

*STAKE OUT THE SPOTLIGHT AT AREA15 · LEASING OPPORTUNITIES*



AREA15

**DISTRICT**

*IMMERSIVE ENTERTAINMENT & EVENTS DESTINATION IN LAS VEGAS*



# ***A COVETED AREA CODE***

Host to **52.6 million visitors** in 2023, Las Vegas is the perfect locale for AREA15—benefitting 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



## ***BRIGHT SKIES***

**300 days of** sunshine a year



## ***IN SYNC WITH THE STRIP***

**7 minutes** from the Las Vegas Strip



## ***EPIC ACCESS***

**7 minutes** from Las Vegas Convention Center



## ***JET-SET READY***

**15 minutes** from Harry Reid Airport





# ***THE EXPERIENCE EPICENTER OF LAS VEGAS***



***OVER 13 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***



# ACCESS THE AUDIENCE OF A LIFETIME

With in-built patronage from a **growing multi-million-visitor base** and assured demand from a **proposed hotel and forthcoming 1,431-unit residential community**, AREA15 commands the crowd.

2.4 MILLION RESIDENTS WITHIN 20-MINUTE DRIVE TIME

57.6 MILLION INTERNATIONAL AIRPORT PASSENGERS

6 MILLION CONVENTION VISITORS IN 2023

\$51.5 BILLION IN TOURISM SPENDING

\$1,261 SPENT PER VISITOR IN LAS VEGAS

Sources: LVCVA 2023



## POISED FOR PROFITABILITY

### SALES PER SF

IMMERSIVE + COMPETITIVE LEISURE \$1,131

FOOD + BEVERAGE \$1,312

RETAIL \$1,340

### DWELL TIME

AVERAGE VISIT LENGTH  
OF 125 MINUTES



# THE POWER OF PROXIMITY



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.



FIVE IRON GOLF

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.

## JOHN WICK

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

## SUPERPLASTIC

Animated characters are brought from the digital realm to physical, allowing visitors to interact with the brand's characters in new and engaging ways.

## illuminarium

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





# NOTABLE PRESS



THE TIMES

***“AN UNMISSABLE STOP FOR ART LOVERS”***

- THE TIMES UK



***“BEST ATTRACTION IN LAS VEGAS”***

- LAS VEGAS WEEKLY 2021, 2022, 2023



***“BEST RAVE RESURGENCE”***

- LAS VEGAS WEEKLY READERS CHOICE



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

- BLOOLOOP 50

**TimeOut**

***NO. 2 ON LIST OF “10 BEST  
IMMERSIVE EXPERIENCES IN THE US”***

- TIMEOUT



***“BEST IMMERSIVE ART EXPERIENCE”***

- USA TODAY 10 BEST READERS' CHOICE



***“TOP WORKPLACE”***

- USA TODAY

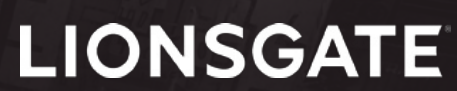


***NO. 1 ON “WORLD'S TOP 11 I  
MMERSIVE ART EXPERIENCES”***

- BLOOLOOP



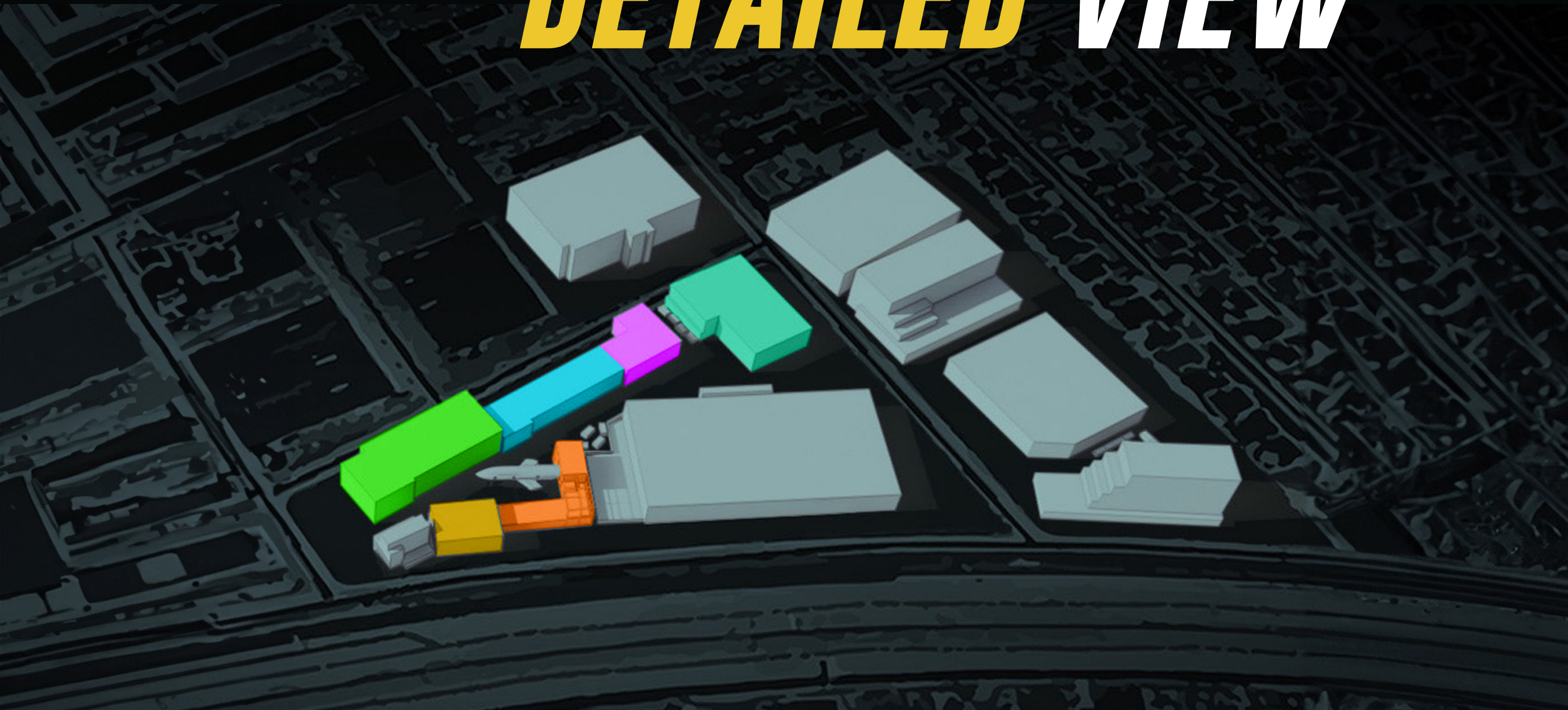
# A PLATFORM WITH *PARTNERS*





AREA 15

***DETAILED VIEW***





# GROUND FLOOR



AVAILABLE LEASE NEGOTIATIONS LEASED

## TENANT ROLL

ANCHOR

SUITE	TENANT	SIZE (SF)
	Universal Studios	110,000

BLDG 1

SUITE	TENANT	SIZE (SF)
747	AVAILABLE	1,409
1 - 2	AVAILABLE	4,496
1 - 3	Chilangos Tacos	1,568
1 - 4	Saint Honore	900

BLDG 2

SUITE	TENANT	SIZE (SF)
2 - 1	AVAILABLE	1,956
2 - 2	LEASE NEGOTIATIONS	4,010
2 - 3	LEASE NEGOTIATIONS	2,309

BLDG 3

SUITE	TENANT	SIZE (SF)
	iFly	

BLDG 4

SUITE	TENANT	SIZE (SF)
4 - 1	Museum of Ice Cream	4,212
4 - 2	LEASE NEGOTIATIONS	690
4 - 3	LEASE NEGOTIATIONS	618
4 - 4	Felix & Paul Studios	21,039

BLDG 5

SUITE	TENANT	SIZE (SF)
5 - 1	LEASE NEGOTIATIONS (RAMEN)	2,039
5 - 2	Bonanno's Pizza	3,045
5 - 3	LEASE NEGOTIATIONS (CHICKEN)	2,097
5 - 4	Cosmic Pretzel	951
5 - 5	Good Company Burger	1,826
5 - 6A	AVAILABLE	336
5 - 6B	AVAILABLE	676
5 - 7	AVAILABLE	2,829

BLDG 6

SUITE	TENANT	SIZE (SF)
6 - 1	Dolls Kill	4,212
6 - 2	Nacho Daddy	5,002
6 - 3	LEASE NEGOTIATIONS	1,637

BLDG 7

SUITE	TENANT	SIZE (SF)
7 - 1	LEASE NEGOTIATIONS	23,745



SITE PLAN

# SECOND FLOOR



AVAILABLE LEASE NEGOTIATIONS LEASED

## TENANT ROLL

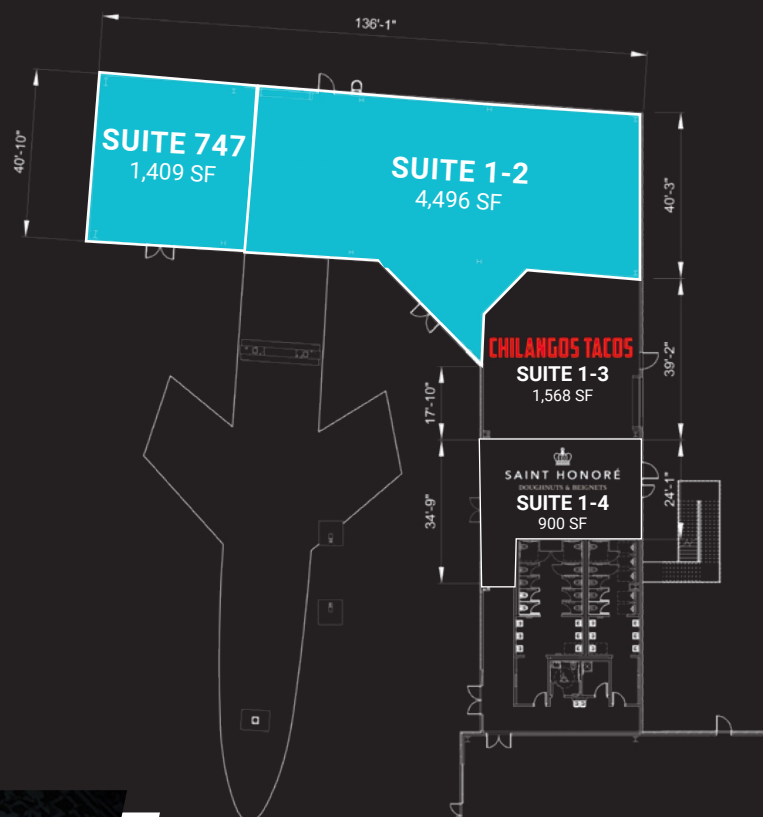
ANCHOR	SUITE	TENANT	SIZE (SF)
		Universal Studios	110,000
BLDG 1	SUITE	TENANT	SIZE (SF)
	747	AVAILABLE	5,578
BLDG 2	SUITE	TENANT	SIZE (SF)
	2 - 4	AVAILABLE	9,414
BLDG 3	SUITE	TENANT	SIZE (SF)
		iFly	
BLDG 4	SUITE	TENANT	SIZE (SF)
	4 - 1	Museum of Ice Cream	24,450
BLDG 5	SUITE	TENANT	SIZE (SF)
	5 - 8	LEASE NEGOTIATIONS	6,073
	5 - 9	The Escape Game	5,031
	5 - 10	AVAILABLE	3,921
BLDG 6	SUITE	TENANT	SIZE (SF)
	6 - 4	LEASE NEGOTIATIONS	13,594
BLDG 7	SUITE	TENANT	SIZE (SF)
	7 - 2	LEASE NEGOTIATIONS	31,317



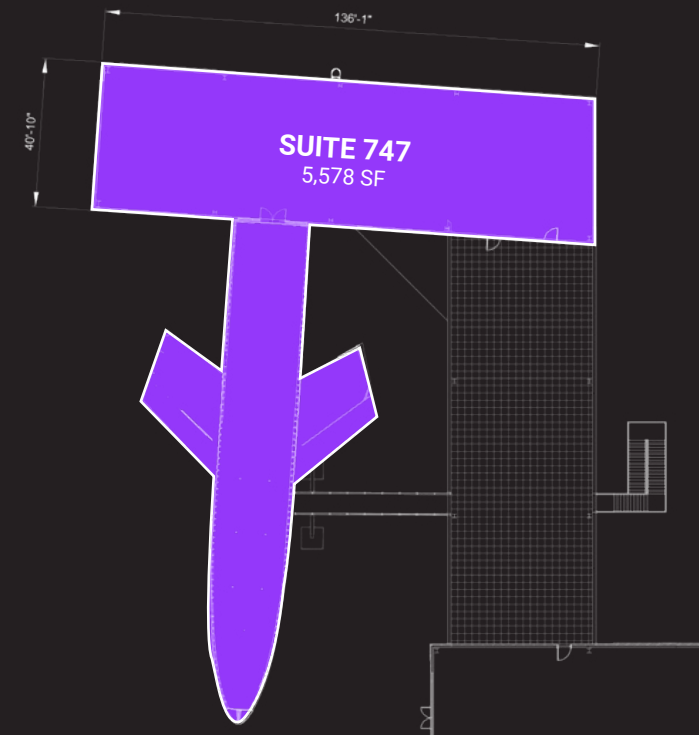
AREA 15  
DISTRICT

BUILDING 1

FLOOR PLAN LEVEL 1  
5,896 SF | 23' CEILING HEIGHT



FLOOR PLAN LEVEL 2  
5,578 SF | 17'6" CEILING HEIGHT



 AVAILABLE  
Level 1

 LEASE NEGOTIATIONS

 AVAILABLE  
Level 2

 LEASED

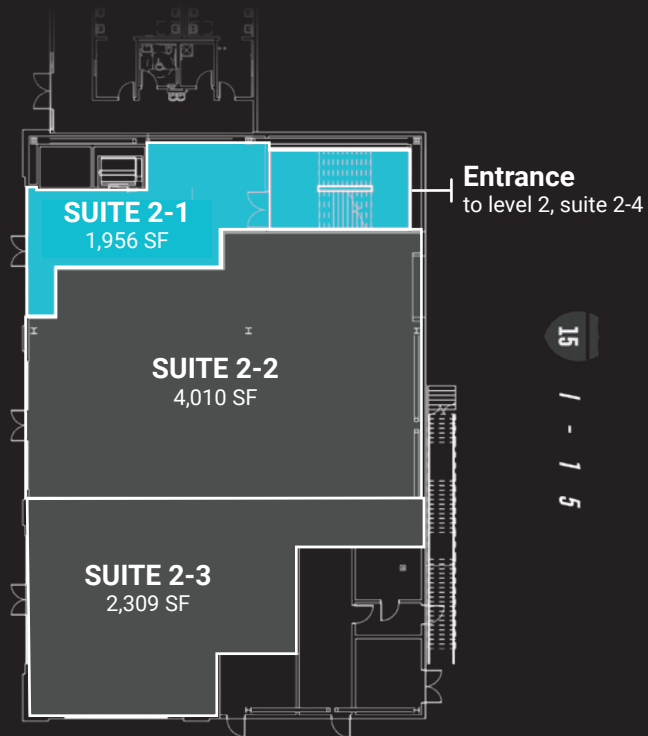
ALL AREAS AND DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION



AREA 15  
DISTRICT

# BUILDING 2

FLOOR PLAN LEVEL 1  
8,275 SF | 17' CEILING HEIGHT



FLOOR PLAN LEVEL 2  
9,588 SF | 23' CEILING HEIGHT



 AVAILABLE  
Level 1

 LEASE NEGOTIATIONS

 AVAILABLE  
Level 2

 LEASED

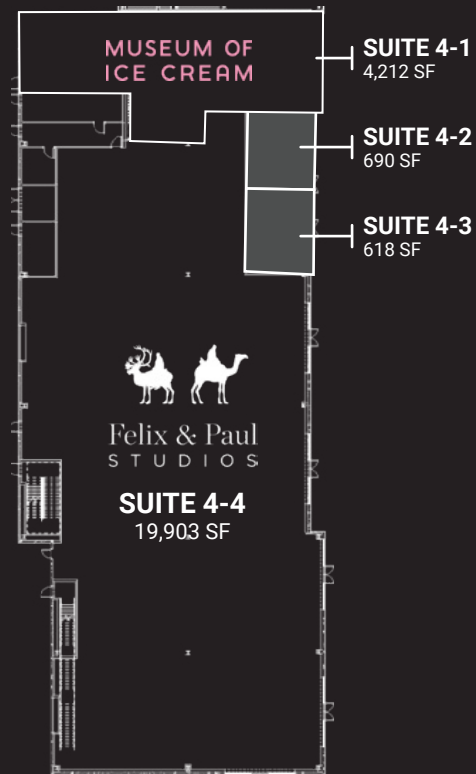
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AREA 15  
DISTRICT

# 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

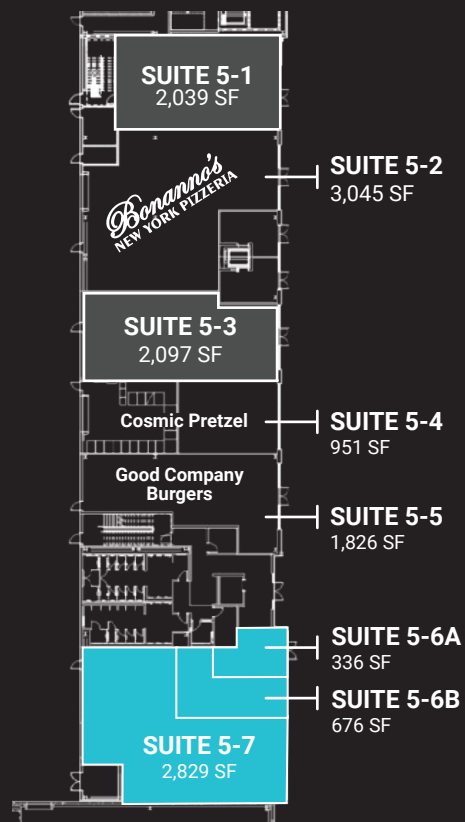
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AREA 15  
DISTRICT

# 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**

ALL AREAS AND DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION



AREA 15  
DISTRICT

BUILDING 6

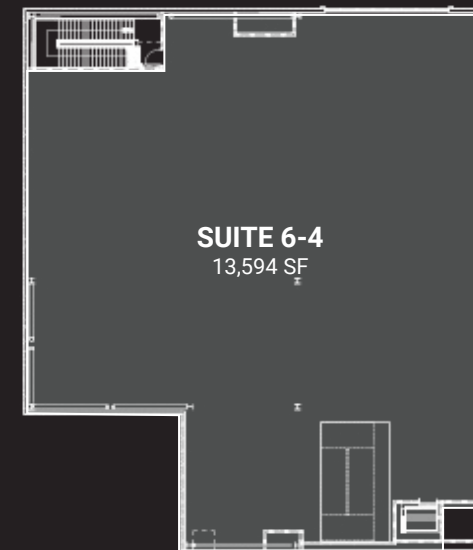
FLOOR PLAN LEVEL 1

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

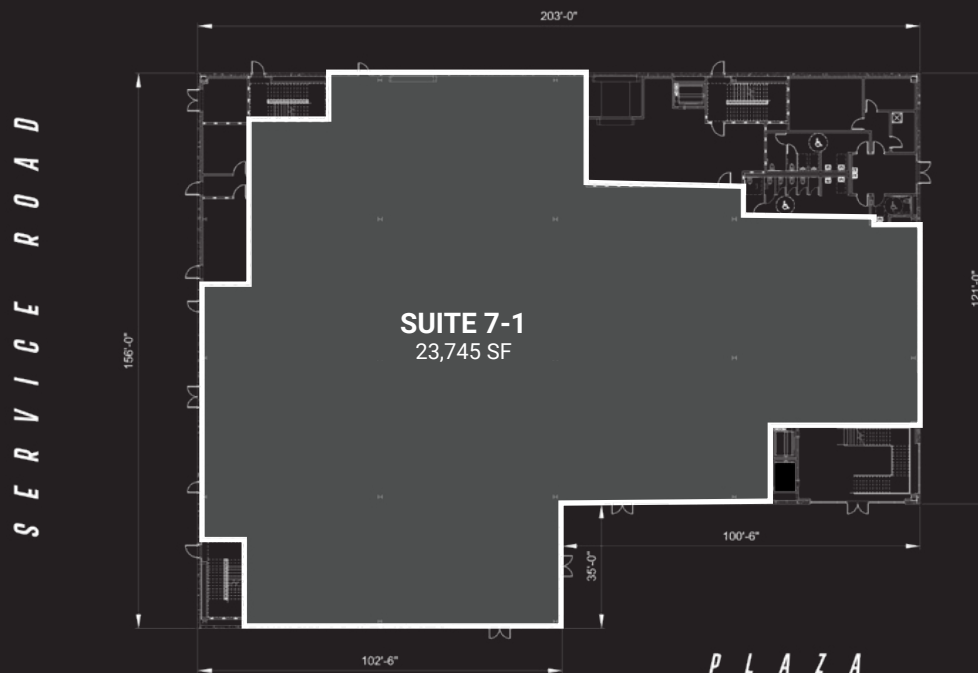
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AREA 15  
DISTRICT

BUILDING 7

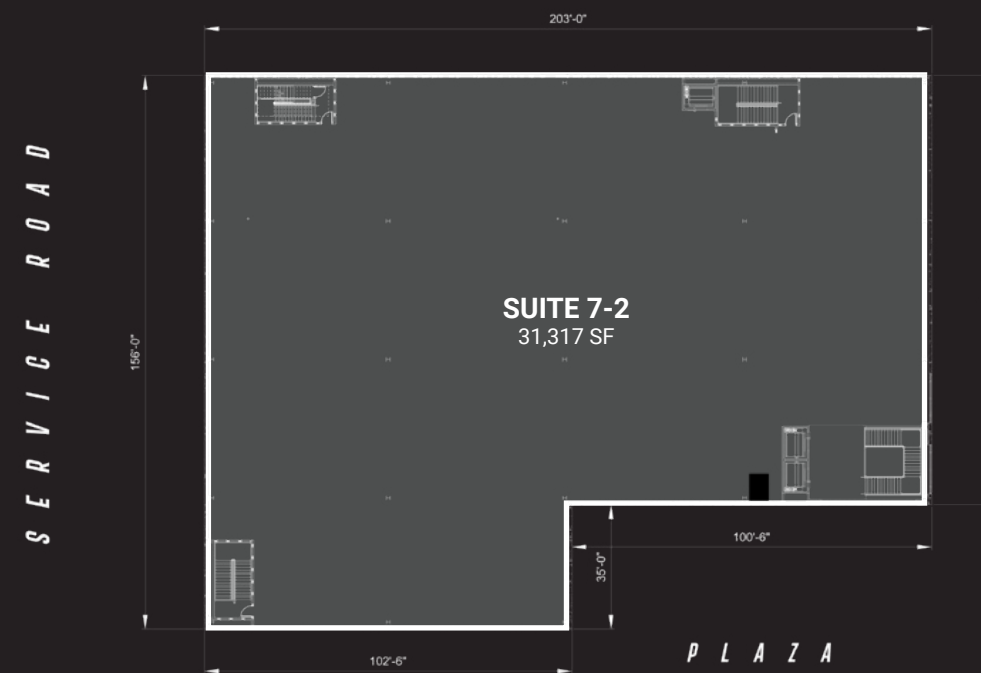
FLOOR PLAN LEVEL 1

23,745 SF | 17'10" CEILING HEIGHT



FLOOR PLAN LEVEL 2

31,317 SF | 25'8" CEILING HEIGHT



AVAILABLE

Level 1



LEASE NEGOTIATIONS



AVAILABLE

Level 2



LEASED

ALL AREAS AND DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION



# ANCHOR YOURSELF

Be a part of the first-of-its-kind experiential district  
reshaping the immersive entertainment landscape.







**BRIAN SORRENTINO, CCIM**

brian@roicre.com  
702.550.4932

**ANGELICA CLEMMER, CCIM**

angelica@roicre.com  
702.550.4937



**CLARK BRIFFEL**

cbriffel@fisherbrothers.com  
212.940.6821

**MYLES GROSSMAN**

mgrossman@fisherbrothers.com  
212.940.6890

**JOSHUA L. FISHER**

jlfisher@fisherbrothers.com  
212.940.6241