



RETAIL SPACE FOR LEASE

$\pm 1,000$ SF – $\pm 4,035$ SF

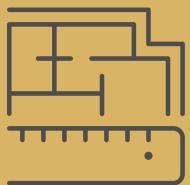
1205 S Main St
Las Vegas
Nevada, 89104

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Property Snapshot



**±1,000 SF –
±4,035 SF
Available SF**



**Contact Broker
Lease Rate**

Outdoor Patio Space:

**±630 – ±1,350
Potential Space**

**Contact Broker
Lease Rate**

The outdoor patio space includes an area of approximately ±630 SF, with the potential to expand up to ±1,350 SF pending tenant interest and availability.

Property Features

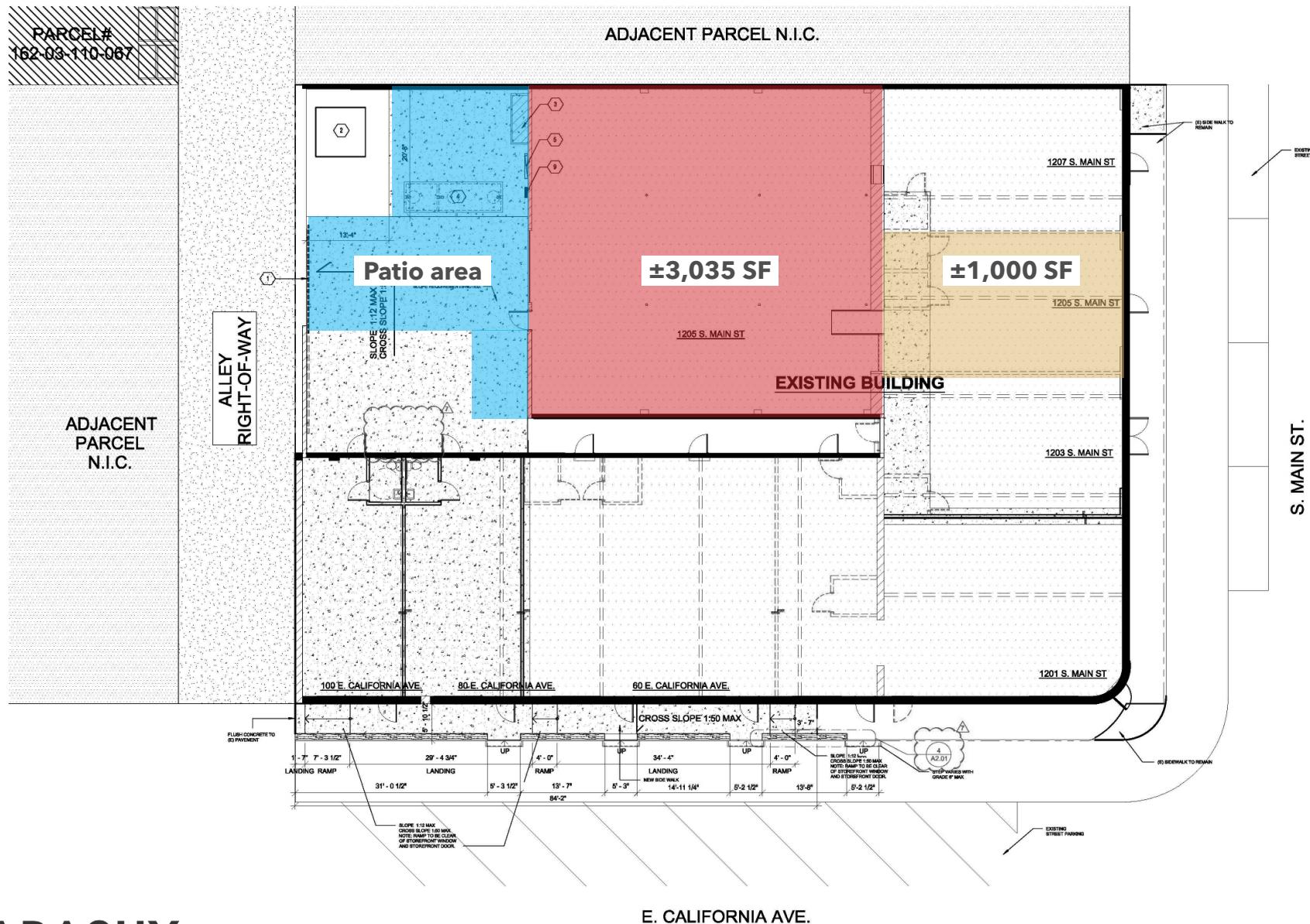
- $\pm 1,000$ SF – $\pm 4,035$ SF
interior with ± 630 SF –
 $\pm 1,350$ SF of patio potential
- Zoned C-M for a wide variety of uses
- Within an Opportunity Zone, unlocking city incentivization programs
- Grey Shell delivery with generous TI allowance



Retail space in the Las Vegas Arts District with incentives, ideal for a flagship concept near breweries and new housing.



Floor Plan



BARASHY GROUP

The information herein was obtained from sources deemed reliable; however Barashy Group makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

Vicinity Map

Located in the heart of the Las Vegas Arts District, this $\pm 1,000 - \pm 4,035$ SF grey shell space sits along Brewery Row. Part of a thriving block that includes neighbors like Houston's Hot Chicken, Yu-Or-Mi, Freed's Bakery, and The Beauty Shoppe, the property also benefits from foot traffic generated by nearby hotspots such as Esther's Kitchen and Vesta Coffee Roasters.

With over 3,000 new residential units planned within a 3-mile radius, this location offers visibility and long-term growth potential for a flagship hospitality or nightlife concept.

Within 5 Miles



The Las Vegas Strip



LV Premium Outlets



Fremont Street Experience



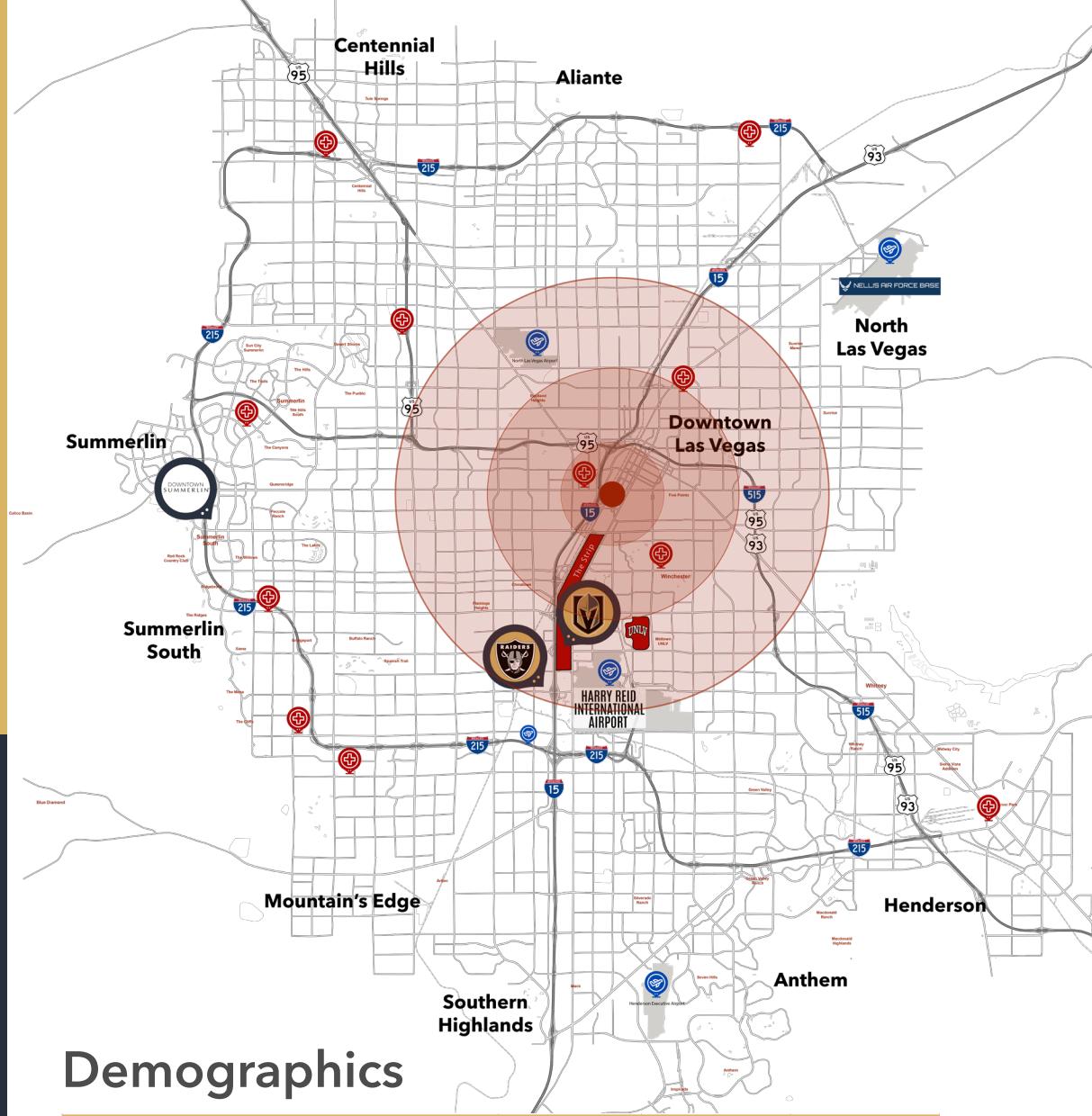
Downtown Container Park



University Medical Center



Costco Business Center



Demographics

Population	1-mile	3-mile	5-mile
2023 Population	12,369	167,299	511,485
Income	1-mile	3-mile	5-mile
2023 Average Household Income	\$83,679	\$69,049	\$68,271
Households	1-mile	3-mile	5-mile
2023 Total Households	5,119	67,143	188,701



Meet Your Neighbors



Houston TX Hot Chicken



Cream Me Ice Creamery



The Beauty Shoppe



Yu-or-Mi



Freed's Bakery



Buffalo Exchange

Nearby Retail





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