploma

35%
High School Graduate

26%
Some College

15%
Bachelor's/Grad/Prof Degree

BUSINESS

24,280
Total Businesses

430,476
Total Employees

EMPLOYMENT

41%
White Collar

28%
Blue Collar

31%
Services

8.0%
Unemployment Rate

INCOME

\$49,624
Median Household Income

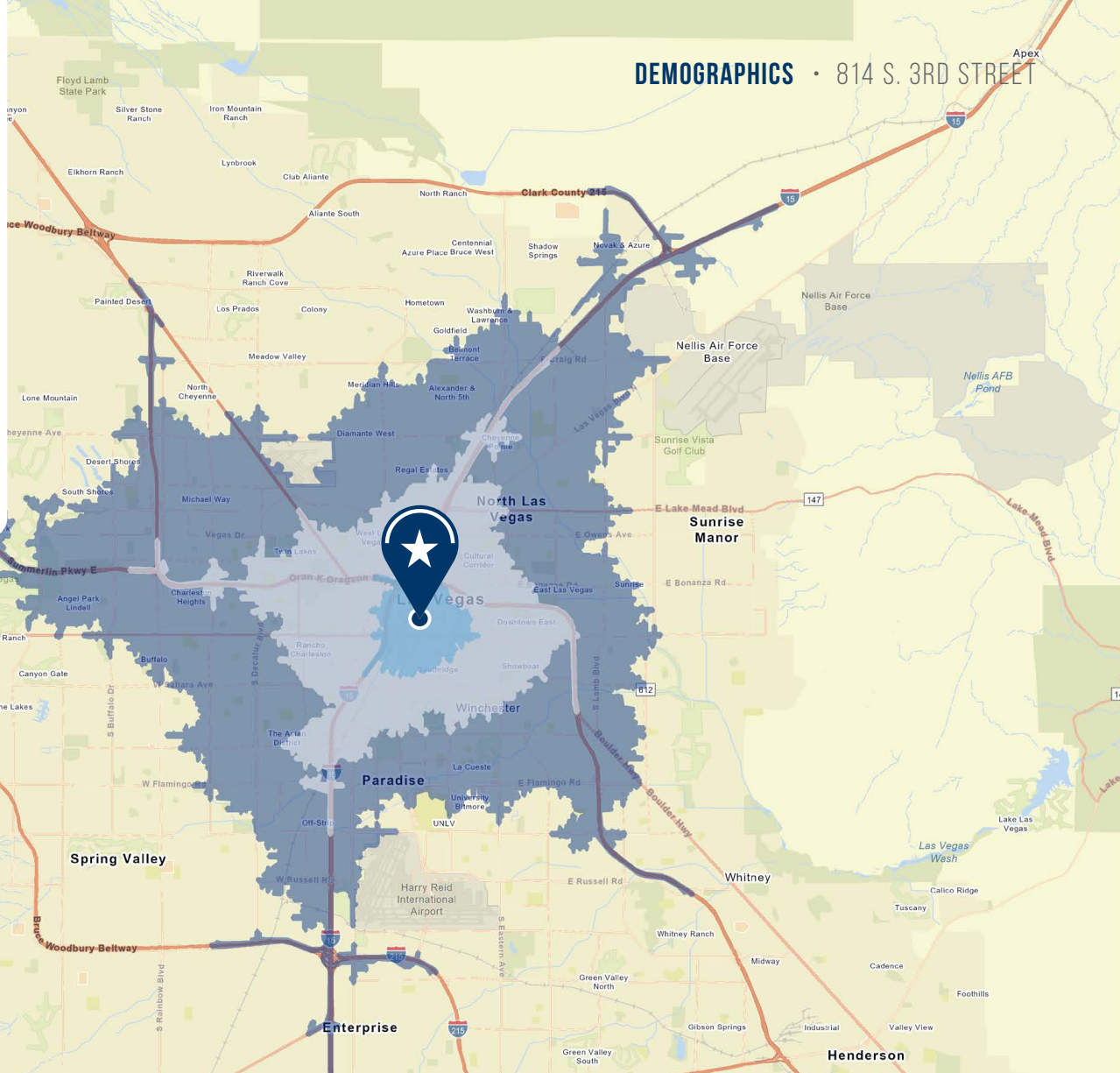
\$25,502
Per Capita Income

\$30,292
Median Net Worth

DRIVE TIMES • BUSINESS SUMMARY

● 5 MIN ● 10 MIN ● 15 MIN

Total Businesses:	2,435	10,071	29,119
Total Employees:	50,120	174,247	485,181
Total Residential Population	12,994	139,851	611,932



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