

For Lease

# High-Visibility C-Store & Gas Opportunity on Fremont St.



2083 E. Fremont St.  
Las Vegas, NV 89101

**Sean Margulis**  
Founding Partner  
702.340.4251  
smargulis@logicCRE.com  
S.0070247

**Seth Zeigler**  
Associate  
702.334.3965  
szeigler@logicCRE.com  
S.0196121

# Listing Snapshot



**\$9,500/Mo. NNN**  
Lease Rate



**± 2,200 SF**  
Available Square Footage



**\$850K**  
Key Money



**5**  
Gaming Machines



**4**  
Fueling Positions

## Property Highlights

**Operational C-Store & Fuel Facility with Equipment in Place:**  
± 2,200 SF convenience store with installed store fixtures, active gaming license, and existing fuel infrastructure with two pump islands and four total fueling positions.

**Flexible Building Prototype with Expansion Optionality:**  
The existing fueling structure may be removed to expand interior square footage and reconfigure the site to accommodate a variety of user prototypes.

**National Retail Tenants Along Corridor:**  
Some other tenants at the intersection/in the corridor include the newly opened Raising Cane's and Starbucks, McDonalds, Taco Bell, CVS, and U-Haul, signaling continued tenant demand and strengthening consumer draw in the immediate trade area.

**Signalized High-Traffic Intersections:**  
Located near the intersection of three of the most well-known and well-traveled thoroughfares in the Las Vegas Valley; Fremont Street, Eastern Avenue and Charleston Boulevard

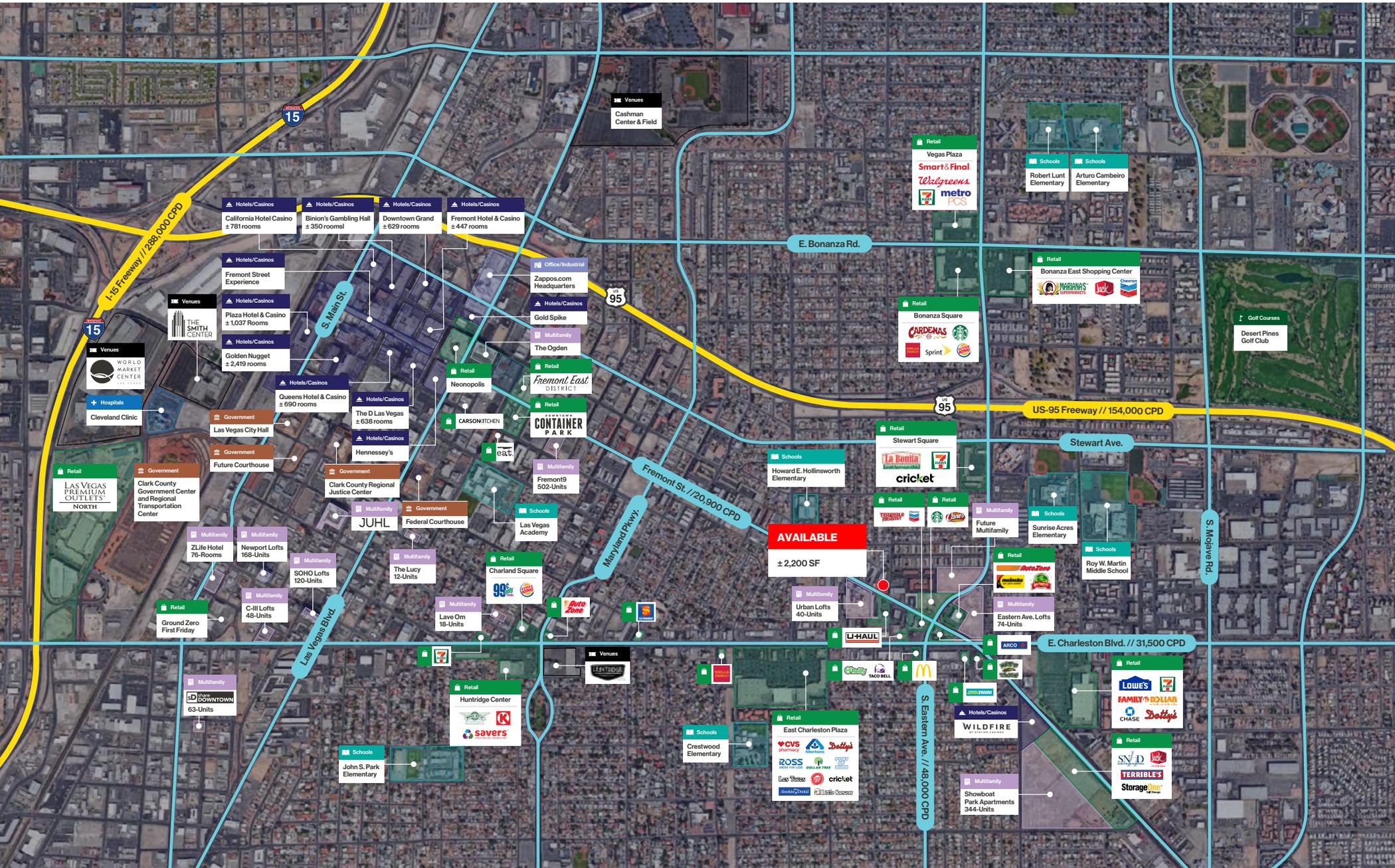
- Fremont Street: ± 20,900 CPD
- S. Eastern Avenue: ± 48,000 CPD
- E. Charleston Boulevard: ± 34,500 CPD

**Gateway to Downtown Las Vegas:**  
Positioned along the primary eastern approach into Downtown Las Vegas and the Fremont Street Experience. Minutes from over 6,000+ downtown hotel rooms, major government offices, and a growing multifamily base, the location benefits from consistent daily workforce traffic and evening/weekend tourism demand.

## Demographics

	1-mile	3-mile	5-mile
2025 Population	28,727	214,750	531,323
2025 Average Household Income	\$53,184	\$67,895	\$72,799
2025 Total Households	12,279	80,176	196,789

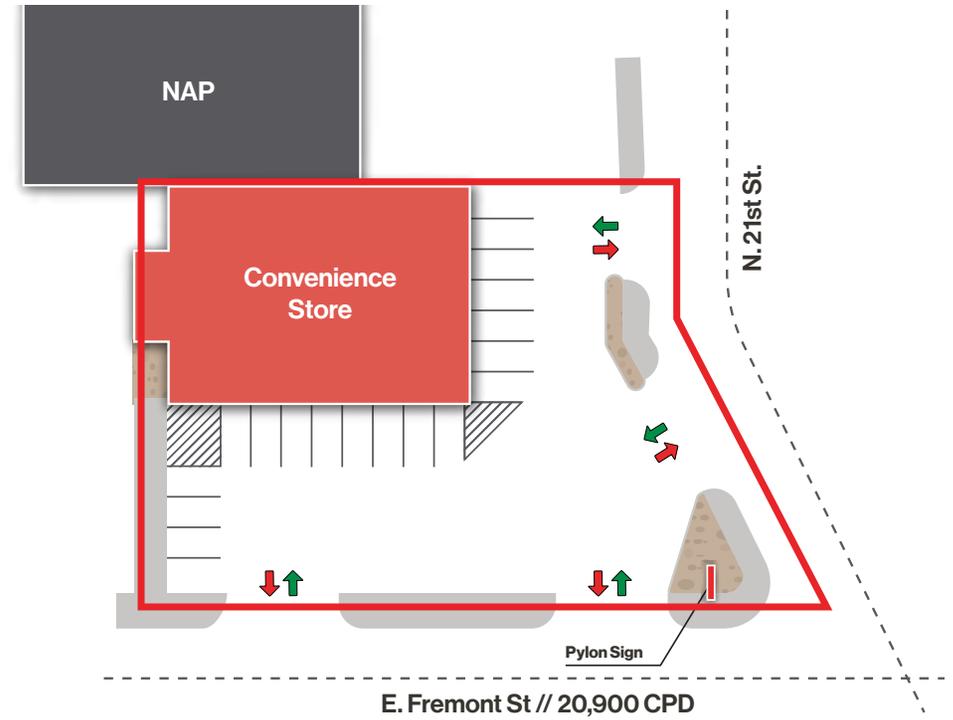
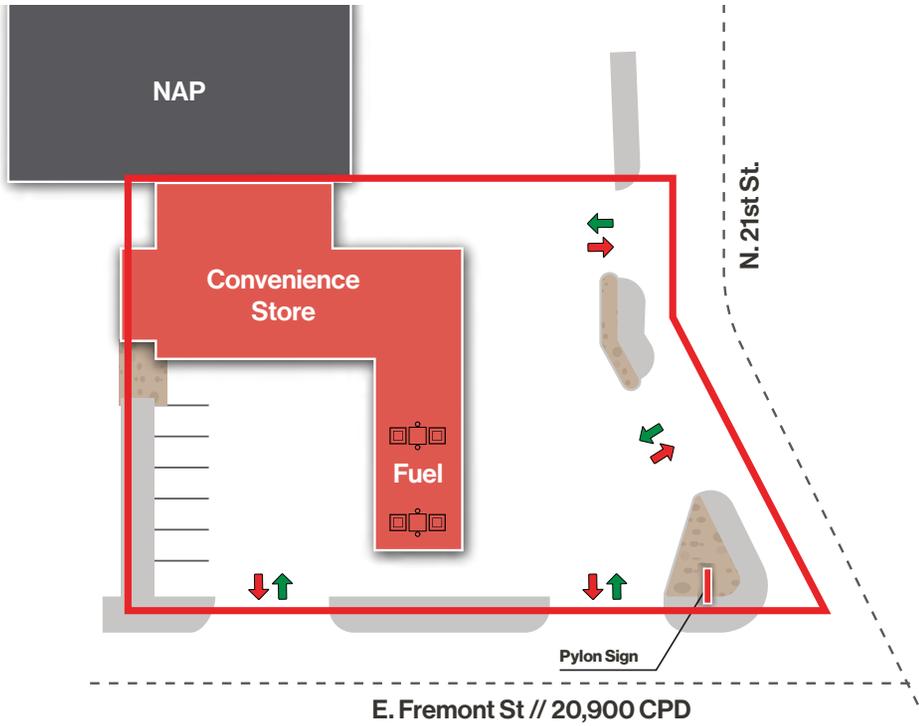






Existing Site Plan | ± 2,200SF

Conceptual Site Plan | ± 3,500 SF



Property Photos



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