

For Lease

E. Carson Ave. & S. 7th St.



AVAILABLE

±1,000 SF



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Las Vegas, NV 89101

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Listing Snapshot



\$4.00 PSF NNN
Lease Rate



± 1,000 SF
Available Square Footage



Downtown
Fremont East Entertainment District

Property Highlights

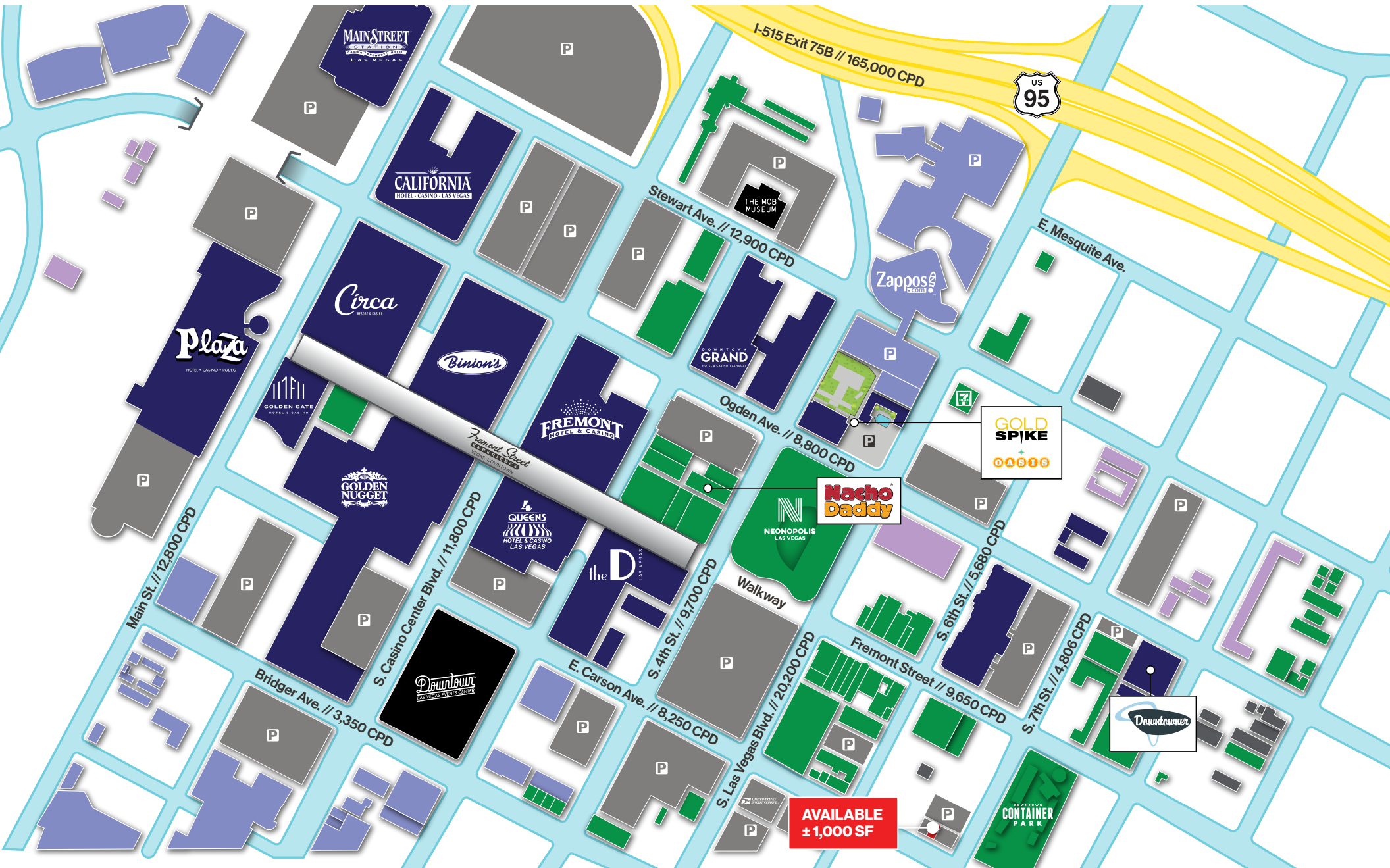
- ± 1,000 SF inline space available
- Rare multi-tenant retail building located in the heart of Downtown Las Vegas on ± 0.25 AC
- Vibrant restaurant scene within the Fremont East Entertainment District, with highly visible signage
- Nearby I-15 freeway with direct access to Las Vegas Strip & Harry Reid International Airport

Demographics

	1-mile	3-mile	5-mile
2024 Population	22,368	195,046	526,012
2024 Average Household Income	\$55,227	\$65,223	\$67,163
2024 Total Households	10,388	71,039	193,495



Downtown Las Vegas Site Map



Vicinity Map

The trade area consists of $\pm$ 526,012 residents with an average household income of $\pm$ \$67,163 within a 5-mile radius.



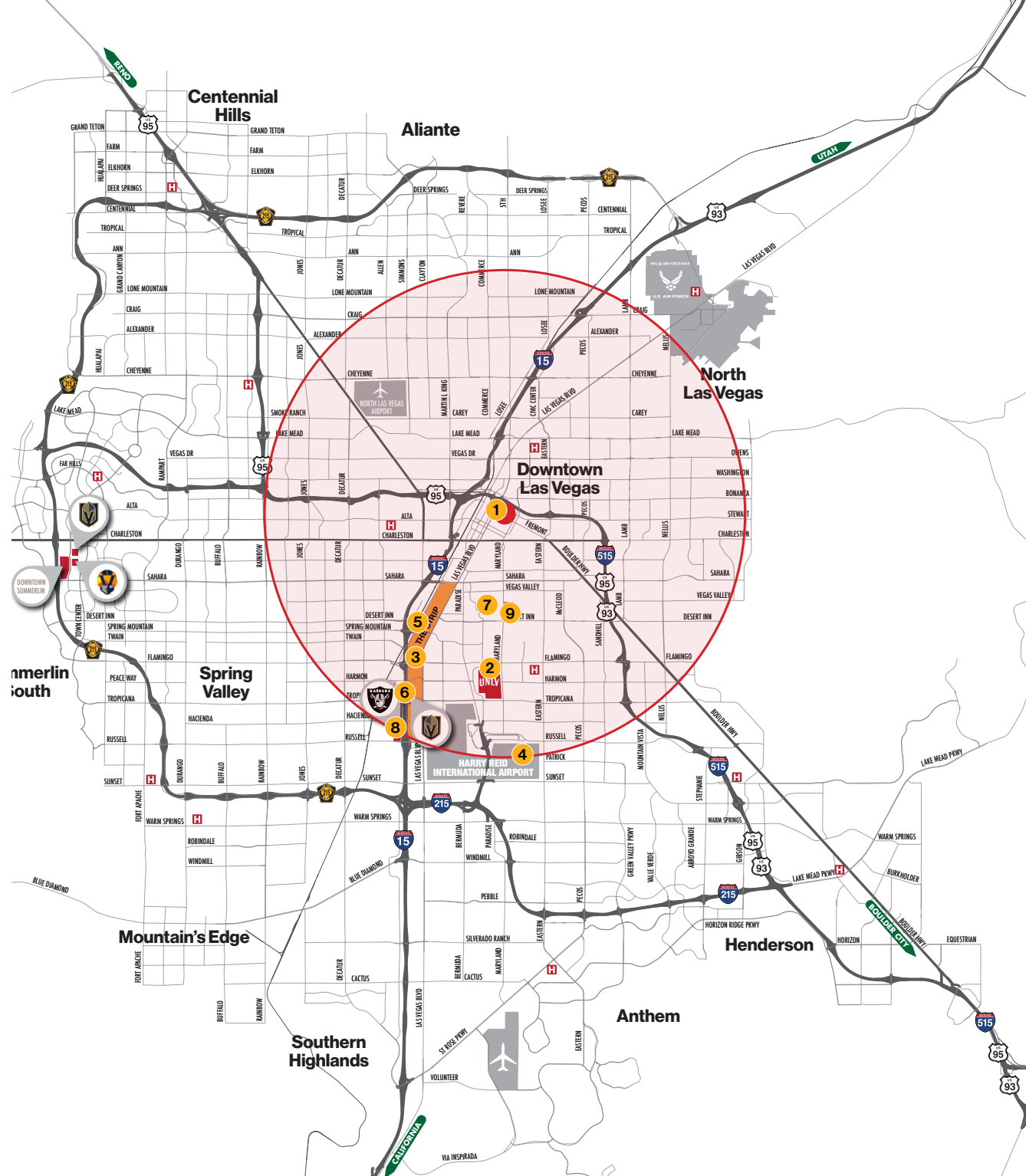
704,574
Daytime Population

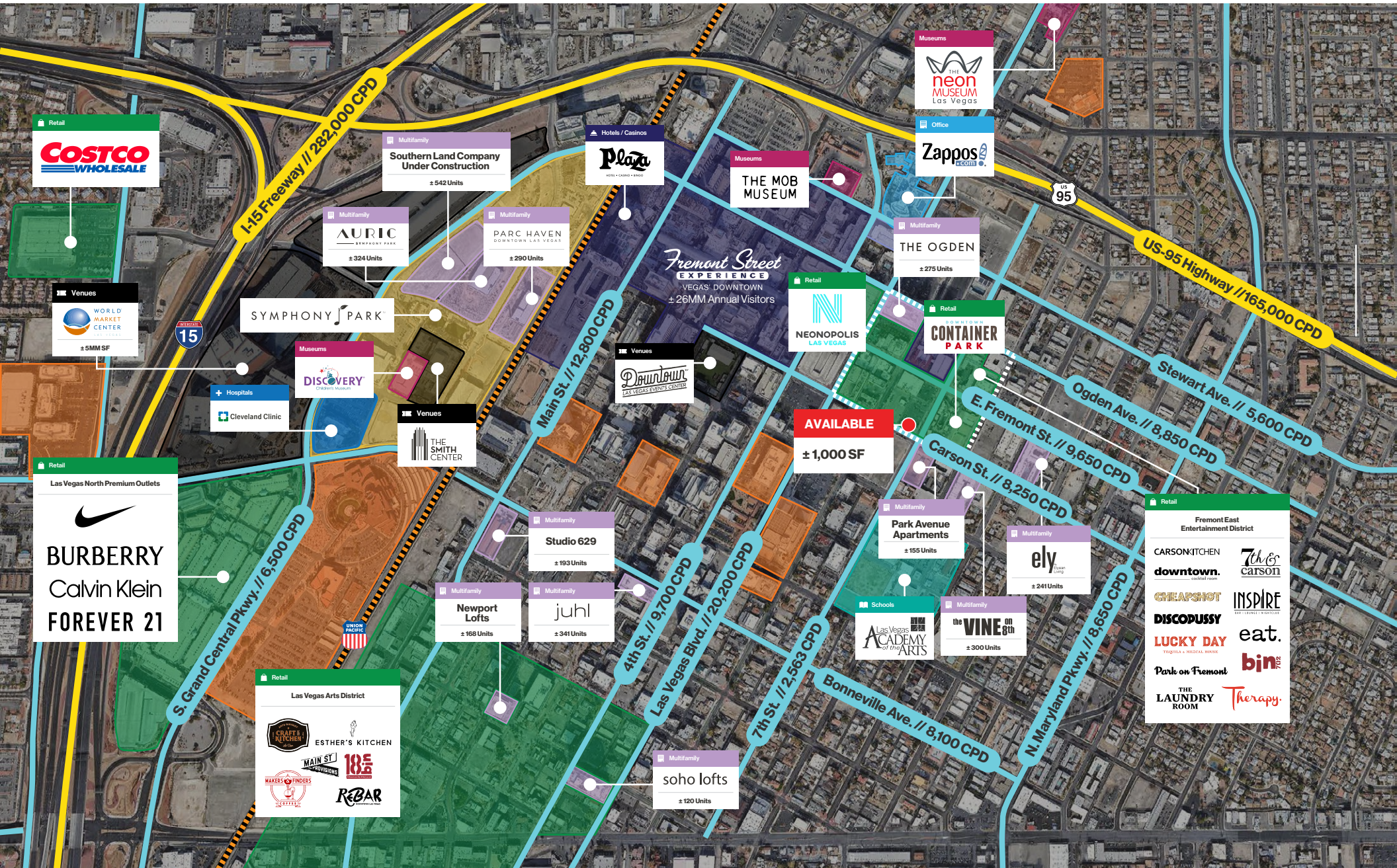


\$328,185
Median Home Value

Amenities within a 6-mile radius

- 1 Fremont Street Experience**
- 0.11 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







US-95 Highway // 165,000 CPD



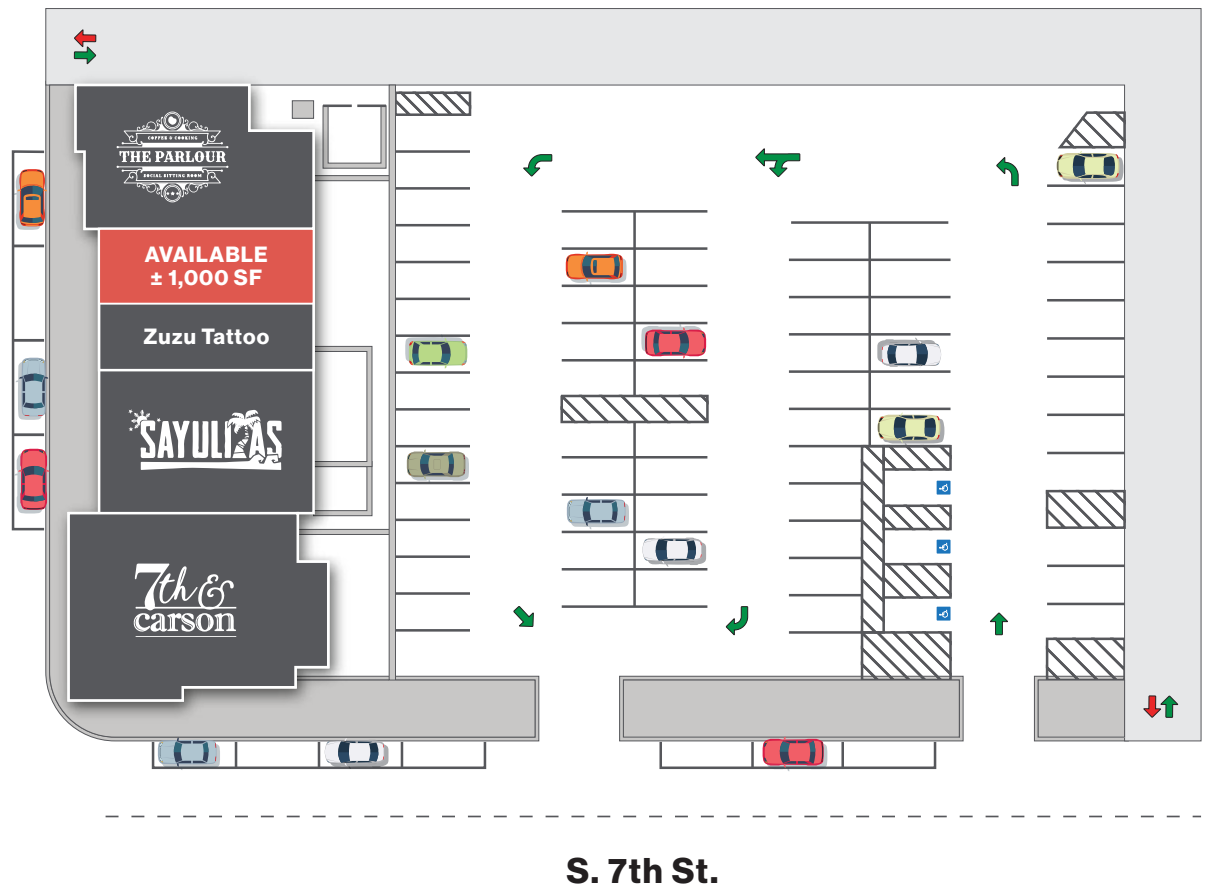
E. Fremont St. // 9,650 CPD

AVAILABLE
± 1,000 SF

S. 7th St.

N. Carson Ave. // 8,250 CPD

E. Carson Ave. // 8,250 CPD



Important Statistics

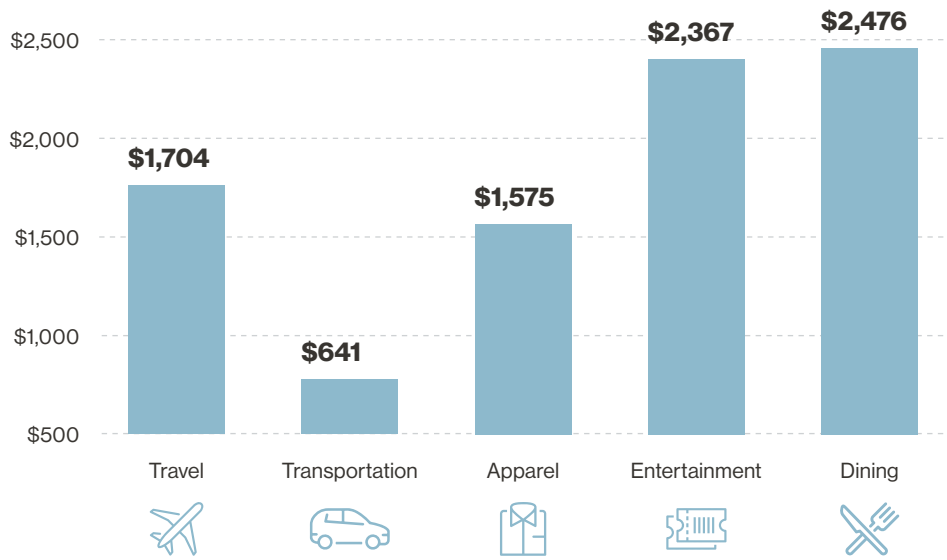
5-Mile Radius



Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	21,552	193,140	522,919
2024 Population	22,368	195,046	526,012
2029 Population	24,340	202,156	543,895
Annual Growth 2020 - 2024	0.88%	0.23%	0.14%
Annual Growth 2024 - 2029	1.70%	0.72%	0.67%
Income			
2024 Average Household Income	\$55,227	\$65,223	\$67,163
2029 Average Household Income	\$64,234	\$76,559	\$78,862
2024 Per Capita Income	\$26,190	\$24,065	\$24,810
2029 Per Capita Income	\$31,581	\$28,754	\$29,549
Households			
2020 Total Households	9,853	68,784	188,500
2024 Total Households	10,388	71,039	193,495
2029 Total Households	11,275	74,718	202,719
Housing			
2024 Total Housing Units	11,932	76,949	213,413
2024 Owner Occupied Housing Units	1,929	26,256	74,961
2024 Renter Occupied Housing Units	8,459	44,783	118,534
2024 Vacant Housing Units	1,544	5,910	19,918
2029 Total Housing Units	12,825	80,782	223,348
2029 Owner Occupied Housing Units	2,085	28,360	80,424
2029 Renter Occupied Housing Units	9,190	46,358	122,295
2029 Vacant Housing Units	1,550	6,064	20,629

Tony Hsieh

Revitalization of Downtown Las Vegas

Downtown Las Vegas has experienced a remarkable transformation over the past few decades, thanks in large part to the efforts of Tony Hsieh, the former CEO of Zappos. Tony envisioned a dynamic and ambitious future for Downtown Las Vegas. Recognizing its potential, he invested over \$350MM to revive the neighborhood and nurture a thriving community driven by innovation, creativity, and a strong sense of togetherness. His enduring legacy and visionary approach continue to inspire and shape the ongoing development of Downtown Las Vegas, leaving a lasting impact on the area for years to come.

One of the key benefits of this revitalization has been the increase in tourism, traffic, and events, which has created new opportunities for businesses in the area. The creation of community spaces like the Downtown Container Park, Gold Spike, and Fremont East Entertainment District have provided businesses with a platform to showcase the entertainment, arts, and unique experiences that draw in new customers from both the local and tourist markets.

In addition to these developments, the launch of the Life is Beautiful festival has been a game-changer for nearby business owners. This annual celebration of music, art, and food has brought in millions of dollars in revenue for local businesses, providing a much-needed boost to the economy. The festival has served as a platform for emerging artists and musicians to showcase their talents, creating new opportunities for local artists to succeed. The influx of residents and businesses to Downtown Las Vegas has created a sense of community and collaboration among entrepreneurs, as they work together to promote and grow the local economy.

Overall, the revitalization of Downtown Las Vegas has been a huge success, creating new opportunities for businesses and entrepreneurs, and bringing new life and energy to the area. By providing innovative spaces and initiatives for businesses to thrive, the area has become a vibrant hub of creativity, culture, and commerce.

Downtown Revitalization Timeline

1995	Fremont Street Experience Opens Brings in over 26MM Visitors Annually
1998	Arts District Formed
2002	Fremont East Entertainment District Created
	October Inaugural First Friday
2005	Rock n' Roll Annual Marathon Debut
2012	January Tony Hsieh Founded DTP Companies
	March The Smith Center for the Performing Arts Opens
2013	Zappos Headquarters Moves to Downtown
	May The Gold Spike and Oasis Reopen After Renovation
	October Life is Beautiful Music and Art Festival Debut
	November Container Park Opens
2019	Fremont Street Canopy LED Upgrade (\$32M)
2020	Expansion of the Downtown Grand Hotel & Casino
	May iHeartMedia Regional Headquarters Moves to Downtown Las Vegas
	October Circa Las Vegas Opens
2021	Symphony Park Expansion
	New Residential Developments in Downtown

A Look at Downtown Las Vegas

Fremont Street Experience

Fremont Street, known as “Glitter Gulch,” is the heart of Downtown Las Vegas, featuring its hotels and casinos. The Fremont Street Experience boasts Viva Vision, the world’s largest video screen, suspended 90 feet above the vibrant pedestrian mall lined with iconic venues.

A Big Beautiful Block Party

Founded by Tony Hsieh and debuting in 2013, Life is Beautiful Music & Arts Festival, now named A Big Beautiful Block Party, is a two-day music event in Downtown Las Vegas. With a refreshed approach, this event features two stages showcasing a diverse lineup of artists, with no overlapping sets, allowing attendees to enjoy every performance. The event continues the tradition of uniting the community to celebrate a shared love for art, music, and the unique spirit of Las Vegas.

Arts District/First Friday

The Arts District, covering 18 blocks in Las Vegas, is a lively cultural hub filled with indie art galleries, antique shops, restaurants, bars, yoga studios, and performance spaces in repurposed warehouses. On the first Friday of each month, it becomes a vibrant street fair showcasing local artists, food trucks, live music, and more. Organized by the First Friday Foundation, the event’s donations support the expansion of the arts community through children’s art classes, mural installations, donation drives, and neighborhood cleanups.

Downtown Container Park

Downtown Container Park, one of Las Vegas’ most distinctive attractions, features 43 repurposed shipping containers and 41 locally-made Xtreme Cubes. This open-air venue hosts a diverse mix of small businesses, including boutiques, restaurants, bars, and a wedding chapel. It also offers a stage for movie nights and live music, along with The Treehouse, an interactive play area inspired by Swiss Family Robinson.

Source:

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



A Look at Downtown Las Vegas

Zappos

Zappos transformed online shopping in 1999, with Tony Hsieh as CEO from 2000 to 2020. It moved to Southern Nevada in 2004 and to Las Vegas' historic City Hall in 2013. The LEED Gold-certified campus offers a bistro, café, and outdoor patio. Beyond shoes, Zappos is known for its customer-obsessed “WOW” experience.

World Market Center

World Market Center in Downtown Las Vegas is a 5-million-square-foot hub for the home and hospitality furnishings industry. Spanning 59 acres with four buildings and three pavilions, it showcases over 4,000 manufacturers and exhibitors. Hosting over 50,000 attendees twice a year for events like the Las Vegas Market Show, the center expanded in 2021 with the 315,000-square-foot Expo, making it the largest event venue in downtown Las Vegas.

The Smith Center

The Smith Center, located on nearly 5 acres in Downtown Las Vegas' 61-acre Symphony Park, was designed as a world-class performing arts venue. Since its opening in March 2012, it has brought top-tier programming to Southern Nevada and united the community, establishing itself as an international cultural hub, distinct from the entertainment of the Las Vegas Strip.

Symphony Park

Symphony Park, a 61-acre development in Downtown Las Vegas, is a prime location for retail, restaurants, and mixed-use projects. It hosts The Smith Center, Discovery Children's Museum, Cleveland Clinic Lou Ruvo Center, and over 600 residential units with retail space.

Sources: wmclv.com/about/ | thesmithcenter.com/about/
lasvegasnevada.gov/Business/Economic-Development/Symphony-Park



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**

Qualified Opportunity Zone

Tax Free Haven

Opportunity Zones offer exceptional tax advantages, including the deferral and potential reduction of capital gains taxes, boosting the overall return on investment.

From the Governor's Office of Economic Development
www.diversitynevada.com

The Opportunity Zone program, established in The Tax Cuts and Jobs Act of 2017, is a tax incentive, designed to encourage long-term private investment in low-income communities. The program essentially runs on two tracks – first, Governors in each state nominate opportunity zones, which are low-income community census tracts that could benefit from significant private investment, second, once the zones are certified by the US Treasury Department, interested private investors must invest in the opportunity funds, specialize vehicles that can then be utilized to invest in the certified opportunity zones.

Incentives

The State of Nevada, through the Governor's Office of Economic Development, offers a variety of incentives to help qualifying companies make the decision to do business in the state, including sales tax abatements on capital equipment purchases, sales and use tax deferral on capital equipment purchases, abatements on personal and modified business taxes, real property tax abatements for recycling, assistance with the cost of intellectual property development, and employee training grants. The State now offers abatements on aviation parts and data centers, as well.



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



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