



NOW LEASING!

2nd-Generation Restaurant Space
In Prime Sought After Location
At 215 Beltway - Durango Drive

Liza Fong

Windermere Commercial | KWSCV

lizaf1688@gmail.com

415.629.6888

BS0146507 | DRE: 01963617

STIX ASIA Is Coming To Las Vegas!

STIX ASIA, the celebrated Asian food hall that first made waves in Hawaii, is bringing its vibrant culinary experience to UnCommons Las Vegas in early 2026!

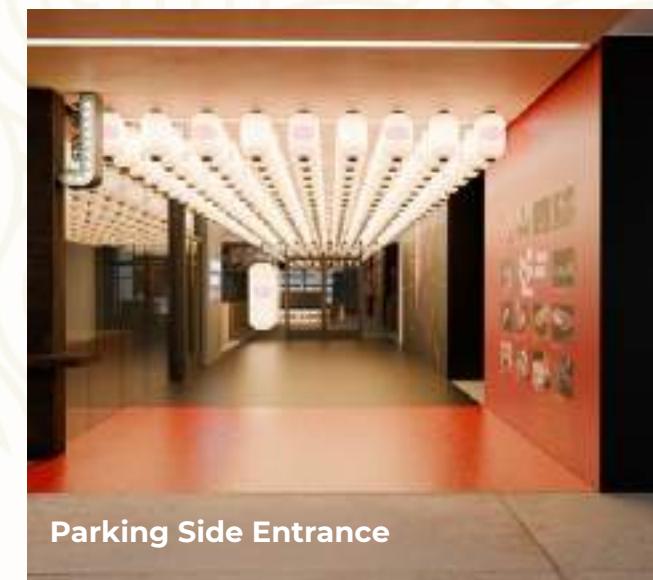
Spanning over 18,000 square feet, STIX ASIA invites you to EXPLORE, DISCOVER, and DINE at an array of authentic Asian restaurants and eateries. From fresh and flavorful sushi to comforting, rich ramen, this food hall offers a culinary journey through the diverse and delicious flavors of Asian cuisine.

With 12 leasing spaces available-ranging from 300 square feet to over 2,000 square feet-there's an opportunity for you to be part of this exciting destination.

For viewings or additional leasing information, please contact us today!

Over 18,000+ sq ft
12 Custom Tenant Spaces

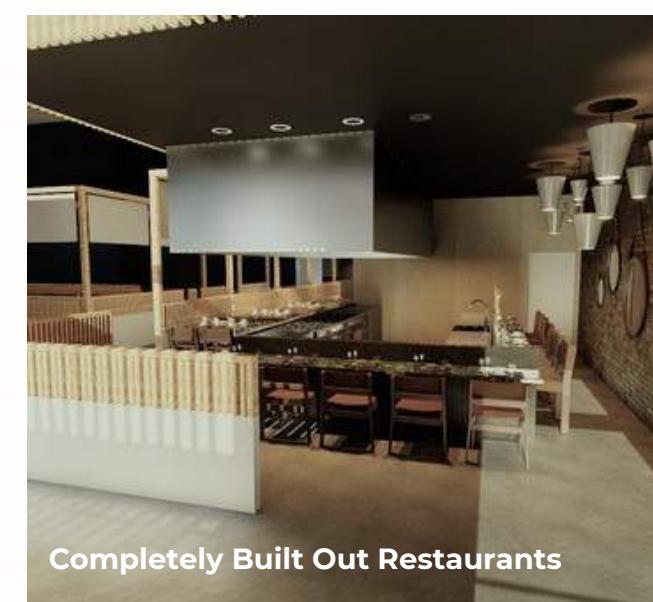
For more information, please inquire.



Parking Side Entrance



Atrium

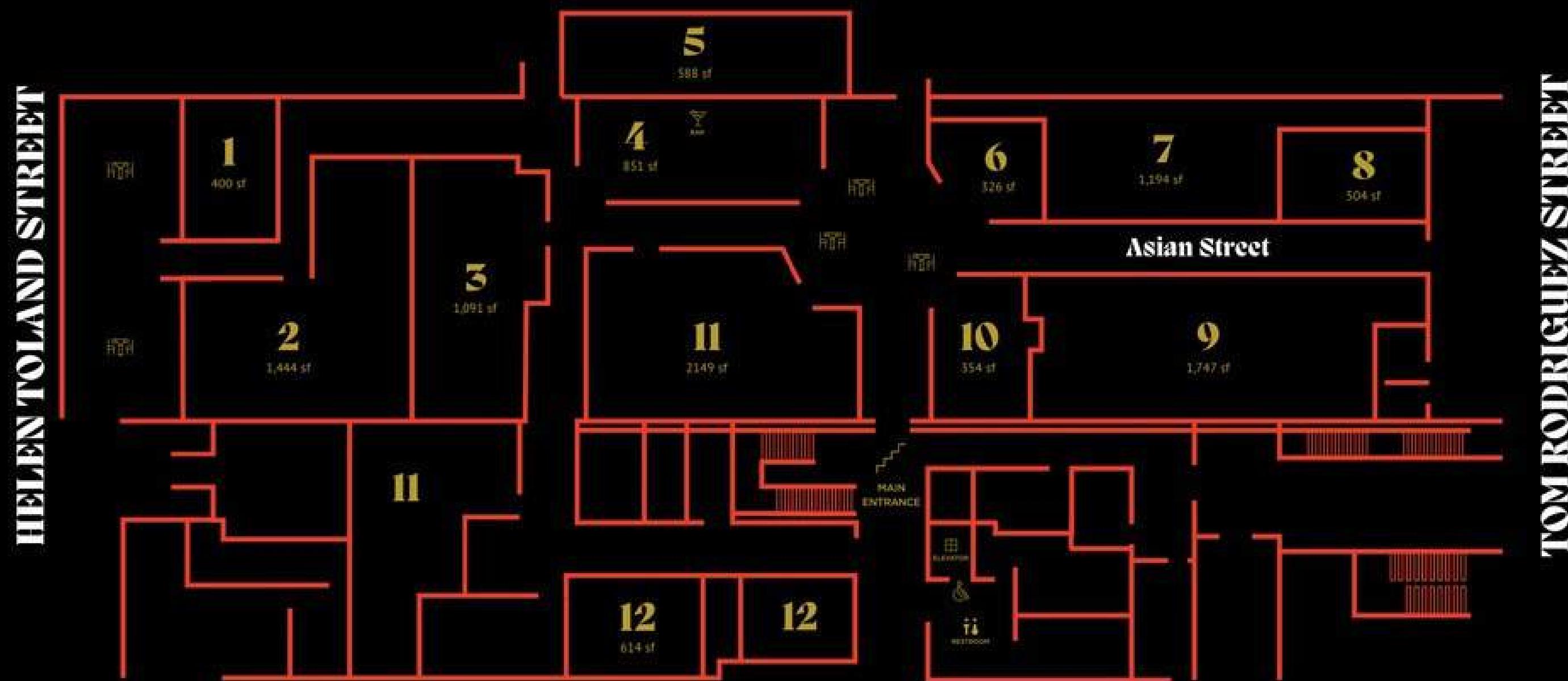


Completely Built Out Restaurants

FLOOR GUIDE

STIX
ASIA

THE QUAD AT UNCOMMONS



PARKING

Disclaimer. The information provided on this document is for general informational purposes only. All information on the document is provided in good faith, however we make no representation or warranty any kind, express, implied, regarding the accuracy, adequacy, validity, reliability, availability or completeness of any information on the document.

Tenant Space Sizes & Descriptions

Space 1	400 sq ft.	Walk-up cafe trailer
Space 2	1,444 sq ft.	Show kitchen with dedicated seating
Space 3	1,091 sq ft.	Show kitchen with dedicated seating
Space 4	851 sq ft.	Central bar space with lounge seating
Space 5	588 sq ft.	Exterior Bar counter
Space 6	326 sq ft.	Cafe Area
Space 7	1,194 sq ft.	Sushi counter & dedicated seating
Space 8	504 sq ft.	Walk-up cafe space
Space 9	1,747 sq ft.	Full kitchen with dedicated seating
Space 10	354 sq ft.	Retail / Expo Area
Space 11	2,149 sq ft.	Dedicated seating area with full kitchen
Space 12	614 sqft.	Retail Area plus full kitchen

Additional Benefits:

- Ample Parking
- Available Dry Storage
- Available Cold Storage
- 24/7 Security
- Operations Support
- Marketing Support
- Maintenance Assistance

- Actual tenant space sizes may change without notice



UnCommons

Project Highlights

Food Hall

18,000 SF

- **40 Acre Community**
- **Modern Office Space**
- **Curated Restaurant Offerings**
- **Wellness & Fitness Lifestyle Tenants**
- **Urban, Walkable Campus**

- **342K SF Office**
- **66K SF Retail**
- **352 Existing Multifamily Units**
- **455 Planned Multifamily Units**
- **3 Structured Parking Garages**

UNCOMMONS



 Windermere
COMMERCIAL

 SANTA CLARA
VALLEY
KELLERWILLIAMS.

 CONNECT
REAL ESTATE & ASSOCIATES

CONFIDENTIAL

Disclaimer. The information provided on this document is for general informational purposes only. All information on the document is provided in good faith, however we make no representation or warranty any kind, express, implied, regarding the accuracy, adequacy, validity, reliability, availability or completeness of any information on the document.

STIX ASIA

UnCommons Location

LAS
Vegas "Strip"



Windermere
COMMERCIAL

kw SANTA CLARA
VALLEY
KELLERWILLIAMS.

CONNECT
REAL ESTATE & ASSOCIATES

CONFIDENTIAL



Disclaimer. The information provided on this document is for general informational purposes only. All information on the document is provided in good faith, however we make no representation or warranty any kind, express, implied, regarding the accuracy, adequacy, validity, reliability, availability or completeness of any information on the document.

STIX ASIA

UnCommons Neighborhood Heatmap

7 Minutes from Summerlin:

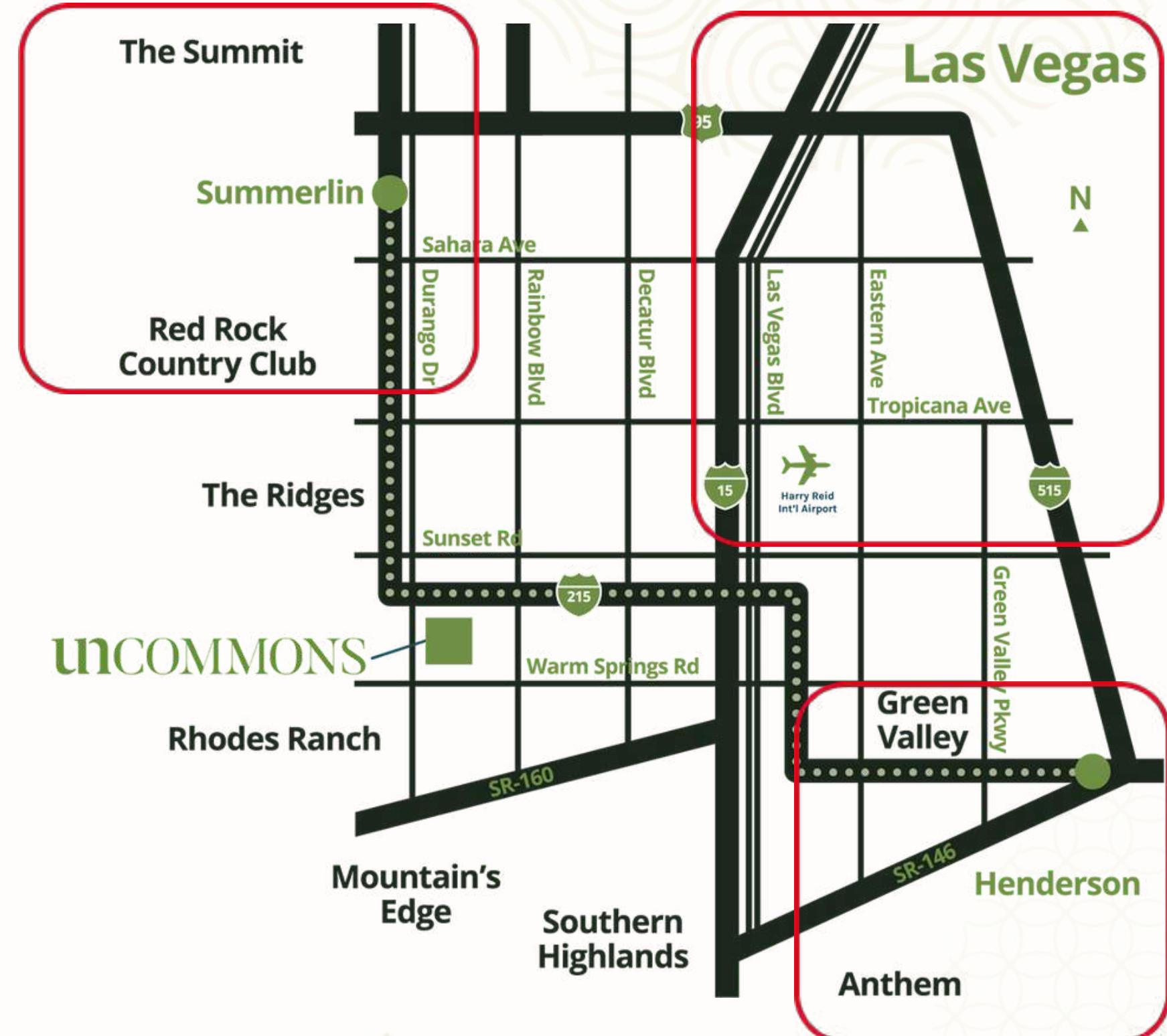
- 137,330 total population
- \$110,911 avg income
- \$2,194 avg rent
- \$300k-\$999k home value (74.1%)
- \$1M+ home value (22.5%)

13 Minutes from Henderson:

- 317,610 total population
- \$82,476 avg income
- \$1,852 avg rent
- \$300k-\$999k home value (80.6%)
- \$1M+ home value (7.6%)

15 Minutes from The Las Vegas Strip:

- 641,903 total population
- \$73,784 avg income
- \$1,590 avg rent
- \$300k-\$999k home value (78%)
- \$1M+ home value (4.4%)



Food Hall vs. Food Court



**Food Hall is a
*Destination***



**Food Court is for
*Convenience***

Why UnCommons?



40 Acre Community - Modern Office Space | Inspired Cuisine | Wellness & Fitness | Lifestyle & Productivity

- **17.3%** of all visitors to UnCommon are **Asian**
- All of UnCommons' Top Persona segments over index for the Asian ethnicity
- **“Asian Food Enthusiast”** is a top interest of **3/4 of UnCommon’s Target Visitor Personas**

UnCommons Visitor Demographics

1. **Wealthy Suburban Families 26.10%** [Age 35-44 | Asian, Caucasian | Married | \$125k-200k income]
2. **Young Professionals 13.60%** - [Age 25-34 | Black, Asian, Caucasian | Not Married | \$50k-75k income]
3. **Ultra Wealthy Families 7.30%** - [Age 45-54 | Asian, Caucasian | Married | \$200k+ income]
4. **Educated Urbanites 6.20%** - [Age 25-34 | Asian Caucasian | Not Married | \$150k-\$200k income]

UnCommons Current Tenants

18 Office Tenants | Las Vegas A's Headquarters & More Coming Soon

Deloitte.

CBRE

Morgan Stanley

Athletics

NEWMARK

DRAFTKINGS

Sotheby's

IBDO

**WOMBLE
BOND
DICKINSON**

EY

kiln.

MIDFIRST BANK

+ MORE

16 F&B / Retail Tenants | 5 More Coming Soon

Urth Caffe

**SUNLIFE
Organics**

**BLUE BOTTLE
COFFEE**

drybar

All'AnticoVinaio

SALT & STRAW

**RARE
society**

TODO BIEN

wineaux

GENERAL ADMISSION

**Siempre
SABORES DE MÉXICO**

AMARI
THAI-AMERICAN & MEXICAN

+ MORE

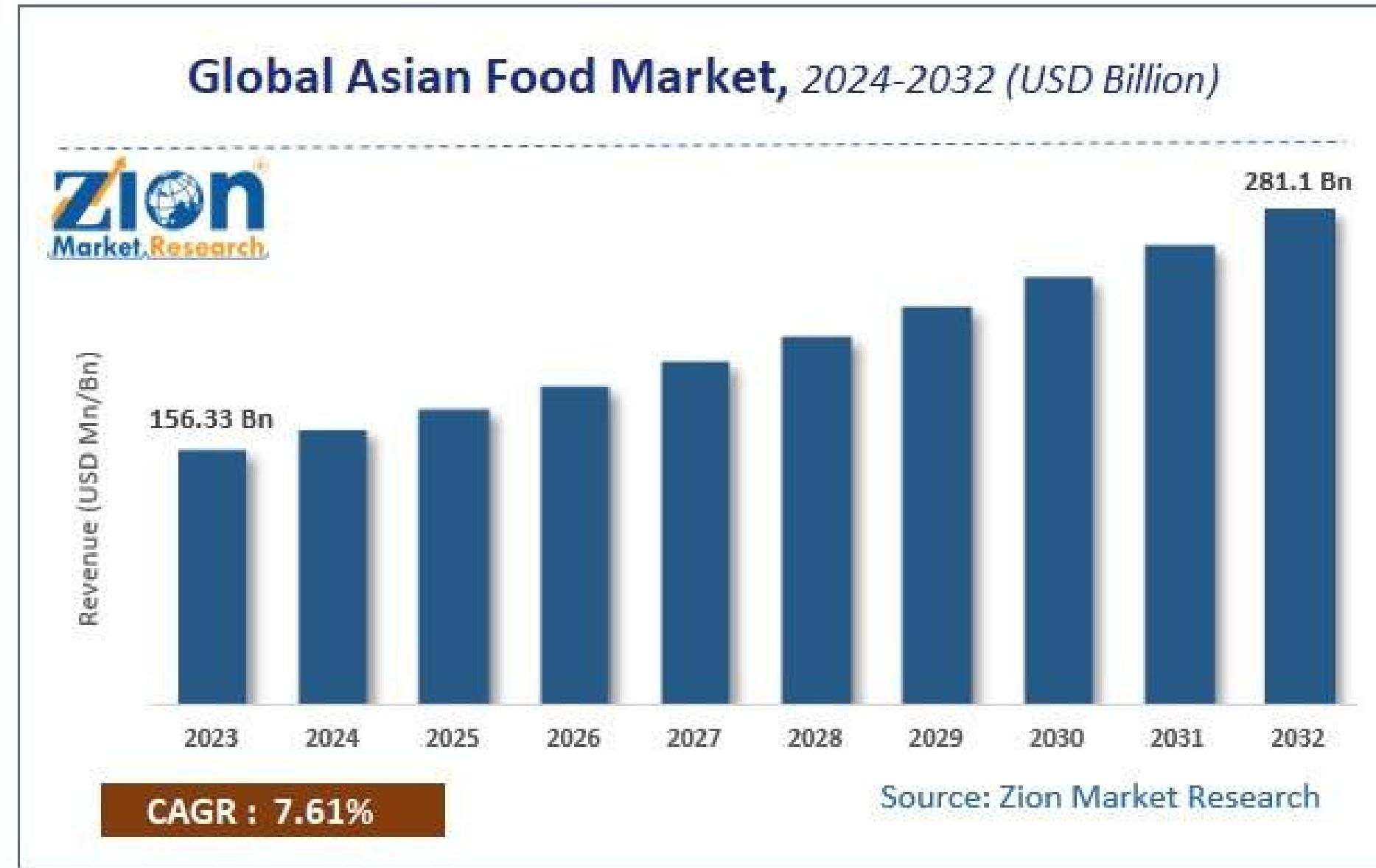
Disclaimer. The information provided on this document is for general informational purposes only. All information on the document is provided in good faith, however we make no representation or warranty any kind, express, implied, regarding the accuracy, adequacy, validity, reliability, availability or completeness of any information on the document.

CONFIDENTIAL



STIX ASIA

Asian Food Growth



The global Asian food market is experiencing significant growth, projected to reach **\$281.1 billion by 2032**, driven by rising health awareness, culinary tourism, and increasing consumer demand for diverse and authentic food experiences.

Why Las Vegas?



- Las Vegas is an **Entertainment Capital of the World**
- Las Vegas-Paradise metropolitan area is expected to grow from 1.988M in 2012 to 3.32M in 2042 - **67% increase (largest expected population booms in the US)**
- Nevada has one of the **lowest labor costs** in the region (Effective July 1, 2024: \$12/hr)
- Year-end 2023 **employment growth was 4.1%** in Las Vegas (higher than the National Average of 1.9%)

Nevada ranks #7 in the US for Best Business Tax Climates

- **No** Corporate Income Tax
- **No** Admissions Tax
- **No** Personal Income Tax
- **No** Unitary Tax
- **No** Franchise Tax on Income
- **No** Inventory Tax



Explore Discover Dine