

For Lease

Tony @ Fremont



LOGIC



S. Las Vegas Blvd. and E. Fremont St.
Las Vegas, NV 89101

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Property Overview

LOGIC Commercial Real Estate is pleased to present a rare opportunity to lease space in the heart of the Fremont East Entertainment District, which offers entertainment, hotels/casinos, bars, and restaurants. The subject property sits at the entrance to the world-famous Fremont Street Experience, nestled in the heart of Downtown Las Vegas. While Fremont East is open to drivers, pedestrians still predominantly occupy the area. The subject property is situated at the southeast corner of the signalized intersection of S. Las Vegas Blvd. and E. Fremont St., offering ± 175 feet of Fremont St. exposure and ± 129 feet of frontage on S. Las Vegas Blvd. Fremont East is also home to a burgeoning art scene, First Friday, and one of the world's highest-grossing music and art festivals, Life is Beautiful, which attracts over 170,000 people annually.

- **El Cortez:** ± 362 Rooms
- **Main Street Station:** ± 406 Rooms
- **Plaza Hotel:** $\pm 1,000$ Rooms
- **Circa Resort & Casino:** ± 512 Rooms
- **California Hotel and Casino:** ± 781 Rooms
- **Golden Nugget:** $\pm 2,400$ 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 & Casino:** $\pm 1,124$ Rooms



Listing Snapshot



Contact Broker

Lease Rate



± 2,934 - 21,446 SF

Available Square Footage



**Fremont East
Entertainment District**

Property Highlights

Prime Location

- Located at the entrance to the world-famous Fremont Street Experience which sees ± 26 million annual visitors
- Positioned in the Heart of Downtown Las Vegas at the signalized intersection of S. Las Vegas Blvd. and E. Fremont St.

Available Spaces

- 107 S. Las Vegas Blvd.: ± 21,446 SF tri-level nightclub with a rooftop lounge overlooking Fremont St.
- 111 S. Las Vegas Blvd.: ± 3,498 SF Cocktail bar
- 505 Fremont St.: ± 2,934 SF turn-key restaurant

Dynamic Tenant Mix

- The Fremont East Entertainment District provides a blend of nightlife, entertainment, shopping, dining, and unique cocktail experiences with notable tenants/parks such as:
 - Commonwealth
 - We All Scream
 - Corduroy
 - The Griffin
 - Evel Pie
 - Park on Fremont
 - Therapy
 - Eureka!
 - Container Park

Las Vegas Strip Highlights

\$8.8^B

2023 Las Vegas Strip's Gaming Revenue

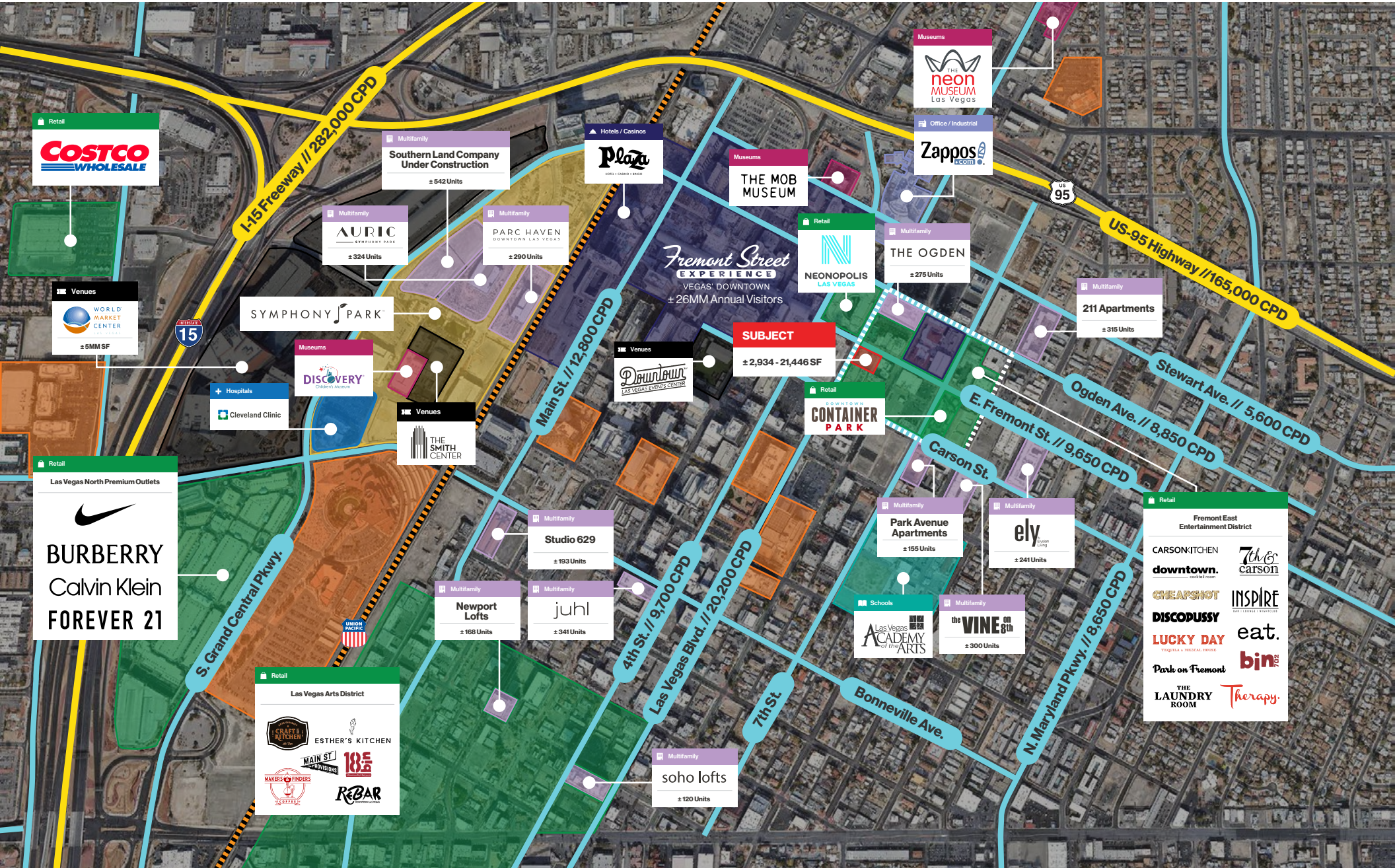
40.8^{MM}

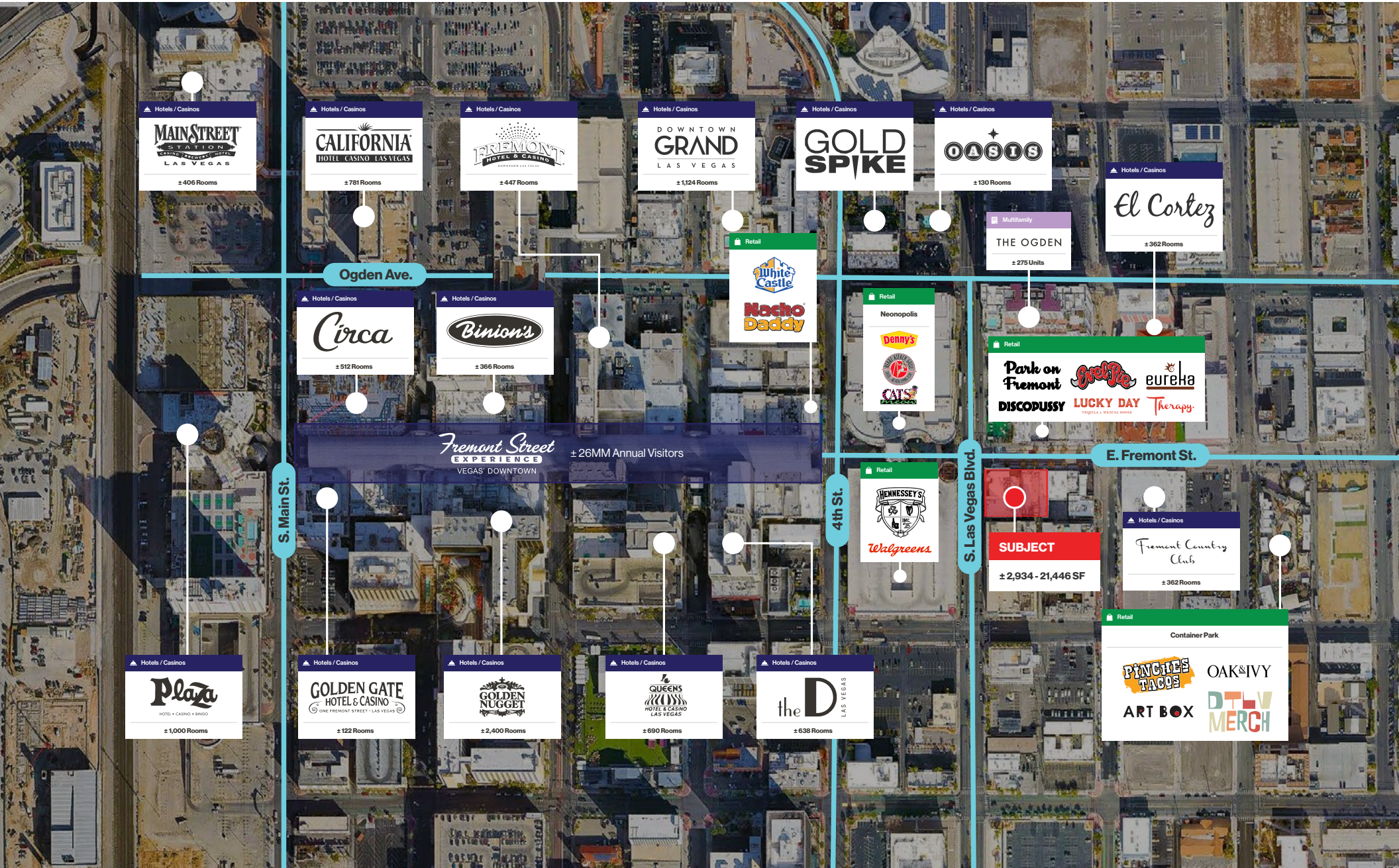
2023 Number of Visitors to Las Vegas

6^{MM}

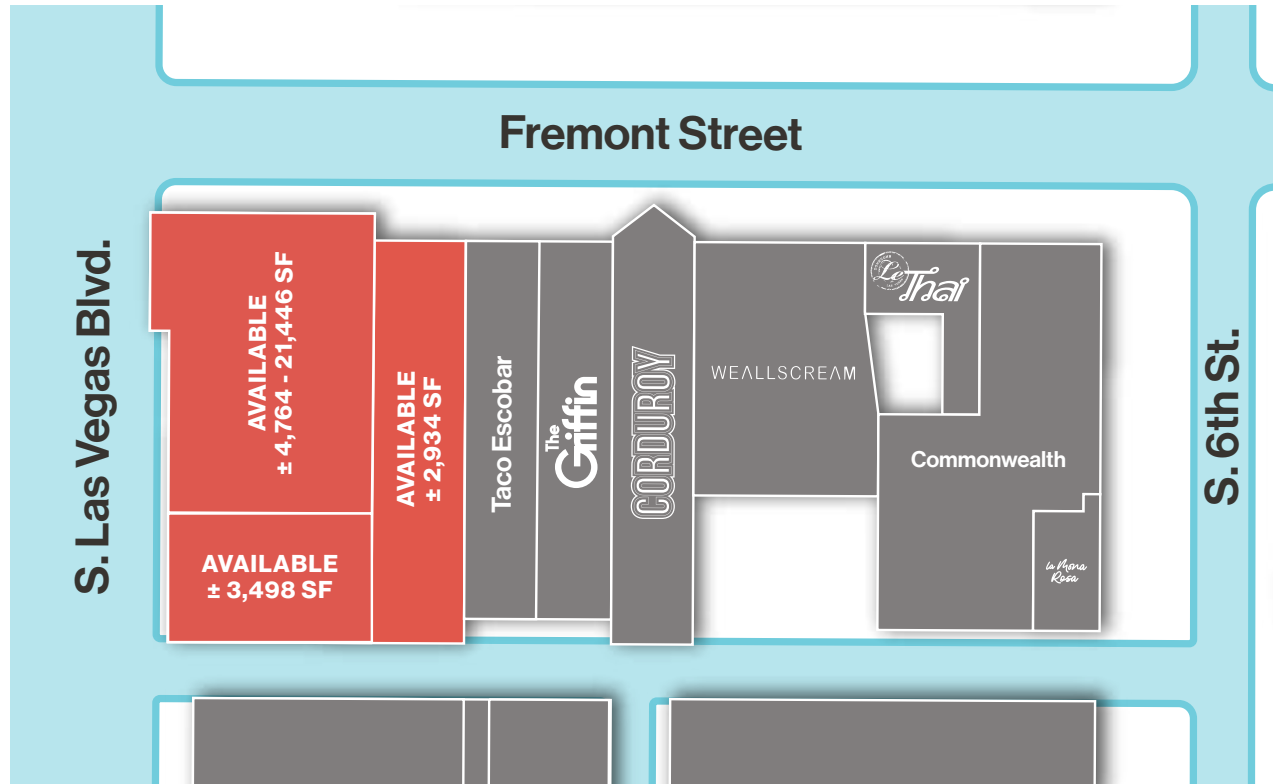
2023 Number of Convention Visitors

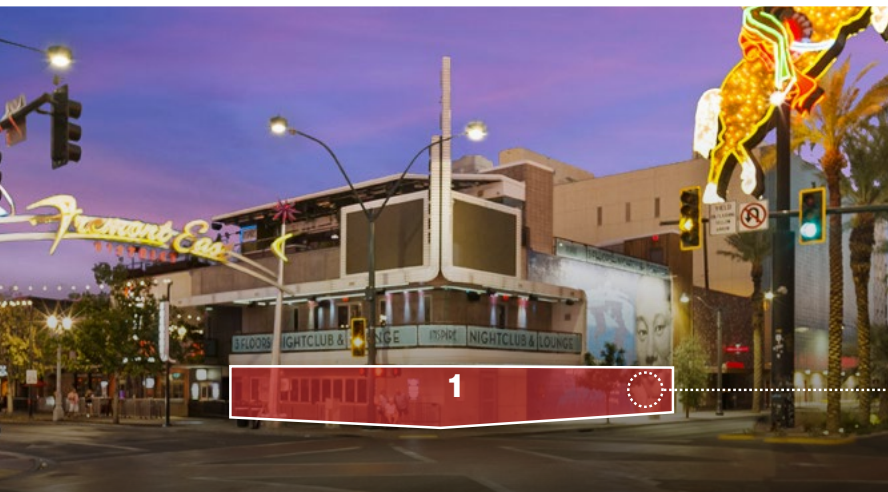
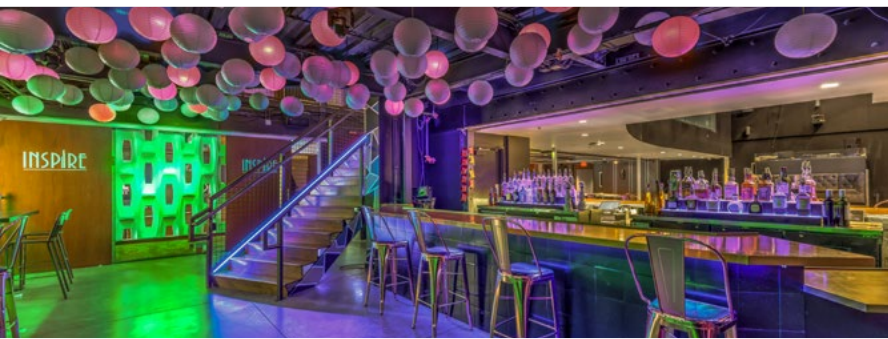






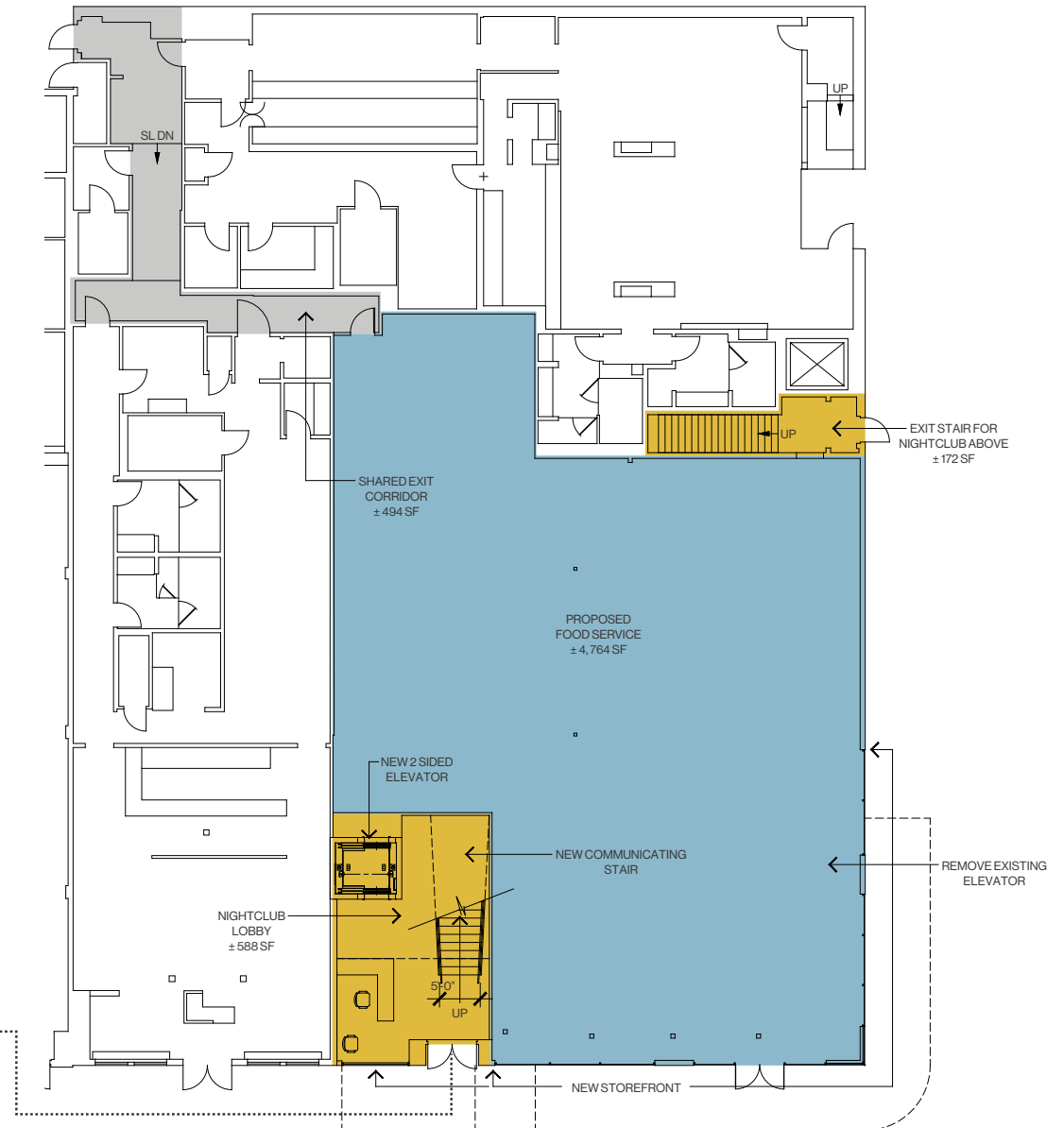
Suite	Tenant	SF
111	AVAILABLE	± 3,498 SF
107	AVAILABLE	± 4,764 - 21,446 SF
505	AVAILABLE	± 2,934 SF
509	Taco Escobar	± 2,004 SF
511	The Griffin	± 3,984 SF
515	Corduroy	± 3,557 SF





107 S. Las Vegas Blvd.
 Floor Plan | First Floor
 Food Service Area | ± 4,764 SF
 Nightclub Lobby | ± 588 SF

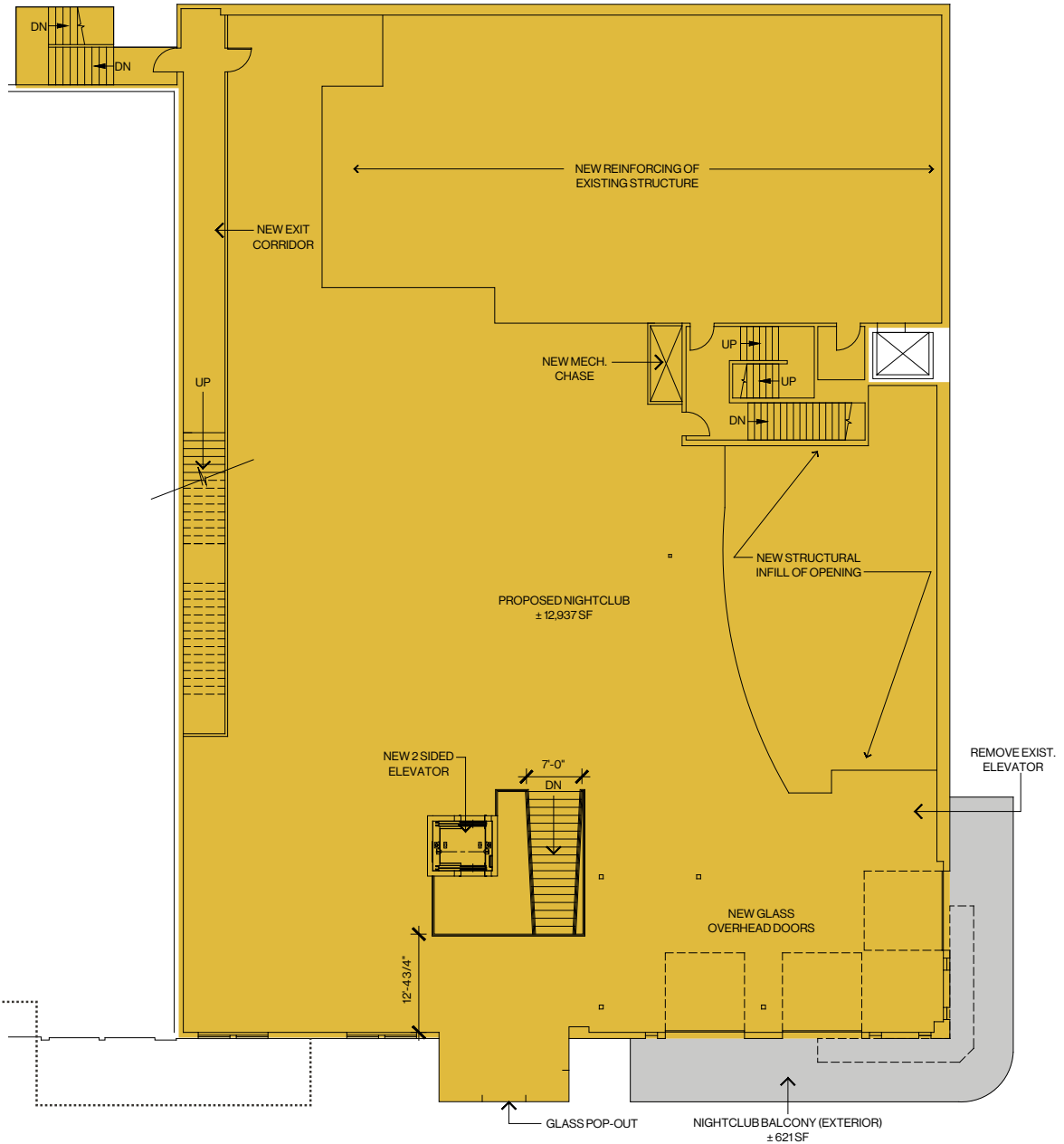
■ Food Service ■ Nightclub ■ Shared Corridor





107 S. Las Vegas Blvd.
 Floor Plan | Second Floor
 Nightclub + Balcony | ±13,558 SF

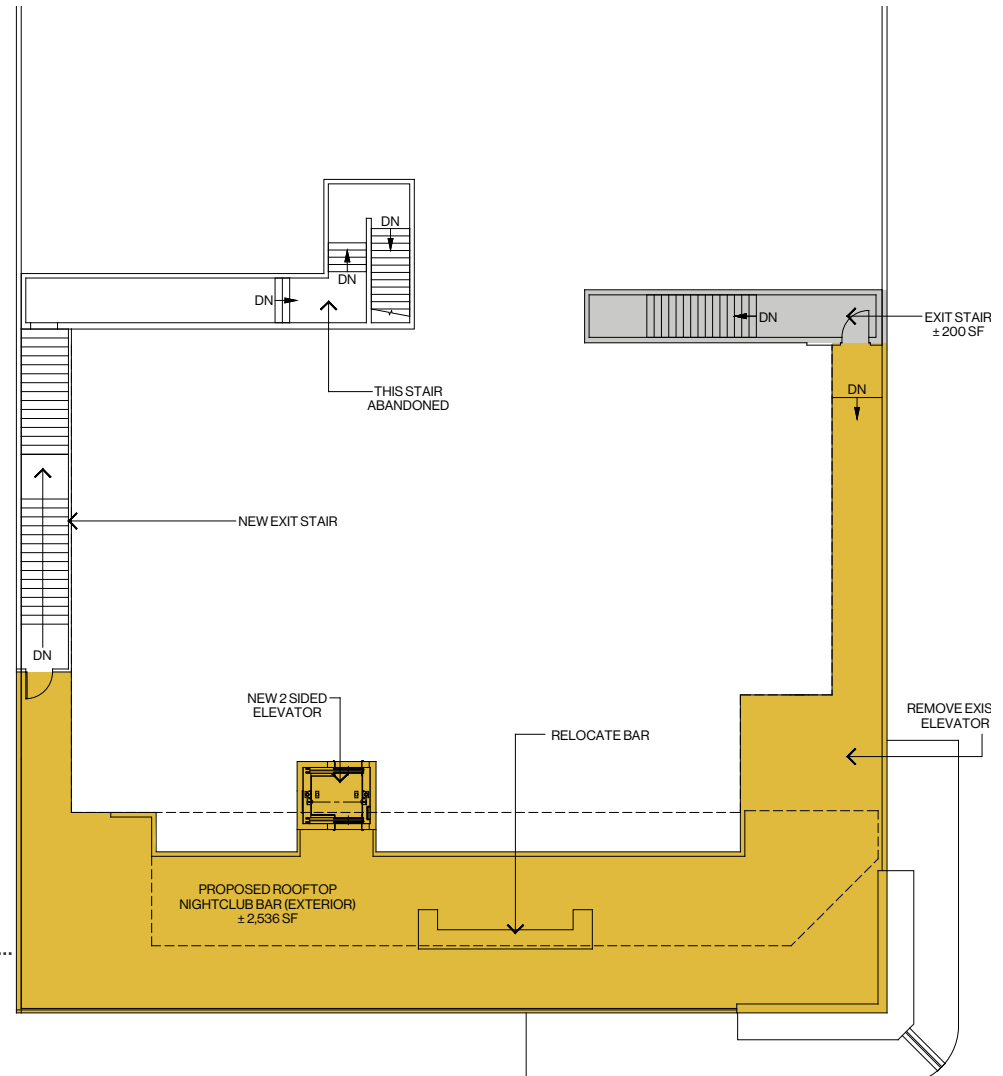
Nightclub Balcony





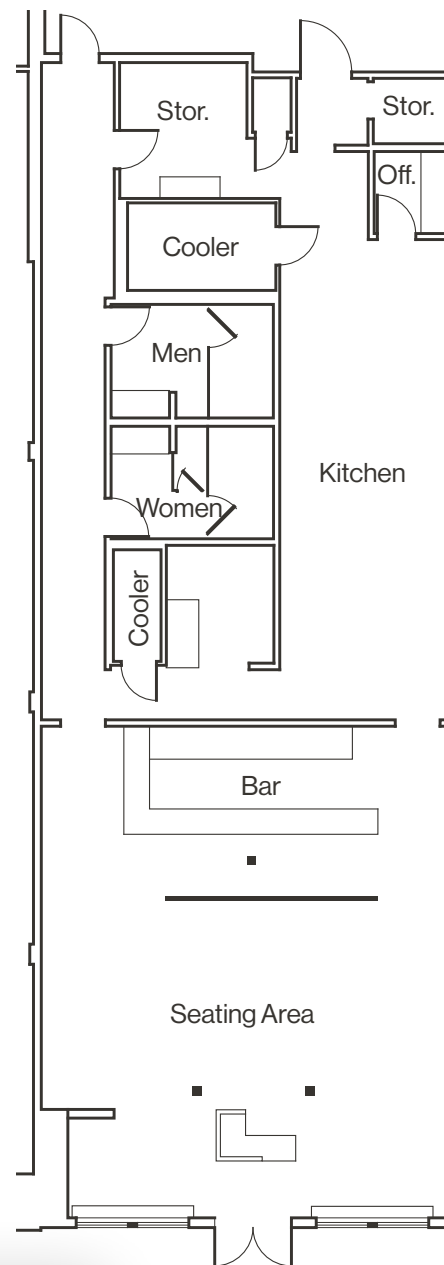
107 S. Las Vegas Blvd.
 Floor Plan | Third Floor
 ± 2,536 SF

■ Nightclub ■ Shared Stairs





107 S. Las Vegas Blvd.
Floor Plan | First Floor
± 2,934 SF



[Click for a Virtual Tour](#)



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

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