FOR SALE

Image enhanced using AI to improve clarity. No structural or material changes were made to the original image.

CROWN MOTEL ON FREMONT

2855 E Fremont St., Las Vegas, NV 89104

Crown Motel on Fremont

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Property Summary

Purchase Price	$3,700,000
GLA	10,332 SF
Property Type	Hospitality
Property Subtype	Hotel
Land Area	0.37 Acres or 16,117 SF
Current Zoning	General Highway Frontage District (H-2)
Planned Zoning	Entertainment Mixed-Use (EM)
Year Built	1998
Building Class	C
Number of Stories	2
Number of Rooms	24
Parking Ratio	2.76 per 1000 SF
Trade Area	East Trade Area | Southeast from Downtown Las Vegas

INVESTMENT HIGHLIGHTS

Prime Redevelopment Opportunity

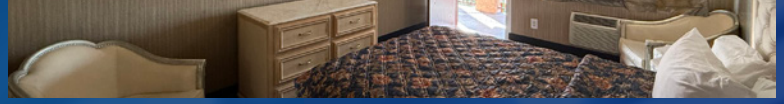
- Situated on historic Fremont Street, directly across from the vibrant Showboat development, this property is at the heart of Las Vegas's revitalization efforts, offering unparalleled exposure to a high-traffic, culturally rich corridor.
- Ideal for a variety of projects, including affordable housing, boutique motel, or medical rehab center, catering to the growing demand in the area.

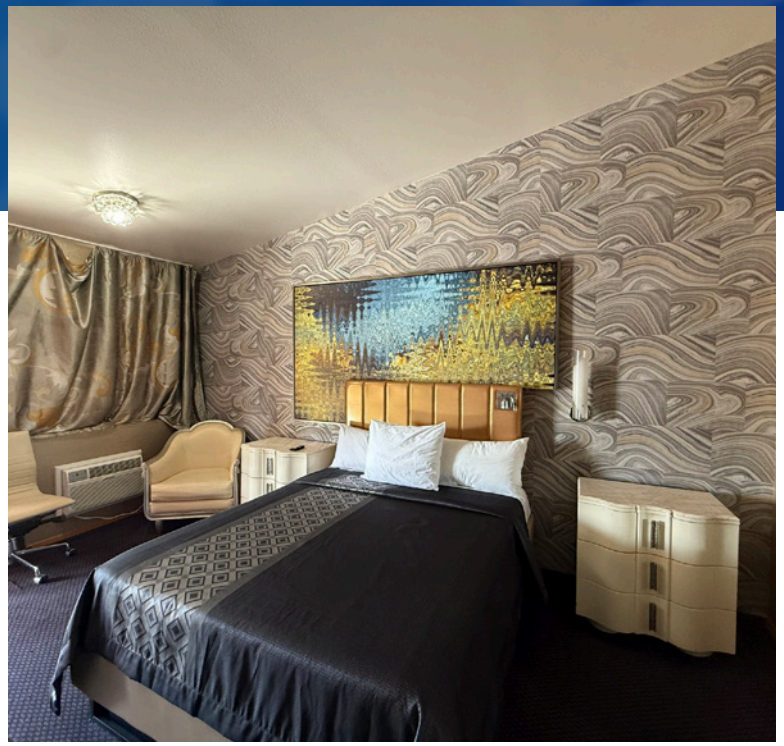
High Visibility & Access

- Boasts prominent frontage on Fremont Street, ensuring maximum visibility for any development.
- Close proximity to major transportation routes, providing easy access to downtown Las Vegas and key attractions, enhancing tenant or customer appeal.

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

Property Details





PROPERTY HIGHLIGHTS

Thriving Market Dynamics

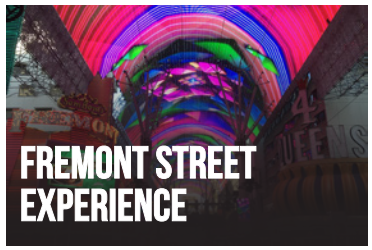
- Positioned in a hub of culture, entertainment, and innovation, benefiting from ongoing Fremont Street revitalization through investments and developments in the Fremont Street area.
- Perfectly suited to address the ongoing need for affordable housing in Las Vegas, a market with strong population growth and rental demand. and development potential.

Close Proximity to Cultural & Economic Hubs

- Near the Las Vegas Natural History Museum, Neon Museum, and Smith Center for the Performing Arts, attracting diverse visitors and residents.
- Just 1.6 miles from downtown Las Vegas, offering a balance of urban vibrancy and development potential.

NEARBY AMENITIES

2.0 mi | 8 minutes



2.6 mi | 10 minutes

3.2 mi | 12 minutes

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PROPERTY PHOTOS

5 | PROPERTY DETAILS

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6 | PROPERTY DETAILS

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TRADE AREA AERIAL

1
2
3
4
5
6
SITE
Wonderland East
Vegas Plaza
Bonanza Square
Charleston Plaza
Nellis Trails Mall
Sunrise Marketplace
Charleston Square II
Charleston Commons
Nellis Crossing
Amall Shopping Center
Sahara Towne Square
Francisco Center
Winterwood Pavilion
Vegas Valley Plaza
LAS VEGAS NORTH PREMIUM OUTLETS
WORLD MARKET CENTER
ROI
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W Owens Ave
E Owens Ave
W Washington Ave
E Washington Ave
W Bonanza Rd
E Bonanza Rd
Stewart Ave
E Charleston Blvd
E Wyoming Ave
E St Louis Ave
E Sahara Ave
Winchester
E Desert Inn Rd
E Vegas Valley Dr
N Las Vegas Blvd
S Las Vegas Blvd
N Eastern Ave
S Eastern Ave
N Nellis Blvd
S Nellis Blvd
N Rancho Dr
S Rancho Dr
N Decatur Blvd
S Decatur Blvd
N Jones Blvd
S Jones Blvd
N Main St
S Main St
N Maryland Pkwy
S Maryland Pkwy
N Boulder Hwy
S Boulder Hwy
N Valley View Blvd
S Valley View Blvd
N Durango Dr
S Durango Dr
N Fort Apache Rd
S Fort Apache Rd
N Buffalo Dr
S Buffalo Dr
N Torrey Pines Dr
S Torrey Pines Dr
N Hualapai Way
S Hualapai Way
N Grand Canyon Dr
S Grand Canyon Dr
N Tenaya Way
S Tenaya Way
N Durango Dr
S Durango Dr
N Cimarron Rd
S Cimarron Rd
N Lamb Blvd
S Lamb Blvd
N Pecos Rd
S Pecos Rd
N Nellis Blvd
S Nellis Blvd
N Commerce St
S Commerce St
N Las Vegas Blvd
S Las Vegas Blvd
N Main St
S Main St
N 13th St
S 13th St
N Eastern Ave
S Eastern Ave
N Burbank Ave
S Burbank Ave
N Palm St
S Palm St
N Mojave Rd
S Mojave Rd

POPULATION

1 MILE	28,357
3 MILES	230,206
5 MILES	544,450

DAYTIME POPULATION

1 MILE	8,273
3 MILES	87,668
5 MILES	214,869

AVERAGE HOUSEHOLD INCOME

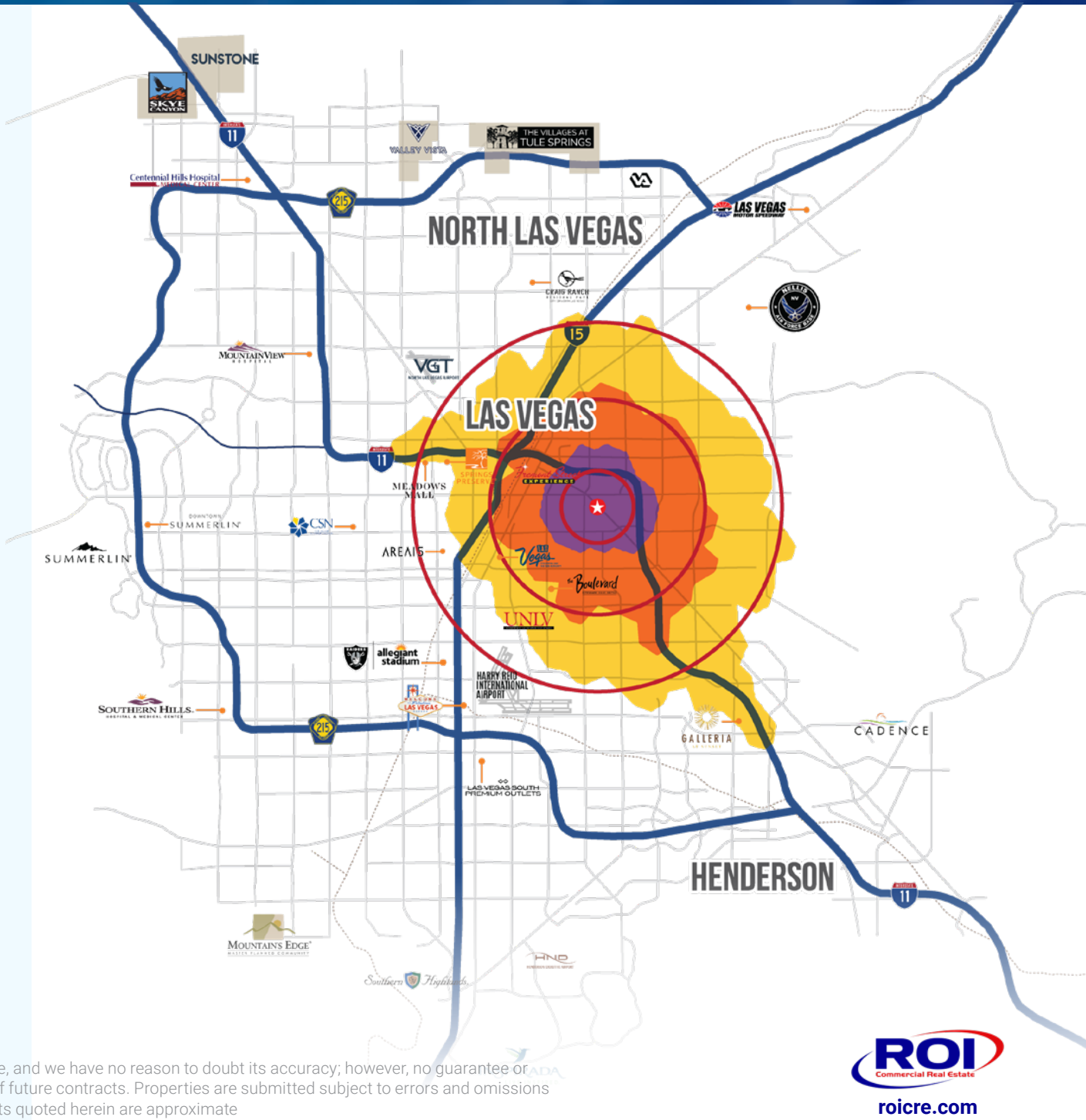
1 MILE	$57,829
3 MILES	$71,395
5 MILES	$77,409

TRAFFIC COUNTS

E FREMONT ST.	31,500 VPD
S EASTERN AVE	30,000 VPD

DRIVE TIMES

5 MIN	10 MIN	15 MIN



Source:
SitesUSA 2025
TRINA, NV DOT 2024

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A CITY THAT NEVER SLEEPS

Las Vegas is a dynamic metropolitan area renowned for its tourism, entertainment, gaming, business, warehousing, and innovation sectors. Founded in 1905, it stands as a unique major city in the American West established in the 20th century. The city has experienced consistent population growth and remains a top destination for relocation due to its vibrant economy and lifestyle offerings.

Las Vegas attracts residents and businesses by boasting no state income tax, fostering a favorable economic environment; it hosts growing tech companies like Zappos and Switch; it has been a launchpad for innovative firms such as SolarCity and BrightSource; it is the home of the Ultimate Fighting Championship (UFC); and it boasts five professional sports teams, with a sixth on the way. These include the Vegas Golden Knights (NHL), Henderson Silver Knights (AHL), Las Vegas Raiders (NFL), Las Vegas Aces (WNBA), Las Vegas Aviators (MiLB), and the forthcoming Las Vegas Athletics (MLB), set to relocate in 2028.

In 2024, Las Vegas welcomed approximately 41.7 million visitors, a 2.1% increase from 40.8 million in 2023, according to the Las Vegas Convention and Visitors Authority (LVCVA). Convention attendance remained robust, with roughly 6 million attendees in 2024, matching 2023 figures and reflecting the city's strong recovery in the events industry. Hotel occupancy averaged 83.6% in 2024, slightly up from 83.5% in 2023, despite a reduced room inventory of 150,612 due to the closures of the Tropicana and The Mirage. The average daily room rate (ADR) was approximately $191.29, with 46.3 million room nights occupied. Harry Reid International Airport set a new record in 2024, handling 58.4 million passengers, a 1.4% increase from 57.6 million in 2023, making it one of the busiest airports globally.

2.4M TOTAL RESIDENTS

$55.1B VISITOR SPENDING

1.6% GROWTH RATE

$14.8B ANNUAL VISITORS

41.7M ANNUAL VISITORS

6.0M CONVENTION ATTENDANCE

Source: LVCVA 2024

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Contact our team today!

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Let's keep in touch.

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