

For Sale or Lease

Tony @ 4th



Please Do Not Disturb Tenant

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Las Vegas, NV 89101

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Property Overview

LOGIC Commercial Real Estate proudly presents a rare opportunity located in the heart of the Fremont Street Experience, steps away from the iconic canopy and surrounded by a vibrant mix of entertainment, hotels, casinos, trendy bars, and diverse restaurants. The property offers unique alley access, enhancing its versatility and functionality. Ideally situated to capitalize on the energy of downtown, this space provides a distinctive setting for a variety of uses.

- **El Cortez:** ± 362 Rooms
- **Main Street Station:** ± 406 Rooms
- **Plaza Hotel:** ± 1,000 Rooms
- **Circa Resort & Casino:** ± 512 Rooms
- **California Hotel and Casino:** ± 781 Rooms
- **Golden Nugget:** ± 2,400 Rooms
- **Fremont Hotel and Casino:** ± 447 Rooms
- **Binion's Gambling Hall:** ± 366 Rooms
- **Four Queens:** ± 690 Rooms
- **The D Las Vegas:** ± 638 Rooms
- **Golden Gate Hotel and Casino:** ± 122 Rooms
- **Oasis Hotel:** ± 130 Rooms
- **Downtown Grand Hotel and Casino:** ± 1,124 Rooms

Listing Snapshot



\$10,000,000

Sale Price



Contact Broker

Lease Rate



± 7,024 SF

Building Size



± 1,564 - 7,024 SF

Available Square Footage



Resort Corridor

Submarket



World Class

Signage Opportunities

Property Highlights

Prime Fremont Street Location

- Located steps from the Fremont Street Experience canopy, providing direct access to one of Downtown Las Vegas' most active pedestrian corridors.

In Place Income with Future Flexibility

- Existing tenant in place through October 8, 2028, providing near term rental income while allowing a future owner or user time for planning, design, permitting, and entitlement work.

Owner User or Investment Opportunity

- Suitable for an owner user planning future occupancy or an investor seeking stable income with long term repositioning potential in Downtown Las Vegas.

Strong Surrounding Hospitality Base

- Surrounded by a dense concentration of Downtown hotels and casinos, driving consistent daily foot traffic from tourists, locals, group dining, and event driven demand.

Unique Alley Access

- Rear alley access supports deliveries, refuse, and back of house operations, providing an important functional advantage in the Downtown core.

Fremont Street Experience – 30 Years of Iconic Downtown Activation

- The Fremont Street Experience celebrated its 30th anniversary on December 14, 2025, marking three decades of the iconic Viva Vision canopy and pedestrian mall that helped redefine Downtown Las Vegas and underscores the district's long-term strength, continued investment, and enduring visitor appeal.

Click or scan attached video highlighting the history, evolution, and cultural significance of Fremont Street.



Do Not Disturb Tenant

Fremont East Highlights

± 24^{MM}

Fremont Street Experience annual Visitors

\$931^{MM}

2024 Downtown gaming revenue

58.4^{MM}

2024 number of enplaned/deplaned airline passengers



Vicinity Map

The trade area consists of ± 536,922 residents with an average household income of ± \$62,517 within a 5-mile radius.



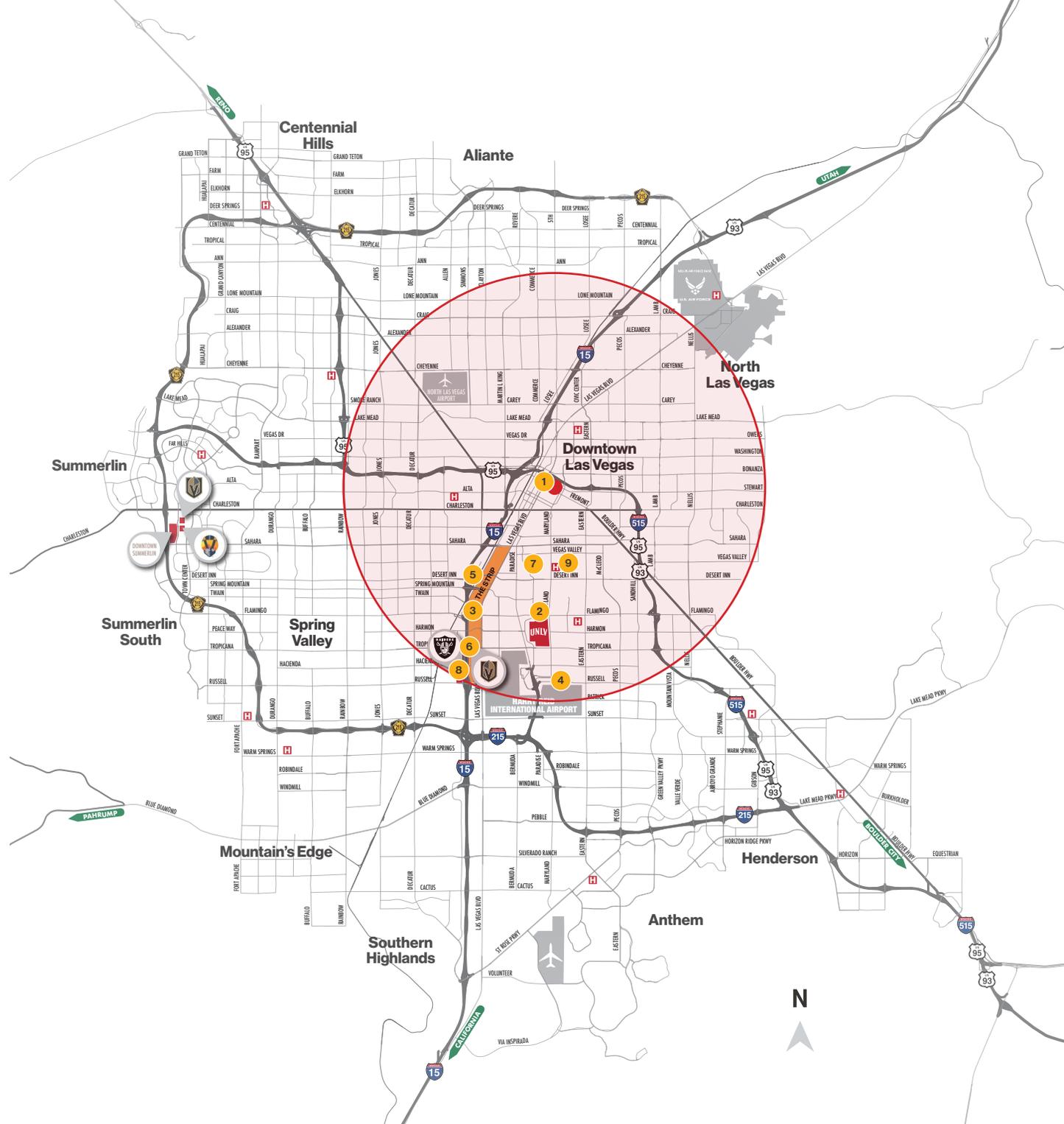
701,657
Daytime Population

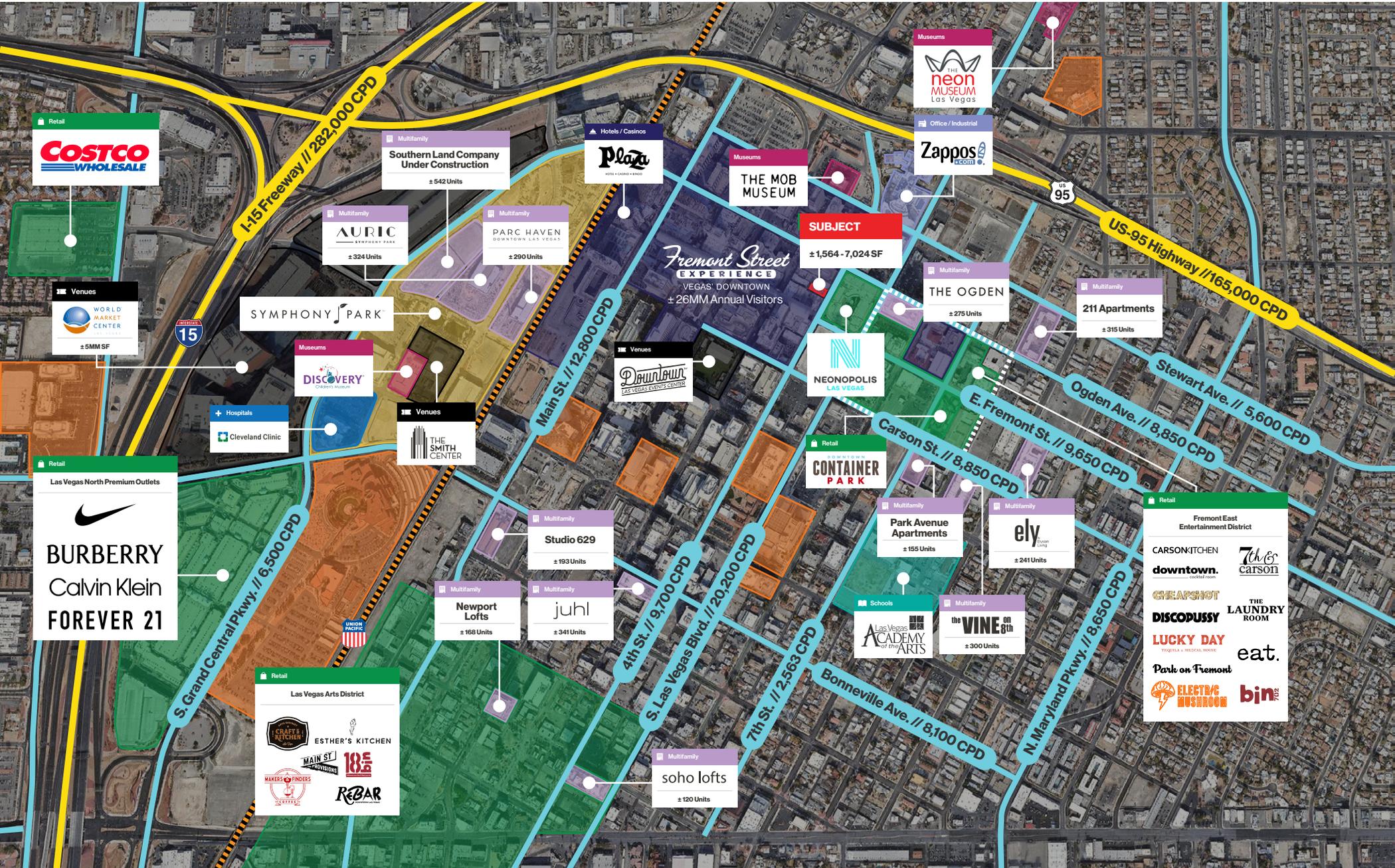


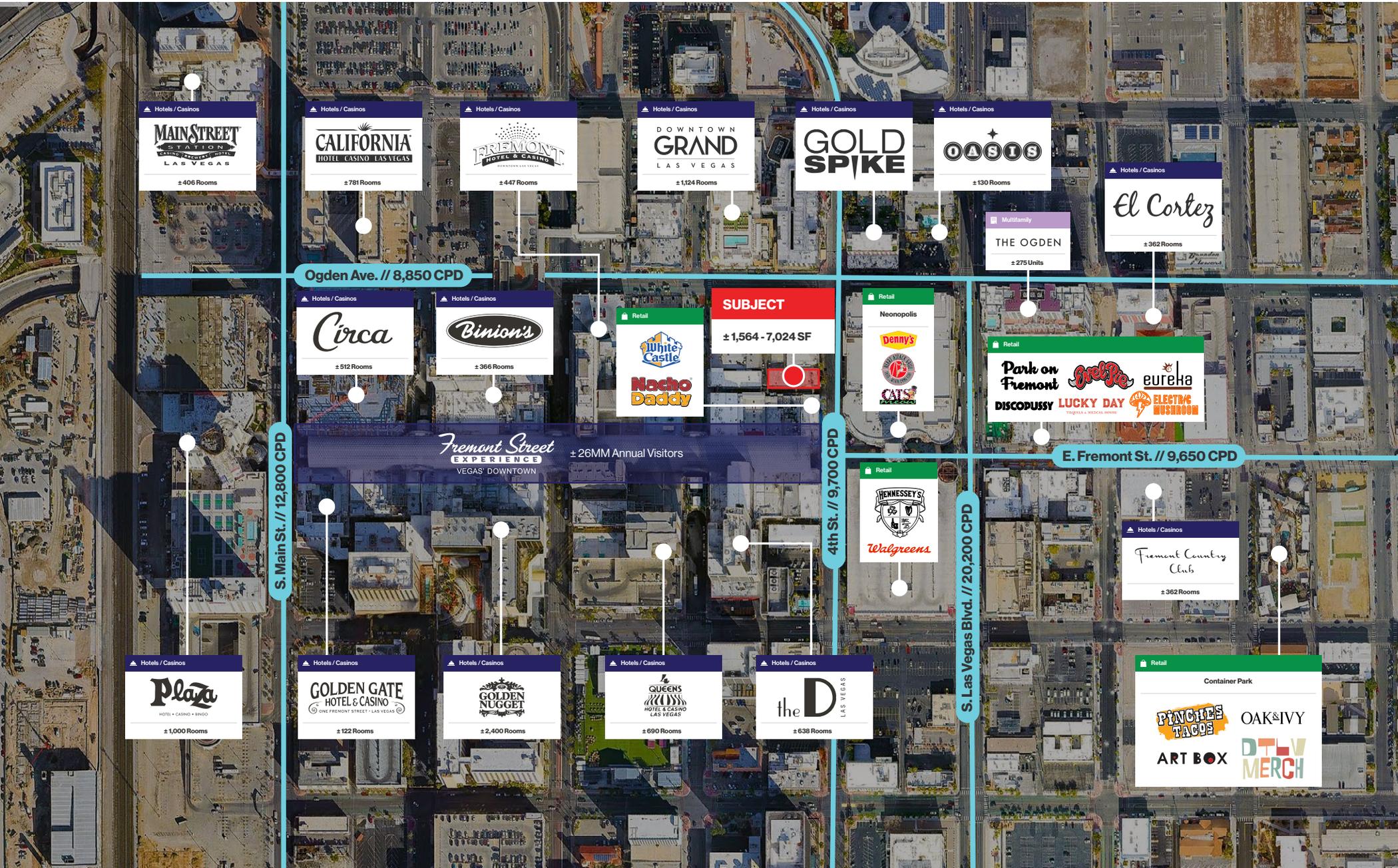
35.6
Median Age

Amenities within a 5-mile radius

- 1 Fremont Street Experience**
- 0.27 miles
- 2 University of Nevada, Las Vegas**
- 4.24 miles
- 3 The Las Vegas Strip**
- 2.78 miles
- 4 Harry Reid International Airport**
- 5.98 miles
- 5 Fashion Show Mall**
- 3.47 miles
- 6 T-Mobile Arena**
- 5.16 miles
- 7 The Las Vegas Country Club**
- 2.51 miles
- 8 Allegiant Stadium**
- 5.82 miles
- 9 Sunrise Hospital and Medical Center**
- 2.50 miles







Downtown Las Vegas Site Map

-  Retail
-  Hotels / Casinos
-  Venues
-  Multifamily
-  Office
-  Parking





N. 4th Street // 9,700 CPD

Alley



A Look at Downtown Las Vegas

Arts District/First Friday

- The Arts District is spread over 18 blocks and is a vibrant, cultural hub packed with indie art galleries, antique shops, restaurants, bars, yoga studios, and performance spaces in converted warehouses
- Every first Friday of the month, the Las Vegas Arts District transforms into one massive street fair that features local artists, food trucks, live music, and so much more. Run by the First Friday Foundation, donations to the event go towards preserving and expanding the arts community in Las Vegas through children's art classes, mural installations, donation drives and neighborhood cleanups

World Market Center

- World Market Center is a 5-million-square-foot showcase for the home and hospitality contract furnishings industry in Downtown Las Vegas
- The campus has four buildings and three pavilions situated on 59 acres and show cases more the 4,000 furniture, gift and home décor manufacturers, and exhibitors
- World Market Center attracts more than 50,000 attendees twice a year for conventions like Las Vegas Market Show
- Opened in 2021, the Expo at WMCLV adds over 315,000 SF of space to the center, and is the largest event venue in downtown Las Vegas

wmclv.com/about

Fremont Street Experience

- Fremont Street is home to most of downtown's hotels and casinos, and occupies the westernmost five blocks of Fremont Street including the areas known for years as "Glitter Gulch"
- Fremont Street Experience is home to Viva Vision, the largest video screen in the world, suspended 90 ft above the renowned pedestrian mall, lined by iconic casinos and hotels

Downtown Container Park

- Downtown Container Park has become one of Las Vegas' most unique attractions and is composed of 43 repurposed shipping containers and 41 locally-manufactured Xtreme Cubes
- The open-air venue houses a wide variety of small businesses, including boutiques carrying clothing and accessories as well as home decor, restaurants, bars, a wedding chapel, and more
- Container Park is also home to a stage for movie nights and live music performances, as well as The Treehouse, an interactive play area inspired by Swiss Family Robinson

The Smith Center

- Set on nearly 5 acres, The Smith Center sits at the heart of the 61-acre Symphony Park development in Downtown Las Vegas
- The Smith Center was envisioned as a world-class performing arts center that would develop and present the best and brightest in a broad range of first-rate programming and unite the residents of the community
- Opened in March 2012, The Smith Center has placed arts and culture in Southern Nevada on an international stage, wholly separate from the entertainment of the Las Vegas Strip

thesmithcenter.com/about

Life is Beautiful

- Debuting in 2013 and founded by Tony Hsieh, Life is Beautiful Music & Arts Festival is an annual music, culinary, art, and learning festival held in Downtown Las Vegas
- Life is Beautiful is a three-day festival, with four main stages and limitless love for music, with performers that have included The Killers, Outkast, Lizzo, Billie Eilish, and more
- The festival is now ranked as one of Billboard's top producing festivals

billboard.com/business/touring/rolling-stone-life-is-beautiful-las-vegas-festival-1235027679

Zappos

- Zappos redefined online shopping when it came on the scene in 1999, with Tony Hsieh serving as the CEO from 2000 through 2020
- Zappos has called Southern Nevada home since 2004 after relocating from San Francisco
- In 2013, Zappos moved to historic downtown into the former Las Vegas City Hall building. The Zappos campus is certified LEED gold and includes a private on-campus bistro and café, and an outdoor patio for employees to work or unwind
- Selling much more than shoes, Zappos has been a customer-obsessed company that focuses on delivering a WOW experience

Symphony Park

- Located on 61 acres in the heart of Downtown Las Vegas, Symphony Park is the city of Las Vegas' premier development that is home to arts, culture, science and medicine, offering one of the city's most exciting and prime opportunities for retail, restaurant or mixed-use development
- Symphony Park retail and restaurants are key amenities that will service the development's primary anchors, including The Smith Center for the Performing Arts, Discovery Children's Museum, Cleveland Clinic Lou Ruvo Center for Brain Health, and the Las Vegas Metro Chamber of Commerce
- More than 600 residential units are now open with ground-level retail opportunities

lasvegasnevada.gov/Business/Economic-Development/Symphony-Park

Key Figures of Southern Nevada

Southern Nevada, site of the world-famous Las Vegas Strip, and home to over **3.19 million residents**. With the 8th busiest airport in the US, Harry Reid International Airport, Southern Nevada welcomes **41.7 million visitors annually**. From the neon lights and bustling casinos to the serene beauty of Red Rock Canyon and Lake Mead, Southern Nevada offers an unparalleled lifestyle and adventure for all.



2024
Travel

41.7_{MM}

Number of Visitors to Las Vegas



2024
Revenue

\$13.5_B

Clark County's Gaming Revenue



2024
Occupancy

90.8%

Las Vegas' Weekend Occupancy

58.5_{MM}

Number of Enplaned/Deplaned
Airline Passengers

\$8.8_B

Las Vegas Strip
Gaming Revenue

83.6%

Las Vegas'
City-Wide Occupancy

± 5k

Number of People Moving
To Las Vegas Daily

6.0_{MM}

Number of Convention Visitors

150k

Number of Hotel Rooms

46.8_{MM}

Total Room Nights
Occupied



Top Projects 2025-2029

Under Construction & Planned



\$30.6 Billion

In Project Costs in the Development Pipeline in Southern Nevada

#	Project	Cost	Status of Project	Estimated
1	Brightline High Speed Rail High-speed rail line from Las Vegas to SoCal	\$12B	Planned	2026
2	Oak View Group Arena & Hotel-Casino 850,000 SF arena, casino, and hotel	\$10B	Planned	2026
3	Sony / Howard Hughes Project Movie studio and mixed-use development on 30 AC in Summerlin South	\$1.8B	Planned	TBD
4	Tropicana / A's Stadium 30,000 seat ballpark on the Tropicana site	\$1.5B	Planned	2028
5	LV Convention Center N., Central, & S. Halls Renovation Technology upgrades, newly designed parking lot, outdoor plaza and indoor lobby at the South Hall	\$600MM	Under Construction	2025
6	LVXP Arena Casino resort, 2,605 units, 752-ft tower, NBA arena	DND	Planned	2029
7	Universal Studios- Horror Unleashed (AREA 15) Next to Area 15/close to LV Strip; 110,000 SF; 20 AC expansion	DND	Under Construction	TBD
8	Station's Casino Inspirada Henderson; 80,000 SF of casino space, 600 hotel rooms, 4 restaurants, 11 unit food hall, bowling alley, movie theatre	DND	Under Construction	January 2026
9	BLVD Retail Center Las Vegas Strip; high-end retail shopping mall w/ outdoor experience for consumers	DND	Under Construction	2025
10	Fertitta Entertainment Casino / Hotel Project 43-story 2,420 room project on the southeast corner of LV Blvd. and Harmon	DND	Planned	TBD



Source: vegasdevmap.com | lvca.com/research | reviewjournal.com/business DND: Did Not Disclose

A New Frontier for Sports



Las Vegas is now a sports epicenter, with teams like the NFL's Raiders, NHL's Golden Knights, WNBA's Aces and events like Super Bowl 58 and Formula 1 Grand Prix.



Raiders

- Inaugural season: 2020
- Home Field: **\$1.9B** Allegiant Stadium built in 2020 with **65,000 seat capacity**
- Hosted Super Bowl 58 in 2024



Formula 1

- Purchased 39 AC for **\$240MM** in 2022 with a total project cost estimated at **\$500MM**
- Inaugural race: November 2023
- Race attracted 315,000 fans and generated **\$1.2B** in economic impact



Vegas Golden Knights

- Inaugural season: 2017-18
- Home ice: T-Mobile Arena built in 2016 with **18,000 seat capacity**
- **2023 Stanley Cup Champions**



Ultimate Fighting Championship

- Las Vegas is home of the **55 AC UFC headquarters**
- UFC programming is broadcast in over **165 countries**
- Produces more than 40 live events annually around the globe, **over 5 events in 2024**



Las Vegas Aces

- Inaugural season: 2018
- **2022 and 2023 WNBA champions**
- Aces are owned by Mark Davis, the current owner of the NFL's Las Vegas Raiders



Las Vegas A's – Coming Soon!

- In Nov. 2023, MLB owners approved Athletics' move from Oakland to Las Vegas
- New stadium planned at Tropicana Las Vegas, covering **35 acres**
- Expected to cost **\$1.5 billion** with **30,000 seat capacity**



Las Vegas Aviators

- Minor League Baseball, Oakland A's affiliate
- Inaugural season: 2019
- Home Field: **\$150MM** Las Vegas Ballpark with **8,196 seating capacity**



Henderson Silver Knights

- American Hockey League, Vegas Golden Knights Affiliate
- Inaugural season: 2020-21
- Home Ice: **\$84MM** Dollar Loan Center with **5,567 seating capacity**



LV Lights FC

- American professional soccer team, that plays in the USL Championship
- Inaugural season: 2018
- Home field: Cashman Field with **9,334 seating capacity**

Nevada

Tax Advantages

Nevada is the most business-friendly state in the West, offering a very low-regulation environment and a variety of incentives to help qualifying companies make the decision to do business in the state. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

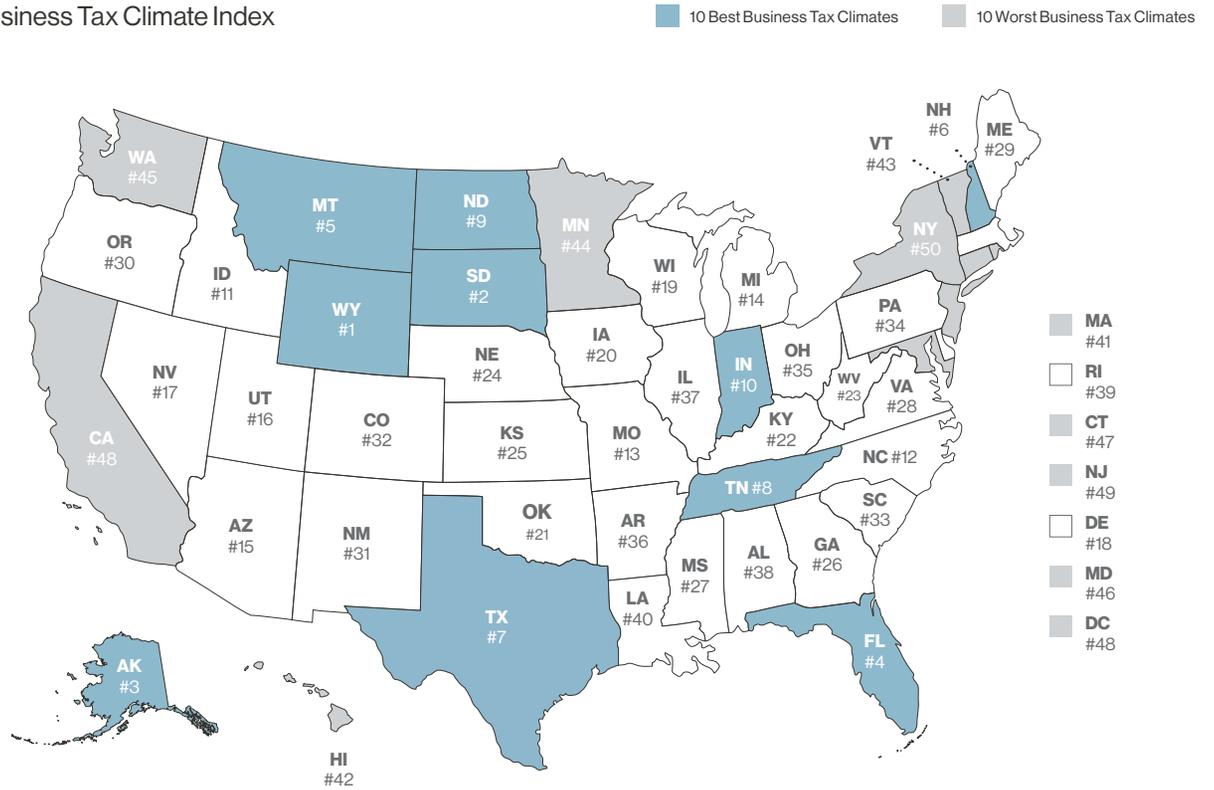
Nevada ranks as the **17th** best state in the Tax Foundation's 2025 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes; individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

Tax Free Haven

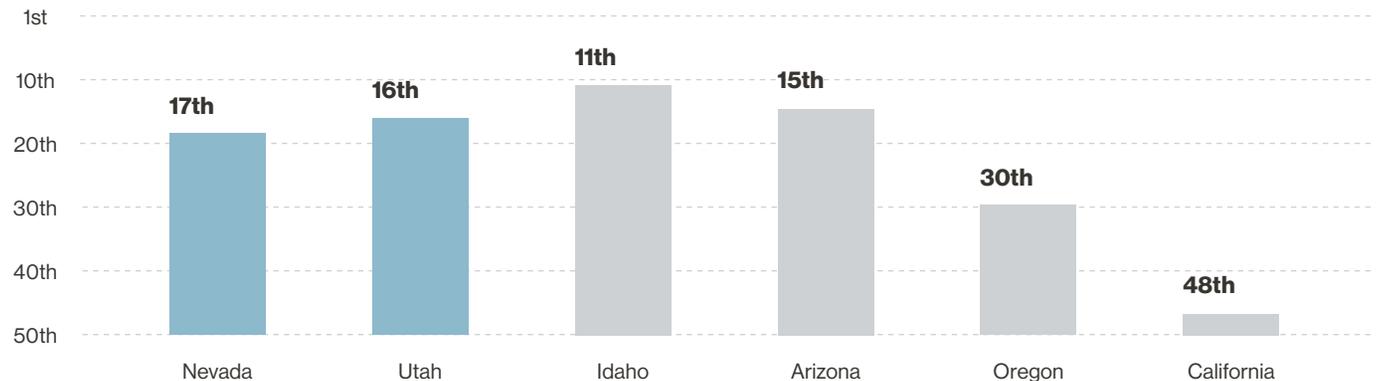
- No Corporate Income Tax
- No Corporate Shares Tax
- No Franchise Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax

Source: taxfoundation.org

2025 State Business Tax Climate Index



Tax Climate Index Ranking By State



A Look at Southern Nevada

Clark County

Clark County, home to the renowned Las Vegas Strip, is the **nation's 11th largest county**. With over 3.19 million residents and 41.7 million yearly visitors, it offers various services, including the 8th busiest US airport and the state's largest hospital. Mt. Charleston and skiing are just 45 minutes away, with the Red Rock National Conservation Area nearby.

Las Vegas

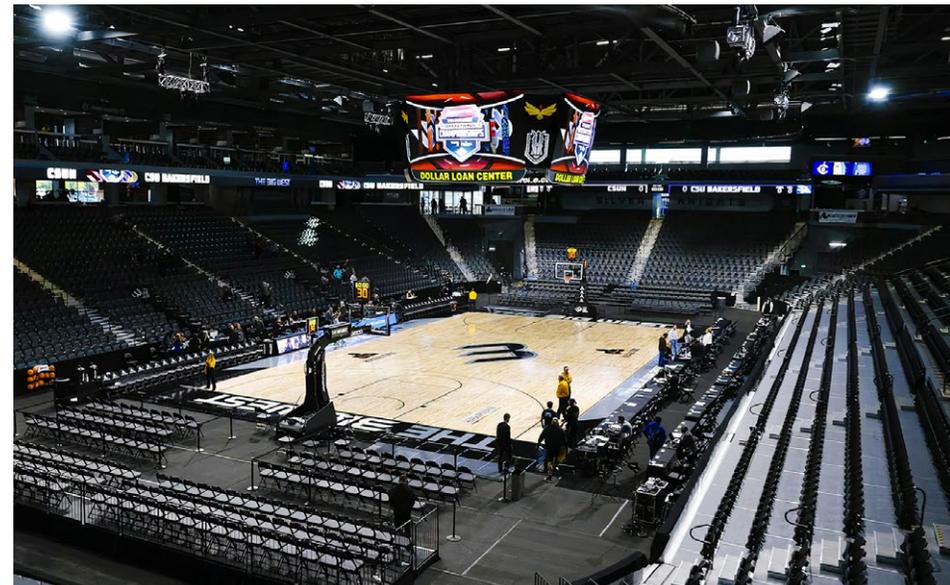
Las Vegas ranks as the **24th most populous city in the US**, the largest in Nevada. It anchors the Las Vegas Valley metro area, being the Mojave Desert's largest city. Celebrated globally as a resort destination, it's known for its vibrant gambling, shopping, dining, entertainment, and nightlife scenes, making the Las Vegas Valley the prime financial, commercial, and cultural hub of Nevada.

North Las Vegas

North Las Vegas experienced a population surge over the past 17 years due to factors like low unemployment, a thriving economy driven largely by its industrial development, freeway loop connections, and record home construction. The city, with around **290,000 residents**, hosts Nellis Air Force Base, recognized as the "Home of the Fighter Pilot" and housing the U.S. Air Force Warfare Center, the world's largest and most rigorous advanced air combat training center.

Henderson

As of 2024, Henderson, Nevada, boasting over 350,000 residents, retains its status as Nevada's second-largest city. It continues its legacy of safety, consistently ranking among the nation's top cities. In the most recent FBI Uniform Crime Report, Henderson secured a position in the **top 10 safest cities** in the United States.



Source: lvcva.com | britannica.com

A Look at Southern Nevada

Las Vegas Strip

The Las Vegas Strip, a 4.2-mile stretch in the heart of the city's entertainment and tourism industry, is a bustling epicenter of gaming and hospitality. Lined with extravagant hotels and casinos, and world-class restaurants, the Strip offers an array of experiences for visitors. From high-stakes gaming to captivating stage shows, the Las Vegas Strip continues to allure and inspire travelers.

Downtown Las Vegas

Downtown Las Vegas (DTLV), the historic heart and central business district of Las Vegas, NV, originally served as the city's main gambling area before the Strip emerged. It still maintains its gaming scene and features a blend of high-rise hotels, businesses, cultural centers, historical landmarks, government institutions, and residential and retail developments. Fremont Street, home to most of downtown's hotels and casinos, **drew in 26MM annual visitors.**

Summerlin

Summerlin, an upscale master-planned community in the Las Vegas Valley, borders the Spring Mountains and Red Rock Canyon to the west. It spans both Las Vegas city limits and unincorporated Clark County, covering over ± 24,200 acres. Summerlin boasts 300+ parks, 16+ public and 11 private schools, 15 houses of worship, 10 golf courses, 3 resort hotels, 4 recreational facilities, 125+ retail and entertainment centers, established office parks, and a medical center.

Southwest Las Vegas

Encompassing master-planned developments such as Rhodes Ranch and Mountain's Edge, the Southwest is a distinct corner of the Valley cherished for its bedroom communities and rural allure, forming part of a larger unincorporated Las Vegas stretch striving to preserve its rural essence. Today, its strategic positioning near freeways yet distant from The Strip renders it an appealing locale for numerous Las Vegans and prospective home buyers alike.

Source: lvcva.com | britannica.com



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