

1127 S. CASINO CENTER BLVD.

Las Vegas, Nevada 89104

AVAILABLE
For Lease

SUBJECT



5960 S. Jones Blvd, Las Vegas, NV 89118
(702) 388-1800 MAIN • (702) 388-1010 FAX
www.mdlgroup.com

POINT OF CONTACT

Buck Hujabre
Senior Vice President
Lic#: BS.1002453 LLC
(225) 284-0985
bhujabre@mdlgroup.com

Brian Singleton
Senior Associate
Lic#: S.0194212
(702) 569-2700
bsingleton@mdlgroup.com

Brendon Pereira
Associate
Lic#: S.0203564
(702) 415-3683
bpereira@mdlgroup.com

Espen Hild
Associate
Lic#: BS.0147014
(702) 715-3057
ehild@mdlgroup.com

Brewery Row



“

Brewery Row got its start in 2021 as a vehicle to attract and highlight breweries and other alcohol-focused businesses that serve Nevada-made products. It's a way to increase traffic to the Arts District while also building a reputation for the local brewing scene. The area is also one of the 11 stops on the Downtown Loop, a free shuttle service provided by the city to get tourists to such attractions as the Mob Museum and the Fremont Street Experience.

The site overlaps with the Arts District - its boundaries extend north to south from Bonneville Avenue to Oakey Boulevard and east to west from Las Vegas Boulevard to the Union Pacific Railroad line. That boundary is flexible though as Tenaya Creek Brewing is included as part of Brewery Row but is located on Bonanza Road about 3 miles from the other breweries.

To attract business to the area, the city is waiving certain application fees for alcohol-related business licenses, which can run up to \$5,000. These licenses can cover serving beer, wine and a full bar of liquors as well as making alcohol on-site. These waivers have been available for more than two years and the Las Vegas City Council extended them for another two years at their July 2023 meeting.

”

- Las Vegas Review Journal

Arts District

The **Las Vegas Arts District**, affectionately known as “18b,” is undergoing a significant transformation, evolving from a bohemian enclave into a dynamic urban hub. This burgeoning downtown neighborhood is experiencing an unprecedented wave of development, with several new high-density, mixed-use residential projects breaking ground. These developments, including multi-tower apartment and condo complexes, are poised to introduce hundreds of new residents to the area, creating a built-in customer base for the district’s expanding roster of businesses. The influx of new residents, coupled with a growing number of visitors drawn to the district’s unique art galleries, boutique shops, and diverse culinary scene, is invigorating the local economy. This growth is being shaped by a diverse community of artists, entrepreneurs, and newcomers who are collectively fostering a vibrant, walkable, and authentic downtown experience that appeals to both locals and tourists alike.

1,000 New Apartments in the Arts District Neighborhood

reviewjournal.com/business/housing/apartment-projects-take-shape-in-once-desolate-las-vegas-arts-district-3318175

More than 1,000 new apartments are under construction in the Las Vegas Arts District, highlighting the neighborhood’s rapid growth. Southern Land Company is developing 337 luxury units at California and 3rd, while Cedar Street Companies and Bridge Investment Group are adding 311 units at Commerce and Imperial. These new residents, along with an influx of new businesses and visitors, are transforming the once-quiet district into one of Las Vegas’s most dynamic and valuable locations.

Under Construction: Arts District Parking Garage

reviewjournal.com/local/local-las-vegas/downtown/coming-soon-arts-district-parking-garage-in-downtown-las-vegas-3386452

A new \$25 million, 502-space parking garage is under construction in the heart of the Arts District to address a growing demand from residents, businesses, and visitors. Located at 201 E. Utah Avenue, the five-story structure will include 50 EV charging stations and up to 15,000 square feet of new ground-floor retail. Expected to be complete by August 2026, this project underscores the city’s commitment to strengthening the accessibility and vibrancy of one of its fastest-growing neighborhoods.



Service you deserve. People you trust.



5960 South Jones Boulevard
Las Vegas, Nevada 89118

T 702.388.1800 | F 702.388.1010
www.mdlgroup.com

About The Developer



KLA has been on the forefront of changing the Downtown Las Vegas scene since 2012. With projects ranging from the introduction of Esther's Kitchen in 2016 to their direct involvement in the creation of Brewery Row on Main Street, KLA has been working hard to make Downtown Las Vegas rival the Strip for attracting visitors.

+ **Landlord / Developer:** KLA Construction & Development

+ **Website:** klacapital.com

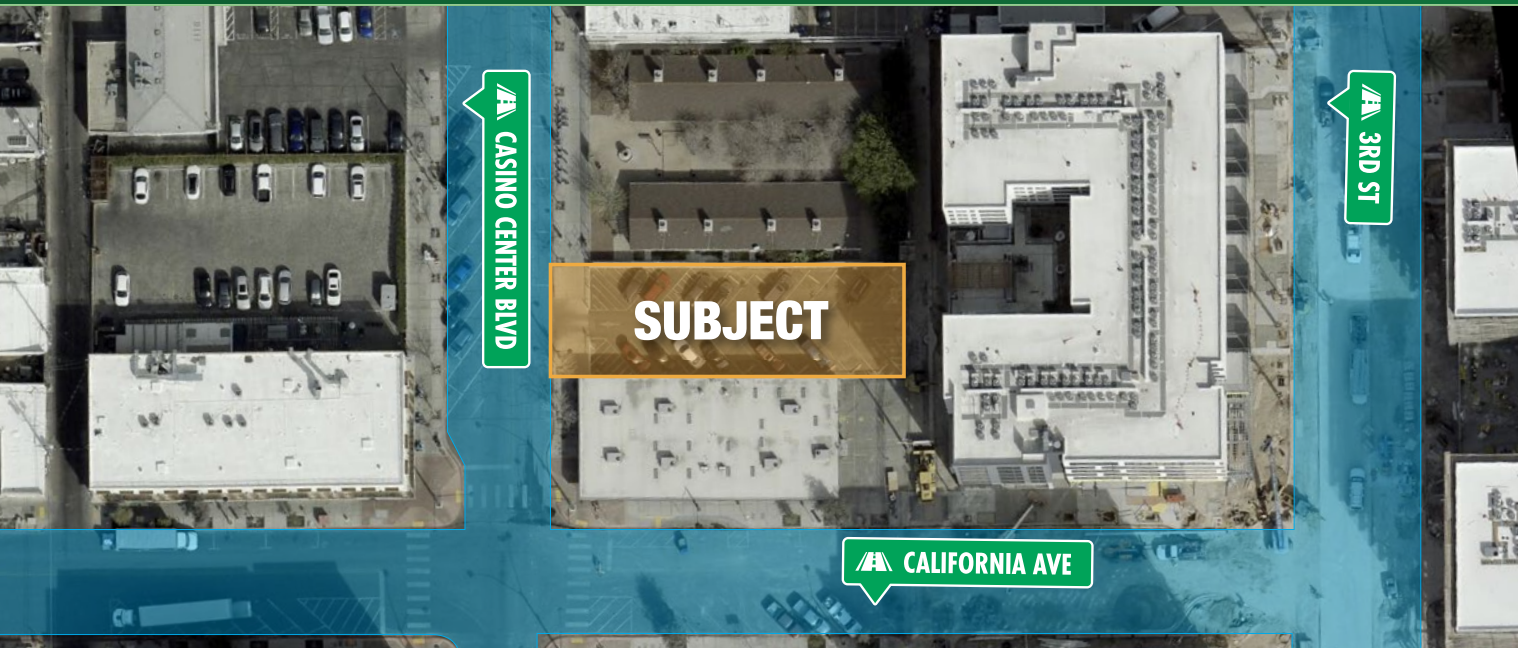
KLA Construction & Development is located in Las Vegas, Nevada and has an extensive experience in ground up construction and the full-scale remodeling of dilapidated properties while gentrifying and completely modernizing the Downtown Las Vegas landscape. KLA Construction has received many awards through its affiliated investment company, KLA Capital, for its projects throughout the Las Vegas area.

Within this project framework, the landlord assumes the roles of general contractor and developer, enabling the execution of all Tenant Improvement work internally, concurrently with shell and core construction. This approach offers prospective tenants substantial savings, both in terms of time and money, as parallel construction ensures the highest quality and lowest cost when managed by a single contractor. This streamlined process facilitates turn-key delivery of suites.

KLA Capital specializes in investing in strategically located properties in need of extensive remodeling and construction. Currently, it holds the position of the second-highest property owner in Downtown Las Vegas. Collaborating with KLA Construction & Development, Inc., KLA Capital revitalizes empty land parcels or older properties, bringing them back to the market with modern or traditional styles that appeal to a diverse range of tenants.

“City of Las Vegas Mayor Carolyn Goodman hails our development as “absolutely magnificent.”

“Awarded grants by the Las Vegas City Council, our properties have been featured in newspaper articles and news outlets during grand openings, and City of Las Vegas ribbon cuttings.”



Property Highlights

- Seeking restaurant, café, bar, boutique retail, or experiential concepts users
- ±7,000 SF new retail development next to the new 337-unit Gemma multi-family complex
- Street parking, strong pedestrian activity from residents, visitors, and Arts District events
- Surrounded by popular restaurants, breweries, bars, galleries, and entertainment venues
- Minutes from Downtown Las Vegas and the Las Vegas Strip, convenient access to I-15

Property Overview

MDL Group is pleased to present leasing opportunities at 1127 South Casino Center Boulevard, a brand-new retail development located in the heart of the Las Vegas Arts District. This ±7,000-square-foot project offers a rare opportunity for tenants to establish a presence within the highly sought-after 18b district. Positioned adjacent to Gemma, a newly developed 337-unit multifamily community, the property benefits from a growing residential population and increasing consumer demand. Designed for restaurant, café, bar, boutique retail, and experiential concepts, the development offers modern architecture, excellent visibility, and a pedestrian-friendly environment. Surrounded by popular dining, entertainment, and cultural destinations, this location provides exceptional exposure within one of Southern Nevada's most vibrant districts.

Listing Snapshot

 **\$3.00 PSF NNN**
Lease Rate

 **TBD**
Monthly CAM Charges

 **±7,000 SF**
Available Space

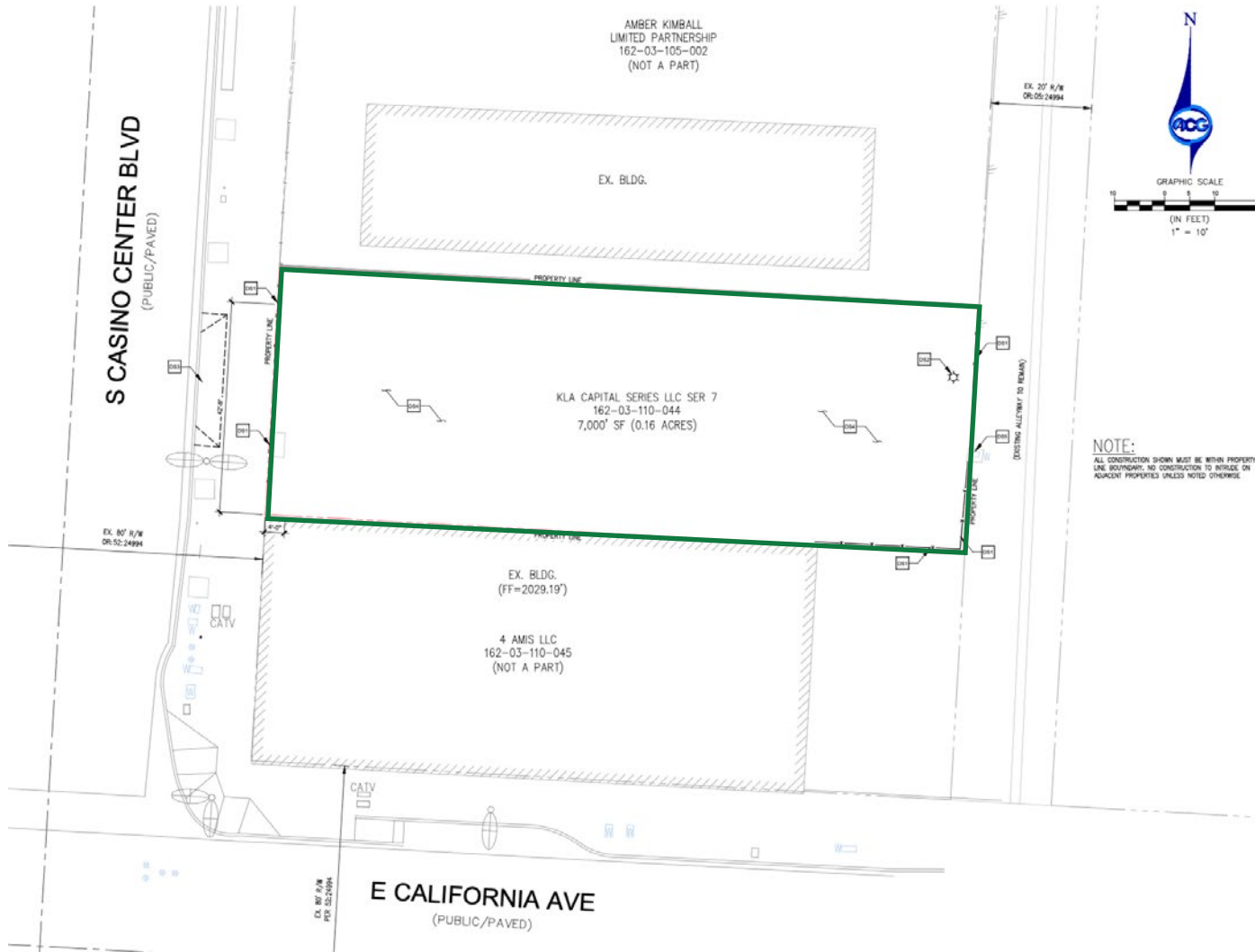
 **Arts District**
Submarket

Key Demographics (within a 3-mile radius)

 **±178,486**
Population Size

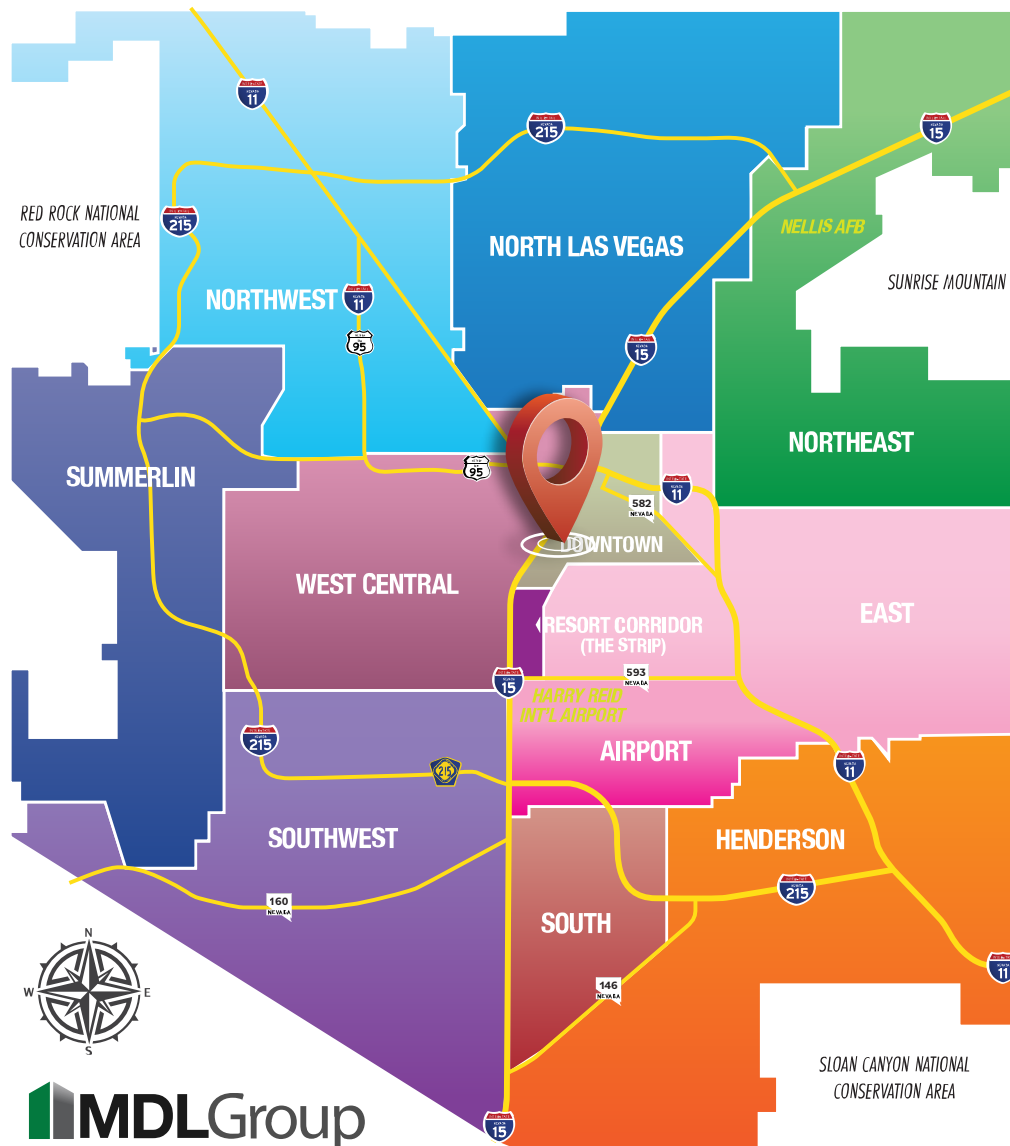
 **\$74,527**
Ave. Household Income

APN	162-03-110-044
Zoning	Limited Commercial (C-1)
Year Built	Expected Delivery, Q1 2027
Property Size	±7,000 SF
Cross Streets	Casino Center Blvd. & California Ave.
Lot Size	±0.16 AC



Listing Snapshot

-  **\$3.00 PSF NNN**
Lease Rate
-  **TBD**
Monthly CAM Charges
-  **±7,000 SF**
Available Space
-  **\$21,000**
Monthly Rent Estimate
-  **Q1 2027**
Availability



Distance to Landmarks

- US-95 FWY: ± 1.5 miles
- I-15 FWY: ± 1.0 miles
- I-215 FWY: ± 12.0 miles
- Harry Reid International Airport: ± 7.0 miles
- The Strip: ± 2.0 miles

Nearby Amenities

- Adjacent to Nevada Brew Works
- Walking distance to Soulbelly BBQ
- Near Able Baker Brewing
- Close to Main St. Provisions
- Minutes from the Fremont Street Experience
- Near Symphony Park and The Smith Center for the Performing Arts
- Walking distance to numerous galleries, restaurants, bars, and Brewery Row destinations throughout the Arts District.

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across ± 435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts



$\pm 7,892$

Land Area
(Square Miles)



2,265,461

Population
(County Data per Census)



298

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Downtown Las Vegas

Quick Facts

 **10,476**

Est. Population
(as of 2025)

 **9,480**

Pop. Density
(per square mile)

Synopsis

Downtown Las Vegas is the central business district and historic center of Las Vegas, Nevada. As the urban core of the Las Vegas Valley, it features a variety of hotel and business high-rises, cultural centers, historical buildings and government institutions, as well as residential and retail developments. Downtown is located in the center of the Las Vegas Valley and just north of the Las Vegas Strip, centered on Fremont Street, the Fremont Street Experience and Fremont East. The city defines the area as bounded by I-15 on the west, Washington Ave. on the north, Maryland Parkway on the east and Sahara Avenue on the south.

The Downtown area is comprised of the following eight districts:

- Fremont East Entertainment
- Arts
- Symphony Park
- Las Vegas Medical
- Civic & Business
- Founders
- Downtown Casino & Resort
- Market Corridor

Professional Sports

Synopsis

The Las Vegas Valley has quickly become a premier sports market, with most teams playing in the communities around the city rather than in Las Vegas itself. The **Vegas Golden Knights**, its first major league franchise, won the Stanley Cup in 2023, and the **Las Vegas Aces** have dominated the WNBA with titles in 2022, 2023, and 2025. The **Las Vegas Raiders** bring three world championships (XI, XV, and XVIII), and the **Las Vegas Athletics** add a legacy of nine.

The valley also supports a deep minor league scene: the Las Vegas Aviators (Triple-A, Athletics affiliate), the Henderson Silver Knights (AHL, Golden Knights affiliate), and Las Vegas Lights FC (USL Championship soccer). Its indoor football and box lacrosse teams (the Vegas Knight Hawks and Las Vegas Desert Dogs, respectively) share Lee's Family Forum in Henderson with the Silver Knights.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



HENDERSON
SILVER KNIGHTS™



Service you deserve. People you trust.



MEMBER PARTNER

Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

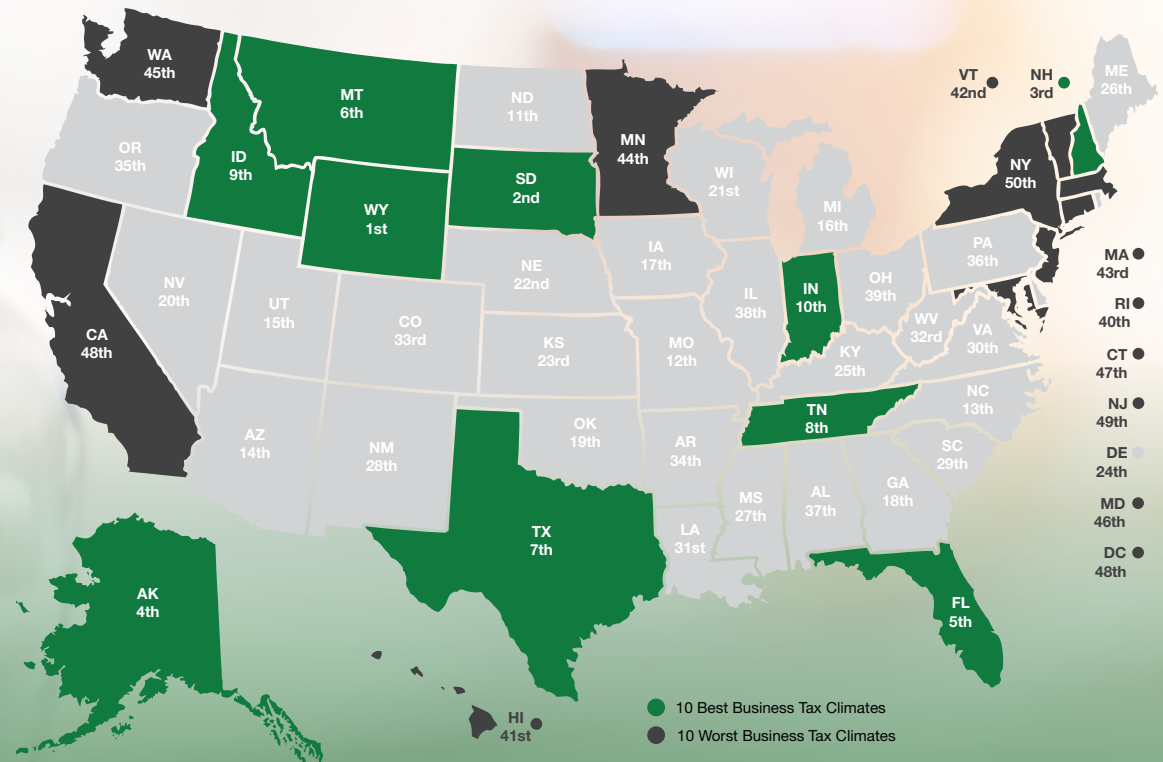
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org

2025 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



Service you deserve. People you trust.



5960 S. Jones Boulevard, Las Vegas, Nevada 89118
(702) 388-1800 MAIN • (702) 388-1010 FAX
www.mdlgroup.com

Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.

Innovation Ecosystem

- In 2016, **Las Vegas** established an **Innovation District** to spur smart-city technology infrastructure and launched the *International Innovation Center @ Vegas (IIC@V)* incubator to support development of high priority emerging technologies.
- The **Las Vegas-based Nevada Institute for Autonomous Systems** was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.
- In July 2019, **Google** broke ground on a \$600 million data center, and in October 2019 **Switch** announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to ±4.6M SF of data center space.
- The **Las Vegas Convention and Visitors Authority (LVCVA)** partnered with the **Boring Company** to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings. Notably:

- The **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.
- **Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.
- **College of Southern Nevada (CSN)** was named as a *Leader College of Distinction* by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes & reducing student achievement gaps.



Service you deserve. People you trust.



LAS VEGAS, NEVADA



SALT LAKE CITY, UTAH



WWW.MDLGROUP.COM

