

For Lease

Flagship Retail Asset on the Las Vegas Strip



SUBJECT

±14,378 SF

2700 S. Las Vegas Blvd.
Suite 100
Las Vegas, NV 89109

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

Bart Debuono
Senior Associate
702.954.4129
bdebuono@logicCRE.com
S.0176508.LLC

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

Elena Otter
Client Relations Representative
702.604.3388
eotter@logicCRE.com

Listing Snapshot



± 14,378 SF
Available Square Footage



Las Vegas Strip
Corridor



Commercial Core
Zoning

Property Highlights

- ± 14,378 SF retail suite on ground level
- Situated inside Sky Las Vegas, a 45-story luxury condominium tower on the Las Vegas Strip, between Sahara Avenue and Desert Inn Road
- In close proximity to Fontainebleau Las Vegas, Circus Circus Hotel and Casino, Resorts World Las Vegas and the Las Vegas Convention Center
- ± 36,500 vehicles per day (VPD) with over 41 million Las Vegas visitors annually and \$8.8 billion in Strip gaming revenue

Demographics

| | 1-mile | 3-mile | 5-mile |
|-------------------------------|-----------|----------|----------|
| 2025 Population | 2,653 | 157,122 | 394,589 |
| 2025 Average Household Income | \$129,366 | \$72,831 | \$79,367 |
| 2025 Total Households | 1,653 | 72,660 | 165,429 |







Hotels / Casinos
FONTAINEBLEAU

Hotels / Casinos
wyn
Encore

Hotels / Casinos
ti TREASURE ISLAND Las Vegas
Resorts World LAS VEGAS
CIRCUS CIRCUS

Multifamily
sky
LAS VEGAS

Hotels / Casinos
Hilton
GRAND VACATIONS

Hotels / Casinos
Future
Hotel/Arena

Signalized Intersection +
Shared Ingress/Egress
w/ Fontainebleau Las Vegas

SUBJECT
± 14,378 SF

S Las Vegas Blvd // 36,500 CPD



Floor Plan | First Floor | Suite 100 | ± 14,378 SF

Subject NAP

Click for a Virtual Tour



Floor Plan | First Floor

Available Pending



Property Photos



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For inquiries please reach
out to our team.

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