

# DOWNTOWN LAND AVAILABLE FOR SALE

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



AVAILABLE	±0.81 Acres
JURISDICTION	Las Vegas - 89101
ZONING	Commercial/Industrial (C-M)
PRICE	\$9M
APN	13934301014

## PROPERTY HIGHLIGHTS

- Prime Downtown Location: high-visibility corner of S Main St and Gass Ave, just steps from the Arts District and Fremont East.
- Zoned for Growth: Ideal for mixed-use development—retail, residential, or hospitality—within the expanding Downtown Las Vegas Redevelopment Area.
- Rare Assembly: Hard corner lot with excellent street frontage along Main Street and 1st Street—highly walkable, bikeable, and transit-accessible.
- Creative Potential: Located in the heart of a cultural and entertainment hub, surrounded by restaurants, breweries, vintage shops, and new development.

## 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.

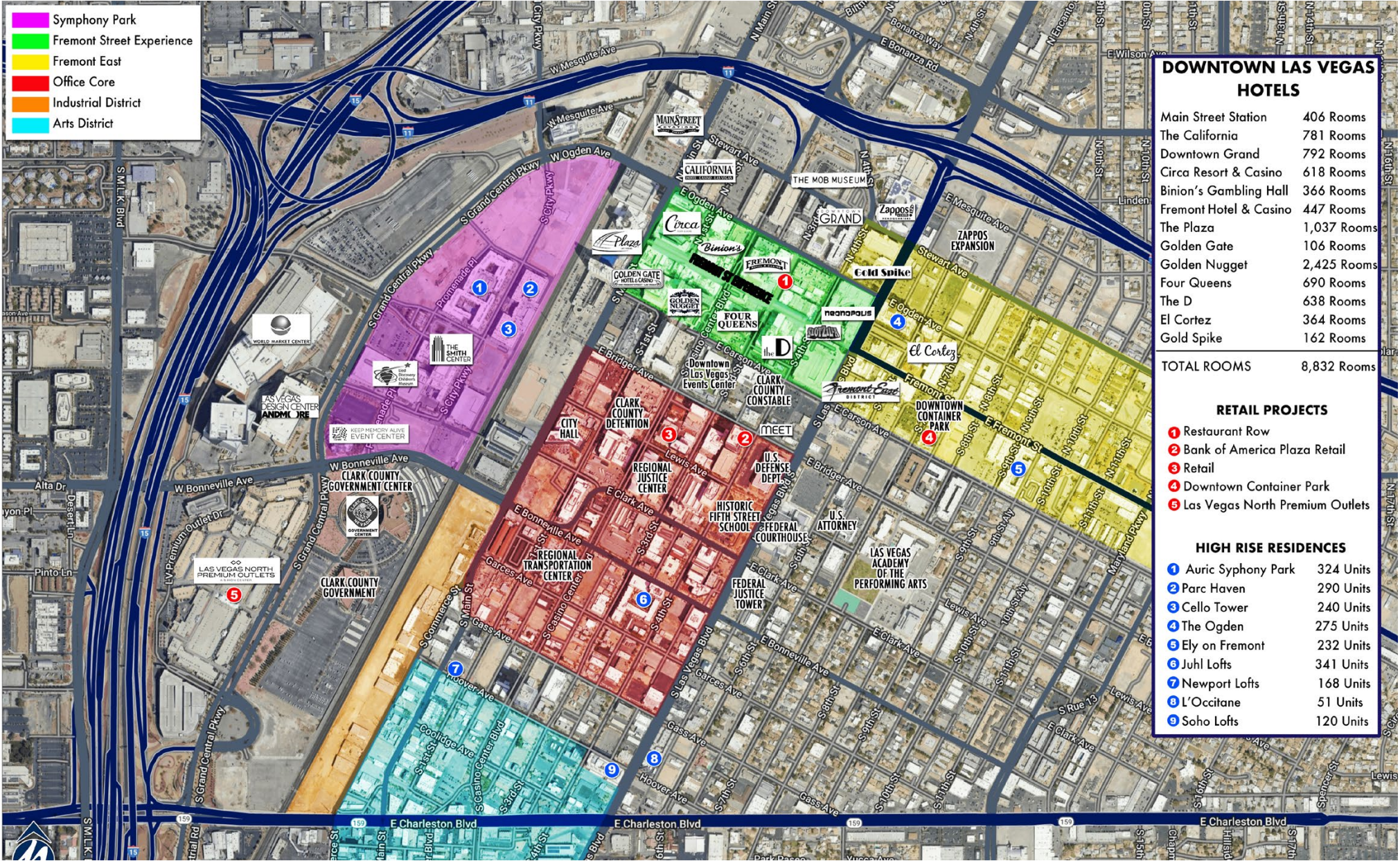


Contact: Kyle Wilcox • c: 702.510.4172 • o: 702.221.2500 ext. 302 • kwilcox@newmarketadvisors.com  
Austin Thompson • c: 702.606.5648 • athompson@newmarketadvisors.com



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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	<b>12,803</b>
3-Mile	<b>179,576</b>
5-Mile	<b>547,191</b>



### Average Household Income

1-Mile	<b>\$70,730</b>
3-Mile	<b>\$69,782</b>
5-Mile	<b>\$70,244</b>



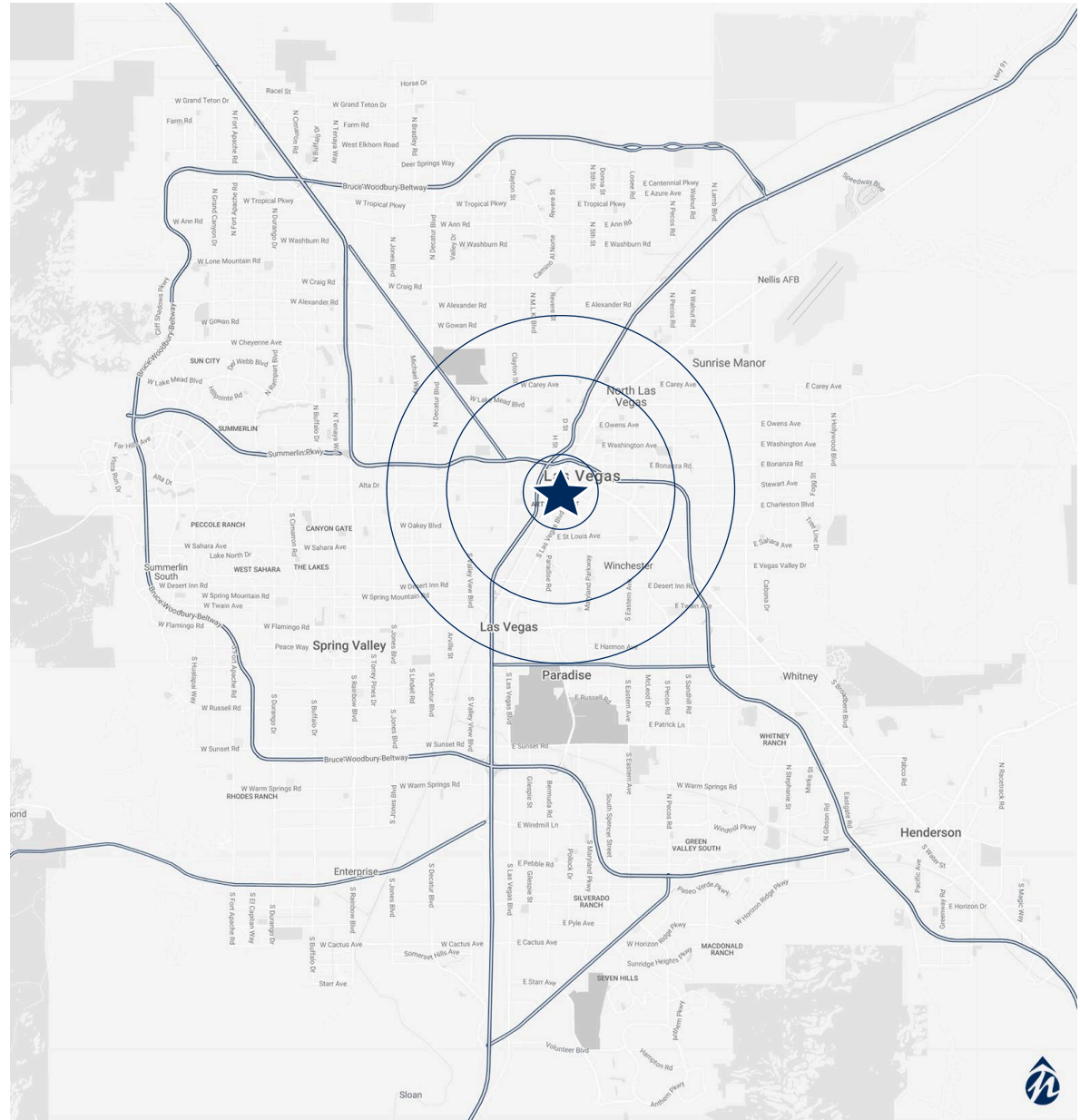
### Number of Households

1-Mile	<b>6,445</b>
3-Mile	<b>71,419</b>
5-Mile	<b>207,407</b>



### Daytime Population (Employees)

1-Mile	<b>32,350</b>
3-Mile	<b>106,417</b>
5-Mile	<b>250,395</b>



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