



**± 4,035 SF**  
**RETAIL SPACE**  
**FOR LEASE**

**1205 S Main St**  
**Las Vegas**  
**Nevada, 89104**

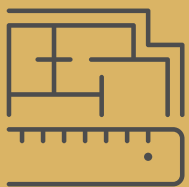
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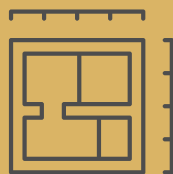
## Property Snapshot



**± 4,035 SF**  
Available SF



**\$3.70 / SF**  
Lease Rate



**\$0.30 / SF**  
CAM

## Outdoor Patio Space:

**±630 ~ ±1,350**  
Potential Space

**\$1.75 / SF**  
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

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- $\pm 4,035$  SF interior with  $\pm 630$  SF to  $\pm 1,350$  SF of patio potential
- Zoned C-M for bar, lounge, or restaurant
- Opportunity Zone and brewery license incentives
- Grey Shell delivery with TI allowance offered

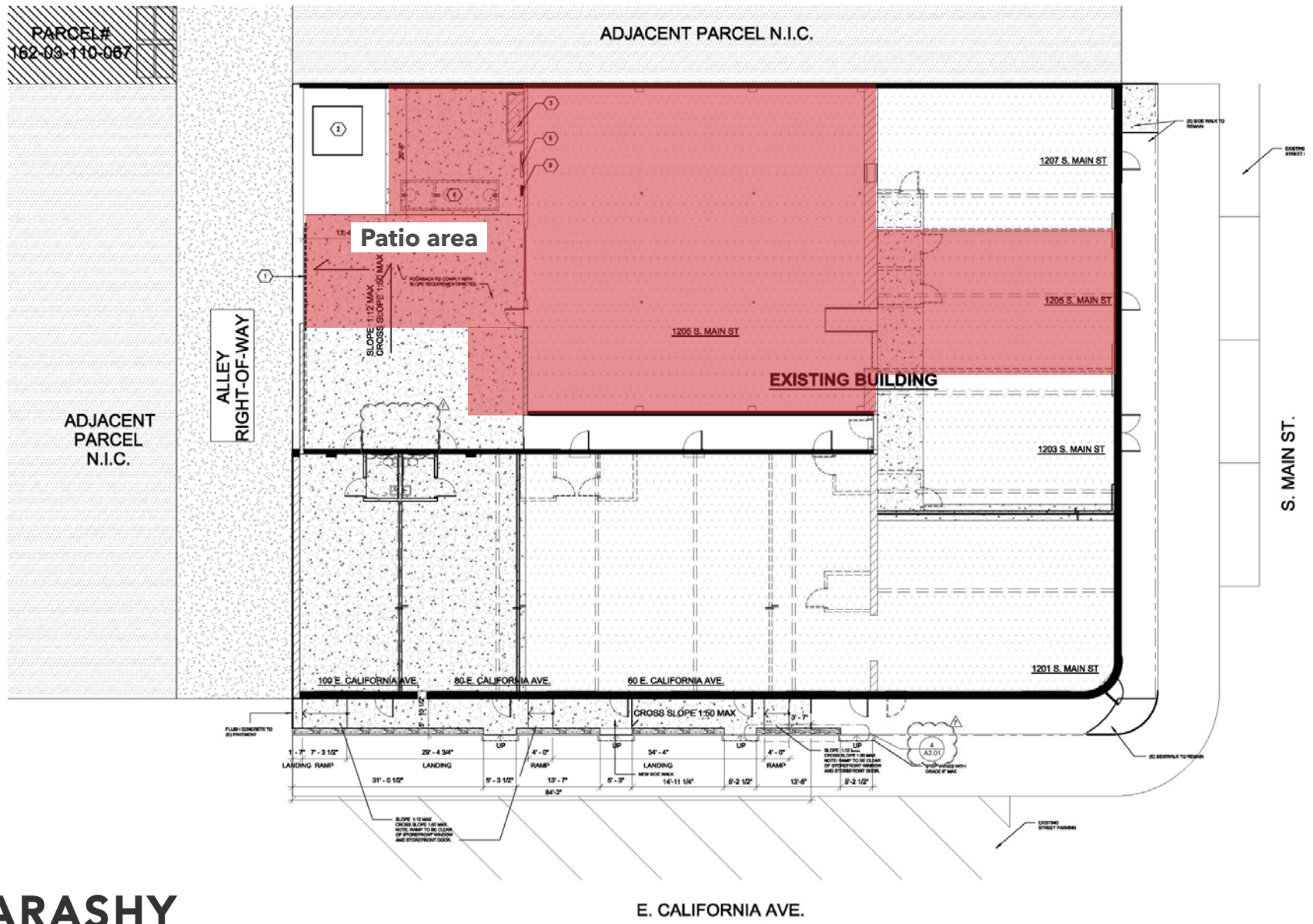


$\pm 4,035$  SF bar/lounge retail space in the Las Vegas Arts District with incentives, ideal for a flagship concept near breweries and new housing.





# Floor Plan



## Vicinity Map

Located in the heart of the Las Vegas Arts District, this ±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 Sushi, 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



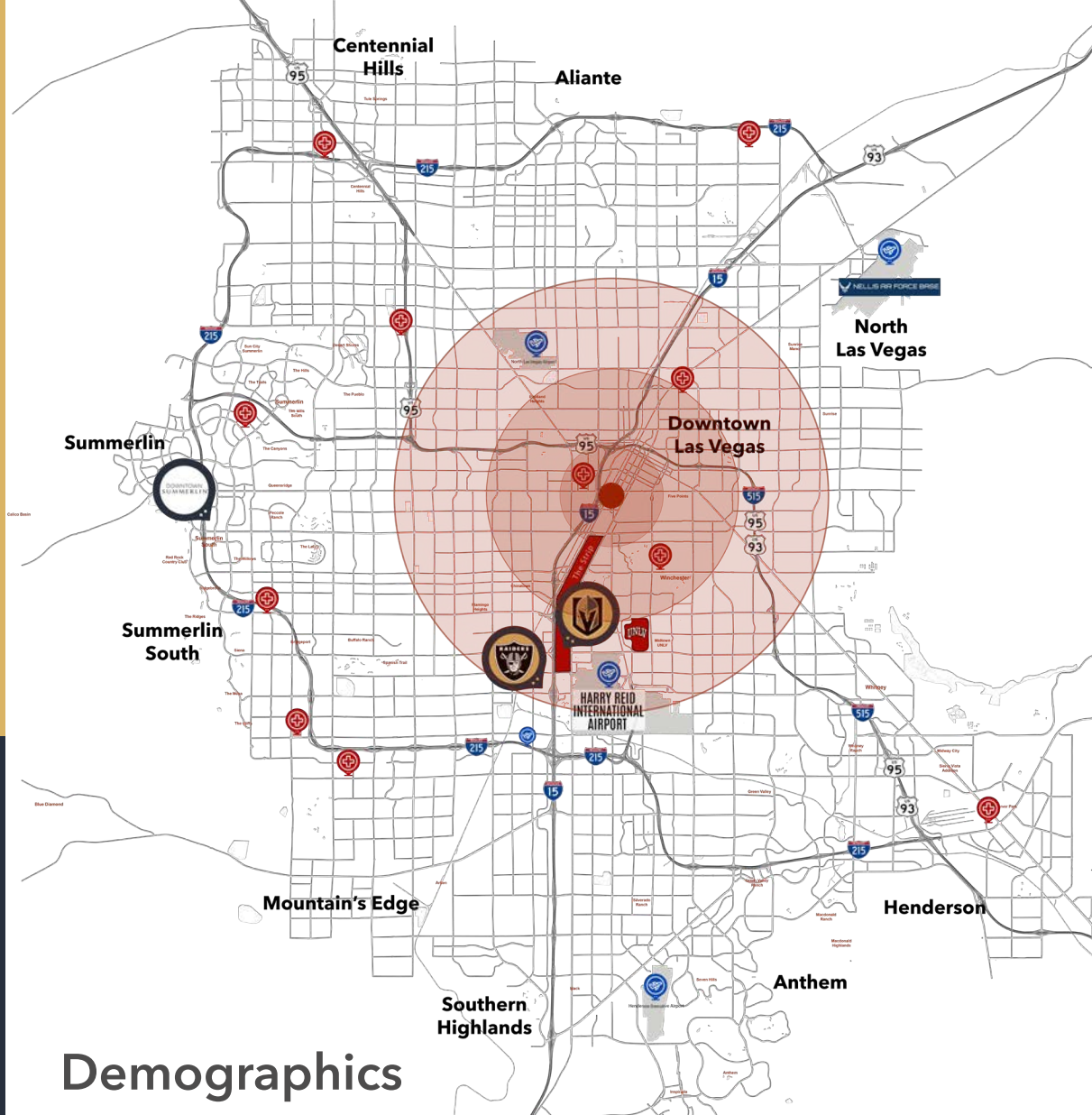
Downtown Container Park



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 Sushi



Freed's Bakery



Buffalo Exchange



# Nearby Retail







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**1205**  
**S Main St**  
**Las Vegas, NV**  
**89104**

**BERKSHIRE**  
**HATHAWAY**  
HOMESERVICES

NEVADA  
PROPERTIES