



Arts District Restaurant for Sublease / Assignment

80-100 E California Ave

Rare 2nd Generation Turnkey Restaurant Space with Equipment (Key Money Required)

INTERIOR AREA

±1,477 SF

PATIO AREA

±1,110 SF

APPROX. ALL-IN

\$7,439 /MO

OFIR BARASHY

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Nevada Real Estate License #B.146149.LLC



THE SETTING

From industrial bones to *cultural anchor*.

Main Street has spent the last two decades quietly becoming the city's most credible neighborhood. Galleries replaced warehouses; chef-driven restaurants moved into machine shops; murals turned blank walls into landmarks. The transformation accelerated in 2022 when Todd English opened his eponymous boutique hotel directly across from this building and again in 2025 when Zlife Co. broke ground on Midtown Las Vegas one block east.

Located on Main St. & California Ave, this space sits in one of Las Vegas's most vibrant and walkable commercial corridors, surrounded by galleries, restaurants, and the energy that has made the Arts District a premier destination for food and hospitality concepts.

"The most exciting neighborhood in Las Vegas." – CNN

THE OPPORTUNITY

Fully built.

Ready for a new concept.

A rare turnkey opportunity to take over a fully built-out, permitted, and operating restaurant space in the heart of the Las Vegas Arts District. The premises feature a professional-grade kitchen, an established liquor use, and generous private patio area – offered with a substantial remaining lease term and an option to extend. Ideal for an experienced operator seeking to open quickly without the time and cost of a ground-up restaurant build-out.

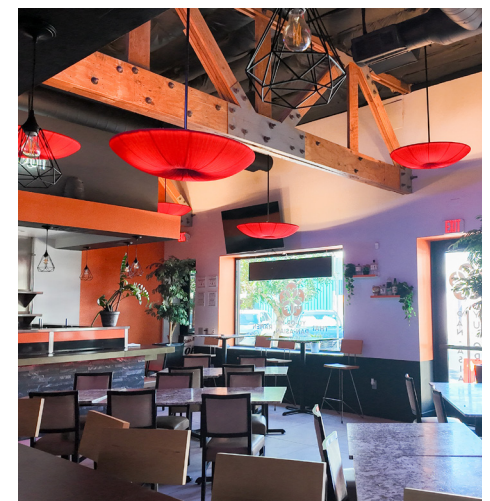
- ADDRESS: 80-100 E. California Ave, Las Vegas, NV
- CONFIGURATION: Fully built-out restaurant
- USE: Full liquor, beer & wine (per existing permitted use)
- CONDITION: Turnkey –recently renovated
- PARKING: Metered / street parking
- REQUIRED: Key money (equipment sale)*

*contact broker for more details

APPROX. ALL-IN RENT
(CURRENT)
\$7,439 / MO
*interior NNN +
gross patio rent*

INTERIOR SIZE
±1,477 SF

PATIO SIZE
±1,110 SF
*two contiguous areas:
390 SF + 720 SF*



THE TERMS

Lease Structure	Interior: NNN. Patio: Gross.
Interior Base Rent	Approx. \$5,139 / month (current)
Interior NNN	Approx. \$443 / month (subject to change)
Patio Rent	Approx. \$1,857 / month (gross, both areas)
Approx. All-In	Approx. \$7,439 / month
Interior Escalations	4% annually
Patio Escalations	390 SF: fixed step. 720 SF: greater of 3% or CPI
Remaining Term	Through March 31, 2030
Renewal Option	One 5-year option remaining (through 2035)
Key Money	Equipment sale required for transaction*

*contact broker for more details

TRANSACTION STRUCTURE

- Available as a sublease or lease assignment, subject to the landlord's prior written consent
- Existing FF&E, including the commissary outdoor kitchen, sale is required for transaction*
- Qualified operators with restaurant experience and sound financials are preferred

*contact broker for more details

WHY THIS OPPORTUNITY

- Skip the build-out –a ground-up restaurant with hood, grease interceptor, and licensing typically runs six figures and 6-18 months; this space is built, permitted, and operating
- Established full-liquor restaurant use in one of Las Vegas's fastest-growing dining corridors
- Significant private patio –a premium amenity in the Arts District
- Meaningful remaining term plus a renewal option to build and stabilize a concept

Rent figures current as of 2026; provided for preliminary evaluation and subject to verification against the lease.

New Residential Deliveries *Within ~1 Mile*

Apartment complexes near 80-100 E. California Ave · Las Vegas Arts District (18b)

Unit counts and timelines from public developer announcements and press (2025-2026); distances/walk times approximate, straight-line from 80-100 E. California Ave. Prepared by Barashy Group LLC ·

THE TRADE-AREA STORY

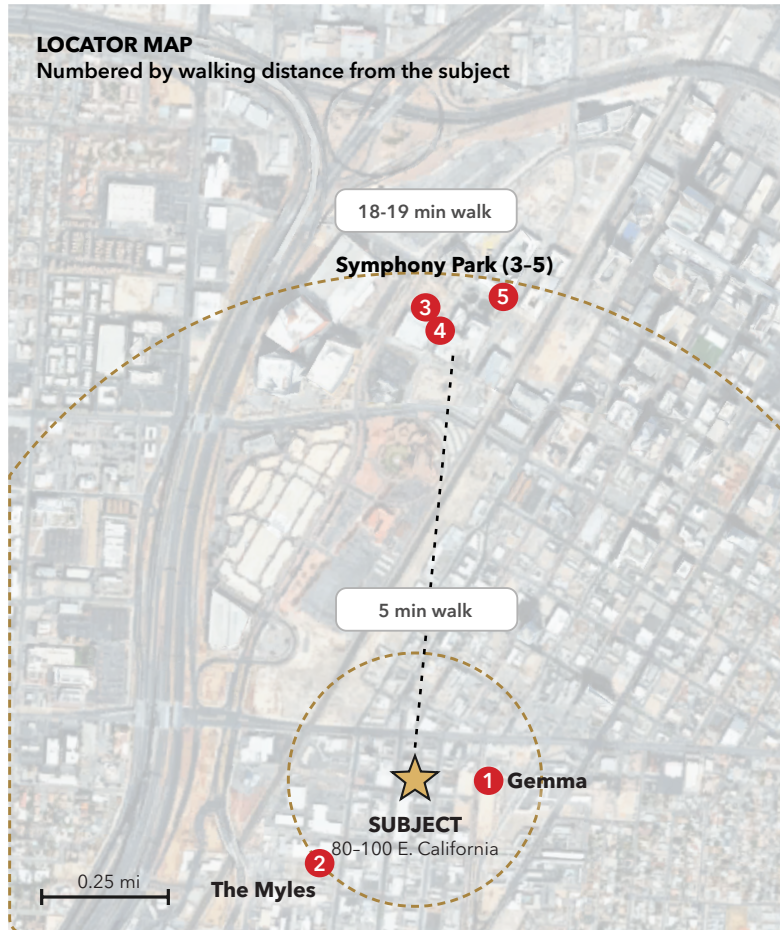
~648 new units within a 5-minute walk (Gemma + The Myles) – both leasing/occupying through 2026.

~1,519 units within ~1 mile counting the Symphony Park trio (Auric, Bria, Capella).

New rooftops arrive as an operator builds out & opens – rising, not static, foot traffic.

LOCATOR MAP

Numbered by walking distance from the subject



# Property	Photo	Units	Dist.	Walk	Status	Residents land
1 Gemma		337	0.14 mi	3 min	Leasing now; phased 2026	Now → through 2026
2 The Myles (Flats Arts District)		311	0.20 mi	4 min	Brand new; leasing/occupying	Now → late 2026
3 Auric Symphony Park		324	0.91 mi	18 min	Open & stabilized (2021)	Already there
4 Capella Symphony Park		272	0.92 mi	18 min	22-story tower; opening imminent	Late 2026 → 2027
5 Bria Symphony Park		275	0.94 mi	19 min	Pre-leasing / opening	Late 2026 → 2027

NEARBY RETAIL





MEET YOUR NEIGHBORS



Houston TX Hot Chicken



Cream Me Ice Creamery



The Beauty Shoppe



Freed's Bakery



Buffalo Exchange

VICINITY & DEMOGRAPHICS

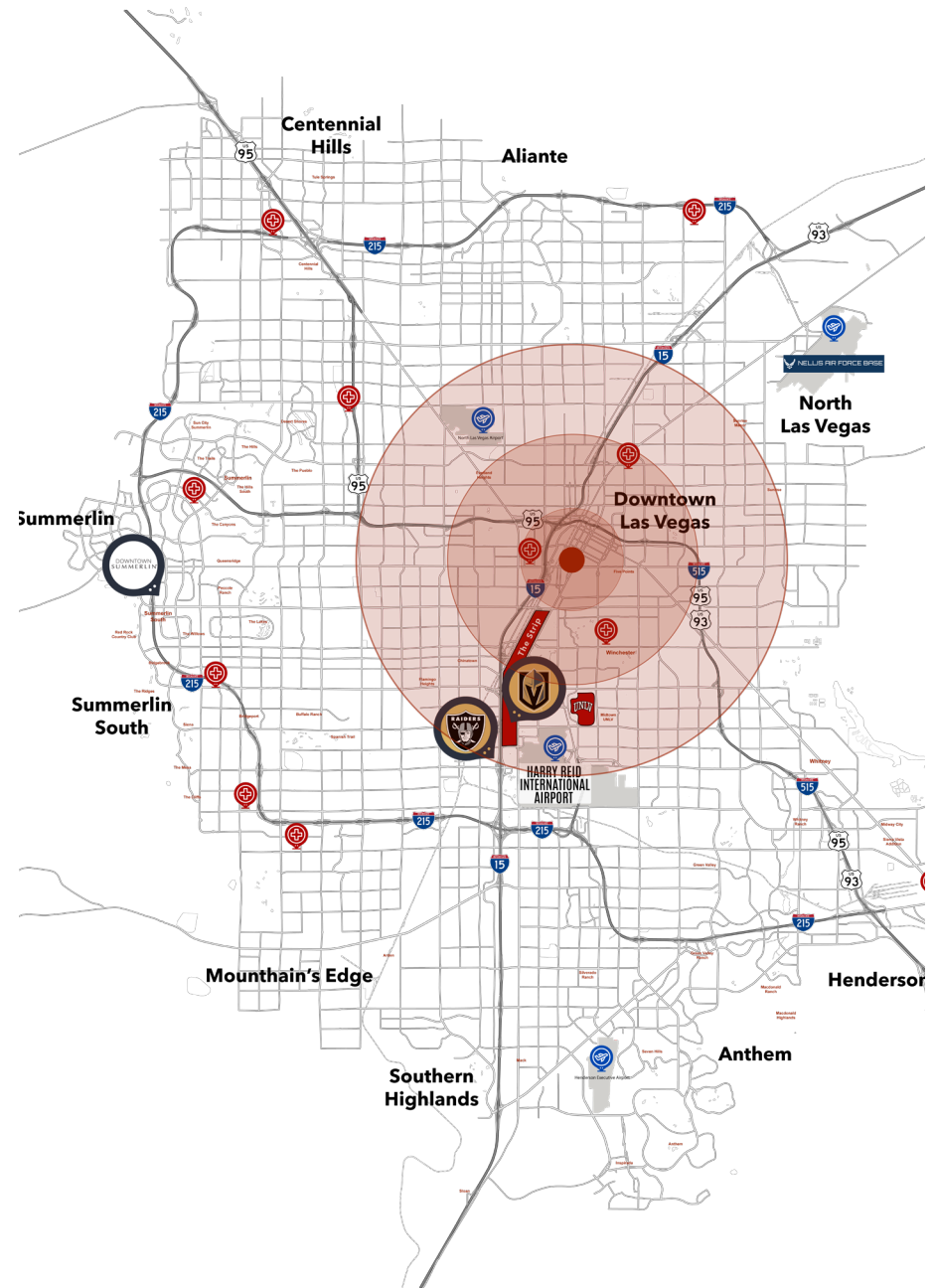
An anchored block, *already in motion.*

Demographics

Population	1-mile	3-mile	5-mile
2024 Population	12,044	166,964	525,372
Income	1-mile	3-mile	5-mile
2024 Average Household Income	\$76,837	\$73,526	\$70,764
Households	1-mile	3-mile	5-mile
2024 Total Households	5,553	65,139	191,960

Nearby *within 5 miles.*

- The English Hotel
- Fremont Street Experience
- Atomic Golf
- Premium Outlets North
- Midtown Las Vegas
- Downtown Container Park
- Las Vegas Strip
- Symphony Park







Tour the building.
Meet me by Main.



CONTACT

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THE PROPERTY

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Information deemed reliable but not guaranteed.