

DOWNTOWN SPACE AVAILABLE FOR GROUND LEASE

NEC Cass Ave & Main Street | 721 S. Main St. | Las Vegas, NV 89101



AVAILABLE	±0.24 Acres
JURISDICTION	Las Vegas - 89101
ZONING	Commercial/Industrial (C-M)
RATES	\$75,000 Annually
APN	13934301014




PROPERTY HIGHLIGHTS

- Prime Downtown Parking Potential
- Landlord open to unique concepts
- Near thriving Downtown Arts District
- Next to the new Gamblers General Store

THE ARTS DISTRICT

The Arts District is a vibrant cultural hub packed with indie art galleries and performance spaces in converted warehouses. Major venues include the Arts Factory, with galleries, shops and a bistro, and sprawling Art Square, where the intimate Cockroach Theatre stages new plays and offbeat revivals. Bars with a bohemian vibe serve craft cocktails till late.

2024 DEMOGRAPHIC SNAPSHOT

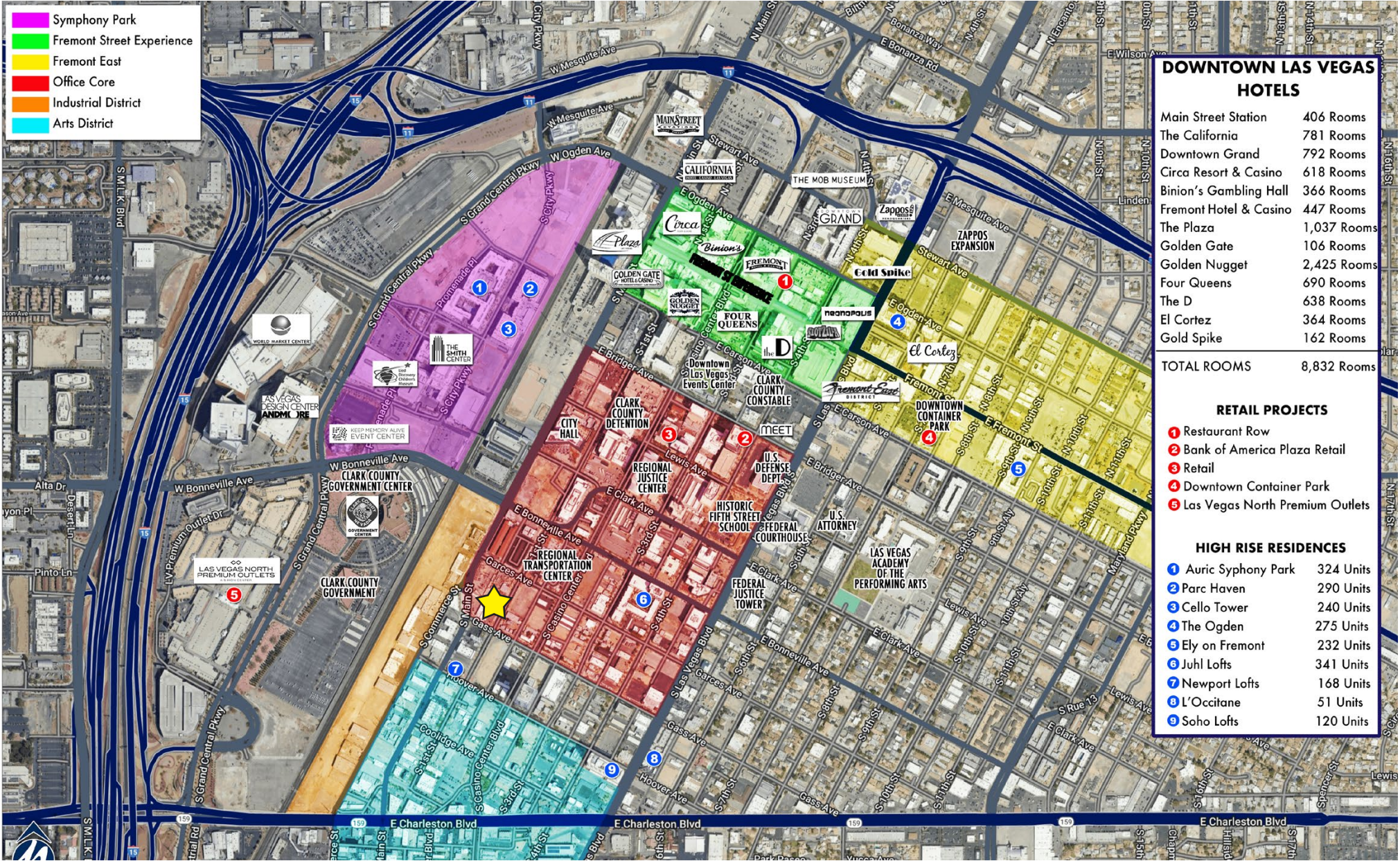
	Population: 3-mile radius	179,576
	Average HH Income:	\$69,782
	Traffic Counts: Main Street Northbound	7,311 vpd

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DOWNTOWN LAS VEGAS HOTELS

Main Street Station	406 Rooms
The California	781 Rooms
Downtown Grand	792 Rooms
Circa Resort & Casino	618 Rooms
Binion's Gambling Hall	366 Rooms
Fremont Hotel & Casino	447 Rooms
The Plaza	1,037 Rooms
Golden Gate	106 Rooms
Golden Nugget	2,425 Rooms
Four Queens	690 Rooms
The D	638 Rooms
El Cortez	364 Rooms
Gold Spike	162 Rooms

TOTAL ROOMS 8,832 Rooms

RETAIL PROJECTS

- 1 Restaurant Row
- 2 Bank of America Plaza Retail
- 3 Retail
- 4 Downtown Container Park
- 5 Las Vegas North Premium Outlets

HIGH RISE RESIDENCES

1 Auric Syphony Park	324 Units
2 Parc Haven	290 Units
3 Cello Tower	240 Units
4 The Ogden	275 Units
5 Ely on Fremont	232 Units
6 Juhl Lofts	341 Units
7 Newport Lofts	168 Units
8 L'Occitane	51 Units
9 Soho Lofts	120 Units



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2024 ESTIMATED DEMOGRAPHICS



Population

1-Mile **12,803**
 3-Mile **179,576**
 5-Mile **547,191**



Average Household Income

1-Mile **\$70,730**
 3-Mile **\$69,782**
 5-Mile **\$70,244**



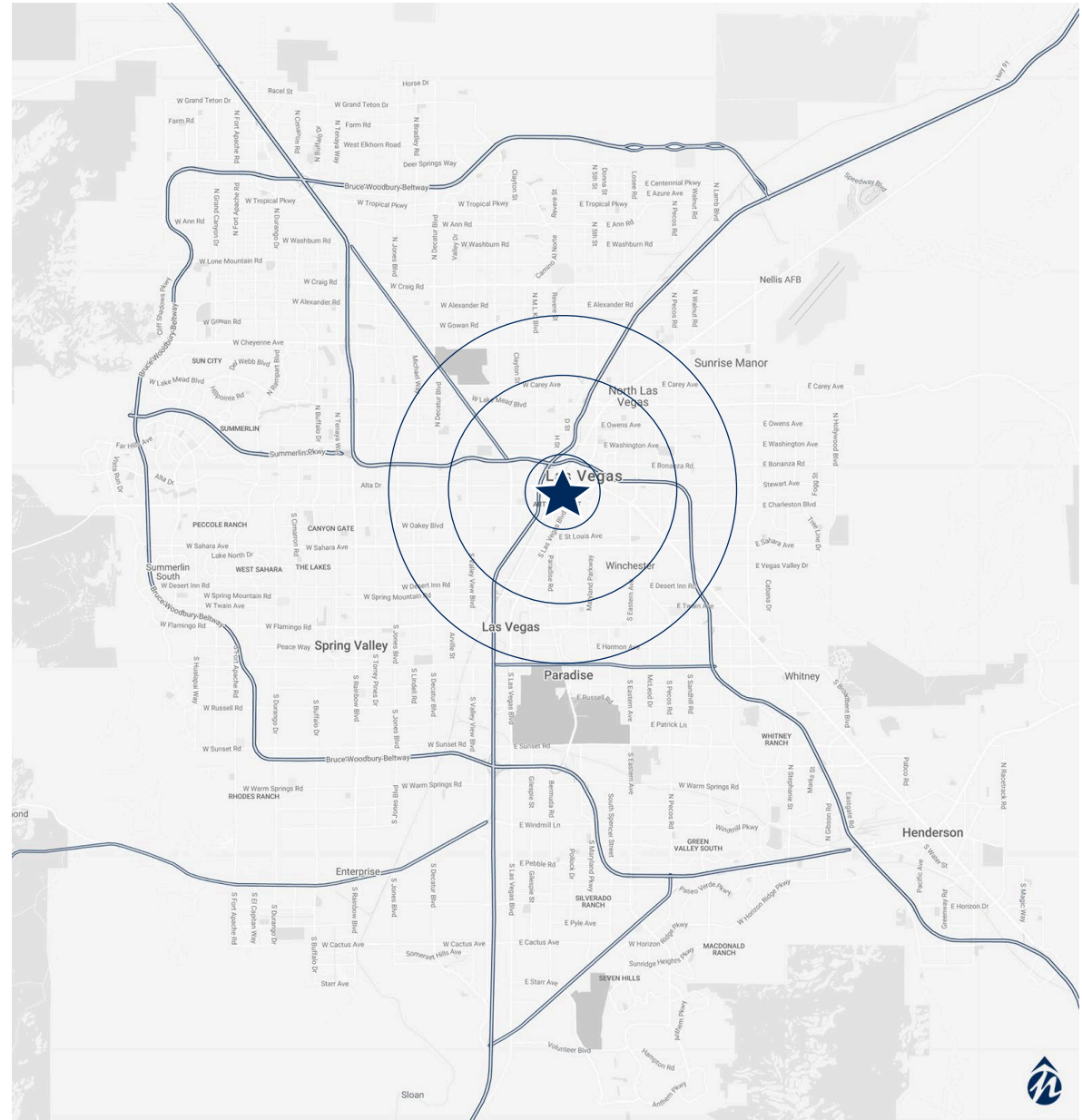
Number of Households

1-Mile **6,445**
 3-Mile **71,419**
 5-Mile **207,407**



Daytime Population (Employees)

1-Mile **32,350**
 3-Mile **106,417**
 5-Mile **250,395**



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