

FOR LEASE: 2,404 SF - 5,487 SF RESTAURANT/RETAIL SPACE ADJACENT TO EVEL KNieVEL MUSEUM

# MISSION LINEN BUILDING

1001 SOUTH 1ST STREET, LAS VEGAS, NEVADA 89101



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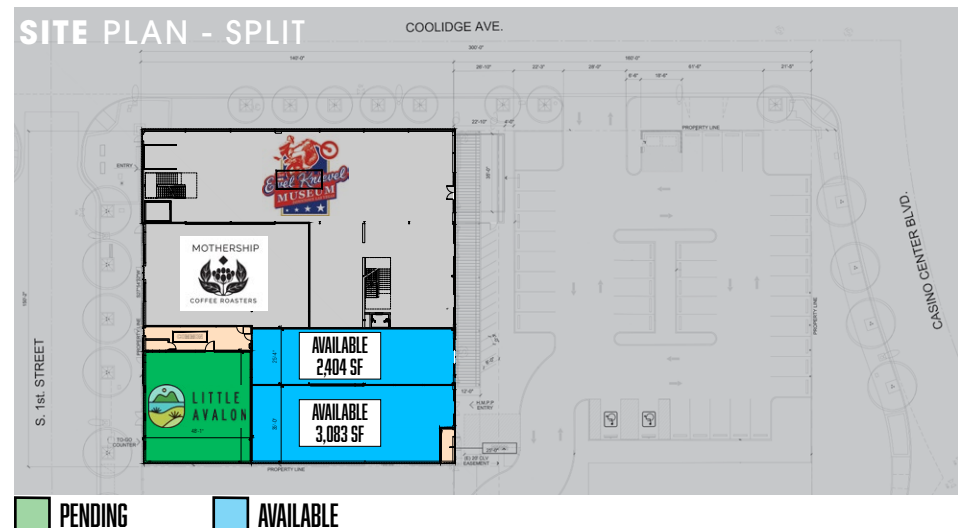
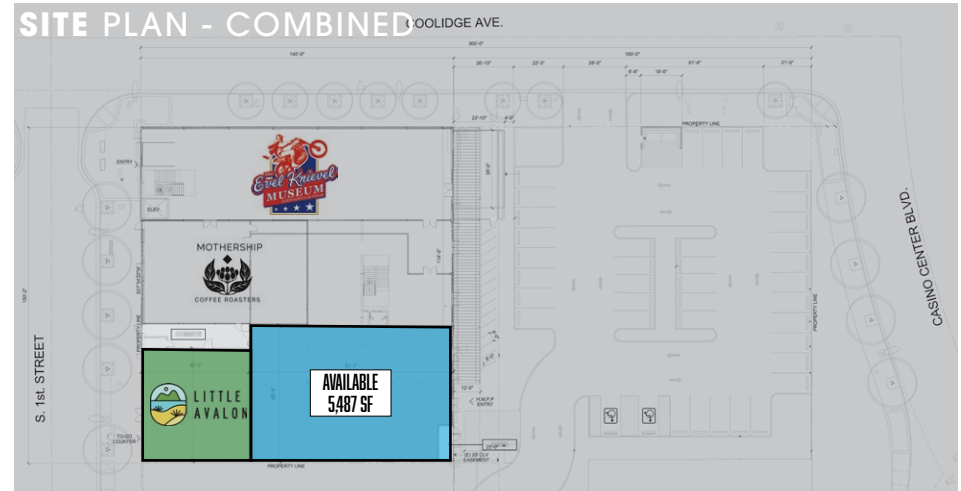
// PROPERTY OVERVIEW

The Mission Linen Building is located in the cultural epicenter of the Las Vegas Arts District, which has grown into a must visit destination for locals and tourists in Southern Nevada over the past 15 years. The building has a storied place in the history of the Las Vegas economy, constructed in 1943 for Mission Linen Supply, which provided uniforms for the casinos throughout the 20th century. Dapper Companies purchased the 31,672 SF building in 2022 and is transforming the building into a mixed-use destination for visitors and locals to Downtown Las Vegas, while preserving the unique characteristics that make this building a recognizable Downtown landmark.

By virtue of the project's historic significance and highly sought after location, it attracted the Evel Knievel Museum as an anchor tenant (relocating to Las Vegas).

## PROPERTY HIGHLIGHTS

- 2,404 SF - 5,487 SF Restaurant/Retail Space adjacent to the new Evel Knievel Museum
- Ample parking; transit accessibility
- Located in the heart of the Arts Districts in Downtown Las Vegas
- Walkable urban core
- Targeted economic development zone
- Strong demographics



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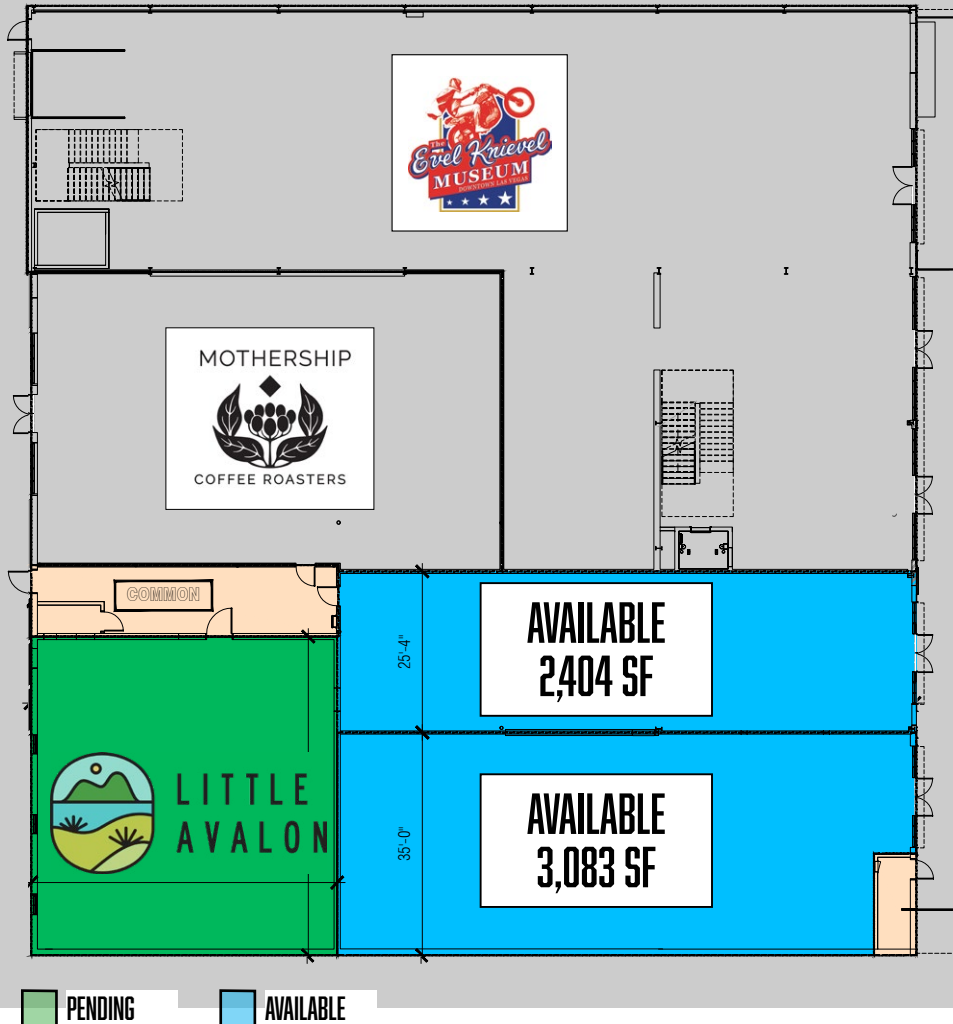
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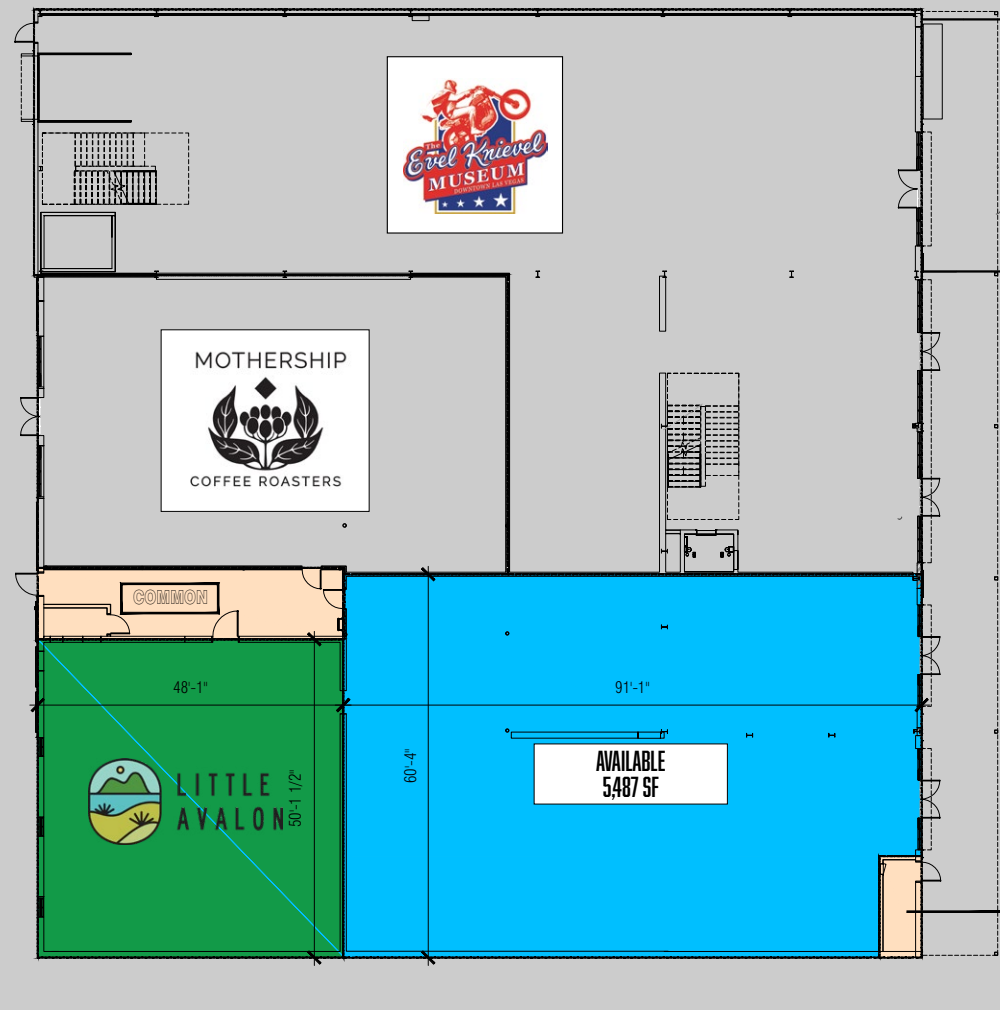
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// SITE PLAN

SITE PLAN - SPLIT



SITE PLAN - COMBINED



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// PHOTOS



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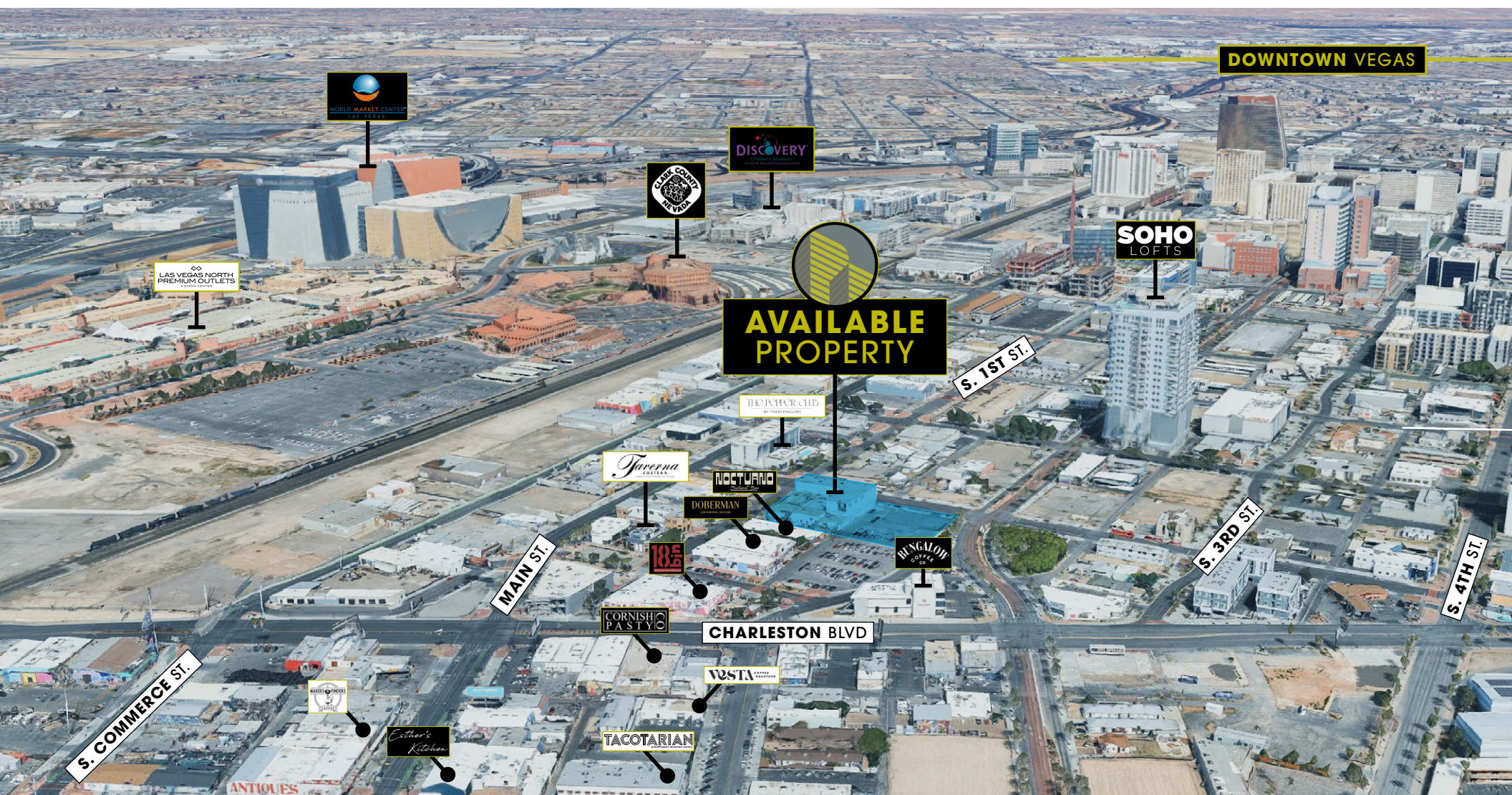
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// AERIAL MAP - LOCAL



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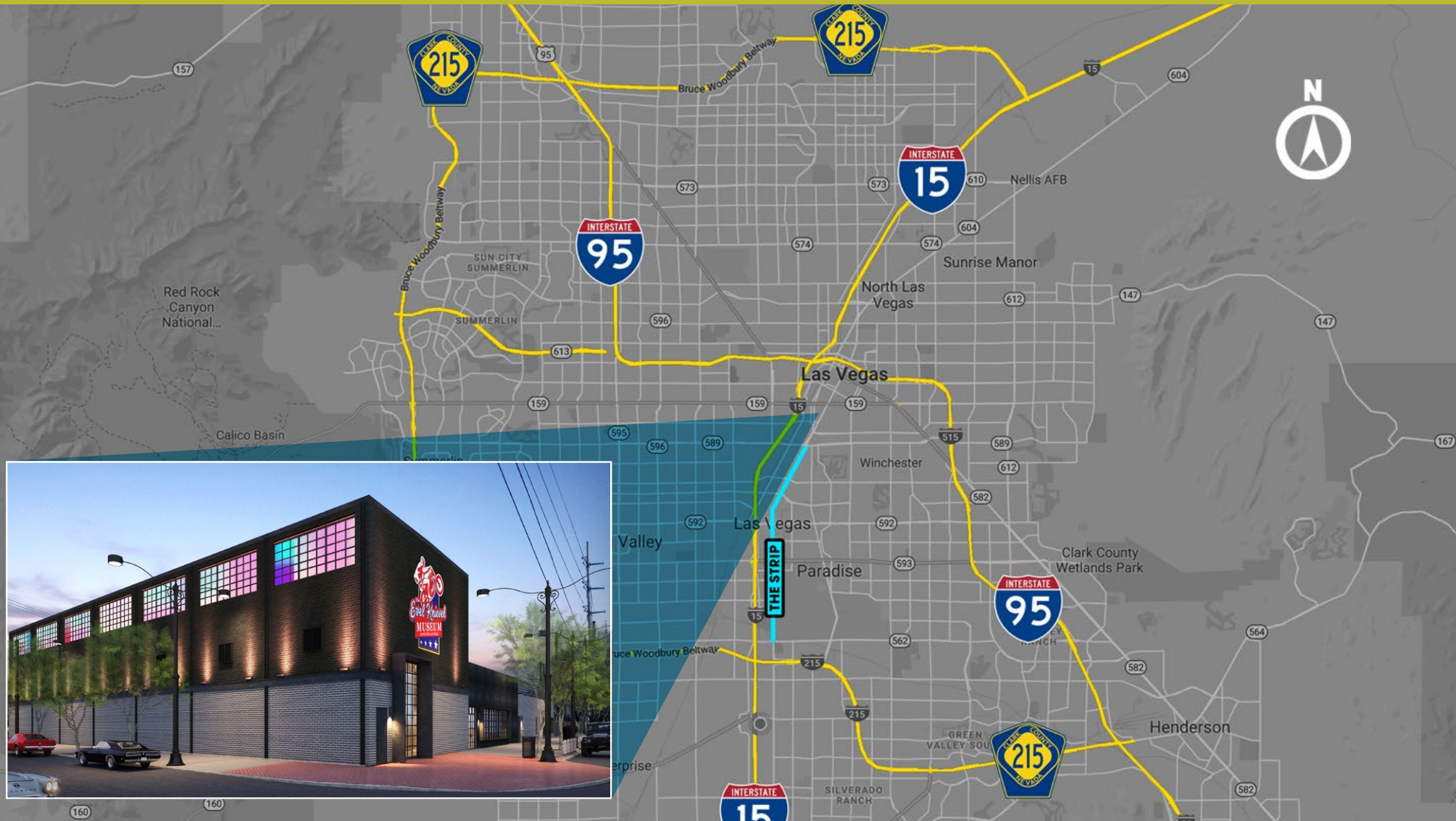
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# MISSION LINEN BUILDING // AERIAL MAP - VICINITY



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// AREA PROFILE

Las Vegas is an internationally renowned major resort city known primarily for gambling, shopping and fine dining and is the leading financial and cultural center for Southern Nevada. The city bills itself as **The Entertainment Capital of the World**, and is famous for its consolidated casino/hotels and associated entertainment. It has also become a world-class city for sporting events, now home to the Las Vegas Raiders, Vegas Golden Knights, National Finals Rodeo and UFC. This year, Las Vegas also became one of only three U.S. cities to host the Formula 1 Las Vegas Grand Prix (and made a 10-year commitment) and will host the 2024 NFL Super Bowl. MLB's Athletics were recently granted approval to move their MLB team to Las Vegas and should start playing ball here in 4-5 years. A growing retirement and family city, Las Vegas is the 26th most populous city in the United States, with a population at the 2022 census of 656,274. The 2022/2023 population of the Las Vegas metropolitan area is 2,899,000.

**Today, Las Vegas is one of the top tourist destinations in the world.**

Established in 1905, Las Vegas was incorporated as a city in 1911. Las Vegas often refers to the city plus some areas beyond the city limits, especially the resort areas on and near the Las Vegas Strip, and sometimes the entire Las Vegas Valley. The 4.2 mi (6.8 km) stretch of South Las Vegas Boulevard known as the Strip is mainly in the unincorporated communities of Paradise, Winchester, and Enterprise. Las Vegas is situated within Clark County in an arid basin on the desert floor, surrounded by dry mountains. The Spring Mountains lie to the west. Within the city there are many lawns, trees, and other greenery. The city enjoys abundant sunshine year-round: it has an average of about 300 sunny days per year. The primary drivers of the Las Vegas economy are tourism, gaming, sporting events and conventions, which in turn feed the retail and restaurant industries.



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