

AREA 15 / DISTRICT

IMMERSIVE ENTERTAINMENT & EVENTS DESTINATION IN LAS VEGAS

*STAKE OUT THE SPOTLIGHT
LEASING OPPORTUNITIES*





THE EXPERIENCE EPICENTER OF LAS VEGAS



PARALLEL TO THE LAS VEGAS STRIP



OVER 16 MILLION VISITED AREA15 DISTRICT SINCE ITS OPENING IN 2020



350,000+ DAILY DRIVE-BYS ALONG I-15



2.4 MILLION RESIDENTS WITHIN 20-MINUTE DRIVE TIME



70% TOURISTS & 30% LOCALS WITH A 33% REPEAT VISITATION



150 MUSIC PERFORMANCES IN 2024



600,000 SF OF ENTERTAINMENT SPACE

Sources: Placer.ai, NDOT, U.S. Census Bureau [®]

A COVETED AREA CODE

Las Vegas was host to 41.7 million visitors in 2024 making AREA15 the perfect locale, benefiting from enviable highway frontage and immediate proximity to the city’s other main attractions and access points.

 **EYE-POPPING EXPOSURE**
350,000 daily drive-bys along I-15 with one mile of highway frontage

 **TOP TOURISM**
150,857 Las Vegas hotel rooms at over 80% total occupancy

 **SPEND**
\$55.1 billion in tourism spending and **\$1,261** spent per visitor

 **BRIGHT SKIES**
300 days of sunshine a year

 **IN SYNC WITH THE STRIP**
Parallel to the Las Vegas Strip

 **CONVENTION DRAW**
6 million convention visitors in 2024

 **EPIC ACCESS**
7 minutes from Las Vegas Convention Center

 **JET-SET READY**
15 minutes from Harry Reid Airport and **58.4 million** international travelers



Sources: LVCVA, NDOT

AT THE CUTTING EDGE OF CULTURE

\$1,312

**SALES / SF
FOOD & BEVERAGE**

\$1,131

**SALES / SF IMMERSIVE
& COMPETITIVE LEISURE**

\$1,340

**SALES / SF
RETAIL**

90%

**GUESTS VISIT IN
GROUPS OF 2-4**

33%

**REPEAT
VISITATION**

66%

**UNDER THE
AGE OF 44**

125 MIN

**AVG LENGTH
OF STAY**

55%

WEEKEND TRAFFIC

45%

WEEKDAY TRAFFIC

46%

FEMALE

54%

MALE



AWARDS & NOTABLE PRESS



BEST ATTRACTION IN LAS VEGAS

- LAS VEGAS WEEKLY 2021, 2022, 2023, & 2025



"BEST RAVE RESURGENCE"

- LAS VEGAS WEEKLY READERS CHOICE



"BEST IMMERSIVE ART EXPERIENCE"

- USA TODAY 10 BEST READERS' CHOICE



***BEST FAMILY ATTRACTION
IN LAS VEGAS***

- SOUTHERN NV HOTEL CONCIERGE ASSOC.



TOP WORKPLACE NEVADA

- USA TODAY



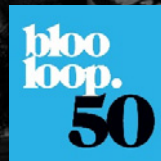
"AN UNMISSABLE STOP FOR ART LOVERS"

- THE TIMES UK



***THE 10 MOST INNOVATIVE URBAN
DEVELOPMENT COMPANIES***

- FAST COMPANY



***AREA15 CEO, WINSTON FISHER, NAMED
AS ONE OF THE 10 MOST INFLUENTIAL
LEADERS IN IMMERSIVE ENTERTAINMENT***

- BLOOLOOP 50



***NO. 1 ON WORLD'S TOP
IMMERSIVE ART EXPERIENCES***

- BLOOLOOP



***MOST INNOVATIVE VENUE
NO. 2 ON LIST OF "10 BEST
IMMERSIVE EXPERIENCES IN THE US"***

- TIMEOUT

AREA 15 / DISTRICT

THE TERMINALS

THE BUNKERS

Does Not Exist



80 ACRES ADJACENT TO THE LAS VEGAS STRIP

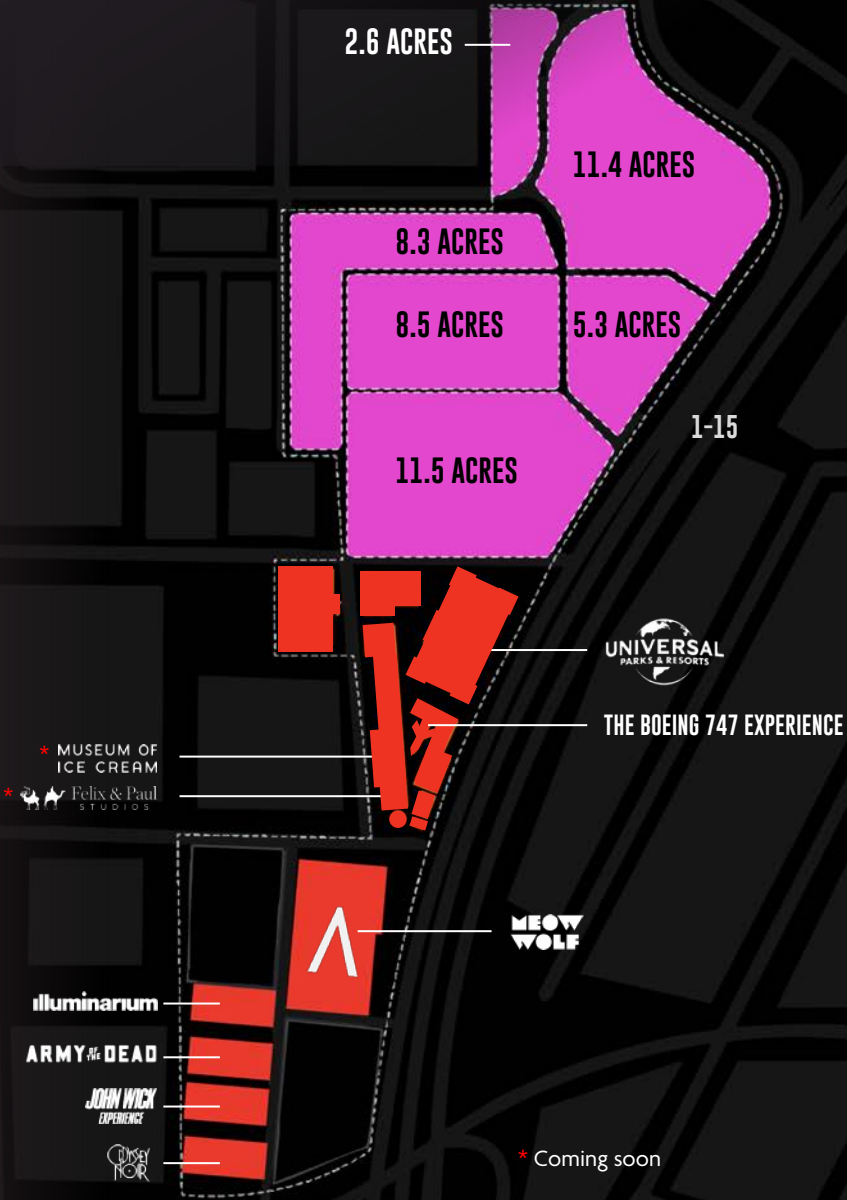
50 ACRES OF OPPORTUNITY

Built on the success of AREA15, the award-winning immersive entertainment district in Las Vegas, over 50 acres are primed for expansion into a next-generation live-work-play ecosystem. This master-planned destination will integrate residential, hospitality, cultural, and entertainment components, creating a dynamic environment that captures growing experiential demand.



30 ACRES OF EXPERIENTIAL ENTERTAINMENT

At present, the AREA15 District spans 30 acres of operational and expanding experiential entertainment. Anchored by **Universal Parks & Resorts'** first year-round horror experience and **Meow Wolf's Omega Mart**, it brings together global brands such as **Museum of Ice Cream**, **The Escape Game**, and **Felix & Paul Studios**. Today, AREA15 stands as a high-performing ecosystem blending arts, cinema, technology, and storytelling—establishing a proven platform for immersive attractions and destination growth.



THE POWER OF PROXIMITY

Crafting an entertainment ecosystem powered by iconic brands.



A brand-new, permanent horror experience that anchors The District.

MUSEUM OF ICE CREAM

An interactive art installation that offers immersive experiences and whimsical exhibits celebrating the joy and nostalgia of ice cream.



Combining immersive storytelling with space exploration, *Interstellar Arc* will take guests on an epic 26th-century deep space mission.



A high-tech urban golf experience featuring simulators, access to top pros, and leagues for all levels.



An augmented reality experience averaging one million annual visitors.



An immersive theatre, cinematic environment, and interactive journey that transcends reality.



An immersive indoor skydiving adventure using a vertical wind tunnel that simulates the free-fall sensation up to one minute per flight—without jumping from a plane.



A transportive hub combining 4k interactive projection, 360° audio, in-floor vibrations, and scent systems to teleport visitors.





GROUND FLOOR



TENANT ROLL

ANCHOR

SUITE	TENANT	SIZE (SF)
	Universal Studios	100,407

BLDG 1

SUITE	TENANT	SIZE (SF)
1 - 1	AVAILABLE	1,634
1 - 2	747 Experience	13,751
1 - 3	Chilangos Tacos	1,533
1 - 4	Saint Honore	992

BLDG 2

SUITE	TENANT	SIZE (SF)
2 - 1	AVAILABLE	11,370
2 - 2	House Rules	6,319

BLDG 3

SUITE	TENANT	SIZE (SF)
	iFly	4,744

BLDG 4

SUITE	TENANT	SIZE (SF)
4 - 1	Museum of Ice Cream	19,224
4 - 2	Felix & Paul Studios	24,747

BLDG 5

SUITE	TENANT	SIZE (SF)
5 - 1	AVAILABLE	2,039
5 - 2	Bonanno's Pizza	3,045
5 - 3	Fuku Chicken	2,101
5 - 4	Cosmic Pretzel	951
5 - 5	Good Company Burger	1,826
5 - 6	The Bowl	1,328
5 - 7	Miniso	6,419

BLDG 6

SUITE	TENANT	SIZE (SF)
6 - 1	Dolls Kill	4,452
6 - 2	Nacho Daddy	5,002
6 - 3	AVAILABLE	19,667

BLDG 7

SUITE	TENANT	SIZE (SF)
7 - 1	LEASE NEGOTIATIONS	23,589

AVAILABLE LEASE NEGOTIATIONS LEASED

SECOND FLOOR



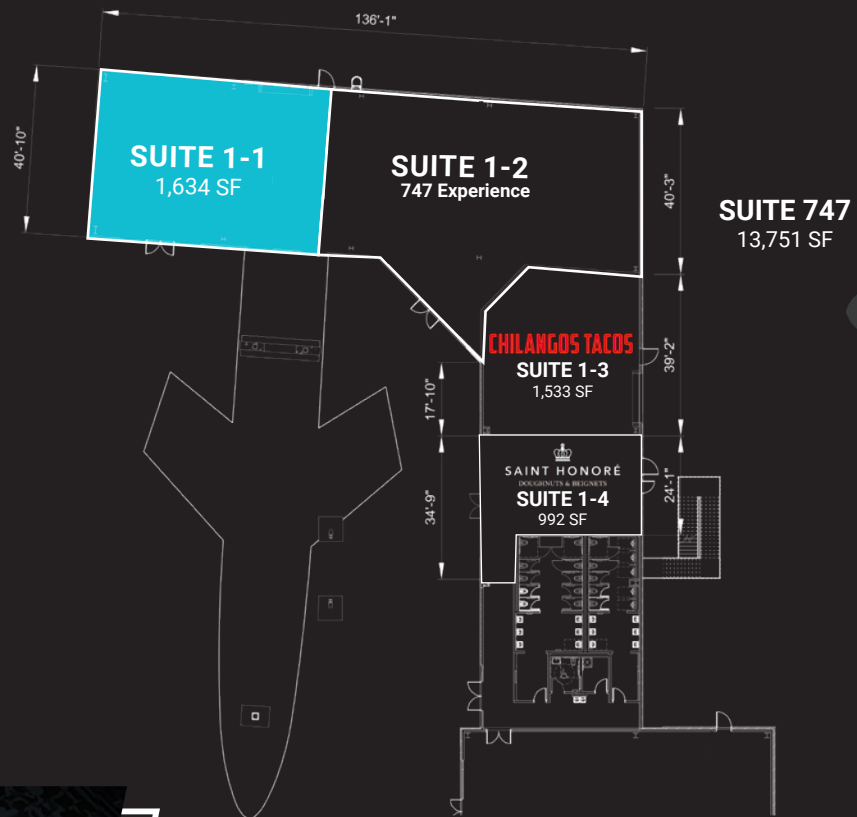
TENANT ROLL

ANCHOR	SUITE	TENANT	SIZE (SF)
		Universal Studios	110,000
BLDG 2	SUITE	TENANT	SIZE (SF)
	2 - 1	AVAILABLE INCLUDES 1,812 SF EXTERIOR PATIO	11,370
BLDG 3	SUITE	TENANT	SIZE (SF)
		iFly	
BLDG 4	SUITE	TENANT	SIZE (SF)
	4 - 3	Museum of Ice Cream	24,450
BLDG 5	SUITE	TENANT	SIZE (SF)
	5 - 8	The Escape Game	5,456
	5 - 9	Miniso	6,419
BLDG 6	SUITE	TENANT	SIZE (SF)
	6 - 3	AVAILABLE	19,667
BLDG 7	SUITE	TENANT	SIZE (SF)
	7 - 2	LEASE NEGOTIATIONS	31,317

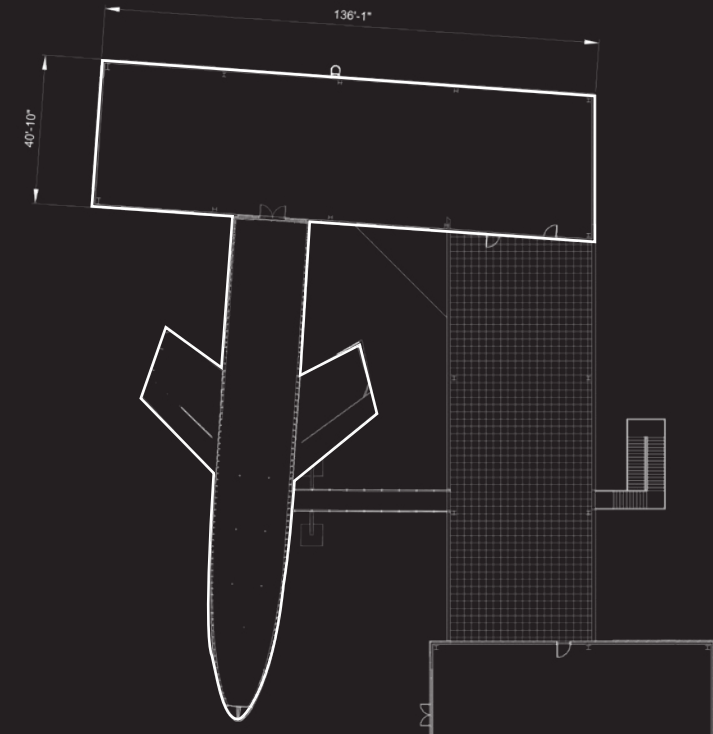
AVAILABLE LEASE NEGOTIATIONS LEASED

AREA 15 DISTRICT

BUILDING 1 FLOOR PLAN LEVEL 1 3,644 SF | 23' CEILING HEIGHT



FLOOR PLAN LEVEL 2 13,751 SF | 17'6" CEILING HEIGHT



AVAILABLE
Level 1

LEASE NEGOTIATIONS

AVAILABLE
Level 2

LEASED

ALL AREAS AND DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION

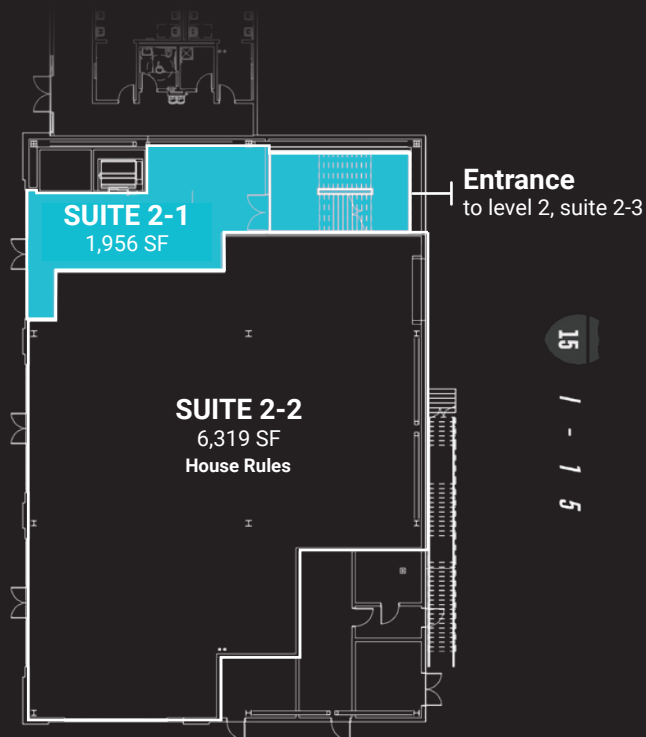
AREA 15
DISTRICT

BUILDING 2

FLOOR PLAN **LEVEL 1**
1,956 SF | 17' CEILING HEIGHT



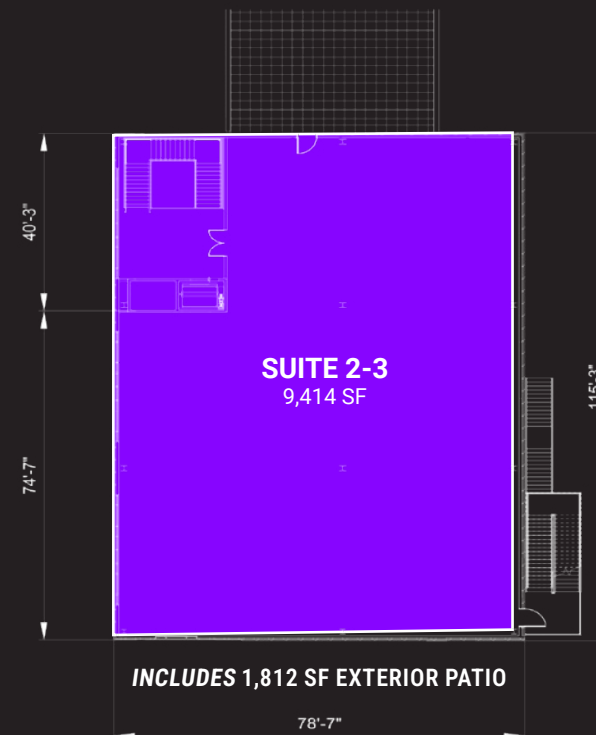
CLICK OR SCAN
INTERACTIVE VIRTUAL TOUR



FLOOR PLAN **LEVEL 2**
9,414 SF | 23' CEILING HEIGHT



CLICK OR SCAN
INTERACTIVE VIRTUAL TOUR



 **AVAILABLE**
Level 1

 **LEASE NEGOTIATIONS**

 **AVAILABLE**
Level 2

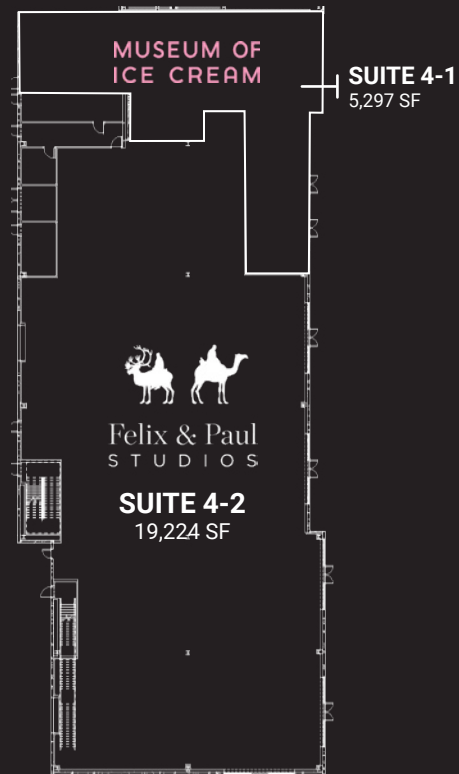
 **LEASED**

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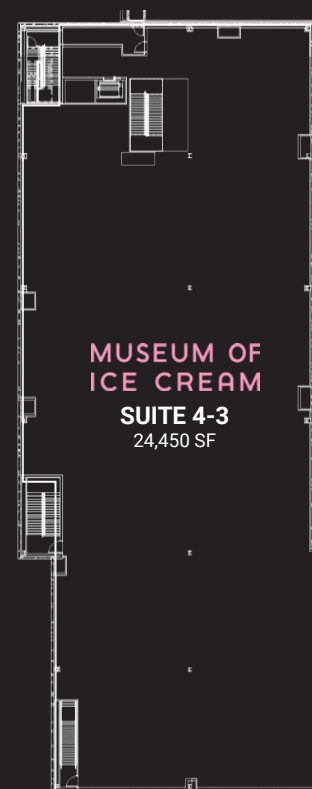
AREA 15
DISTRICT

BUILDING 4

FLOOR PLAN LEVEL 1
26,559 SF | 23' CEILING HEIGHT



FLOOR PLAN LEVEL 2
24,450 SF | 26' CEILING HEIGHT



 AVAILABLE
Level 1

 LEASE NEGOTIATIONS

 AVAILABLE
Level 2

 LEASED

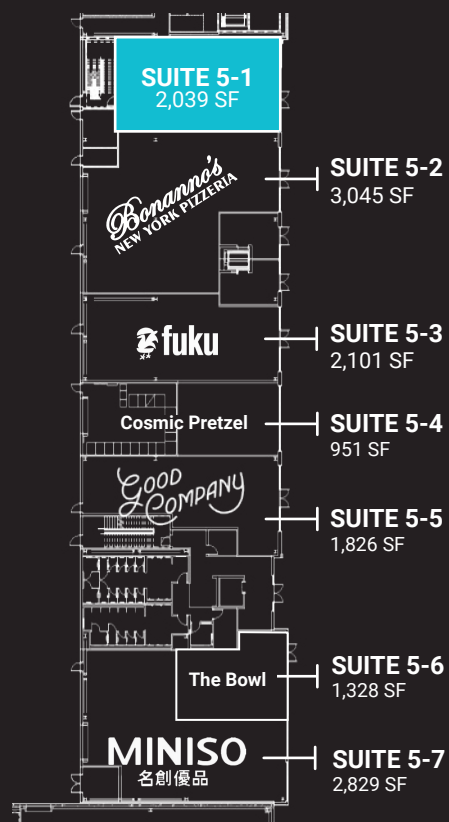
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AREA 15 DISTRICT

BUILDING 5

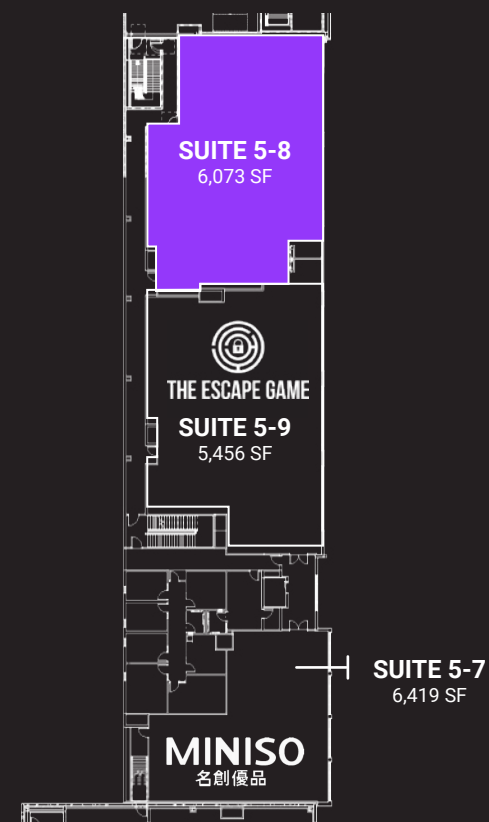
FLOOR PLAN LEVEL 1

13,799 SF | 17'9" CEILING HEIGHT



FLOOR PLAN LEVEL 2

13,960 SF | 20' CEILING HEIGHT



AVAILABLE
Level 1

LEASE NEGOTIATIONS

AVAILABLE
Level 2

LEASED

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AREA 15
DISTRICT

BUILDING 6

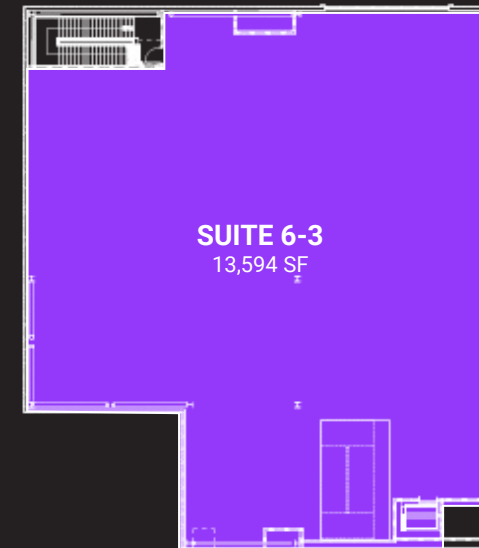
FLOOR PLAN LEVEL 1

9,303 SF | 17'3" CEILING HEIGHT



FLOOR PLAN LEVEL 2

13,594 SF | 23' CEILING HEIGHT



 AVAILABLE
Level 1

 LEASE NEGOTIATIONS

 AVAILABLE
Level 2

 LEASED

ALL AREAS AND DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION

AREA 15
DISTRICT

BUILDING 7

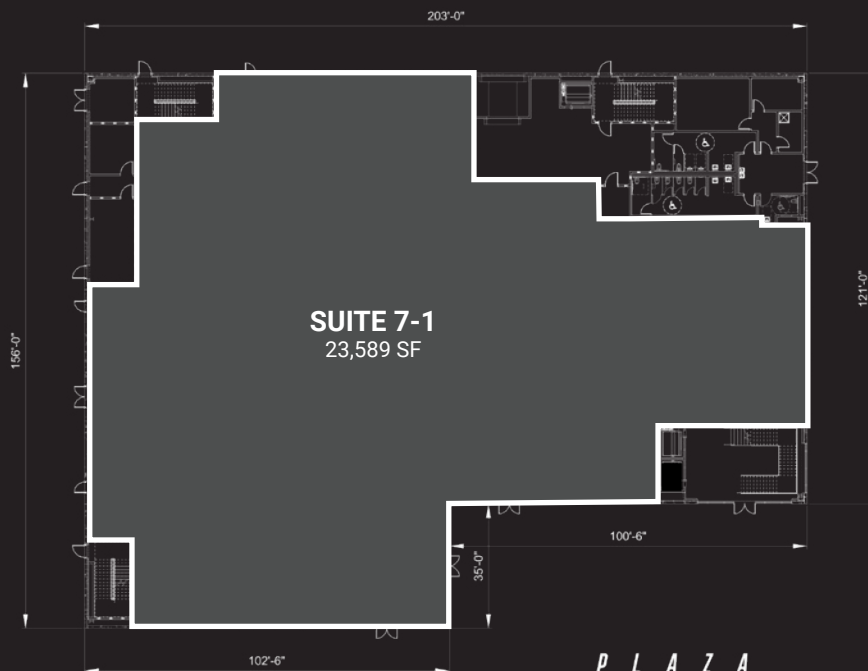
FLOOR PLAN LEVEL 1

23,589 SF | 17'10" CEILING HEIGHT



CLICK OR SCAN
INTERACTIVE VIRTUAL TOUR

SERVICE ROAD



P L A Z A

FLOOR PLAN LEVEL 2

31,317 SF | 25'8" CEILING HEIGHT



CLICK OR SCAN
INTERACTIVE VIRTUAL TOUR

SERVICE ROAD



P L A Z A



AVAILABLE
Level 1



AVAILABLE
Level 2



LEASE NEGOTIATIONS



LEASED

ALL AREAS AND DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION



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