

For Lease

# Tony @ 4th



113 S. 4th St.  
Las Vegas, NV 89101

#### Points of contact

**Landon Tenwolde**

Senior Associate  
702.954.4141  
ltenwolde@logicCRE.com  
S.0184822

**Cooper Powell**

Senior Associate  
702.954.4154  
cpowell@logicCRE.com  
BS.0145955.LLC

**Sean Margulis**

Founding Partner  
702.954.4102  
smargulis@logicCRE.com  
S.0070247

**Jason Otter**

Founding Partner  
702.954.4109  
jotter@logicCRE.com  
S.0168161.LLC



## 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



**Contact Broker**  
Lease Rate



**± 1,564- 1,960 SF**  
Available Square Footage



**Resort Corridor**  
Submarket



**World Class**  
Signage Opportunities

# Property Highlights

## Prime Location

- Adjacent to the famous Fremont Street Experience Canopy, this property enjoys a prime spot in the heart of Downtown

## Creative Use Potential

- These spaces can be transformed into a rare Downtown office or a unique speakeasy-style concept

## Heavy Foot Traffic

- Benefits from a constant flow of visitors in this tourist-friendly area, thanks to its central location and walkability

## Strong Co-Tenant

- Neighboring tenant Nacho Daddy creates potential for excellent synergy

## Unique Alley Access

- Take advantage of a distinctive alley access opportunity, adding versatility to the property's functionality

Click or scan QR code to view more property photos and videos:



# Fremont East Highlights

**± 26<sup>MM</sup>**

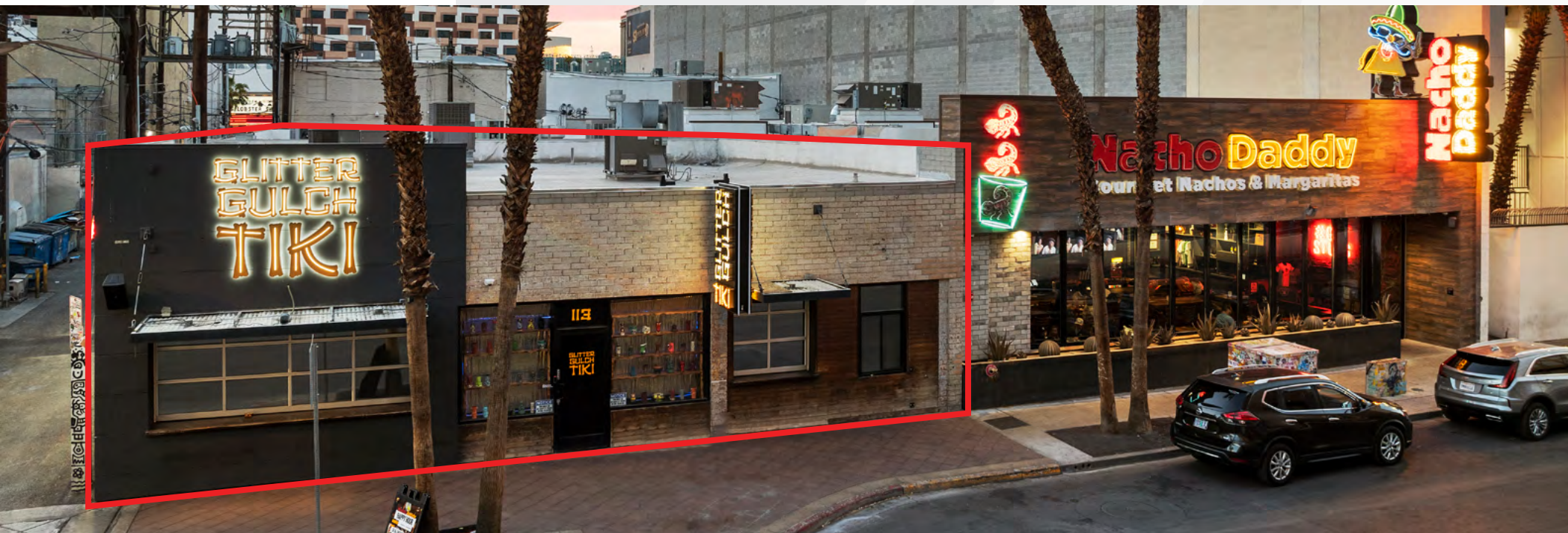
Fremont Street Experience annual Visitors

**\$909<sup>MM</sup>**

2023 Downtown gaming revenue

**57.6<sup>MM</sup>**

2023 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.



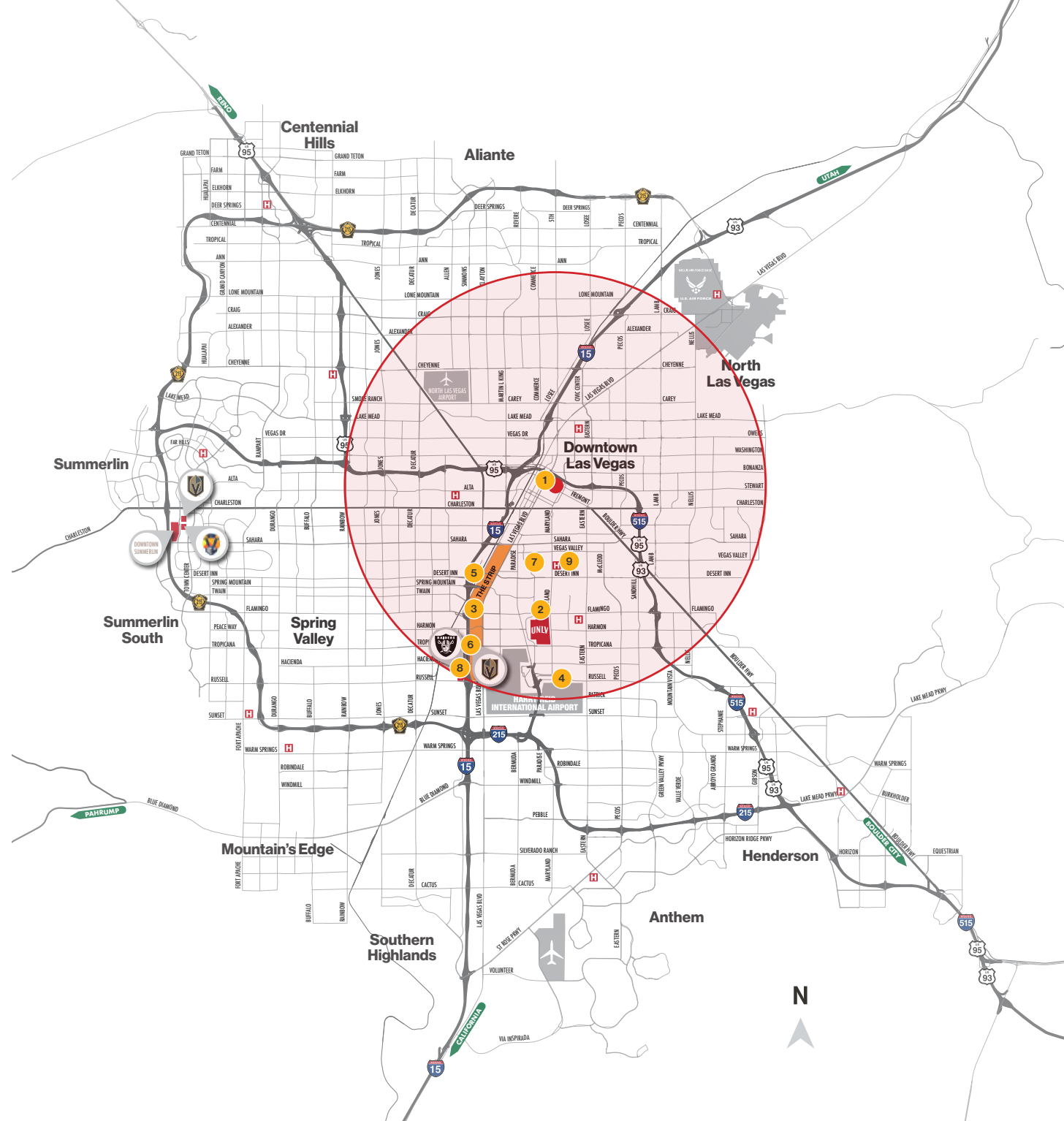
**701,657**  
Daytime Population



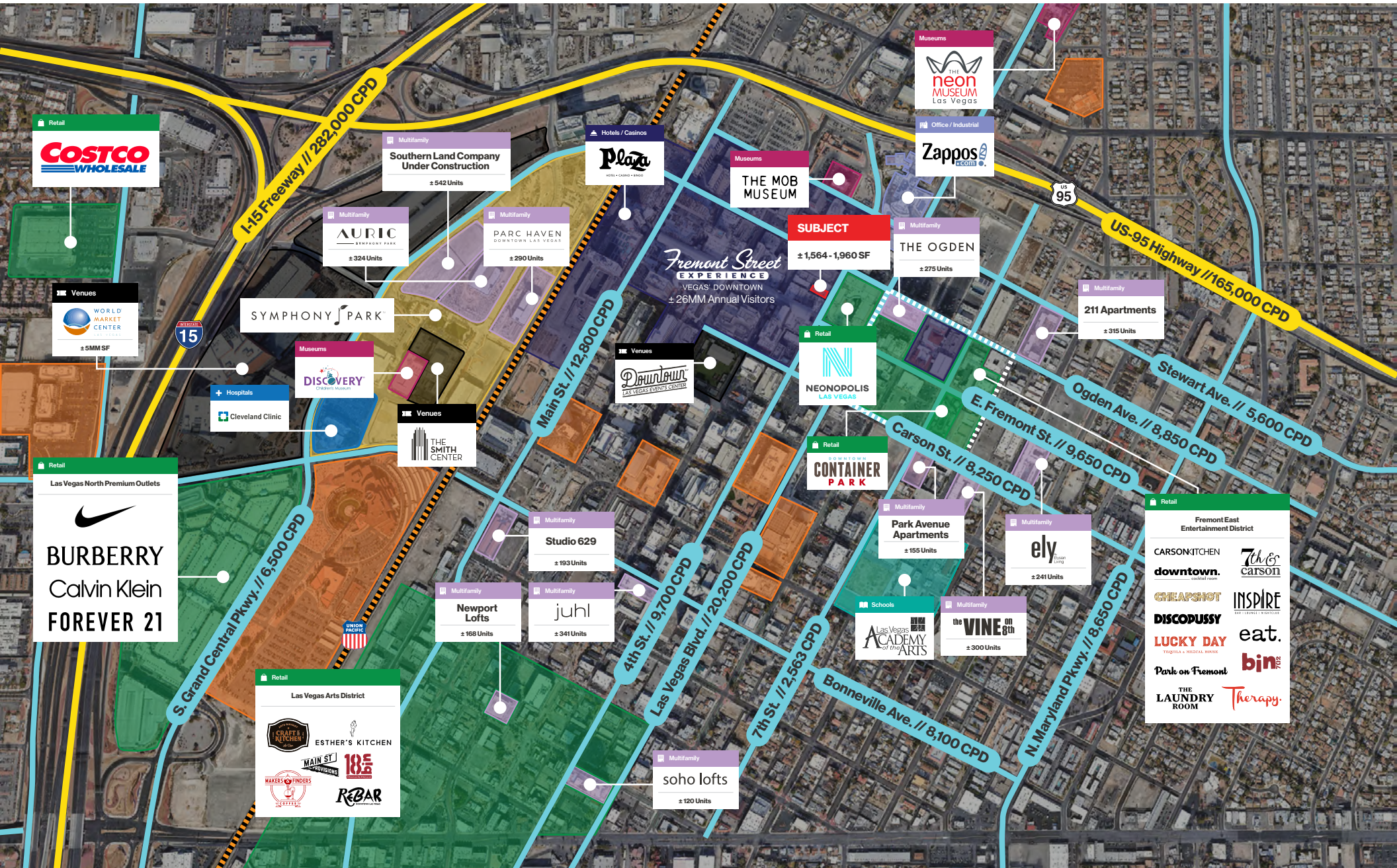
**35.6**  
Median Age

### 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



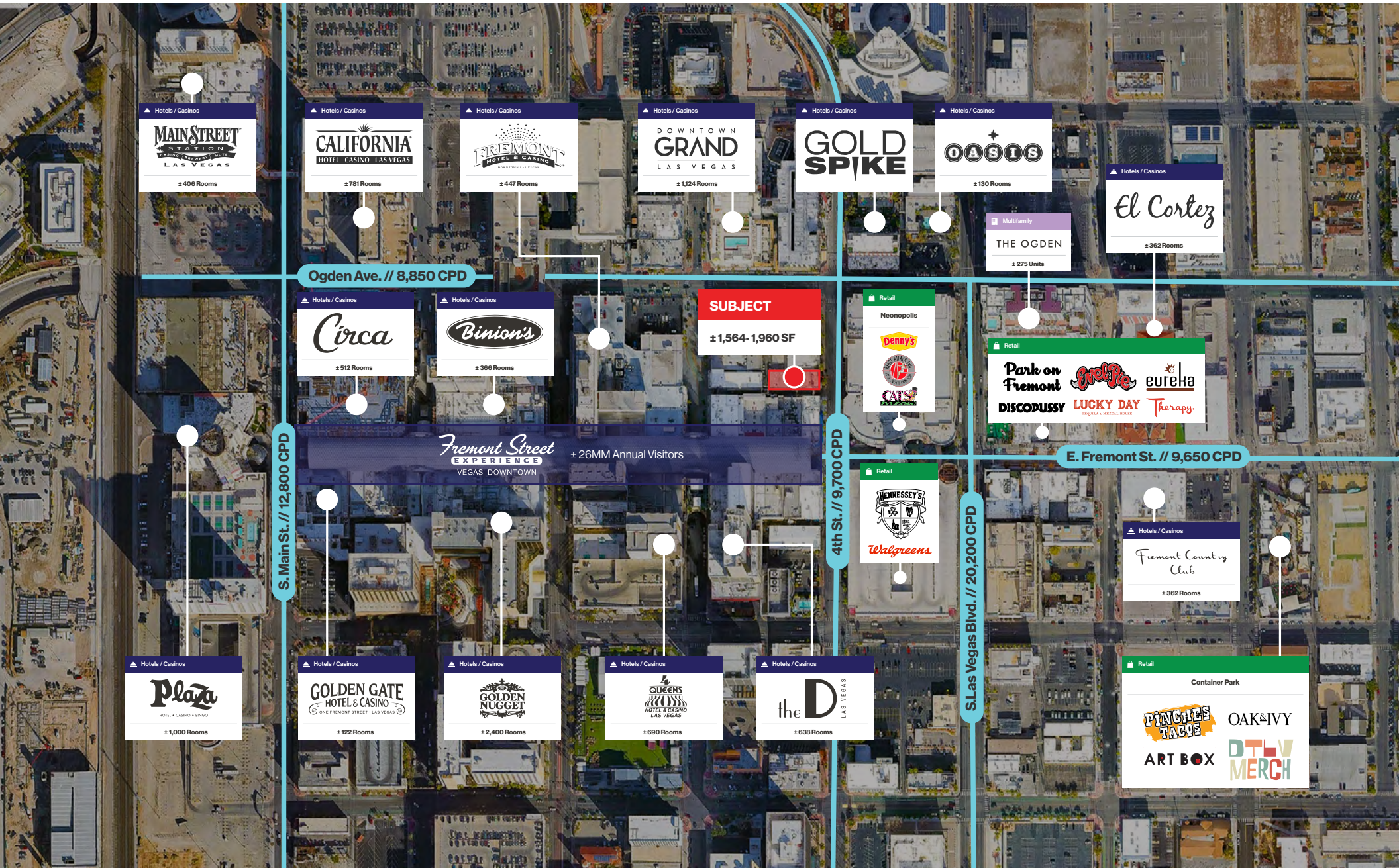






# Close Up Aerial

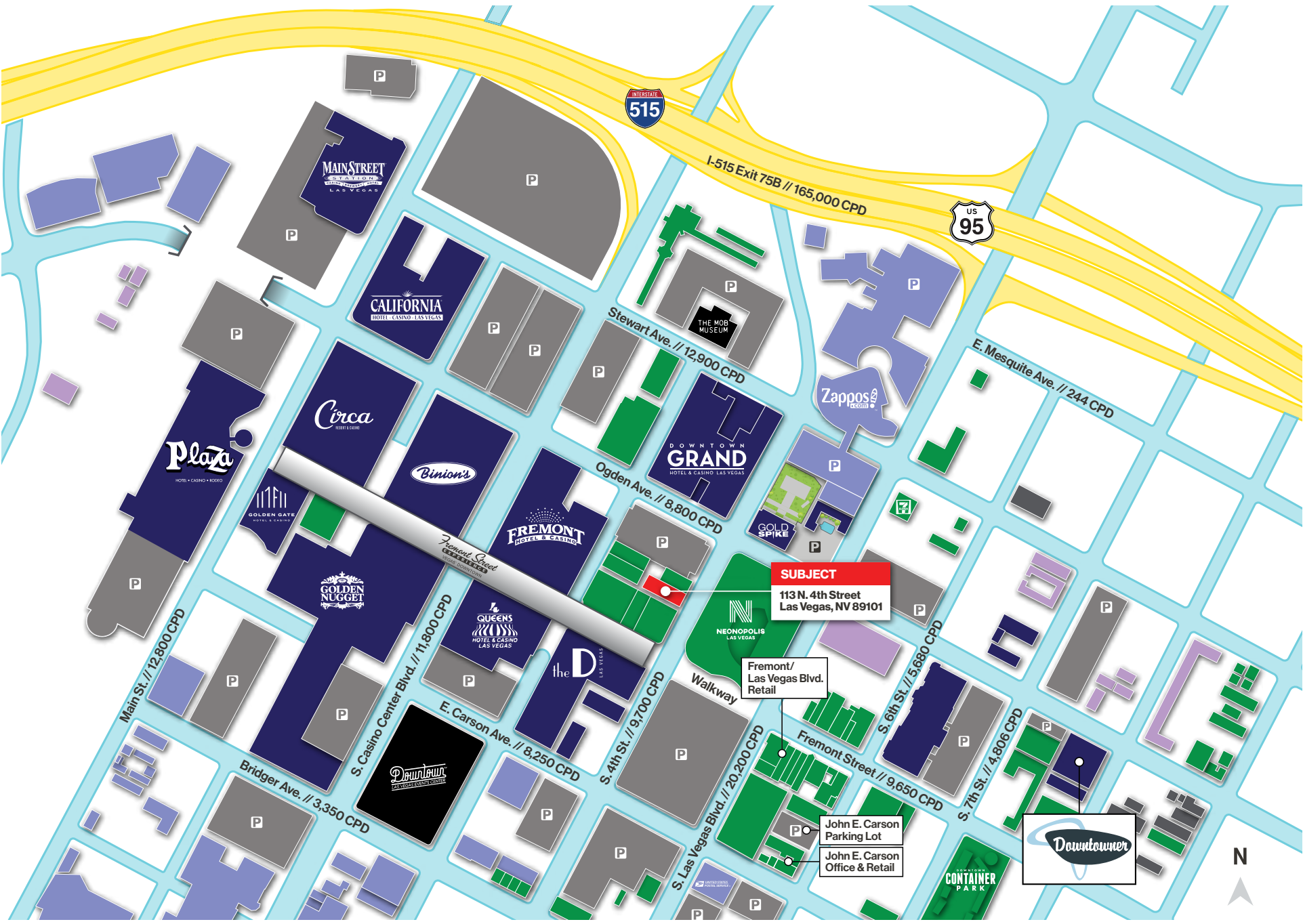
 Retail
  Hotels / Casinos
  Multifamily

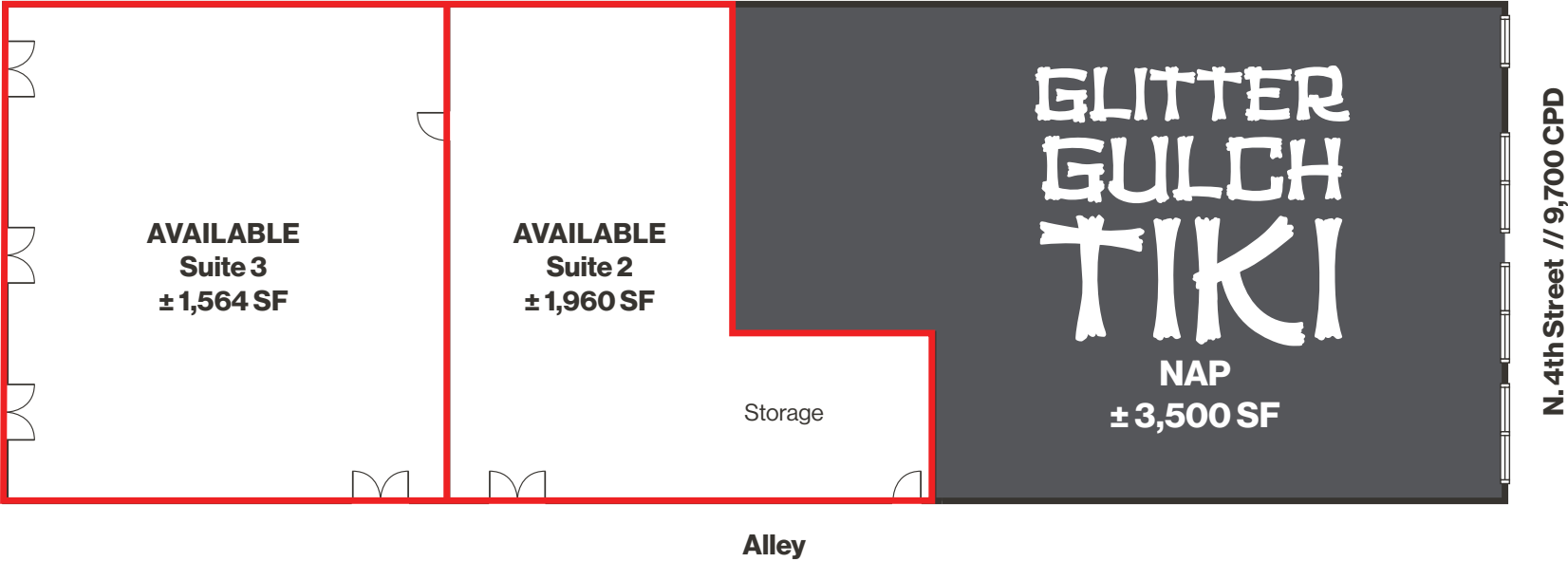




# Downtown Las Vegas Site Map

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









# A Look at Downtown Las Vegas

## 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

## 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](https://billboard.com/business/touring/rolling-stone-life-is-beautiful-las-vegas-festival-1235027679)

## 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

## 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

## 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

## 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](https://wmclv.com/about)

## 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](https://thesmithcenter.com/about)

## 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](https://lasvegasnevada.gov/Business/Economic-Development/Symphony-Park)



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