

**Laramie Bracken**

Executive Vice President  
NRE License # S. 0065576  
(702) 765.8888

[laramie@gatskicommercial.com](mailto:laramie@gatskicommercial.com)

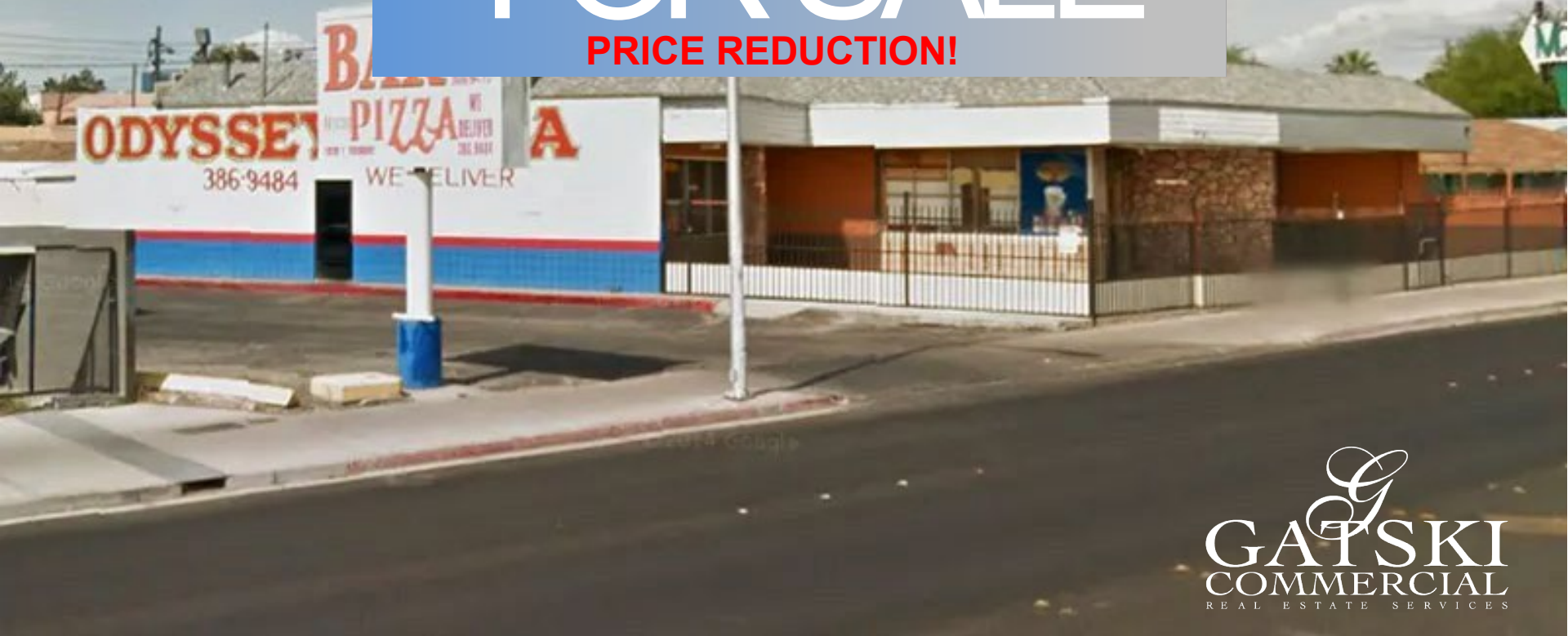
# 1930 E. FREMONT STREET

LAS VEGAS, NV 89101

+/- 4,362 SF RESTAURANT SPACE  
AVAILABLE

# FOR SALE

**PRICE REDUCTION!**



**GATSKI**  
COMMERCIAL  
REAL ESTATE SERVICES



**East Fremont Street, also known as the Fremont East District, is a six-block entertainment district in downtown Las Vegas, Nevada. It's located between Las Vegas Boulevard East and 8th Street, and Ogden Street South and Carson Street.**

1930 E. Fremont Street  
Las Vegas, NV 89101

1930 E. Fremont Street is a former restaurant, currently vacant in vanilla shell condition.

- **Price: \$1,399,999**  
**PRICE REDUCTION!**
- **4,362 Square Feet**
- **0.66 Acres**
- **Built in 1964**
- **Zoning T4 Corridor (T4-C)**
- **Former Odyssey Bar currently vacant in Vanilla Shell condition (2,800 sf)**
- **MTM tenant (Odyssey Pizza) (1,562 sf)**
- **Redevelopment opportunity**
- **Oversized lot**
- **In the growing East Fremont corridor**
- **Close to Downtown**

**Laramie Bracken**

*Executive Vice President*  
NRE License # S. 0065576  
(702) 525.6217

[laramie@gatskicommercial.com](mailto:laramie@gatskicommercial.com)







## Details

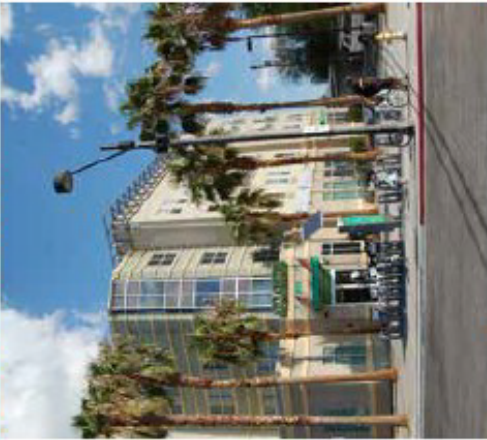

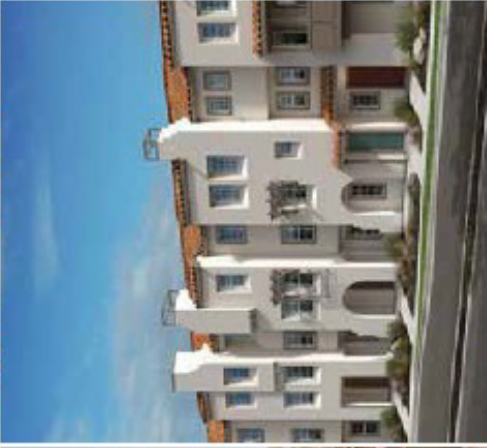
- 0.66 Acres
- Building FAR: 0.15
- 28,750 SF Land
- 35 Surface Parking Spaces
- <15 Min Drive to Harry Reid International Airport

## Traffic Counts

Collection & Cross Streets	Volume (2022)
Fremont St/ N 21 <sup>st</sup> St NW	14,260
E Charleston Blvd/ Burnham Ave E	32,160



Table 1 Transect Zones Overview

T4 Corridor Zone (T4-C)			T4 Main Street Zone (T4-MS)			T4 Neighborhood Zone (T4-N)		
								
Desired Form			Desired Form			Desired Form		
Attached or detached			Attached or detached			Attached or detached		
Medium to large lot width			Medium lot width			Medium lot width		
Medium to large footprint			Medium footprint and lot coverage			Small to Medium footprint and lot coverage		
Buildings placed at or near the right-of-way			Buildings placed near the edge of right-of-way			Buildings placed near the edge of right-of-way		
Diverse mix of building frontages, mostly Shopfront			Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront			Primarily Stoop, Dooryard, Forecourt, Shopfront at corners, or Porches		
Medium setbacks			No blank walls or planes			Medium setbacks		
2 to 5 stories			Small to no setbacks			Max. 3 stories		
2 to 5 stories			2 to 5 stories					
General Use			General Use			General Use		
Ground floor commercial or service uses with a mix of commercial, service, and/or office uses on upper stories.			Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.			Primarily multi-unit residential uses with smaller neighborhood-supporting uses at appropriate locations.		
Intent			Intent			Intent		
To enhance the City's existing corridors so that over time they will become more walkable and serve multiple districts with a diverse range of commercial, retail, service, and office uses, and small-to-large footprint, moderate-intensity building types. This zone also supports public transportation alternatives.			To provide a compact and walkable urban environment with building types that can accommodate a diverse range of uses. A range of small to medium building types allows for mainly active pedestrian street facades. The flexible nature of the building types is intended to encourage revitalization and investment. This zone also supports public transportation alternatives.			To reinforce established neighborhoods in walkable urban areas. Neighborhoods will evolve through the use of small to medium building footprints and medium intensity building types to achieve a compact urban form that accommodates a variety of urban housing choices. This zone also supports public transportation alternatives.		
Subsection			Subsection			Subsection		
19.09.050.E.028			19.09.050.E.032			19.09.050.E.036		





N EASTERN AVENUE

STEWART AVENUE

E OGDEN AVENUE

SUNRISE AVENUE

N BRUCE STREET

E FREMONT STREET

E CHARLESTON BOULEVARD

1930 E Fremont St

1930 E.  
Fremont  
Street



**Laramie Bracken**

*Executive Vice President*  
NRE License # S. 0065576  
(702) 765.8888

[laramie@gatskicommercial.com](mailto:laramie@gatskicommercial.com)

+/- 4,362 SF RESTAURANT SPACE  
AVAILABLE

*G*  
**GATSKI**  
COMMERCIAL  
REAL ESTATE SERVICES

**FOR SALE**



4755 DEAN MARTIN DRIVE | LAS VEGAS, NEVADA 89103 | P: 702.221.8226 | F: 702.221.1256 | [GATSKICOMMERCIAL.COM](http://GATSKICOMMERCIAL.COM)