

For Lease

Tony @ Carson



LOGIC



120 & 124 S. 6th St.
Las Vegas, NV 89101

Points of contact

Cooper Powell

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

Seth Zeigler

Associate
702.954.4104
szeigler@logicCRE.com
S.0196121

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 is pleased to present a rare leasing opportunity in the heart of the dynamic Fremont East Entertainment District. Surrounded by a lively atmosphere of entertainment, hotels/casinos, trendy bars, and diverse restaurants, this property sits at the northwest corner of the signalized intersection of E. Carson Ave. and S. 6th St. Boasting \pm 140 feet of frontage on E. Carson Ave. and \pm 205 feet of frontage on S. 6th St., this property is mere moments from the iconic Fremont Street Experience.

Nearby Destinations

- **El Cortez:** \pm 362 Rooms
- **Main Street Station:** \pm 406 Rooms
- **Plaza Hotel:** \pm 1,000 Rooms
- **Circa Resort & Casino:** \pm 512 Rooms
- **California Hotel and Casino:** \pm 781 Rooms
- **Golden Nugget:** \pm 2,400 Rooms
- **Fremont Hotel and Casino:** \pm 447 Rooms
- **Binion's Gambling Hall:** \pm 366 Rooms
- **Four Queens:** \pm 690 Rooms
- **The D Las Vegas:** \pm 638 Rooms
- **Golden Gate Hotel and Casino:** \pm 122 Rooms
- **Oasis Hotel:** \pm 130 Rooms
- **Downtown Grand Hotel & Casino:** \pm 1,124 Rooms



Listing Snapshot



\$4.00 PSF NNN

First Floor: Ste. 170 & 180
Lease Rate



\$5.00 PSF NNN

Ste. 160
Lease Rate



± 450-8,264 SF

Available Square Footage



**Fremont East
Entertainment District**

Property Highlights

Prime Location

- Situated in the heart of Downtown Las Vegas, strategically positioned at the signalized intersection of E. Carson Ave. and S. 6th St.

Modernized Aesthetic

- Under new ownership, the property is set to undergo enhancements including fresh paint, restriping and reslurrying, as well as the installation of new property signage.

Dynamic Tenant Mix

- Anchored by Carson Kitchen, a popular American restaurant known for its innovative, elevated comfort food, creative cocktails, and casual, urban atmosphere, the property attracts a diverse consumer base and creates strong synergies with neighboring tenants.

Unique Downtown Patio/Alley Opportunity

- Potential to activate the northern building facade facing Downtown Alley by creating a distinctive outdoor dining/lounge space with direct access to Downtown's famous art-filled alleyway and opportunity to integrate with the vibrant street art scene

Available Spaces

- Suites 170 & 180: ± 3,952 SF
- Option to combine with 2nd floor space for increased ceiling height or a larger footprint of ± 8,264 SF
- Potential patio spaces dedicated for suites 170-180.
- Suite 160: ± 450 SF former Juice Stars space – built for a juice/smoothie concept, easily adaptable for coffee, dessert, or specialty beverage operators

Fremont East Highlights

± 24^{MM}

Fremont Street Experience annual Visitors

\$931^{MM}

2024 Downtown gaming revenue

58.4^{MM}

2024 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.



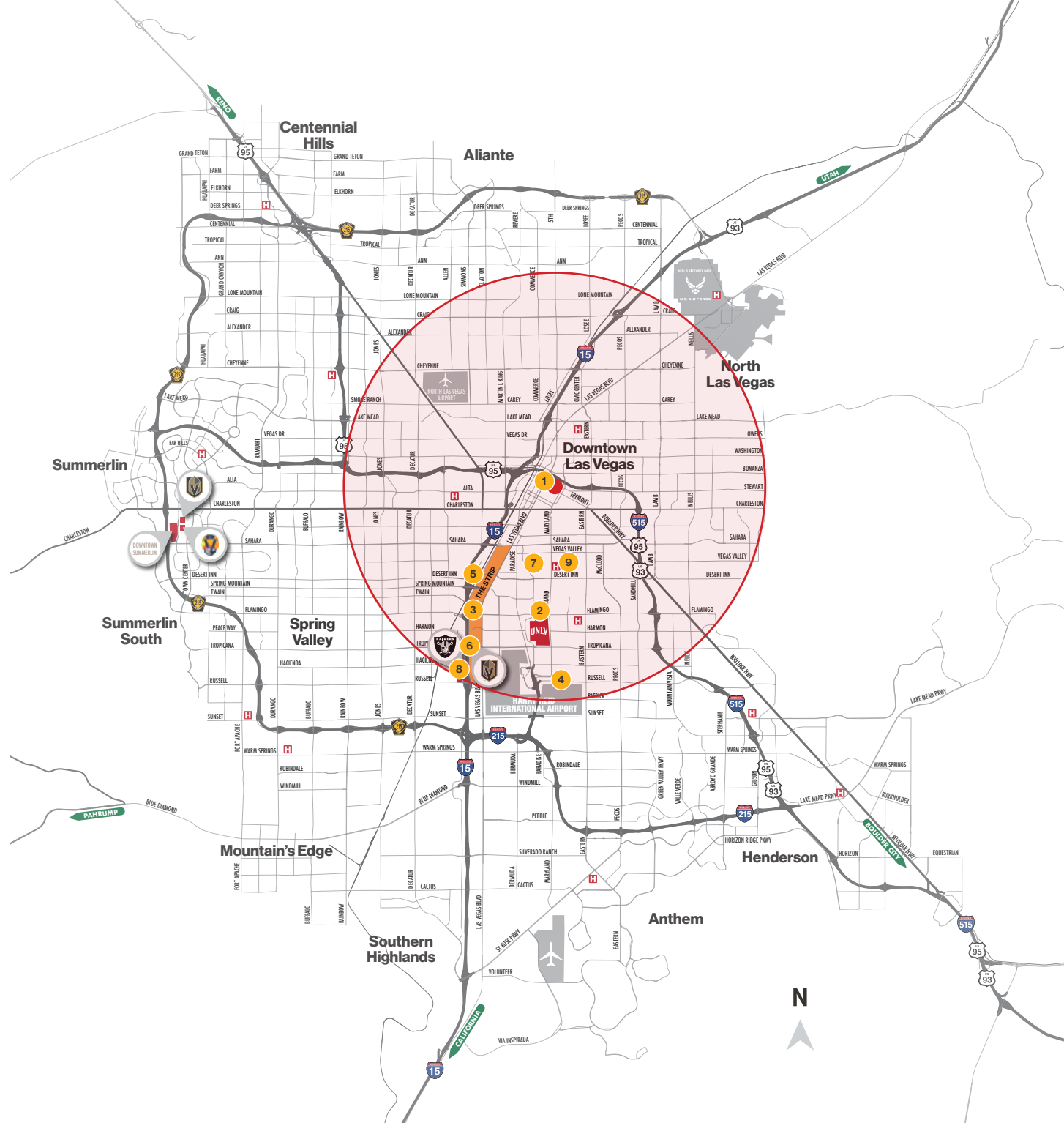
701,488
Daytime Population

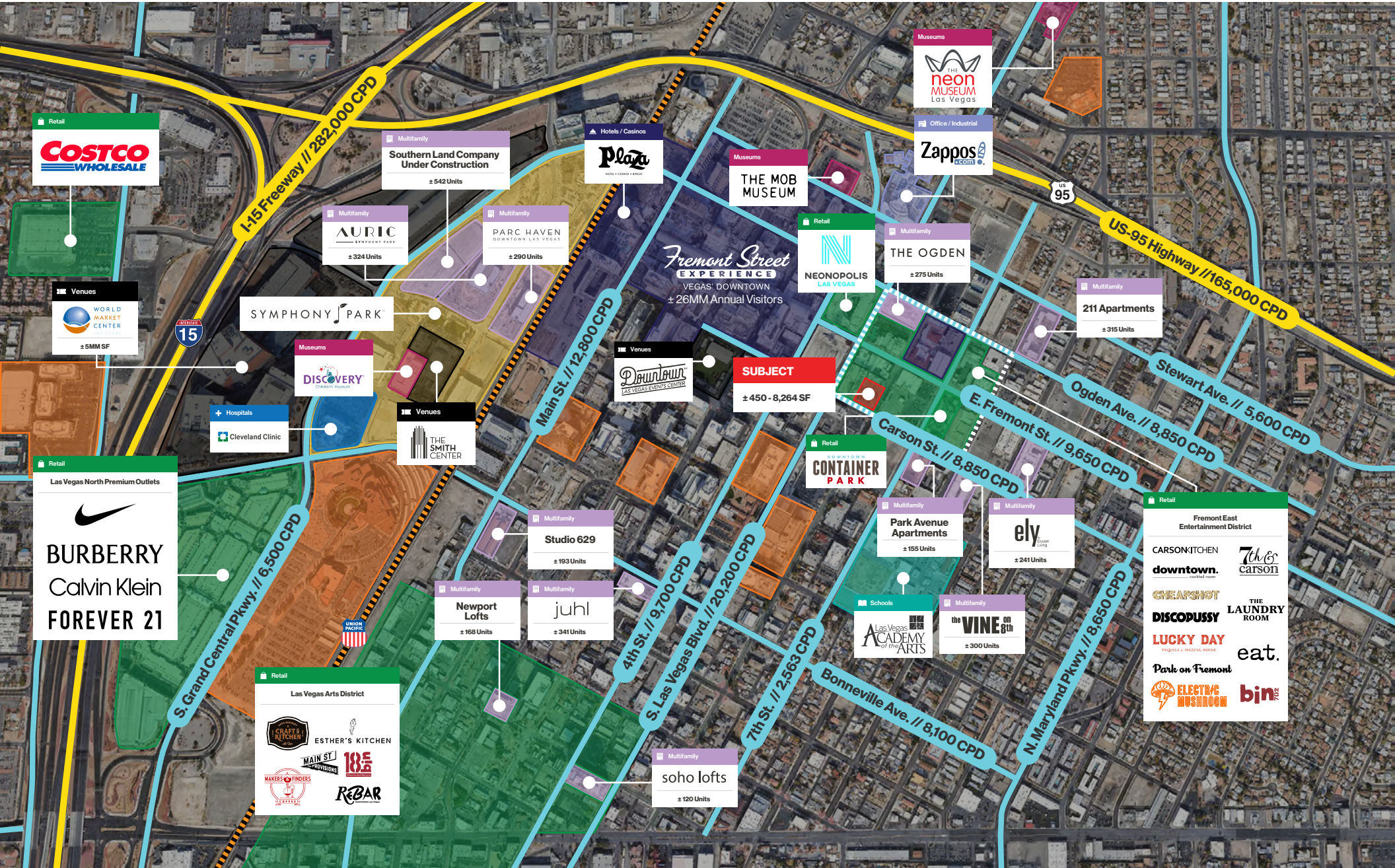


34.4
Median Age

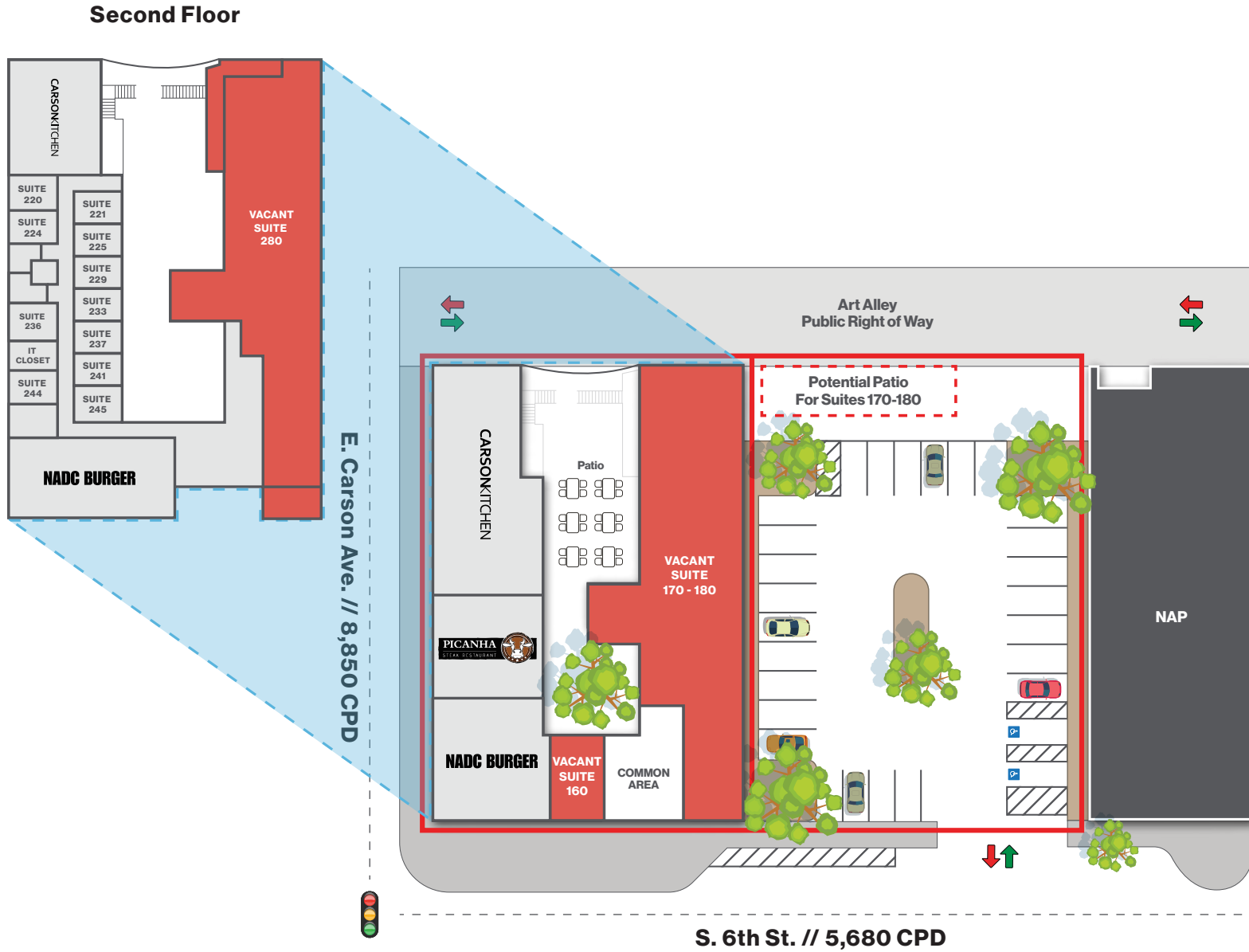
Amenities within a 5-mile radius

- 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







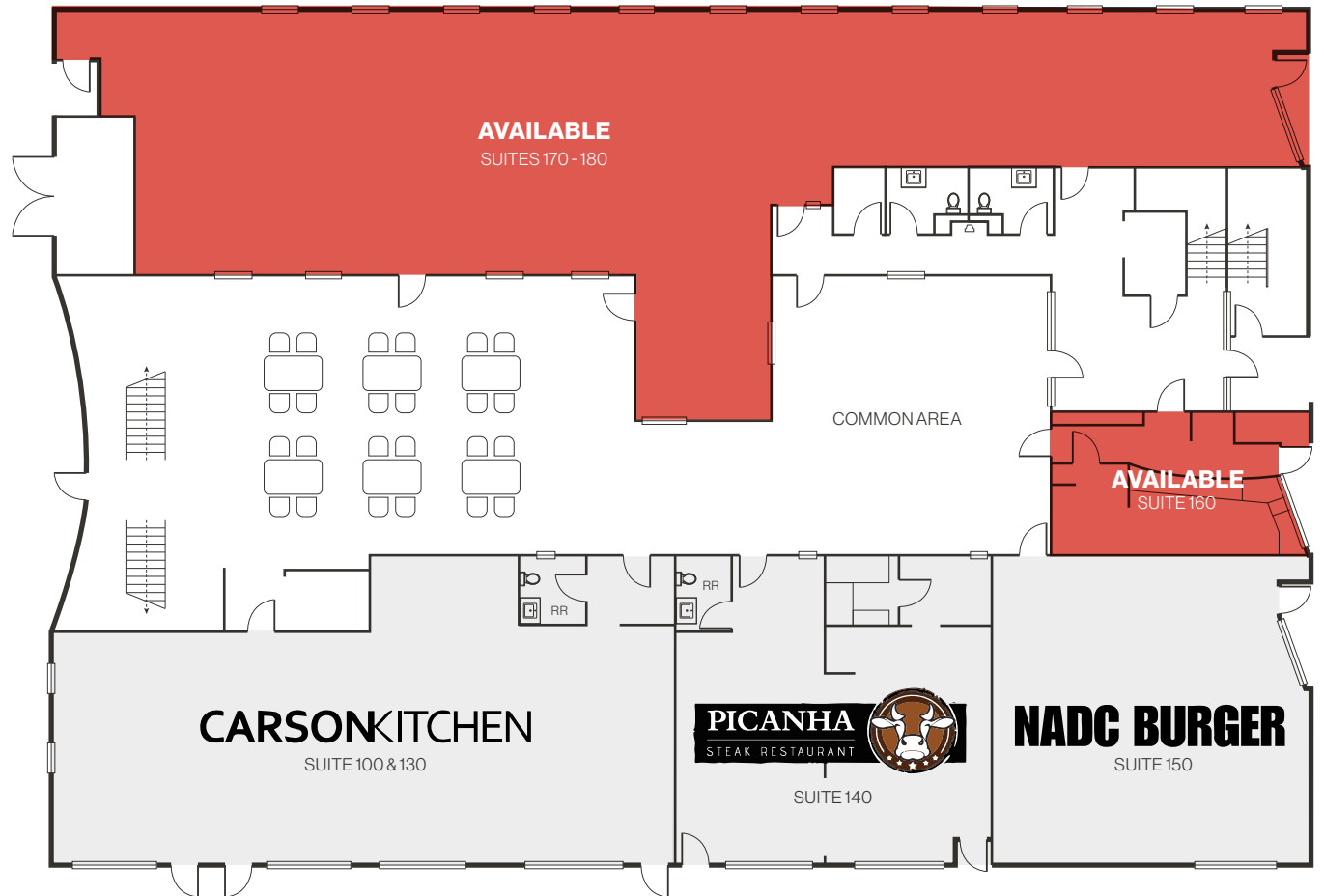


Floor Plan | First Floor

■ Available
 ■ Rentable Area
 Common Area

Suites	Tenant	SF
100 & 130	Carson Kitchen	± 2,016 SF
140	Picanha Steak Restaurant	± 1,144 SF
150	NADC Burger	± 2,736 SF
160	AVAILABLE	± 450 SF
170-180	AVAILABLE	± 3,952 SF

Suites 170-180 can be leased together with Suite 280



Floor Plan | Second Floor

■ Available
 Rentable Area
 □ Common Area

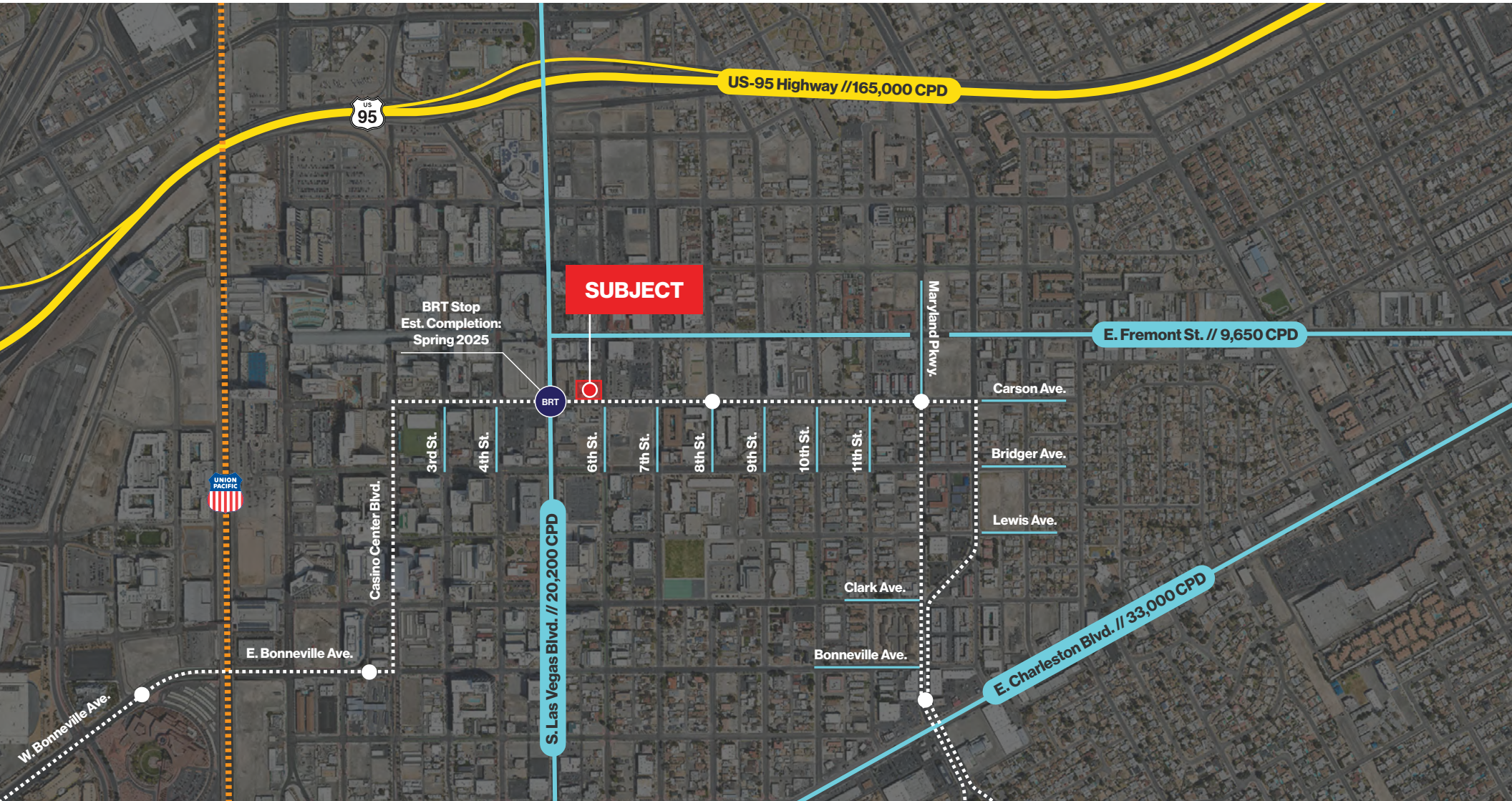
Suites	Tenant	SF
220 - 245	Executive Offices	± 113 - 159 SF
Rooftop Patio	Carson Kitchen	
250	NADC Burger	± 2,736 SF
280	AVAILABLE	± 4,312 SF

Suite 280 can be leased together with Suites 170-180



Maryland Pkwy. Bus Rapid Transit (BRT) Route

- This \$378 million project will run adjacent to Tony @ Carson. The Project will expand transit service from Harry Reid International Airport through downtown Las Vegas with 42 enhanced transit shelters, shared bus-bike lanes, wider sidewalks, and improvements to lighting and landscaping.
- The transit stop closest to Tony @ Carson located at Carson Street and 6th Street is expected to be completed by spring of 2025.
- The new transit line is expected to provide convenient, safe, and reliable transportation for both locals and tourists, improving accessibility for Tony @ Carson tenants and the Fremont East area.
- The Maryland Pkwy. corridor is home to 63,000 residents, 109,000 jobs, carries nearly 35,000 vehicles and 9,000 transit riders daily.



Property Photos





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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out to our team.

Points of contact

Cooper Powell

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

Seth Zeigler

Associate
702.954.4104
szeigler@logicCRE.com
S.0196121

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