



FOR LEASE

826-830

SOUTH MAIN

RETAIL, CREATIVE OFFICE, RESTAURANT & BAR

Jared Bonnell

B.1001717

Jared@oneclv.com

Call/Text (702) 630-8016



826-830
SOUTH MAIN



PROPERTY SUMMARY

This Lease includes four (4) suites with a total gross leasable area of 9,170 SF including an attached 6,354 SF of outdoor patio/parking space. The properties are located in the north half of the Las Vegas Arts District.

- Suite 100: 2,061 SF (\$3.45 PSF/Mo. NNN + \$0.50 CAM)
- Suite 120: 2,126 SF (\$3.45 PSF/Mo. NNN + \$0.50 CAM)
- Suite 140: 2,485 SF (\$3.45 PSF/Mo. NNN + \$0.50 CAM)
- Suite 160: 2,498 SF (\$3.45 PSF/Mo. NNN + \$0.50 CAM)

*Suites can be combined if needed for a larger leasable area**





PROPERTY DETAILS

INTERSECTION:

Approximately 200 yards from
Charleston Blvd. & Main St.

JURISDICTION: City of Las Vegas

ZONING:

Commercial Industrial District (C-M)

CEILING HEIGHT:

15 ft (830 S. Main) & 10 ft (826 S. Main)

LOT SIZE: 0.36 Acres

YEAR BUILT:

1956 original construction
2025 New Exterior & Interior Renovations

ADDRESS:

826-830 S. Main St.,
Las Vegas, NV 89101

PARCEL:

139-33-711-002,
139-33-711-001



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LOCATION

Welcome to the Las Vegas Arts District. No longer an "open secret," this neighborhood stands top-of-mind for folks all over the Las Vegas Valley looking for a fun dinner out (without hazarding the Strip), afterwork cocktails, or a day of entertainment perusing galleries and well-curated shops. More and more, it's where sellouts of entire rooms for convention parties are being booked. 826-830 S. Main places you in downtown with your close neighbors, Symphony Park, Medical District and the Strip delivering you constant traffic. It's no secret that, when opening a new restaurant, chef/owners place the Arts District at the top of their list. The Arts District is that singular Vegas neighborhood that genuinely fosters diversity and welcomes people from all walks. And the galleries, shops, restaurants, bars within this eclectic and walkable community continue to receive awards year after year. The Arts District is that Las Vegas neighborhood where everyone genuinely feels like they're in the right place.

Bring your concept to the location most likely to support your success.



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PROPERTY HIGHLIGHTS

- Mid-block location within Las Vegas Arts District across the street from The English Hotel and 300 yards from the new Civic Plaza which is two (2) class A mixed use buildings totaling 248,305 SF with hundreds of City of Las Vegas Employees.
- Immediate Access to I-15 & US-95
- Frontage on both Main St & Commerce provides excellent access/circulation.
- More Than 12,000 Employees, 6,000 Hotel Rooms, and 1,300 High-rise United in Immediate Proximity
- Property located within 300 yards of the newly built City of Las Vegas "Civic Plaza" which is two (2) Class A mixed use buildings spanning a combined 248,305 square feet. Civic Plaza is a beautiful, large open pavilion for gatherings and events and will have hundreds of City employees in office space
- The Property is placed in the heart of Las Vegas' celebrated Downtown, a hub of world-class dining options and an ever-growing array of arts, culture, and entertainment
- Renovations will be completed approximately 3rd quarter 2025.

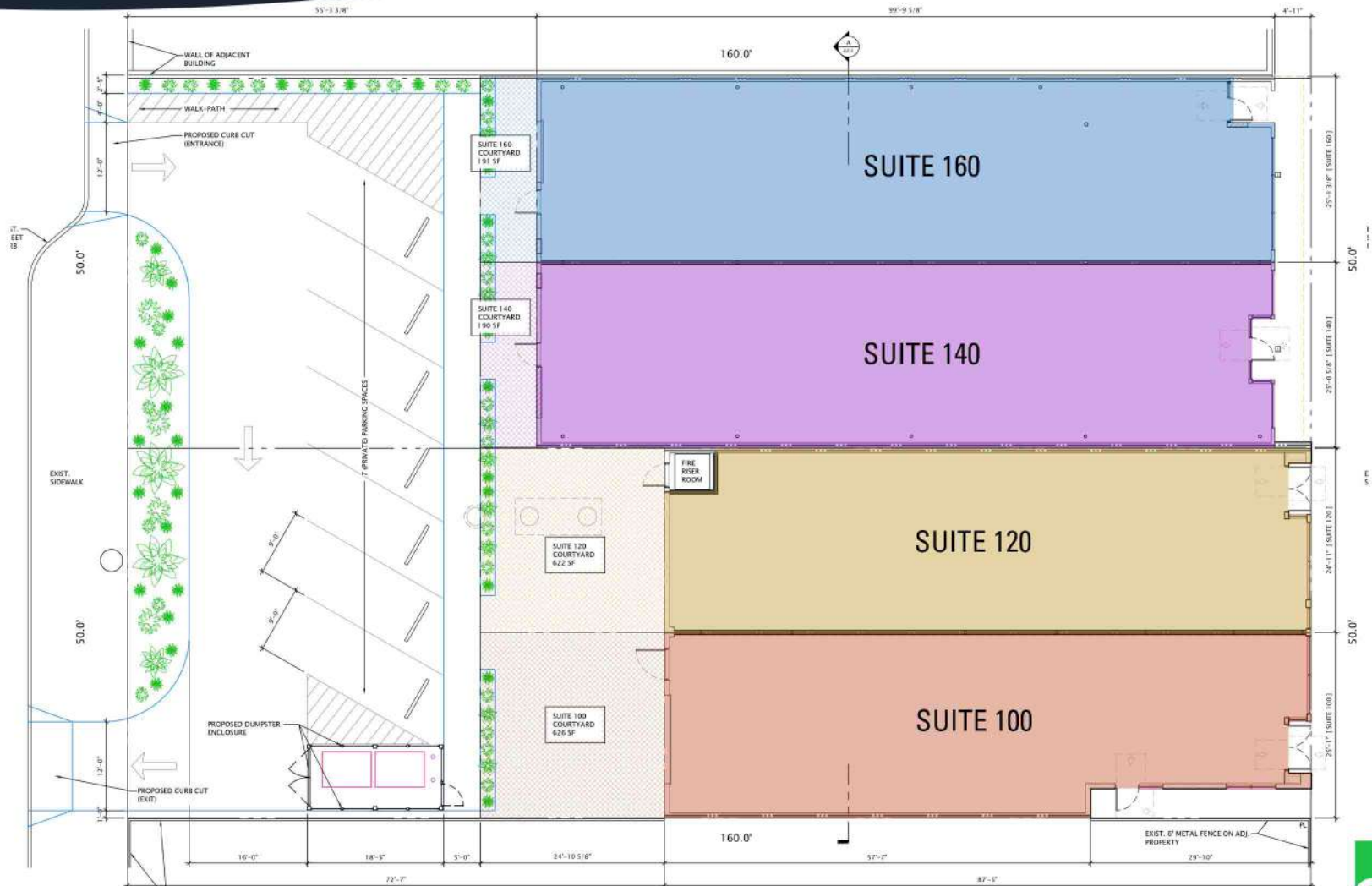


FLOOR PLANS

- Unit 100 - 2,061^{SF} + 626^{SF} courtyard
- Unit 120 - 2,116^{SF} + 622^{SF} courtyard
- Unit 140 - 2,485^{SF} + 190^{SF} courtyard
- Unit 160 - 2,498^{SF} + 191^{SF} courtyard

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Suites can be combined if needed for a larger leasable area*



MAIN ST



826-830
SOUTH MAIN

signage

SIGNAGE

LEASE DETAILS

Suite 100: 2,061 SF: \$3.45 PSF/Mo. NNN + \$0.50 CAM

Suite 120: 2,126 SF: \$3.45 PSF/Mo. NNN + \$0.50 CAM

Suite 140: 2,485 SF: \$3.45 PSF/Mo. NNN + \$0.50 CAM

Suite 160: 2,498 SF: \$3.45 PSF/Mo. NNN + \$0.50 CAM

Total Contiguous Leasable Area:
9,170 SF

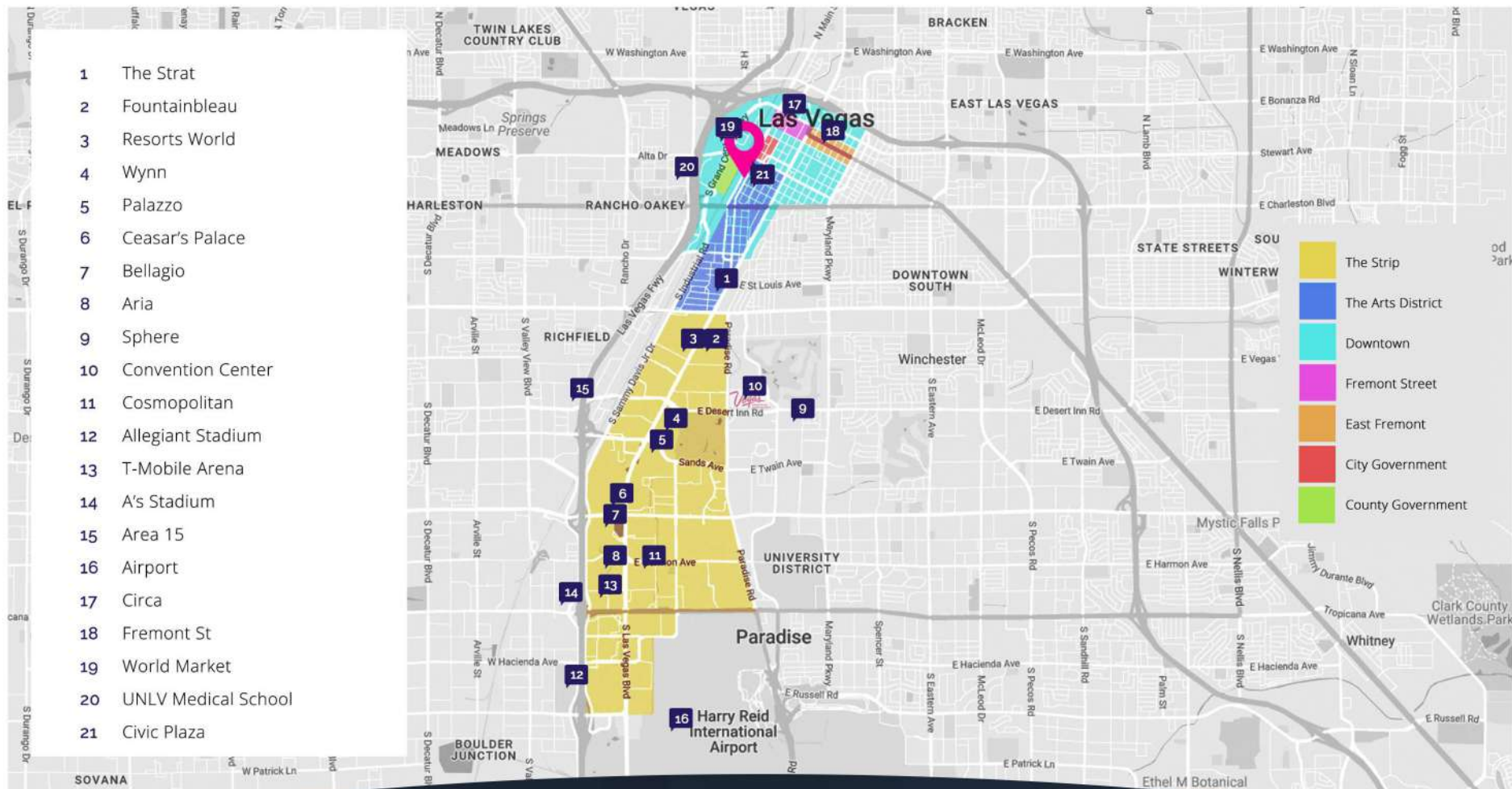
Tenant Improvement Allowance: Available
for qualified tenants based on lease terms.

Fixturation Period: Abated rent during
fixturation period based on tenant use
and lease terms.

Potential Uses: Food & Beverage,
Retail and creative office.

CAM: \$0.50 SF/MO





WHERE THE ARTS DISTRICT MEETS DOWNTOWN

826-830 S. Main places you at the natural crossroads of the Arts District and Downtown—steps from the city's most dynamic dining, culture, entertainment, and civic investments. With instant access to I-15 and proximity to anchors like the Evel Knievel Museum, Midtown Project, Civic Plaza, and the expanding Las Vegas Blvd corridor, this location delivers unparalleled connectivity to everything that drives the valley.

CIVIC PLAZA

The Civic Plaza is a major new investment by the City of Las Vegas—a modern civic campus and public gathering space designed to anchor the government district and fuel downtown activation. Centered on a full city block, it features a versatile outdoor plaza for events and community programming, a contemporary art gallery, and key municipal departments, all wrapped in pedestrian-friendly design and public art installations. Positioned steps from City Hall and surrounded by ongoing redevelopment, Civic Plaza functions as both a cultural draw and a civic hub, adding steady daytime activity and elevating the entire Downtown experience.





MIDTOWN LAS VEGAS

Midtown Las Vegas is a transformative, mixed-use development located at 921 S. Main St. in the heart of the Arts District, designed to blend luxury residences, boutique retail, hospitality, wellness and walkable urban lifestyle. The project officially broke ground on April 25, 2025. Its first phase is expected to open by October 2025.





The Evel Knievel MUSEUM AT HISTORIC HARLEY-DAVIDSON

The new Evel Knievel Museum is rising in the heart of the Arts District, transforming the historic Mission Linen building into a 32,000-square-foot attraction celebrating the life and legacy of America's most iconic daredevil. The museum will showcase original motorcycles, the famous Big Red Mack Truck, authentic gear, immersive exhibits, and interactive experiences including virtual-reality jumps. Construction is underway, with the Las Vegas location set to become a major new cultural and tourism draw for Downtown.



THE ARTS DISTRICT

THE ARTS DISTRICT NEIGHBORHOOD IS THE
HOTTEST REAL ESTATE SUBMARKET IN SOUTHERN
NEVADA OUTSIDE THE GAMING CORRIDOR



THE ARTS DISTRICT ATTRACTIONS

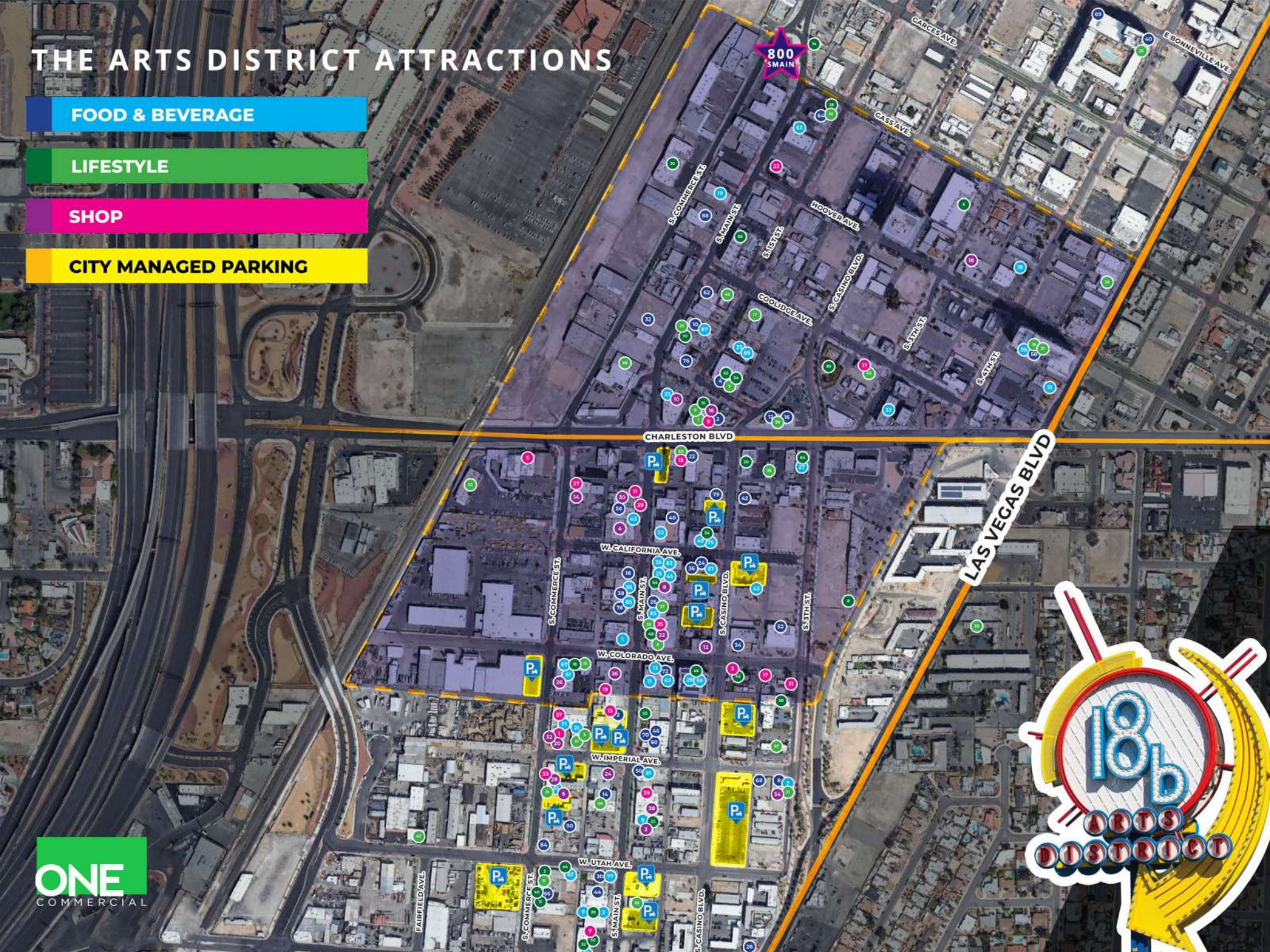
FOOD & BEVERAGE

LIFESTYLE

SHOP

CITY MANAGED PARKING

ONE
COMMERCIAL



800
S MAIN

CARCES AVE

E BONNEVILLE AVE

CASS AVE

HOOVER AVE

S CASINO BLVD

CHARLESTON BLVD

LAS VEGAS BLVD

W CALIFORNIA AVE

W COLORADO AVE

W IMPERIAL AVE

W UTAH AVE

FAIRFIELD AVE

S COMMERCE ST

S MAIN ST

S CASINO BLVD

S COMMERCE ST

S MAIN ST

S 1ST ST

COOLIDGE AVE

S 2ND ST

S 3RD ST

S 4TH ST

S 5TH ST

FOOD & BEVERAGE

- 1 1228 MAIN
- 2 8BIN
- 3 ABLE BAKER BREWING COMPANY
- 4 DOBERMAN (COMING SOON)
- 5 ART OF FLAVORS
- 6 ARTS DISTRICT KITCHEN
- 7 ATOMIC TAVERN
- 8 BABYSTACKS CAFE
- 9 BAD BEAT BREWING (COMING SOON)
- 10 BAJAMAR SEAFOOD & TACOS
- 11 BAR GINZA
- 12 BERLIN BAR
- 13 ECHO (COMING SOON)
- 14 BJORK CAVIAR
- 15 BUEN PASTOR TAQUERIA
- 16 BUNGALOW COFFEE COMPANY
- 17 CASA DON JUAN
- 18 CIN CIN BREWHOUSE & SEAFOOD BAR
- 19 CHICAGO JOE'S
- 20 CLASSIC JEWEL
- 21 CORK AND THORN
- 22 CORNISH PASTY COMPANY
- 23 CRAFT CREAMERY
- 24 CRAFTHAUS BREWERY
- 25 CREAM ME ICE CREAMERY
- 26 DAVY'S
- 27 D E THAI KITCHEN
- 28 DINO'S LOUNGE
- 29 DIG IT! COFFEE
- 30 DISTRICT DELI & COFFEE
- 31 DONA MARIA TAMALES
- 32 DRAGON'S ALLEY COFFEE
- 33 ESTHER'S KITCHEN
- 34 FIN & FEATHERS RESTAURANTS
- 35 FREED'S DESSERT SHOP
- 36 GARAGISTE WINE ROOM
- 37 GARDEN LAS VEGAS
- 38 GOOD PIE
- 39 GOODWICH
- 40 GREENS AND PROTEINS
- 41 GUADALAJARA CARNITAS Y TORTAS AHOGADAS
- 42 HOLA HABIBI
- 43 HOP NUTS BREWING
- 44 HORSE TRAILER HIDEOUT
- 45 HOUSTON TX HOT CHICKEN

- 46 HUDL BREWING COMPANY
- 47 IWANA SPECIALTY COFFEE ROASTERS
- 48 JAMMYLAND
- 49 L'ARISTOCRAT (COMING SOON)
- 50 LA BOHEME (COMING SOON)
- 51 LA PETITE BOHEME
- 52 LAS VEGAS BREWING COMPANY
- 53 LETTY'S DE LETICIA'S COCINA
- 54 LUV-IT FROZEN CUSTARD
- 55 MAIN ST. PROVISIONS
- 56 MAKERS & FINDERS
- 57 MEZCLA - CEVICHE & TEQUILA BAR
- 58 MILLENNIUM FANDOM BAR
- 59 MISTERIO MEZCAL BAR
- 60 NEVADA BREW WORKS
- 61 MI BARRIO
- 62 NINJA KARAOKE
- 63 PALATE
- 64 THE PEPPER CLUB
- 65 REBAR
- 66 SEVEN:45
- 67 SERVEHZA BOTTLE SHOP AND TAP ROOM
- 68 SILVER STAMP
- 69 SIN CITY SEAFOOD KITCHEN + LOUNGE
- 70 SOULBELLY BBQ
- 71 STRAY PIRATE TROPICAL COCKTAIL LOUNGE
- 72 SWAN DIVE
- 73 TACO RICO
- 74 TACOS MEXICO
- 75 TACOTARIAN
- 76 TAVERNA COSTERA
- 77 VIKING MIKES YURT BAR (COMING SOON)
- 78 VELVETEEN RABBIT
- 79 VESTA COFFEE ROASTERS
- 80 VIVA LAS AREPAS
- 81 VODOO BREWING COMPANY
- 82 WINE GARDEN
- 83 YU-OR-MI SUSHI BAR
- 84 DUSTLAND
- 85 HOLSTIENS (COMING SOON)
- 86 SUBLIMOTION RESTAURANT (COMING SOON)
- 87 PHILLY FREEZE (COMING SOON)
- 88 MODEST BREWING (COMING SOON)
- 89 NOCTURNO (COMING SOON)
- 90 SUBLIMOTION (COMING SOON)

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- 1 I STOP DJ SHOP (ARTS FACTORY)
 - 2 188 TATTOO
 - 3 ALLEY FITNESS
 - 4 ATOMIC GOLF
 - 5 ATOMIC STYLE LOUNGE
 - 6 DOWNTOWN CINEMAS
 - 7 ART SQUARE
 - 8 ARTS DISTRICT MULTI-FAMILY (COMING SOON)
 - 9 BLUE SKY YOGA
 - 10 BURLESQUE HALL OF FAME
 - 11 CHOCOLATE CITY CIGAR LOUNGE
 - 12 CHOPS BARBERSHOP
 - 13 CONRAD WEST GALLERY
 - 14 CRANK N GRIND
 - 15 CURALEAF
 - 16 EFFIE LOVES TATTOO
 - 17 EVEL KNIEVEL MUSEUM (COMING SOON)
 - 18 F45 TRAINING
 - 19 GLOBE SALON
 - 20 HEALTH FOR LIFE DISPENSARY
 - 21 IMPERIAL DTLV TATTOO BARBERSHOP
 - 22 INSIDE STYLE
 - 23 JRNY NFT GALLERY
 - 24 JOSEPHINE SKAUGHT HAIRDRESSING
 - 25 JUSTIN HUGHES FIGHT AND FITNESS
 - 26 KAPTYN
 - 27 KOOLSVILLE TATTOO
 - 28 LAMARRE THEATER
 - 29 LAS VEGAS MAGIC THEATER
 - 30 LAS VEGAS COMMUNITY HEALING GARDEN
 - 31 LAWLESS ATELIER
 - 32 MAIN STREET TATTOO
 - 33 MAJESTIC REPERTORY THEATER
 - 34 MAKESHIFT UNION
 - 35 MONSTER ESCAPE HOUSE
 - 36 NINETWENTY
 - 37 NOVUS ARCHITECTURE
 - 38 NU LEAF DISPENSARY
 - 39 PASTRY ACADEMY
 - 40 PRETTY DONE
 - 41 PUNK ROCK MUSEUM
 - 42 RAW REMEDIES
 - 43 HALO CAR
 - 44 RENOWNED EVENTS
 - 45 SCORPION MOON
 - 46 SHARE DOWNTOWN
 - 47 SICK ONE TATTOOS
 - 48 SIN CITY YOGA
 - 49 SINWAVE
 - 50 SINISTER SALON
 - 51 JONNY COCO'S
 - 52 TAP N ASH SOCIAL CLUB
 - 53 THRIVE CONSUMPTION LOUNGE
 - 54 THE BEAUTY SHOPPE
 - 55 THE ELVIS WEDDING CHAPEL
 - 56 THE ENGLISH HOTEL
 - 57 THE SANCTUARY DISPENSARY
 - 58 TINY LITTLE PADS
 - 59 TOPCAT TATTOO CLUB
 - 60 TO BE DETERMINED HEALTH
 - 61 VAY TECHNOLOGY
 - 62 VEGAS THEATRE COMPANY
 - 63 WISE GUYS COMEDY CLUB
 - 64 YELLOW THE PHOTO STUDIO

SHOP

- 1 AKIN COOPERATIVE
- 2 ALT REBEL
- 3 ANALOG DOPE STORE
- 4 ANTIQUE ALLEY MALL
- 5 ARTISTIC IRONWORKS
- 6 BOGART VINTAGE
- 7 BRING IT BACK
- 8 BUFFALO EXCHANGE
- 9 DEL'LA COUTURE (ARTS FACTORY)
- 10 SHOP- ROCK - SWAG (COMING SOON)
- 11 FOR THE LOVE
- 12 FORPLAY STYLE HOUSE
- 13 FRESA'S ROLLER SKATE SHOP
- 14 GIRLS WORLD
- 15 GAIA FLOWERS
- 16 GALLERY TO GO (ARTS FACTORY)
- 17 GLAM FACTORY VINTAGE
- 18 GREENLIGHT DISPENSARY
- 19 MAD GALLERY
- 20 LA LINEA BODY ART
- 21 LEGENDARY'S ART SUPPLIES
- 22 MAIN STREET MERCANTILE
- 23 MAIN STREET MOTO
- 24 MAIN STREET PEDDLERS ANTIQUE MALL
- 25 NAAKITI FLORAL DESIGN
- 26 NIGHTMARE TOYS
- 27 ONE OF US COMICS
- 28 OFF THE THREADS
- 29 PHARMACY BOARDSHOP
- 30 RECYCLED PROPAGANDA
- 31 ROCKIN BETTIE
- 32 SIN AMOR STUDIO
- 33 SPILLED MILK
- 34 USHERWOOD & CO
- 35 VINTAGE VEGAS ANTIQUES
- 36 THE RED KAT VINTAGE
- 37 THE GOOD WOLF LIFESTYLE CO.
- 38 THE HONEYPOT
- 39 WAVES



ONE
COMMERCIAL



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(702) 630-8016
Jared@oneclv.com
B.1001717