

LAS VEGAS STRIP

0.47 AC AVAILABLE

320, 324, 328 N 8TH ST. | LAS VEGAS, NV | 89101

DOWNTOWN



\$1,700,000

MIXED USE DEVELOPMENT • CORNER LOT

NORTHCAP 
COMMERCIAL

JOHN TIPPINS

Chief Executive Officer | Founder

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Tivoli Village

400 S Rampart Blvd. Ste 220

Las Vegas, NV 89145

www.northcapcommercial.com

HIGHLIGHTS



PRICE:

\$1,700,000



SPACE:

0.47 ACRES



PROPERTY TYPE:

LAND



ZONING:

T5 - MS



APN:

139-34-512-079
139-34-512-080
139-34-512-081

THE OPPORTUNITY • 0.47 AC • MIXED USE DEVELOPMENT

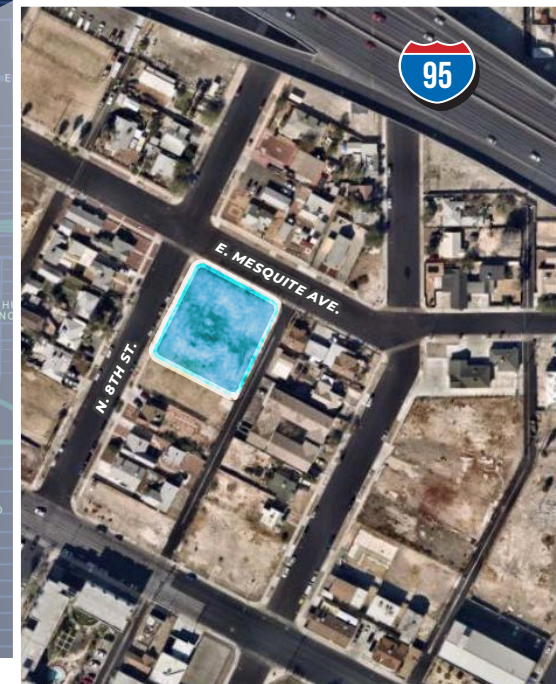
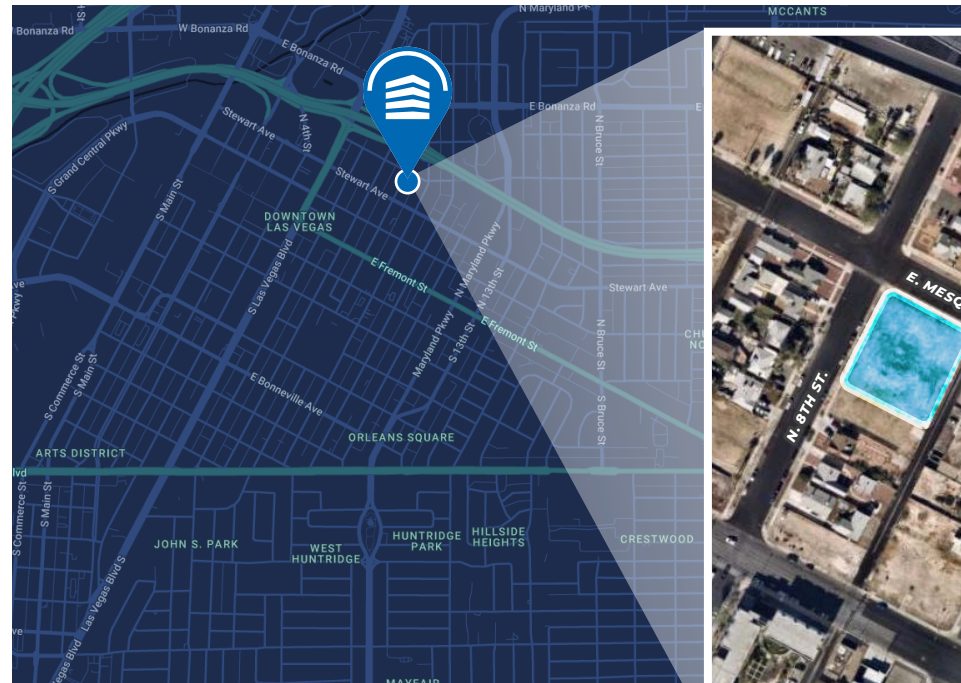
320, 324, 328 N 8TH ST.

Las Vegas, NV 89101

DESIGNATED OPPORTUNITY ZONE

OVERVIEW

The Intent of the T5-M5 Zone is to provide a compact and walkable urban environment with building types that can accommodate a diverse range of professional office, service and retail uses, as well as residential uses on the upper floors of buildings. A range of building types allows for a majority of active pedestrian street facades supported by active ground floor frontages on multiple streets. parking is typically provided in multi-story garages, which if placed next to a street frontage, are lined with active retail/service uses. The flexible nature of the building types is intended to encourage revitalization and investment.



*Disclaimer: Our information is deemed reliable but not guaranteed. Buyer to verify all information.



LOCATION • 0.47 AC • MIXED USE DEVELOPMENT



PARCEL	ADDRESS	SIZE
139 - 34 - 512 - 079	328 N. 8th St.	0.15 acres
139 - 34 - 512 - 080	324 N. 8th St.	0.16 acres
139 - 34 - 512 - 081	320 N. 8th St.	0.16 acres



FOOD & BEVERAGE

LIFESTYLE

SHOP

CITY MANAGED PARKING

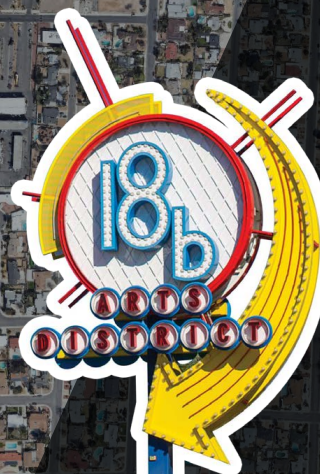
ARTS DISTRICT BUSINESSES MAP

DOWNTOWN LAS VEGAS

Provided by **NORTHCAP**
JANUARY 2025



CLICK HERE FOR
DETAILED DOWNTOWN
BUSINESS MAP



LAS VEGAS ARTS DISTRICT

LAND • **NORTHCAP**

WALK TIMES • BUSINESS SUMMARY

● 5 MIN ● 10 MIN ● 15 MIN



Total Businesses:

80

346

825



Total Employees:

1,187

6,350

14,813

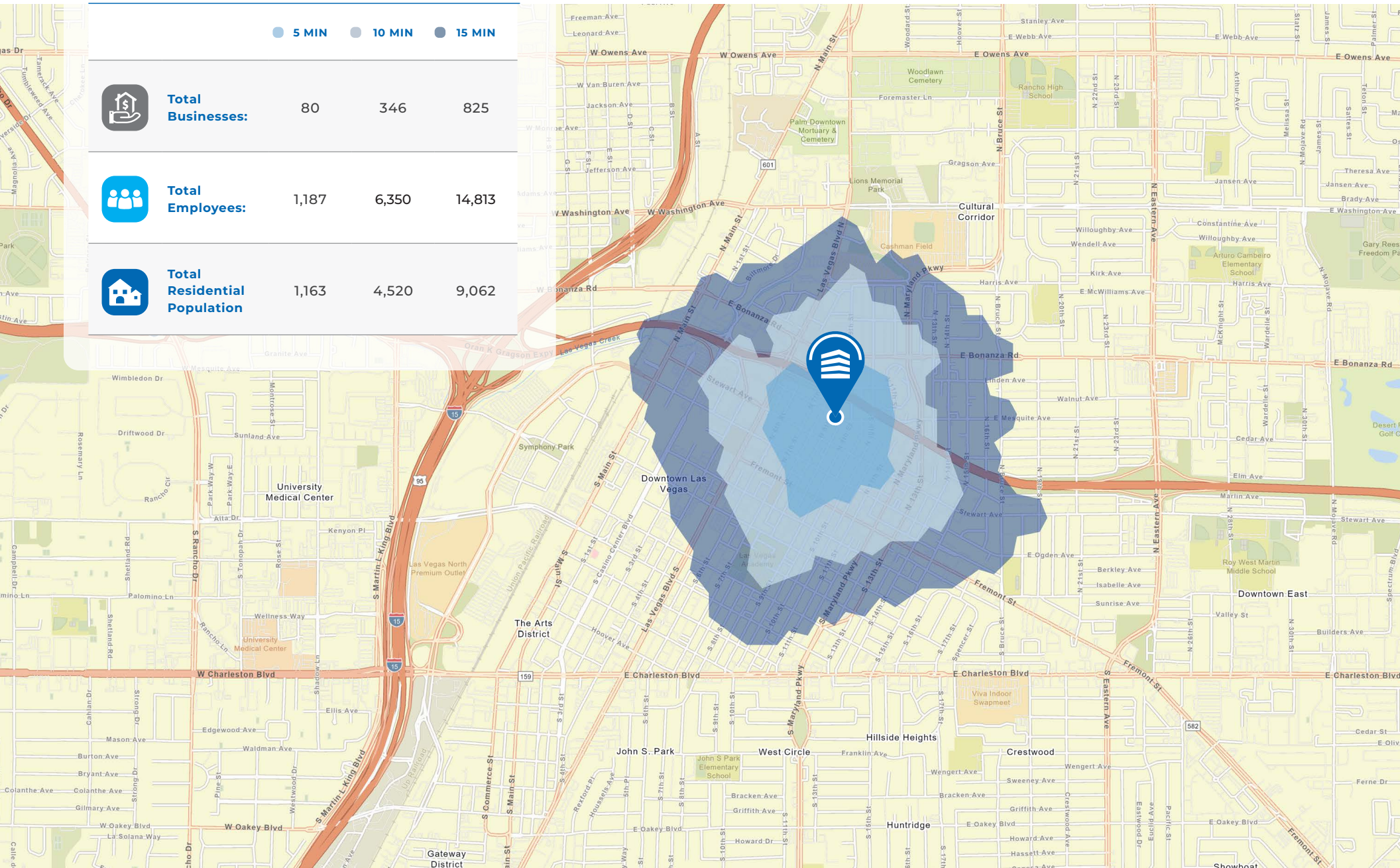


Total Residential Population

1,163

4,520

9,062



1 MILE

KEY FACTS

22,665

Population



Average Household Size

38.9

Median Age

\$30,954

Median Household Income

EDUCATION

25%

No High School Diploma



32%

High School Graduate



30%

Some College



13%

Bachelor's/Grad/Prof Degree

BUSINESS



1,780

Total Businesses



32,601

Total Employees

EMPLOYMENT



43%

White Collar



28%

Blue Collar



29%

Services

10.2%

Unemployment Rate

INCOME



\$30,954

Median Household Income



\$23,626

Per Capita Income



\$12,336

Median Net Worth

3 MILES

KEY FACTS

202,169

Population



Average Household Size

35.6

Median Age

\$43,718

Median Household Income

EDUCATION

30%

No High School Diploma



34%

High School Graduate



24%

Some College



13%

Bachelor's/Grad/Prof Degree

BUSINESS



8,296

Total Businesses



148,056

Total Employees

EMPLOYMENT



38%

White Collar



30%

Blue Collar



31%

Services

8.0%

Unemployment Rate

INCOME



\$43,718

Median Household Income



\$23,545

Per Capita Income



\$21,686

Median Net Worth

5 MILES

KEY FACTS

524,157

Population



Average Household Size

35.4

Median Age

\$49,169

Median Household Income

EDUCATION

25%

No High School Diploma



36%

High School Graduate



26%

Some College



14%

Bachelor's/Grad/Prof Degree

BUSINESS



21,197

Total Businesses



345,411

Total Employees

EMPLOYMENT



40%

White Collar



29%

Blue Collar



31%

Services

8.0%

Unemployment Rate

INCOME



\$49,169

Median Household Income



\$24,584

Per Capita Income



\$30,737

Median Net Worth

1 MILE RADIUS



Demographic and Income Profile

320 N 8th St, Las Vegas, Nevada, 89101 3
320 N 8th St, Las Vegas, Nevada, 89101
Ring: 1 mile radius

Prepared by Esri
Latitude: 36.17075
Longitude: -115.13496

Summary	Census 2010	Census 2020	2024	2029
Population	25,646	22,014	22,665	24,704
Households	8,852	9,530	10,095	11,000
Families	3,663	3,718	3,871	4,215
Average Household Size	2.33	2.14	2.09	2.10
Owner Occupied Housing Units	1,498	1,571	1,852	2,001
Renter Occupied Housing Units	7,354	7,959	8,243	8,999
Median Age	37.6	38.0	38.9	39.5
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	1.74%	0.77%	0.38%	
Households	1.73%	1.02%	0.64%	
Families	1.72%	0.96%	0.56%	
Owner HHs	1.56%	1.30%	0.97%	
Median Household Income	3.12%	3.23%	2.95%	
Households by Income			2024	2029
	Number	Percent	Number	Percent
<\$15,000	2,584	25.6%	2,676	24.3%
\$15,000 - \$24,999	1,789	17.7%	1,659	15.1%
\$25,000 - \$34,999	1,025	10.2%	1,041	9.5%
\$35,000 - \$49,999	1,256	12.4%	1,263	11.5%
\$50,000 - \$74,999	1,407	13.9%	1,551	14.1%
\$75,000 - \$99,999	800	7.9%	1,001	9.1%
\$100,000 - \$149,999	800	7.9%	1,150	10.5%
\$150,000 - \$199,999	211	2.1%	354	3.2%
\$200,000+	222	2.2%	303	2.8%
Median Household Income	\$30,954		\$36,102	
Average Household Income	\$51,268		\$60,162	
Per Capita Income	\$23,626		\$28,858	
Population by Age	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
0 - 4	1,564	6.1%	1,129	5.1%
5 - 9	1,394	5.4%	1,130	5.1%
10 - 14	1,309	5.1%	1,167	5.3%
15 - 19	1,529	6.0%	1,178	5.4%
20 - 24	1,990	7.8%	1,557	7.1%
25 - 34	4,041	15.8%	3,856	17.5%
35 - 44	4,022	15.7%	3,325	15.1%
45 - 54	4,319	16.8%	3,017	13.7%
55 - 64	3,171	12.4%	2,945	13.4%
65 - 74	1,545	6.0%	1,870	8.5%
75 - 84	613	2.4%	676	3.1%
85+	151	0.6%	164	0.7%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
White Alone	12,809	49.9%	6,888	31.3%
Black Alone	4,249	16.6%	4,043	18.4%
American Indian Alone	369	1.4%	330	1.5%
Asian Alone	1,295	5.0%	1,008	4.6%
Pacific Islander Alone	152	0.6%	124	0.6%
Some Other Race Alone	5,753	22.4%	5,969	27.1%
Two or More Races	1,019	4.0%	3,651	16.6%
Hispanic Origin (Any Race)	11,936	46.5%	10,318	46.9%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 23, 2025

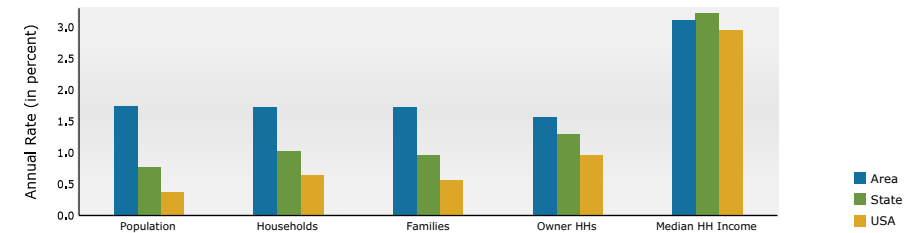


Demographic and Income Profile

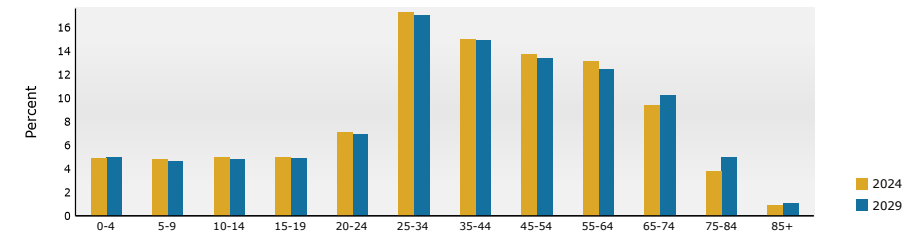
320 N 8th St, Las Vegas, Nevada, 89101 3
320 N 8th St, Las Vegas, Nevada, 89101
Ring: 1 mile radius

Prepared by Esri
Latitude: 36.17075
Longitude: -115.13496

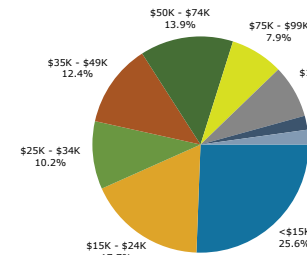
Trends 2024-2029



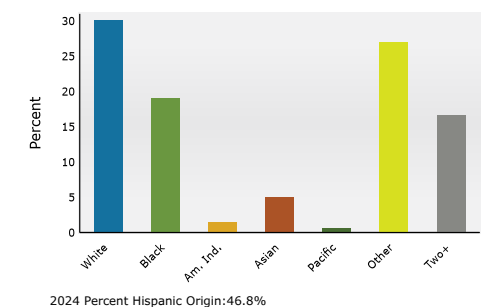
Population by Age



2024 Household Income



2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 23, 2025

3 MILE RADIUS



Demographic and Income Profile

320 N 8th St, Las Vegas, Nevada, 89101 3
320 N 8th St, Las Vegas, Nevada, 89101
Ring: 3 mile radius

Prepared by Esri
Latitude: 36.17075
Longitude: -115.13496

Summary	Census 2010	Census 2020	2024	2029				
Population	194,957	200,162	202,169	209,637				
Households	62,520	70,279	72,620	76,425				
Families	38,234	41,241	41,396	43,248				
Average Household Size	2.98	2.76	2.70	2.66				
Owner Occupied Housing Units	24,065	23,953	27,116	29,327				
Renter Occupied Housing Units	38,455	46,326	45,504	47,098				
Median Age	32.5	34.6	35.6	36.3				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	0.73%	0.77%	0.38%					
Households	1.03%	1.02%	0.64%					
Families	0.88%	0.96%	0.56%					
Owner HHs	1.58%	1.30%	0.97%					
Median Household Income	3.44%	3.23%	2.95%					
Households by Income			2024	2029				
		Number	Percent	Number	Percent			
	<\$15,000	13,919	19.2%	13,509	17.7%			
	\$15,000 - \$24,999	8,239	11.3%	7,110	9.3%			
	\$25,000 - \$34,999	7,792	10.7%	7,178	9.4%			
	\$35,000 - \$49,999	9,725	13.4%	9,153	12.0%			
	\$50,000 - \$74,999	12,210	16.8%	12,446	16.3%			
	\$75,000 - \$99,999	7,959	11.0%	9,371	12.3%			
	\$100,000 - \$149,999	7,774	10.7%	10,573	13.8%			
	\$150,000 - \$199,999	2,450	3.4%	3,765	4.9%			
	\$200,000+	2,544	3.5%	3,313	4.3%			
	Median Household Income	\$43,718		\$51,765				
Average Household Income	\$64,591		\$75,893					
Per Capita Income	\$23,545		\$28,162					
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
	0 - 4	16,947 8.7%	13,055 6.5%	13,069 6.5%	13,475 6.4%			
	5 - 9	15,666 8.0%	14,138 7.1%	12,663 6.3%	12,538 6.0%			
	10 - 14	14,235 7.3%	15,121 7.6%	13,529 6.7%	12,479 6.0%			
	15 - 19	14,795 7.6%	14,609 7.3%	14,331 7.1%	13,743 6.6%			
	20 - 24	13,964 7.2%	14,286 7.1%	15,674 7.8%	16,548 7.9%			
	25 - 34	28,980 14.9%	30,194 15.1%	30,150 14.9%	32,290 15.4%			
	35 - 44	27,543 14.1%	27,109 13.5%	27,658 13.7%	27,942 13.3%			
	45 - 54	25,042 12.8%	25,327 12.7%	25,436 12.6%	25,424 12.1%			
	55 - 64	18,948 9.7%	22,991 11.5%	23,419 11.6%	23,492 11.2%			
	65 - 74	11,365 5.8%	14,928 7.5%	16,540 8.2%	19,367 9.2%			
75 - 84	5,806 3.0%	6,606 3.3%	7,586 3.8%	9,727 4.6%				
85+	1,663 0.9%	1,801 0.9%	2,114 1.0%	2,611 1.2%				
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
	White Alone	87,397 44.8%	50,516 25.2%	47,816 23.7%	47,287 22.6%			
	Black Alone	31,108 16.0%	36,900 18.4%	37,715 18.7%	38,551 18.4%			
	American Indian Alone	1,824 0.9%	3,454 1.7%	3,596 1.8%	3,699 1.8%			
	Asian Alone	7,826 4.0%	7,991 4.0%	8,482 4.2%	9,236 4.4%			
	Pacific Islander Alone	879 0.5%	1,024 0.5%	1,055 0.5%	1,113 0.5%			
	Some Other Race Alone	57,297 29.4%	66,644 33.3%	69,184 34.2%	73,565 35.1%			
	Two or More Races	8,626 4.4%	33,631 16.8%	34,320 17.0%	36,187 17.3%			
	Hispanic Origin (Any Race)	110,776 56.8%	112,138 56.0%	115,594 57.2%	122,318 58.3%			

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 23, 2025

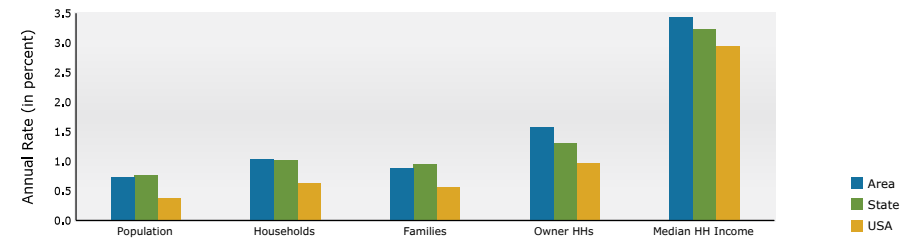


Demographic and Income Profile

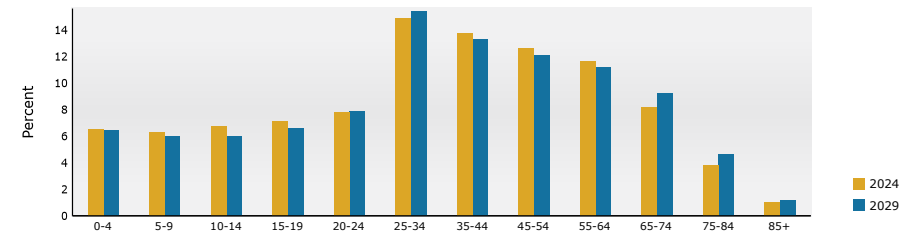
320 N 8th St, Las Vegas, Nevada, 89101 3
320 N 8th St, Las Vegas, Nevada, 89101
Ring: 3 mile radius

Prepared by Esri
Latitude: 36.17075
Longitude: -115.13496

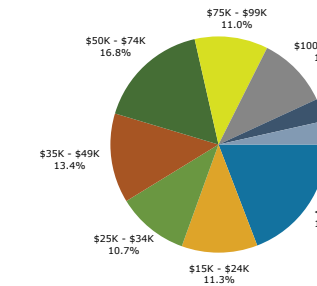
Trends 2024-2029



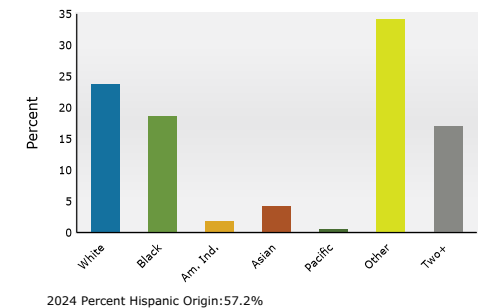
Population by Age



2024 Household Income



2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 23, 2025

5 MILE RADIUS



Demographic and Income Profile

320 N 8th St, Las Vegas, Nevada, 89101 3
320 N 8th St, Las Vegas, Nevada, 89101
Ring: 5 mile radius

Prepared by Esri
Latitude: 36.17075
Longitude: -115.13496

Summary	Census 2010	Census 2020	2024	2029
Population	499,831	521,189	524,157	541,979
Households	169,031	186,546	191,492	200,637
Families	104,572	112,023	111,634	116,364
Average Household Size	2.89	2.75	2.69	2.66
Owner Occupied Housing Units	68,383	67,017	75,117	80,566
Renter Occupied Housing Units	100,648	119,529	116,375	120,071
Median Age	32.5	34.4	35.4	36.3
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.67%	0.77%	0.38%	
Households	0.94%	1.02%	0.64%	
Families	0.83%	0.96%	0.56%	
Owner HHs	1.41%	1.30%	0.97%	
Median Household Income	2.69%	3.23%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	29,196	15.2%	27,724	13.8%
\$15,000 - \$24,999	18,944	9.9%	16,008	8.0%
\$25,000 - \$34,999	20,870	10.9%	18,711	9.3%
\$35,000 - \$49,999	27,882	14.6%	25,904	12.9%
\$50,000 - \$74,999	36,048	18.8%	36,569	18.2%
\$75,000 - \$99,999	23,350	12.2%	27,121	13.5%
\$100,000 - \$149,999	22,026	11.5%	29,682	14.8%
\$150,000 - \$199,999	7,092	3.7%	10,838	5.4%
\$200,000+	6,067	3.2%	8,063	4.0%
Median Household Income	\$49,169		\$56,145	
Average Household Income	\$66,947		\$78,627	
Per Capita Income	\$24,584		\$29,286	
Population by Age	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
0 - 4	42,404	8.5%	34,219	6.6%
5 - 9	39,208	7.8%	33,053	6.3%
10 - 14	36,004	7.2%	34,883	6.7%
15 - 19	37,595	7.5%	37,301	7.2%
20 - 24	37,563	7.5%	38,583	7.4%
25 - 34	75,216	15.0%	79,535	15.3%
35 - 44	70,395	14.1%	69,497	13.3%
45 - 54	63,963	12.8%	65,344	12.5%
55 - 64	48,281	9.7%	58,731	11.3%
65 - 74	29,068	5.8%	39,278	7.5%
75 - 84	15,323	3.1%	17,719	3.4%
85+	4,810	1.0%	5,409	1.0%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
White Alone	235,770	47.2%	142,245	27.3%
Black Alone	71,222	14.2%	91,591	17.6%
American Indian Alone	4,431	0.9%	8,490	1.6%
Asian Alone	25,438	5.1%	28,127	5.4%
Pacific Islander Alone	2,946	0.6%	3,706	0.7%
Some Other Race Alone	135,921	27.2%	161,033	30.9%
Two or More Races	24,103	4.8%	85,998	16.5%
Hispanic Origin (Any Race)	259,731	52.0%	274,495	52.7%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 23, 2025

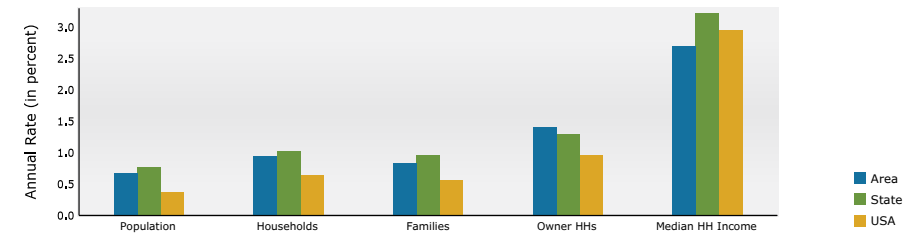


Demographic and Income Profile

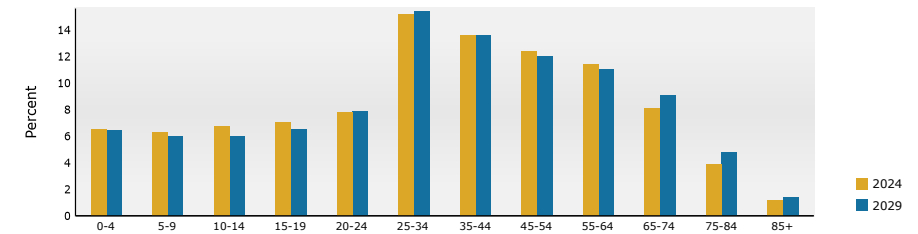
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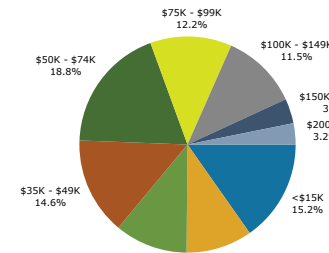
Trends 2024-2029



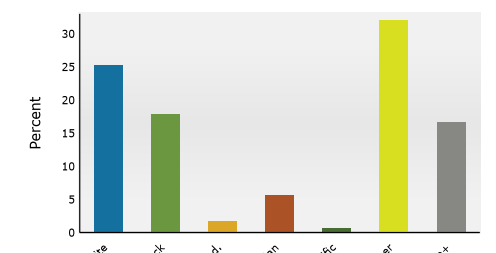
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 54.2%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 23, 2025

LAS VEGAS MARKET

NORTHCAP 



HUNTRIDGE THEATER

Excerpt from [8newsnow.com](#)
February 2024 | by James Schaeffer

"J Dapper, founder of Dapper Companies, presented a 20-page PowerPoint presentation to the Las Vegas City Historic Preservation Commission on Wednesday to provide an update on the renovation of the 80-year-old movie house.

"We have kind of turned all of our focus on instead of design and getting to the point of turning in a set of plans," he said, "To making sure we get into the best position of the new market tax credits, otherwise we will just not be able to qualify and get them."

Enterprise Bank and Trust is now reserving \$8 million in New Markets Tax Credit allocation for the project in addition to another bank which will buy the allocation for an overall net result of nearly \$2.5 million.

"[Dapper] is a really strong believer in revitalizing the historic heart of Las Vegas and he has done that in a number of areas and in parts of the city already," Mallory Gott, owner of Winnie & Ethel's Diner, said. "I also think that any progress is the right direction and that's been my personal experience with the Dapper Development company."

"Revitalizing the city streets, the sidewalks, the urban landscaping down here, I think those are all really great leading indicators that this part of the city is on the map," Gott said. "Not only private development but also really rehabilitating this side of the city hopefully in the eyes of the community at large."

VEGAS LOOP, THE BORING CO.



Excerpt from [teslarati.com](#)
August 2024 | by Zachary Visconti

"Currently, the Boring Company is building out a larger network of underground tunnels called the Vegas Loop, after the company initially built a few stations, dubbed the Las Vegas Convention Center (LVCC) Loop. The LVCC loop has three stations: the LVCC West Station, the LVCC South Station, and the LVCC Central Station, with the whole loop designed to carry 4,400 passengers per hour.

The Vegas Loop is a sprawling plan for stations across the entire city, expected to eventually carry as many as 90,000 passengers per hour.

Las Vegas is the most expansive of The Boring Company's underground tunneling projects, though Tesla earlier this year began a project to build a tunnel at its Giga Texas. In May, The Boring Company celebrated surpassing two million rides given, about a year after the company reached one million.

The Boring Company continues to develop its Las Vegas Loop with underground tunnels, President and CEO of the Las Vegas Convention and Visitors Authority Steve Hill said that the Teslas in them will soon be using driver assistance technology. While Hill didn't specify what "driver assistance tool" the company would be using, it stands to reason that Tesla's Full Self-Driving (FSD) would be fairly easy to adapt to the underground tunnel system, especially compared to actual traffic."





A'S BASEBALL STADIUM

Excerpt from ktvu.com/news
August 2024 | by KTVU Staff

"A clearer picture of the timeline for building a new ballpark for the A's in Las Vegas is emerging.

The construction companies hired by the A's plan to break ground on the project in the spring of 2025.

And their goal is to have the baseball park ready in time for opening day in 2028. The 33,000-seat stadium will be built along the Las Vegas strip at the site of the Tropicana Hotel, which is scheduled to be torn down next month.

Meanwhile, the Las Vegas Review Journal reported that the A's have three outstanding agreements with the Las Vegas Stadium Authority that are being negotiated and set to be presented in nearly final forms at a Oct. 17 meeting. Those agreements include nonrelocation, lease and development agreements, the Journal reported. A final vote will occur in December.

"We're on track for those and we're really happy with the progress we've made and ensuring that it's done in an appropriate fashion and working hand-in-hand with the stadium authority," A's President Dave Kaval said, according to the Journal.

Until the Vegas stadium is ready, the As' agreed to play the following three seasons, with an option for a fourth, in a Triple-A stadium in West Sacramento, California."

BRIGHTLINE WEST RAILWAY PROJECT

Excerpt from brightlinewest.com/media/press-releases/2024
September 2024 | by Marybeth Luczak

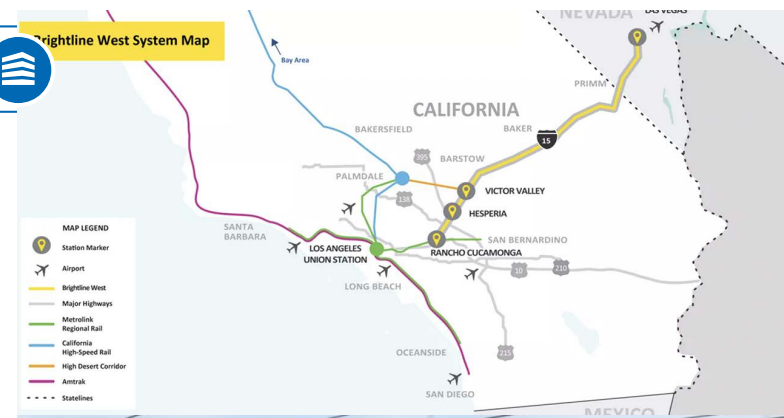
"Washington, D.C. (Sept. 26, 2024) – Today, the Federal Railroad Administration (FRA) officially signed the \$3 billion grant agreement awarded to the Nevada Department of Transportation (NDOT) for Brightline West. In December 2023, President Biden announced the Federal-State Partnership for Intercity Passenger Rail Grant at a ceremony in Las Vegas and in April, U.S. Transportation Secretary Pete Buttigieg spoke at the Brightline West groundbreaking. Brightline West will be America's first true high-speed rail project set to connect Southern California to Las Vegas, with trains traveling over 200 miles per hour.

"This is a historic commitment that will jumpstart the high-speed rail industry in America, creating thousands of jobs all across the country," said Michael Reiningier, CEO of Brightline. "Brightline West will be American made and American built, and will serve as the blueprint for connecting city pairs that are too close to fly but too far to drive."

The Brightline West rail project will create over 35,000 jobs, including more than 10,000 union construction jobs. Once operational, the project will include approximately 1,000 jobs. Brightline signed historic labor agreements with the California and Southern Nevada Building Trades to construct the project and the High-Speed Rail Labor Coalition to operate and maintain the system..."



Brightline West System Map



DURANGO STATION CASINO

Excerpt from [rnews3lv.com](#)
July 2024 | by Matthew Seeman

"Durango Resort in Las Vegas set to expand with new casino space and parking"

"Executives are touting plans to expand the new Durango Resort in the southwest Las Vegas valley.

Clark County approved plans for the expansion earlier this month, and Station Casinos' parent company Red Rock Resorts discussed them during a second-quarter earnings call with analysts on Tuesday.

Stephen Cootey, the company's executive vice president, said Durango will add 25,000 square feet of additional casino space, including a new high-limit slot area and bar. That would bring an additional 230 slot machines to the casino floor, according to Cootey. Another parking garage will also be built, adding nearly 2,000 parking spots.

The expansion is still in the planning and budgeting stages, but construction is expected to begin later this year, said Cootey, who promised more updates in future earnings calls.

"In terms of disruption, expect it to be the minimal disruption to the property," he said ..."



OAK VIEW GROUP ARENA

Excerpt from [sportsbusinessjournal.com/Articles](#)
September 2024 | by Mick Akers

"Proposed south Strip NBA-ready arena could shift sites.

Plans for a \$10 billion NBA-ready arena-hotel project slated for a plot of land just south of the Las Vegas Strip have stalled.

Oak View Group's plan to construct a 20,000-seat arena with a connected resort on Las Vegas Boulevard and Blue Diamond Road has hit a roadblock, a person with knowledge of the situation told the Review-Journal. The site is near where the planned Brightline West high-speed rail station is scheduled to be built.

Oak View Group issued a statement regarding the project's future, but it doesn't mention the Las Vegas Boulevard site.

"We are committed to building a world-class NBA ready arena in Las Vegas and will share more information shortly," an Oak View Group spokesperson said in a statement.

The deal hit a snag due to a pricing disagreement with land owner Blue Diamond Acquisition for the 25 acres the arena/hotel project would've been constructed on, according to the source. In February 2022, Blue Diamond Acquisition purchased nearly 63 acres on the northwest corner of Las Vegas Boulevard and Blue Diamond Road for \$98 million, according to Clark County records ..."



DEVELOPMENT PROJECTS

HARD ROCK HOTEL



Excerpt from vegasfoodandfun.com
September 2024 | by Bob & Jenn Bassett

"It's official, the skyline of Las Vegas hotels on the Las Vegas Strip is getting a guitar which will be the Hard Rock Hotel Las Vegas! Rock on! In case you haven't heard, what we're talking about is the new acquisition of The Mirage by Hard Rock International.

Though not too many details are available just yet, we've gathered everything we can find about what's coming from the Hard Rock Hotel in Las Vegas.

The Mirage: Now Owned by Hard Rock. So where did it begin? Well, in 2021, Hard Rock International announced that it intended to purchase The Mirage for \$1.08 billion. The deal went through at the end of 2022.

Now in 2024, The Mirage is operated by Hard Rock International. However, the land is owned by VICI Properties Inc., which Hard Rock Las Vegas has signed a lease agreement with.

As of March of this year, it has been approved for Hard Rock International to build their guitar-shaped hotel right where the iconic Mirage volcano was. There are several other plans slated for the renovation and transformation, too"



MOVIE & FILM STUDIOS, SUMMERLIN

Excerpt from 8newsnow.com/news
October 2024 | by Greg Haas

"Warner Bros. adds plan for Las Vegas studio attraction, lists economic benefits of movie partnership. Bringing movie studios to Las Vegas could provide a \$1.2 billion boost to the economy each year and more than 16,500 ongoing jobs, according to an economic study released by Warner Bros. Discovery on Wednesday.

Nevada got a glimpse of the trailer in 2023 when movie studio proposals emerged late in the legislative session. Now, details of the blockbuster plan are getting ready to hit the big screen. Endorsements from big name movie stars are likely again — but first, the studio is pitching economic star power.

In August, Warner Bros. Discovery (WBD) said it plans to commit more than \$8 billion to the project, a partnership with UNLV to take Nevada Studios to the next level as "Warner Bros. Studios Nevada at UNLV's Harry Reid Research & Technology Park in Las Vegas, a 34-acre campus.

Today's pitch also sweetens the deal. "As an additional part of the plan, WBD will include a studio attraction similar to the ones they operate in Hollywood, London and Tokyo," according to WBD's news release..."

NORTHCAP



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