

808 W. Lake Mead Blvd | Las Vegas, NV 89106

Turnkey Hospitality / Entertainment Opportunity

OFFERED AT \$1,950,000





Property Overview

Offering Price

\$1,950,000

Building Size

±5,145 SF

Lot Size

±0.62 Acres

Status

Vacant | Immediate Availability

Address

808 W. Lake Mead Blvd, Las Vegas, NV
89106

Property Type & Sale Type

Freestanding Restaurant / Bar / Lounge
Building — Available for Owner-User or
Investment Acquisition

Property Summary

This is a **rare opportunity** to acquire a freestanding hospitality property on a prominent signalized corner along **Lake Mead Boulevard**, one of the Las Vegas Valley's major east-west corridors. Previously operated as a **bar, lounge, restaurant, and gaming venue**, the property features existing hospitality infrastructure that can meaningfully reduce reopening costs and compress time-to-market for an experienced operator.

Following foreclosure, the property is now **vacant** — creating a compelling entry point for an owner-user, investor, or hospitality group ready to reposition and capitalize on a highly visible Las Vegas address. With existing bar improvements, commercial kitchen infrastructure, ample on-site parking, and commanding street presence, this asset offers exceptional potential for restaurant, tavern, entertainment, nightlife, or adaptive commercial reuse (subject to applicable approvals).

Key Opportunity Drivers

- Established hospitality infrastructure already in place
- Foreclosure pricing below replacement cost
- Immediate vacancy — move fast, open faster
- Flexible repositioning or redevelopment potential
- Prominent corner with strong Las Vegas traffic exposure

Property Highlights

This asset delivers a compelling combination of physical attributes, existing infrastructure, and value-add positioning rarely found at this price point in the Las Vegas market.



Freestanding ±5,145 SF Building

A purpose-built commercial structure with signalized hard-corner positioning and excellent street visibility along Lake Mead Blvd.



Existing Bar & Kitchen Build-Out

Bar improvements and commercial kitchen infrastructure already in place, reducing the capital required to reopen for hospitality operations.



Gaming-Oriented Layout

Floor plan designed to accommodate a gaming operation, subject to Nevada Gaming Control Board licensing — a significant competitive advantage in the local market.



±0.62-Acre Parcel & On-Site Parking

Generous lot size with dedicated on-site parking — essential for hospitality operators and a key driver of customer convenience and throughput.

✓ Vacant and immediately available — qualified buyers can move directly to occupancy, licensing, and buildout without delay.

Strategic Advantages

Accelerated Time to Market

Existing hospitality improvements — including bar build-out and kitchen infrastructure — may significantly reduce both startup capital requirements and the timeline to opening, compared to constructing a new facility from the ground up.

Below Replacement Cost

Acquiring an existing built-out hospitality asset at foreclosure pricing delivers meaningful cost savings versus ground-up development, where construction costs, permitting delays, and land acquisition can easily push total costs well beyond this offering price.

Strong Visibility & Traffic Exposure

A prominent signalized corner on Lake Mead Blvd provides daily exposure to thousands of drivers and pedestrians, supporting organic brand awareness from day one of operations.

Flexible Ownership Strategy

Ideal for a tavern operator, sports bar concept, restaurant group, entertainment or nightlife venue — or an investor pursuing a repositioning or adaptive reuse strategy. Multiple exit paths enhance long-term value.

Location Advantages

Why This Corner?

808 W. Lake Mead Blvd sits at the intersection of one of Las Vegas's busiest east-west arterials and a dense residential trade area. The surrounding neighborhood delivers a strong, loyal local consumer base — the kind that drives consistent weeknight and weekend revenue for neighborhood bar, tavern, and restaurant concepts.

Easy freeway access and proximity to Downtown Las Vegas and North Las Vegas extend the property's draw well beyond the immediate neighborhood, making it a viable destination for a broader regional audience.



High-Traffic Corridor

Lake Mead Blvd is a primary east-west artery generating consistent daily vehicle counts and pedestrian activity.




Dense Residential Population

Surrounded by established residential communities providing a deep, captive local consumer base.



Freeway & Regional Access

Convenient connectivity to I-15, Downtown Las Vegas, and North Las Vegas expands the trade area well beyond the immediate neighborhood.

 For more information or to schedule a showing, contact your listing broker. This is an as-is sale — buyer to verify all information independently.



Paul Chaffee, CCIM

BS.1000874

Executive Vice President | Director of Brokerage

Phone: +1 702-218-8404

Email: paul.chaffee@SVN.com

