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3300 S. Las Vegas Blvd.
Las Vegas, NV 89109

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Market Overview

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LOGIC Commercial Real Estate is pleased to present two extraordinary restaurant/entertainment opportunities within the iconic, world-renowned Treasure Island Hotel & Casino, a $\pm 2,884$ -room resort anchoring the Southwest Corner (SWC) of one of the busiest intersections in the world: Las Vegas Boulevard and Spring Mountain Road. The first opportunity is a prime strip-facing location, currently occupied by Señor Frogs, offering ± 700 feet of unobstructed linear frontage on Las Vegas Blvd. This space provides unparalleled signage opportunities and high-impact visibility to the ± 40.8 million tourists who visit the city annually. The second opportunity is the Yacht Club space, strategically positioned on the casino floor adjacent to the newly renovated Sports Book. Together, these spaces present versatile options for high-profile retail, dining, or entertainment concepts within one of Las Vegas's most recognizable landmarks.

Other world-class users at this iconic intersection include:

- **Southeast: The Venetian & Palazzo**
 $\pm 7,117$ rooms
- **Northeast: Wynn & Encore**
 $\pm 4,750$ rooms
- **Northwest: Fashion Show Mall**
 ± 1.9 million SF of retail
- **Adjacent: The Mirage, future Hard Rock Hotel & Casino**
 $\pm 3,044$ rooms



Listing Snapshot



Contact Broker

Lease Rate



± 7,092 - 22,965 SF

Available Square Footage



± 700 FT

Las Vegas Blvd. Frontage



World Class

Signage Opportunities

Las Vegas Strip Highlights

\$8.9^B

2023 Las Vegas Strip's
Gaming Revenue

40.8^{MM}

2023 Number of
Visitors to Las Vegas

6^{MM}

2023 Number of
Convention Visitors

90.7%

2023 Las Vegas'
Weekend Occupancy

\$13.4^B

Clark County's
Gaming Revenue

\$179.3^B

Overall Economic
Impact of Tourism

Space Specifications

Current Señor Frogs Space: ± 22,965 SF:

- Prime Strip-Facing Location
- Flexible Leasing Options: Available as a single venue or first and second floors can be leased independently
- First Floor: ± 6,822 SF interior, ± 2,535 SF patio
- Second Floor: ± 8,633 SF interior, two (2) patios ± 2,418 SF and ± 2,557 SF

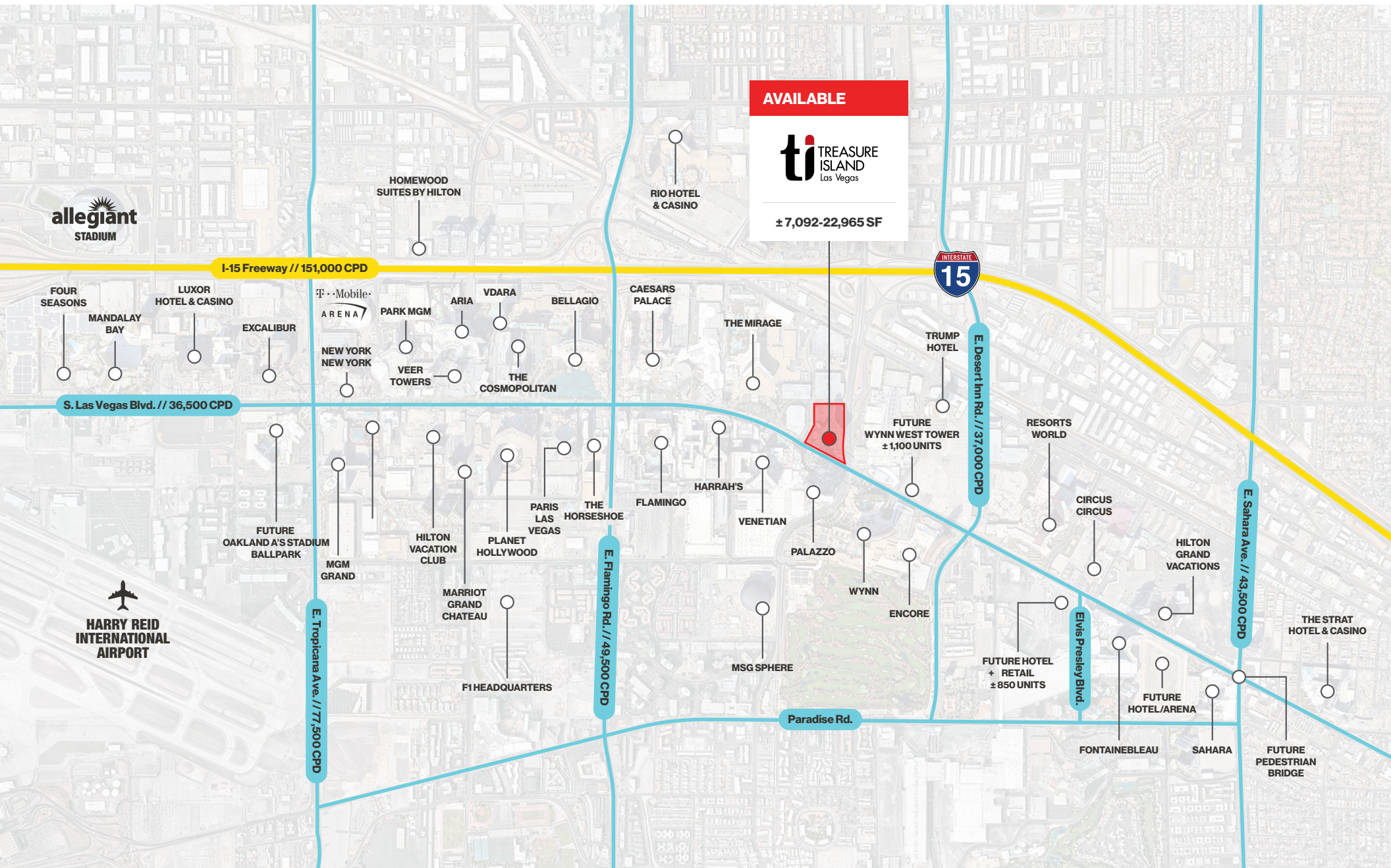
Current Yacht Club Space: ± 7,092 SF:

- Adjacent to the Sports Book
- Interior ± 4,038 SF; kitchen ± 3,054 SF
- Prime internal location benefiting from casino foot traffic

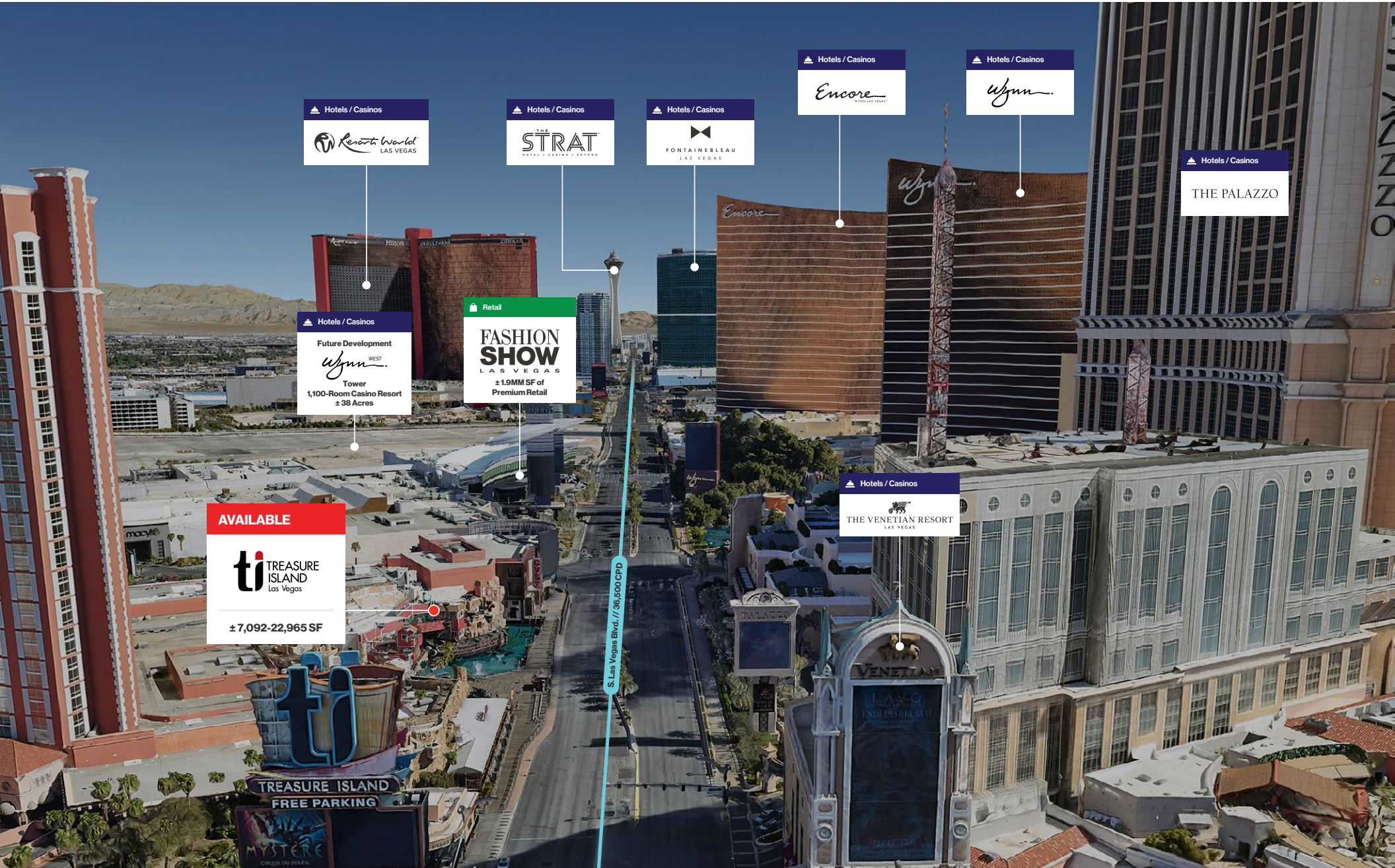
Property Highlights

- Part of the iconic Treasure Island Hotel & Casino (± 2,884 rooms)
- Direct access from the Las Vegas Strip
- Less than 1-mile from the ± 4.6MM SF Las Vegas Convention Center
- Treasure Island is located on Turn 12 of the Las Vegas Grand Prix Formula 1 track
- Unparalleled signage and branding opportunities with high visibility to ± 40.8 million annual visitors
- Flexible space suitable for high-profile retail, dining, or entertainment concepts
- Potential for significant exterior and interior improvements
- Multi-level space with expansive Strip-facing patios







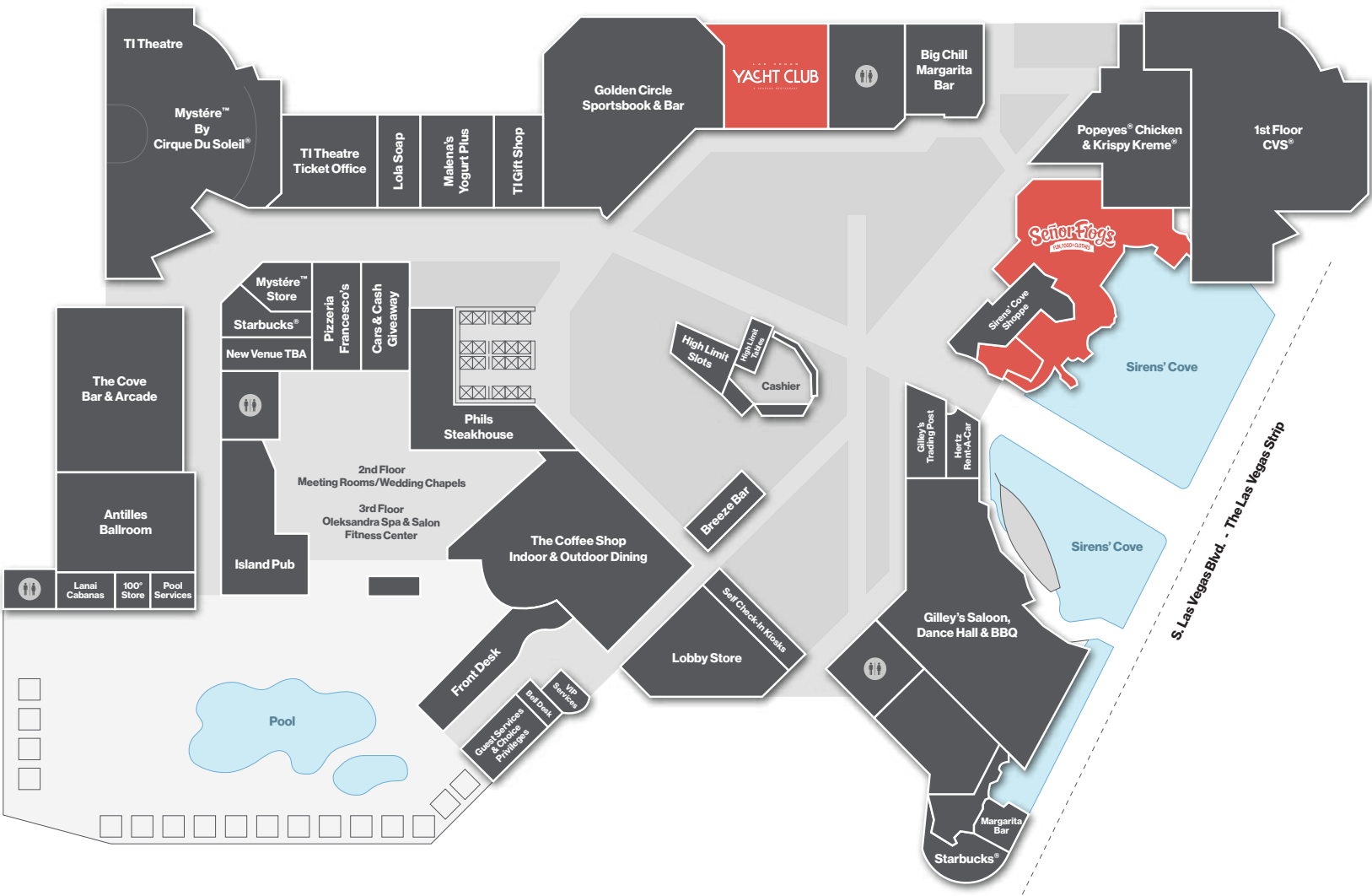




Property Map



- Available
- NAP

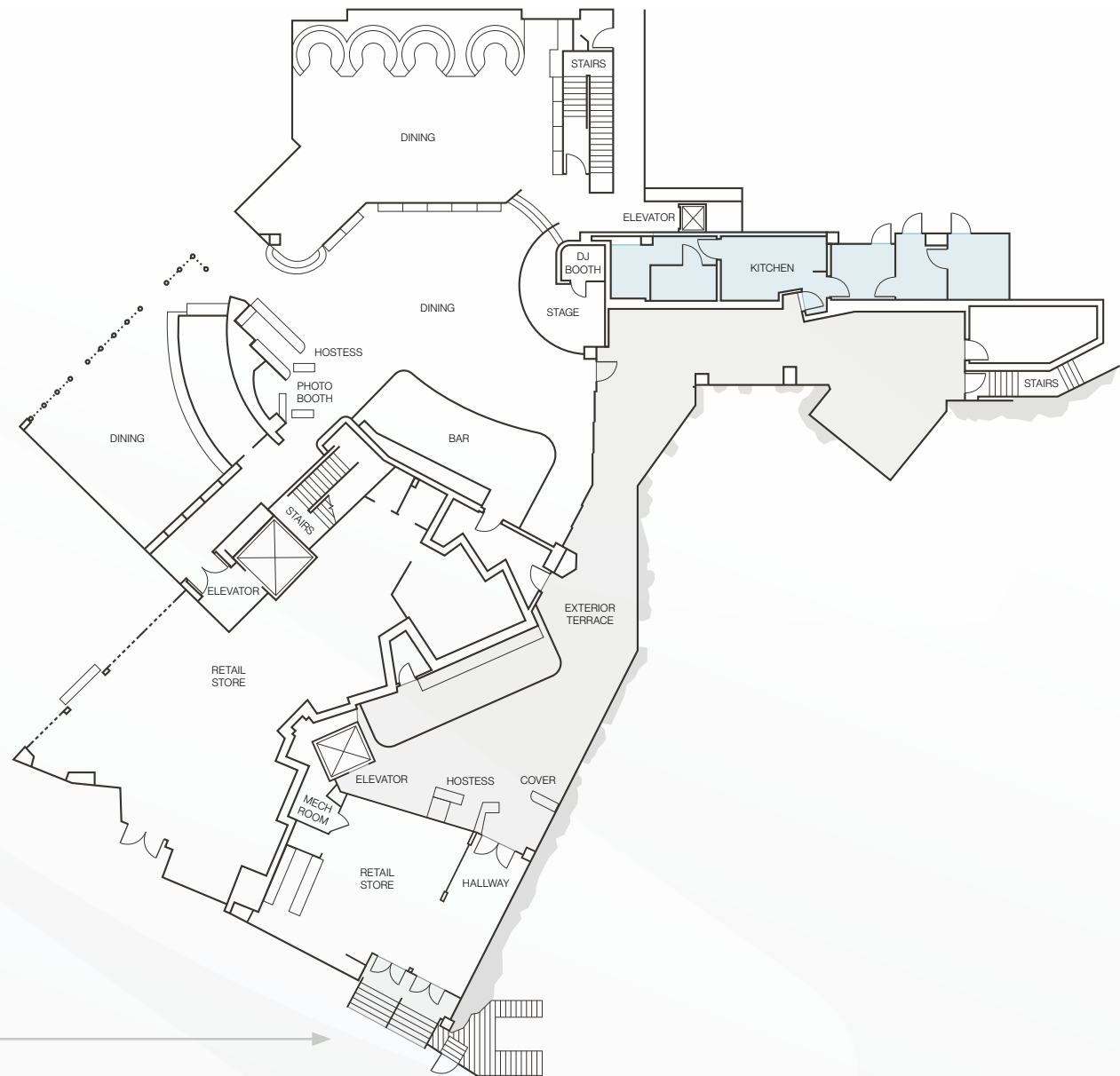


Floor Plan First Floor



■ Kitchen
■ Patio

- Prime Strip-Facing Location
- Can be leased independently from second floor
- Interior: ± 6,822 SF
- Patio: ± 2,535 SF
- Total Square Footage: ± 9,357 SF



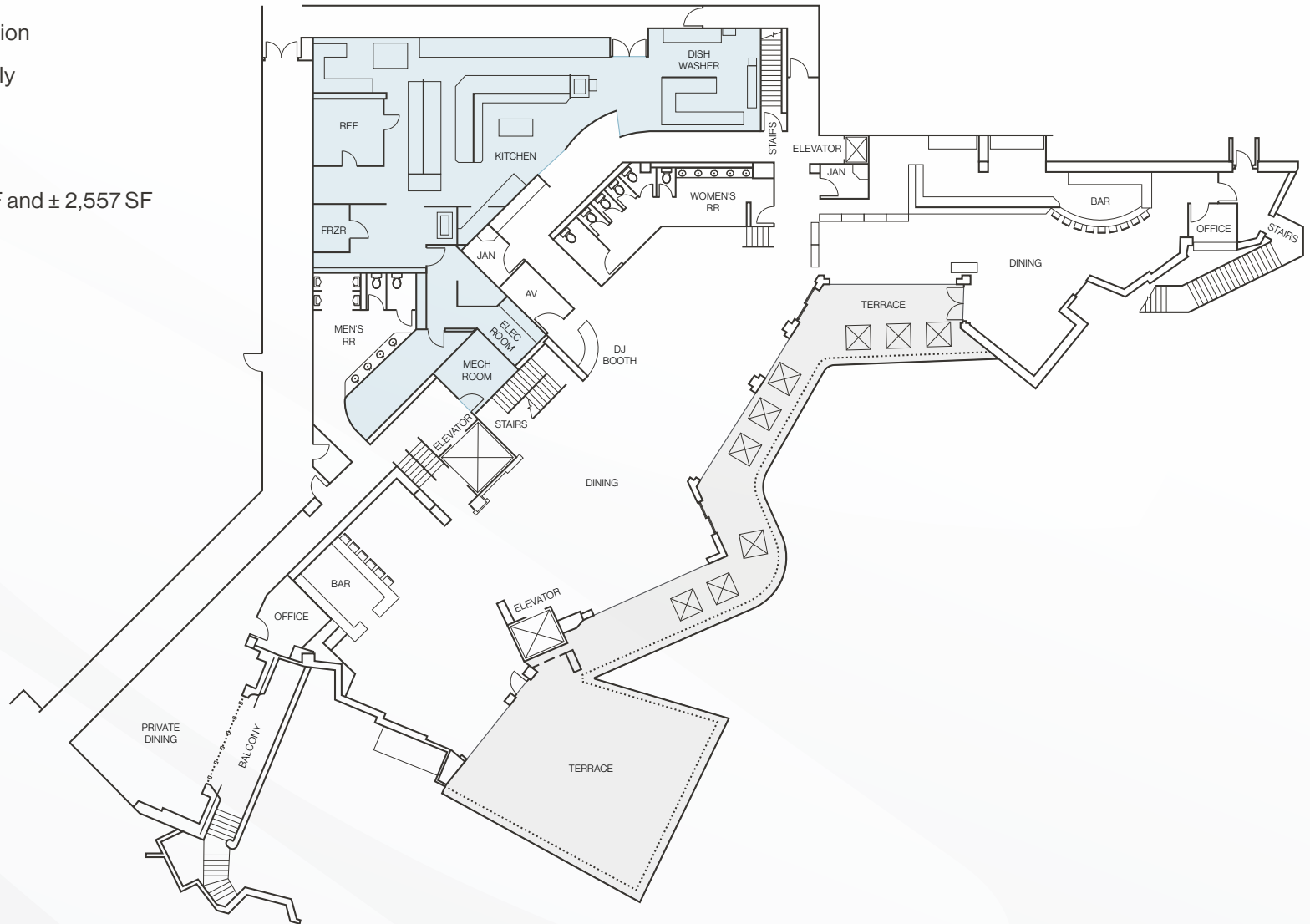
Direct Access
to the Las Vegas Strip

Floor Plan Second Floor



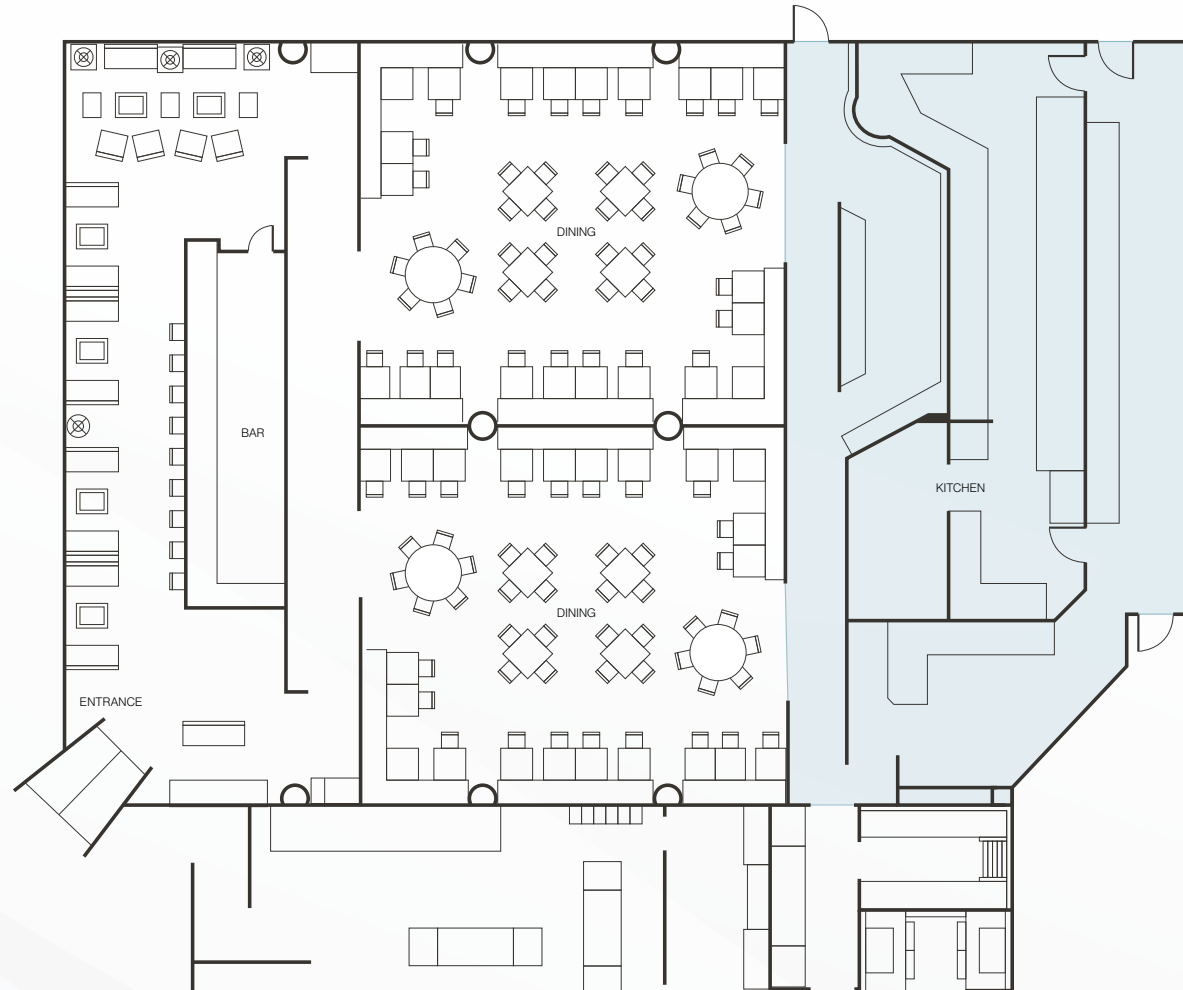
■ Kitchen
■ Patio

- Prime Strip-Facing Location
- Can be leased independently from first floor
- Interior: $\pm 8,633$ SF
- Two (2) Patios: $\pm 2,418$ SF and $\pm 2,557$ SF
- Total Square Footage: $\pm 13,608$ SF



Floor Plan

- Adjacent to the Sports Book
- Prime internal location benefiting from casino foot traffic
- Interior: ± 4,038 SF
- Kitchen: ± 3,054 SF
- Total Square Footage: ± 7,092 SF



Señor Frog's - Property Photos



Las Vegas Yacht Club - Property Photos



Key Figures of Southern Nevada

Clark County, home to the world-famous Las Vegas Strip, is home to over **3.19 million residents**. With the 7th busiest airport in the US, Harry Reid International Airport, Southern Nevada welcomes **40.8 million visitors annually**. From the neon lights and bustling casinos to the serene beauty of Red Rock Canyon and Lake Mead, Clark County offers an unparalleled lifestyle and adventure for all.



2023
Travel

40.8_{MM}

Number of Visitors to Las Vegas

57.6_{MM}

Number of Enplaned/Deplaned
Airline Passengers

± 5k

Number of People Moving
To Las Vegas Daily



2023
Revenue

\$13.4_B

Clark County's Gaming Revenue

\$8.9_B

Las Vegas Strip Gaming Revenue

\$179.3_B

Overall Economic Impact of Tourism

6.0_{MM}

Number of Convention Visitors

154k

Number of Hotel Rooms



2023
Occupancy

90.7%

Las Vegas' Weekend Occupancy

82.6%

Las Vegas'
City-Wide Occupancy

20%

Year Over Year Increase in
Convention Attendance





\$30.5 Billion

#	Project	Cost	Status of Project	Estimated
1	Oak View Group Arena & Hotel-Casino 850,000 SF arena, casino, and hotel	\$10B	Planned	2026
2	Brightline High Speed Rail High-speed rail line from Las Vegas to SoCal	\$2B	Planned	2027
3	Sony / Howard Hughes Project Movie studio and mixed-use development on 30 AC in Summerlin South	\$1.8B	Planned	TBD
4	Tropicana / A's Stadium 30,000 seat ballpark on the Tropicana site	\$1.5B	Planned	2028
5	LV Convention Center N., Central, & S. Halls Renovation Technology upgrades, newly designed parking lot, outdoor plaza and indoor lobby at the South Hall	\$600MM	Under Construction	2025
6	UHS Henderson Hospital 40 AC medical campus, 400,000 SF medical campus, 150 hospital beds	\$385MM	Under Construction	2024
7	Universal Studios- Horror Unleashed (AREA 15) Next to Area 15/close to LV Strip; 110,000 SF; 20 AC expansion	DND	Under Construction	TBD
8	Station's Casino Inspirada Henderson; 80,000 SF of casino space, 600 hotel rooms, 4 restaurants, 11 unit food hall, bowling alley, movie theatre	DND	Under Construction	March 2025
9	BLVD Retail Center Las Vegas Strip; high-end retail shopping mall w/ outdoor experience for consumers	DND	Under Construction	Early 2025
10	Fertitta Entertainment Casino / Hotel Project 43-story 2,420 room project on the southeast corner of LV Blvd. and Harmon	DND	Planned	TBD

L O G I C



A New Frontier for Sports

Las Vegas is now a sports epicenter, with teams like the NFL's Raiders, NHL's Golden Knights, WNBA's Aces and events like Super Bowl 58 and Formula 1 Grand Prix.



Raiders

- Inaugural season: 2020
- Home Field: **\$1.9B** Allegiant Stadium built in 2020 with **65,000 seat capacity**
- Hosted Super Bowl 58 in 2024



Formula 1

- Purchased 39 AC for **\$240MM** in 2022 with a total project cost estimated at **\$500MM**
- Inaugural race: November 2023
- Race attracted 315,000 fans and generated **\$1.2B** in economic impact



Vegas Golden Knights

- Inaugural season: 2017-18
- Home ice: T-Mobile Arena built in 2016 with **18,000 seat capacity**
- **2023 Stanley Cup Champions**



Ultimate Fighting Championship

- Las Vegas is home of the **55 AC UFC headquarters**
- UFC programming is broadcast in over **165 countries**
- Produces more than 40 live events annually around the globe, **over 20 hosted in Las Vegas in 2023**



Las Vegas Aces

- Inaugural season: 2018
- **2022 and 2023 WNBA champions**
- Aces are owned by Mark Davis, the current owner of the NFL's Las Vegas Raiders



Las Vegas A's – Coming Soon!

- In Nov. 2023, MLB owners approved Athletics' move from Oakland to Las Vegas
- New stadium planned at Tropicana Las Vegas, covering **35 acres**
- Expected to cost **\$1.5 billion** with **30,000 seat capacity**



Las Vegas Aviators

- Minor League Baseball, Oakland A's affiliate
- Inaugural season: 2019
- Home Field: **\$150MM** Las Vegas Ballpark with **8,196 seating capacity**



Henderson Silver Knights

- American Hockey League, Vegas Golden Knights Affiliate
- Inaugural season: 2020-21
- Home Ice: **\$84MM** Dollar Loan Center with **5,567 seating capacity**



LV Lights FC

- American professional soccer team, that plays in the USL Championship
- Inaugural season: 2018
- Home field: Cashman Field with **9,334 seating capacity**

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For inquiries please reach out to our team.

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