

800 & 810 S. MAIN ST.

DOWNTOWN LAS VEGAS



FOR SALE

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THE OPPORTUNITY

800 & 810 S. Main St.

PRICE:

\$8,500,000

SQUARE FOOTAGE:

28,145 SF

ACREAGE:

1.02 AC

Positioned along Main Street at the convergence of Downtown Las Vegas and the Arts District, **800 and 810 S. Main Street** present a distinctive opportunity to acquire two neighboring properties **individually or as a larger combined investment** within one of Las Vegas' most active and evolving urban corridors. Surrounded by a growing mix of restaurants, entertainment, hospitality, creative businesses, employment centers, and residential development, the properties benefit from strong accessibility, proximity to I-15 and US-95, and continued public and private investment throughout Downtown.

Nearby destinations including the **City of Las Vegas Civic Plaza, Fremont Street, Symphony Park, The Smith Center, World Market Center, and the Arts District** further strengthen the location. With multiple buildings, flexible existing improvements, and a highly visible Main Street presence, the offering creates a range of possibilities for investment, **adaptive reuse, hospitality, food and beverage, entertainment, events, or other commercial concepts.**



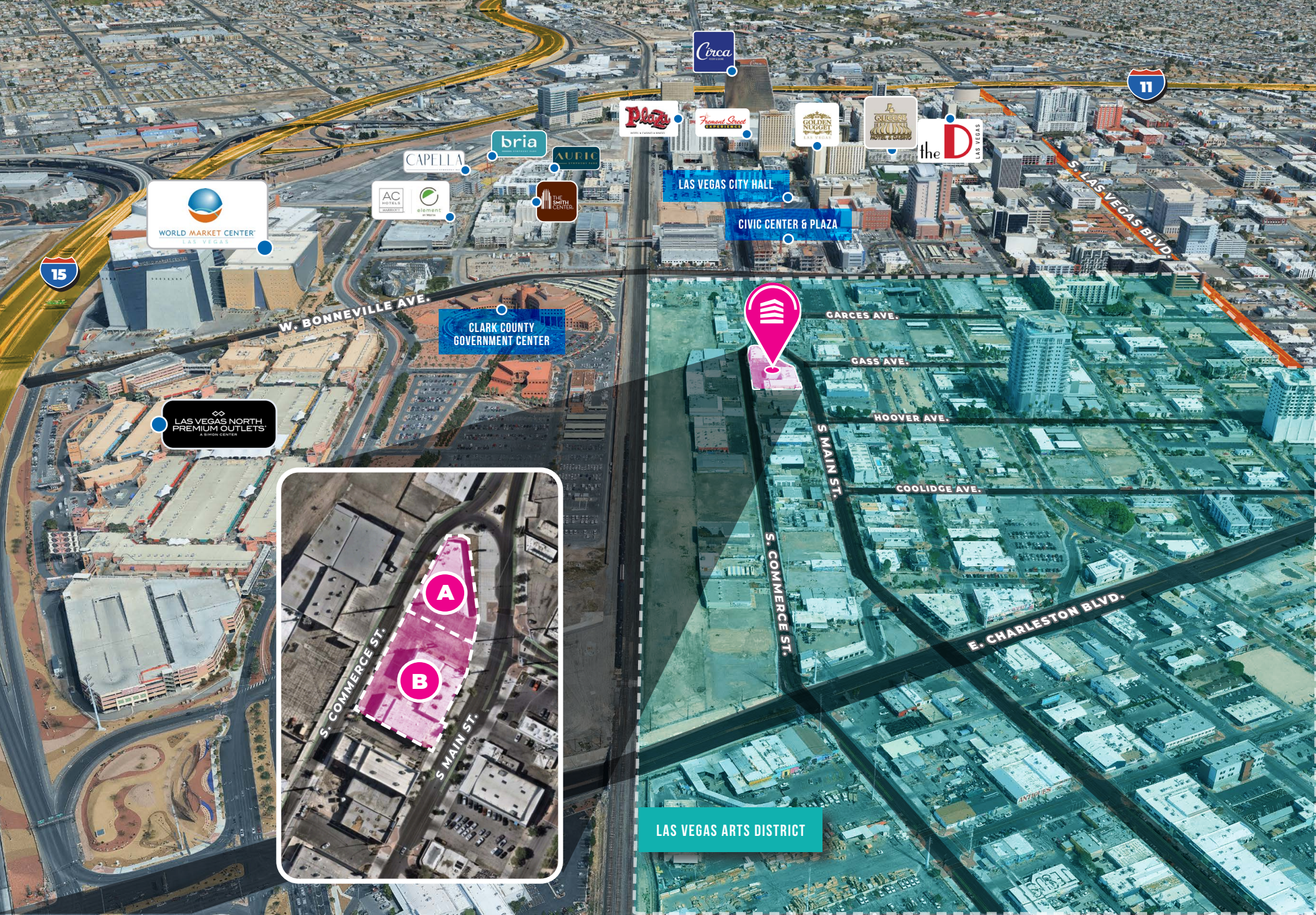
MINUTES AWAY FROM EVERYTHING

DRIVE

- 2 min - **Civic Plaza**
- 5 min - **English Hotel**
- 7 min - **First Friday**

WALK

- 3 min - **Las Vegas North Premium Outlets**
- 3 min - **World Market Center Las Vegas**
- 4 min - **Circa Resort & Casino (Fremont Street)**
- 4 min - **Fremont Street Experience**
- 4 min - **Atomic Golf**
- 5 min - **Medical District & UNLV Medical School**
- 6 min - **The Strat**
- 9 min - **Fontainebleau Las Vegas**
- 9 min - **Area 15**
- 10 min - **Resorts World Las Vegas**
- 10 min - **Fashion Show Mall**
- 11 min - **Las Vegas Convention Center**
- 11 min - **Wynn/Encore**
- 11 min - **The Sphere (opening 2023)**
- 14 min - **T-Mobile Arena (Golden Knights - 2023 Stanley Cup)**
- 19 min - **Allegiant Stadium (Las Vegas Raiders)**
- 19 min - **Harry Reid International Airport**



WORLD MARKET CENTER
LAS VEGAS

15

LAS VEGAS NORTH
PREMIUM OUTLETS
A SHOP CENTER

CAPELLA

AC
HOTELS
RESORTS
SUNRISE
HOTEL

bria

AURIC

THE
SMITH
CENTER

Flamingo

Circa

LAS VEGAS CITY HALL

CIVIC CENTER & PLAZA

Flamingo

Golden Nugget

Golden Nugget

the D

11

S. LAS VEGAS BLVD.

W. BONNEVILLE AVE.

CLARK COUNTY
GOVERNMENT CENTER



GARCES AVE.

CASS AVE.

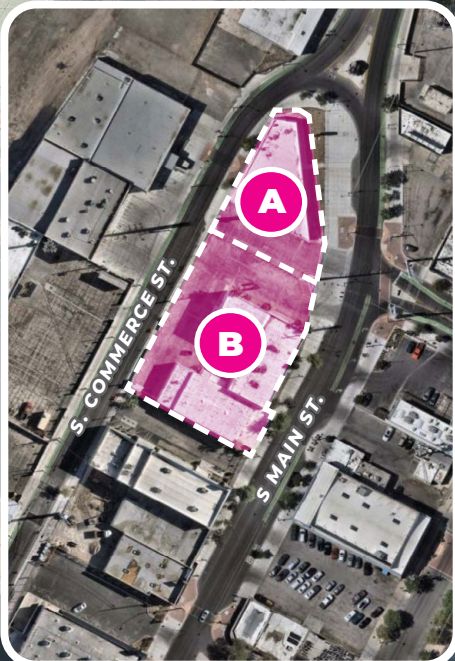
HOOVER AVE.

COOLIDGE AVE.

S. MAIN ST.

S. COMMERCE ST.

E. CHARLESTON BLVD.

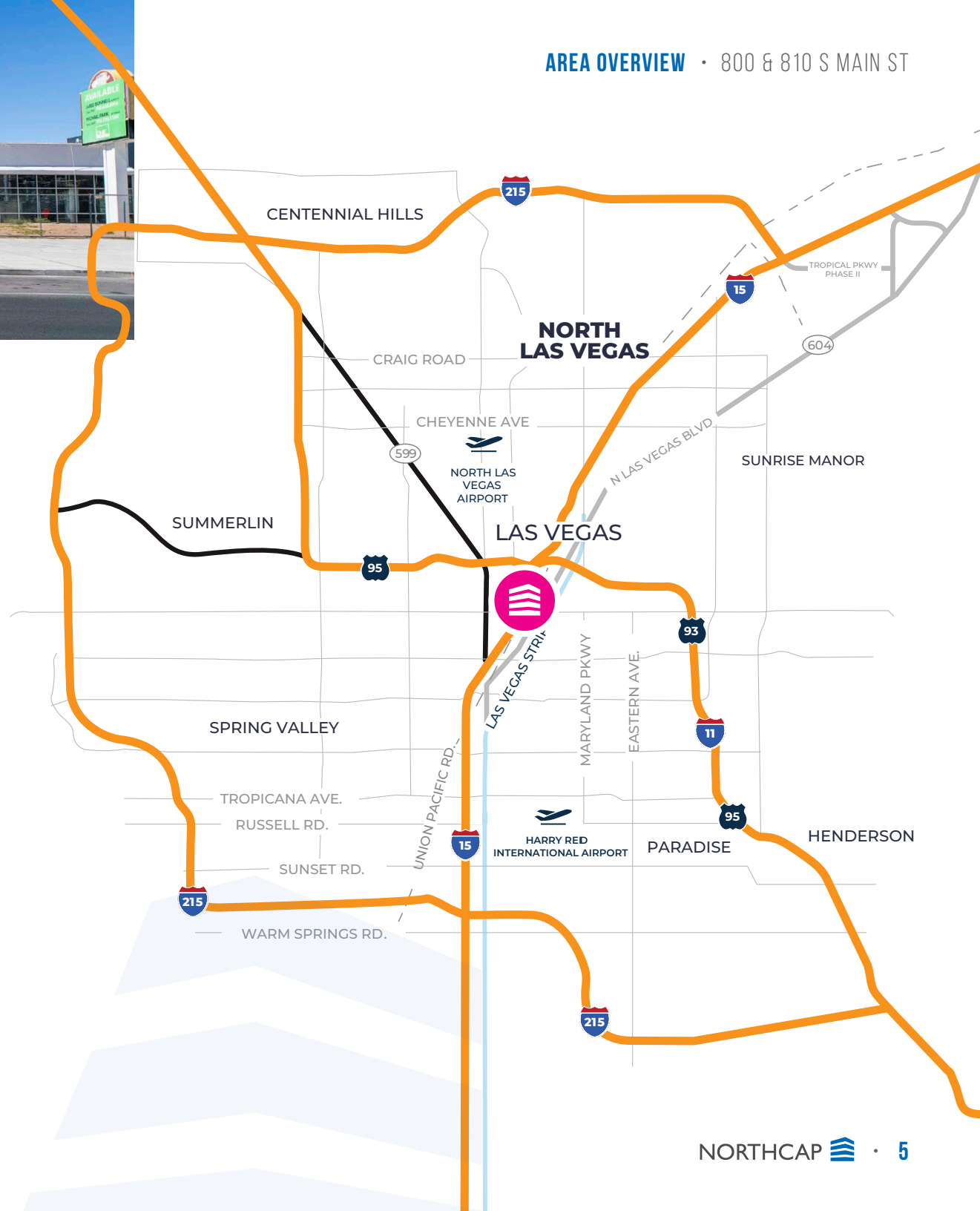


LAS VEGAS ARTS DISTRICT



HIGHLIGHTS

- Immediate access to I-15 and US-95, providing convenient connectivity throughout the Las Vegas Valley
- Street parking along Main Street and Commerce Street, with ingress and egress from both streets
- More than 12,000 employees, 6,000 hotel rooms, and 1,300 high-rise residential units within the immediate area
- 10 on-site parking spaces for added convenience and accessibility
- Fully renovated building featuring a full kitchen, expansive banquet/event space, three restrooms, and private office space
- Located within approximately 300 yards of the City of Las Vegas Civic Plaza, featuring two Class A mixed-use buildings totaling approximately 248,305 SF, a large public gathering pavilion, and office space serving hundreds of City employees



HIGHLIGHTS - 800 S MAIN ST.

PRICE:

\$3,500,000

BUILDING SF:

7,127 SF

LOT SIZE:

0.35 AC LOT

YEAR BUILT:

1988

JURISDICTION:

CITY OF LAS VEGAS

PARCEL ID:

139-34-310-005

ZONING:

C-M (Commercial Industrial)

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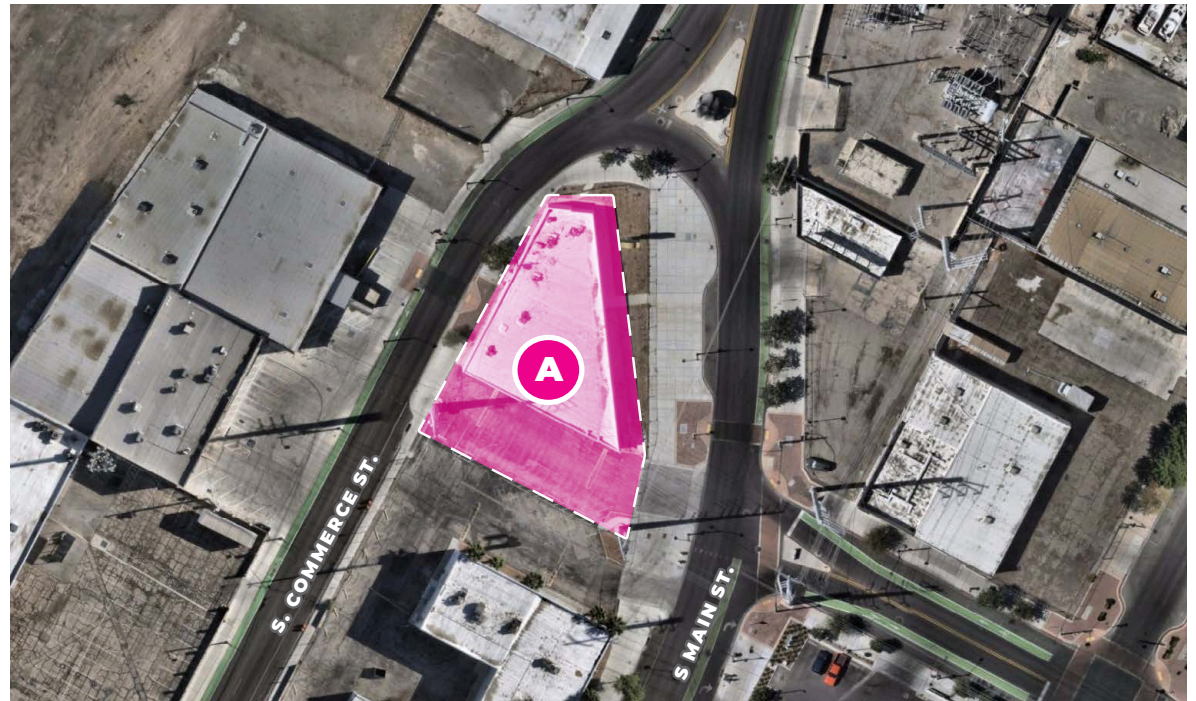


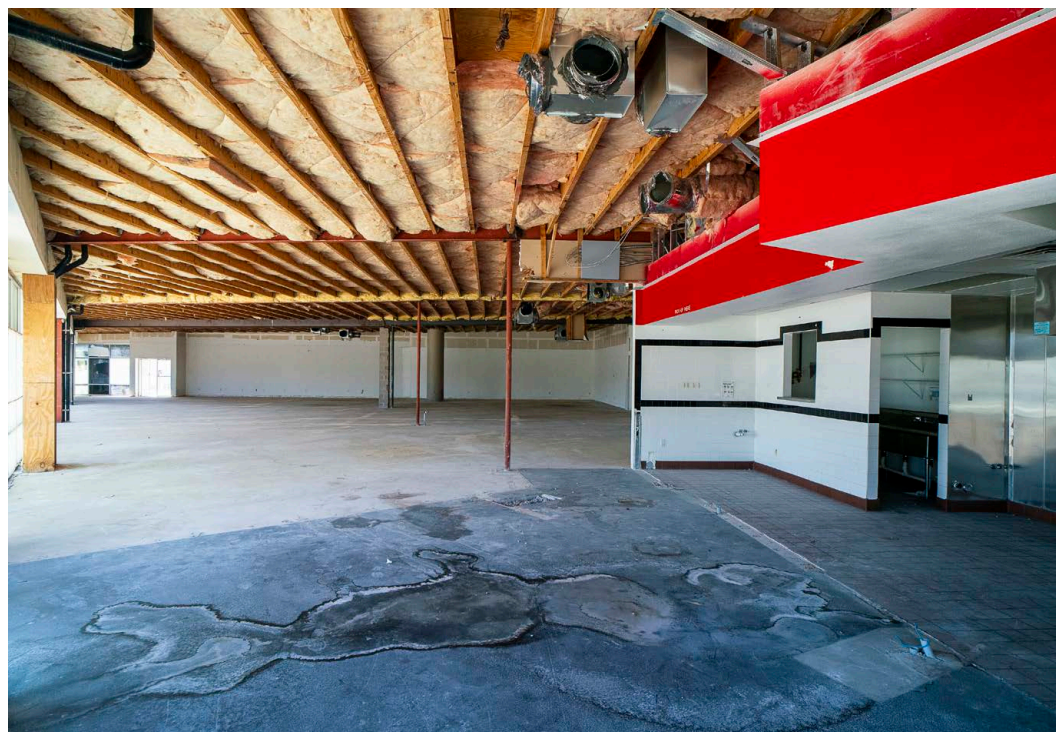
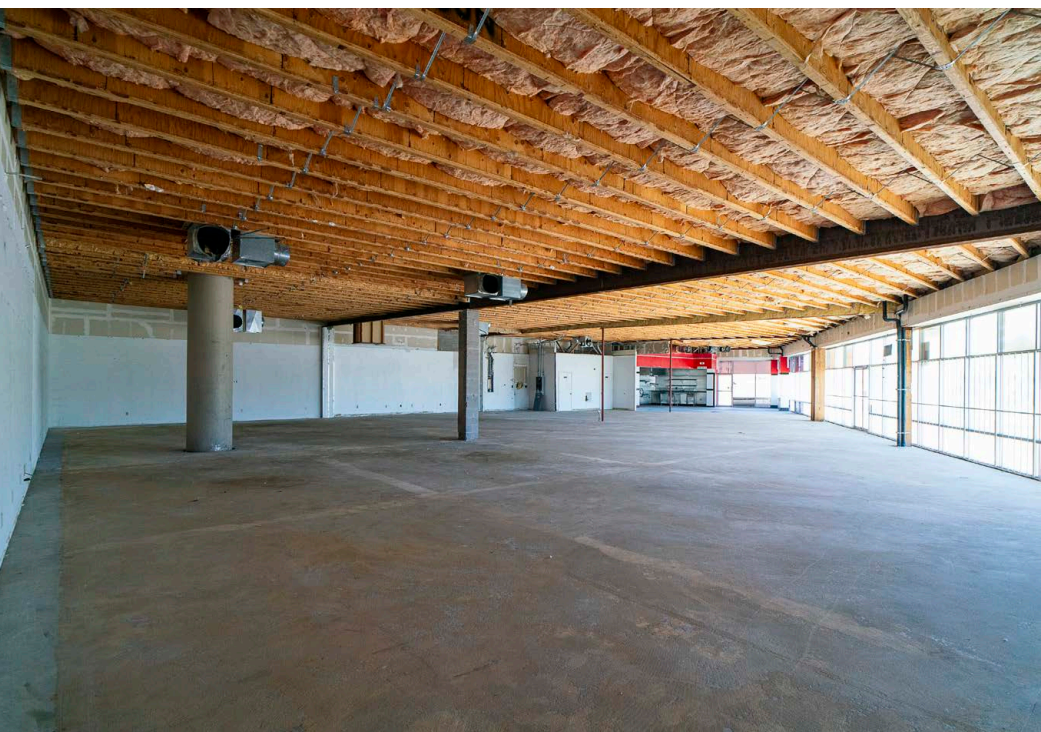
800 S MAIN ST.

Las Vegas, NV 89101

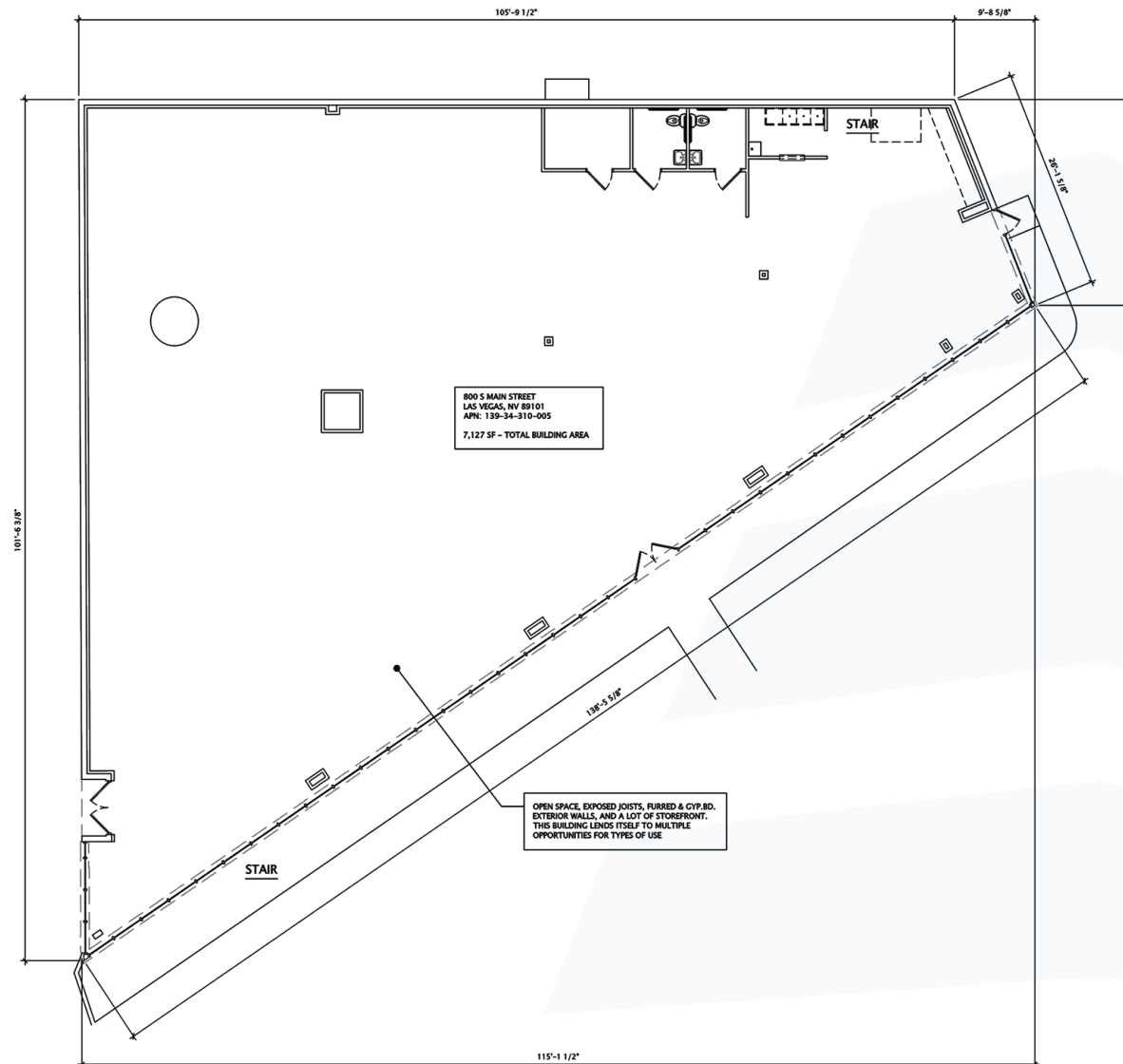
OVERVIEW

Ideally positioned in the heart of Downtown Las Vegas, the property benefits from immediate access to I-15 and US-95, street parking along Main Street and Commerce Street, on-site parking, and an approximately 2,000-square-foot patio area. Within the immediate area are more than 12,000 employees, 6,000 hotel rooms, and 1,300 high-rise residential units, providing a strong built-in base of daytime and evening activity. The property is also located within approximately 300 yards of the newly developed City of Las Vegas Civic Plaza, a major mixed-use civic campus featuring two Class A buildings, public gathering and event space, offices for hundreds of City employees, and planned restaurant, retail, gallery, and institutional uses. Further enhancing its long-term connectivity, the property sits along The Boring Company's approved Vegas Loop alignment, with potential suitability for a future station.





FLOOR PLAN - 800 S MAIN ST.



HIGHLIGHTS - 810 S MAIN ST.

PRICE::

\$5,000,000

BUILDING SF::

21,018 SF

LOT SIZE:

0.67 AC

YEAR BUILT:

1952

JURISDICTION:

CITY OF LAS VEGAS

PARCEL ID:

139-34-310-005

ZONING:

C-M (Commercial Industrial)

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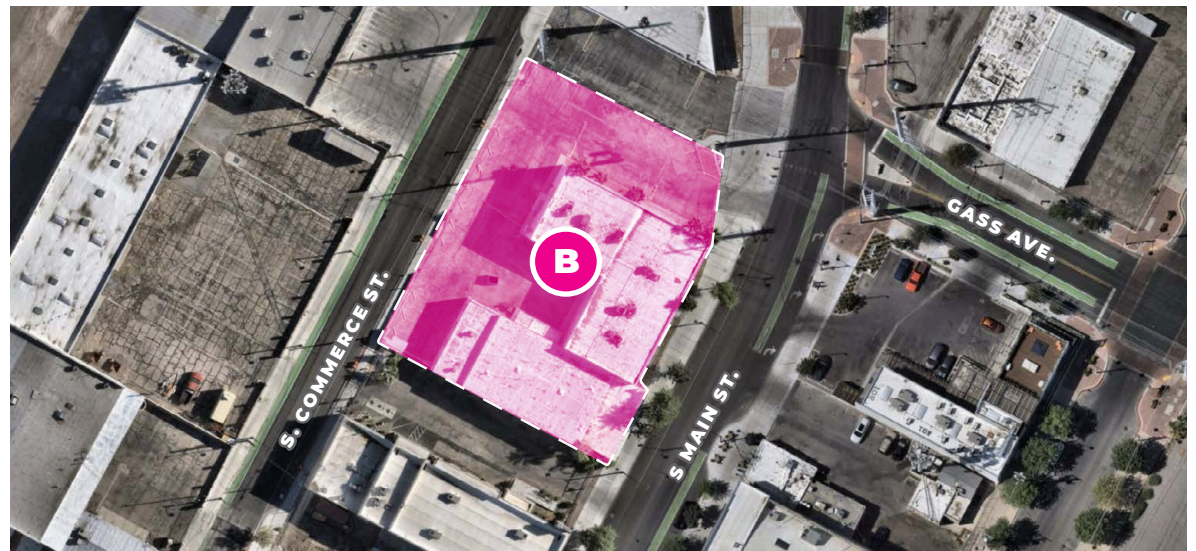
810 S MAIN ST.

Las Vegas, NV 89101

OVERVIEW

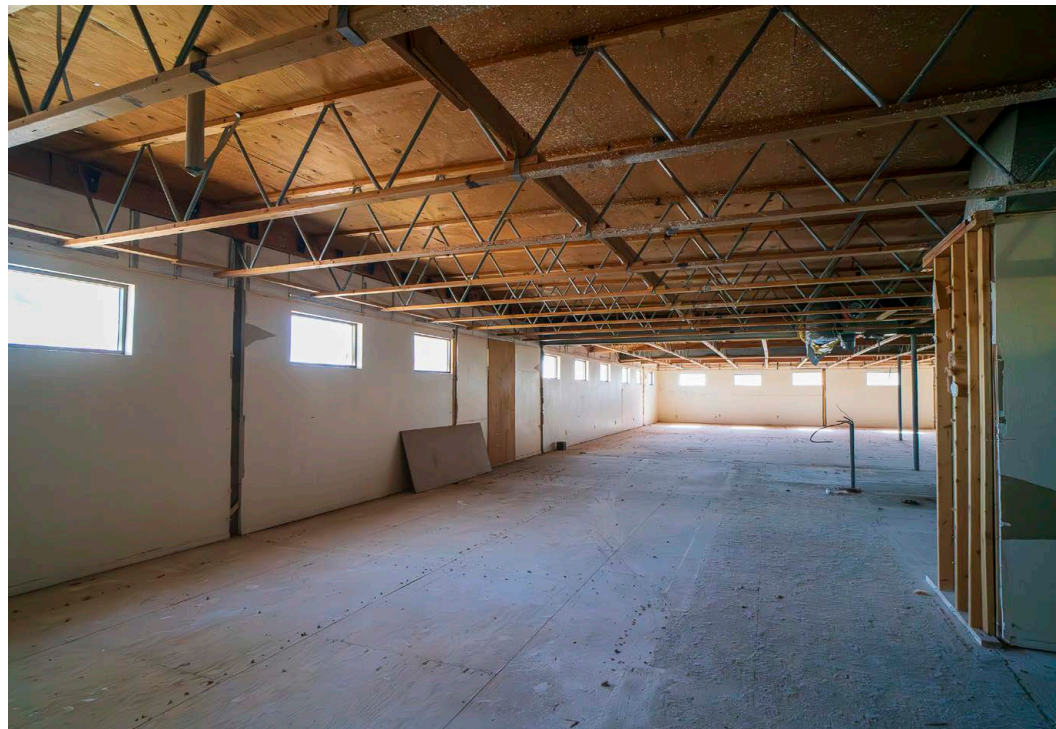
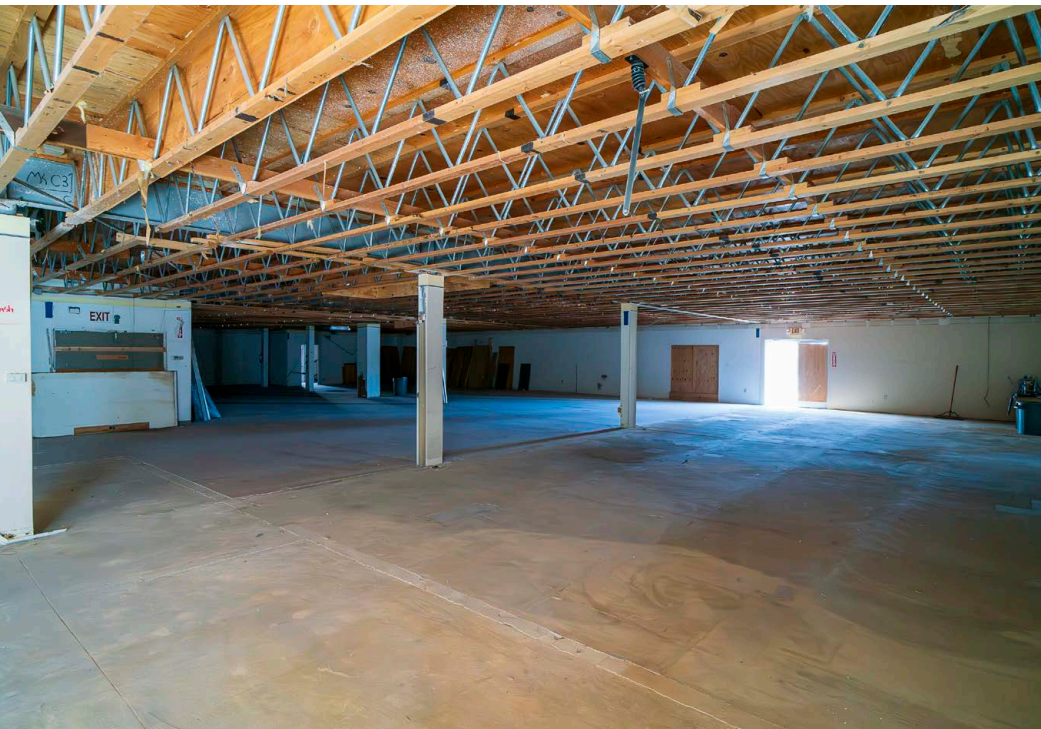
810 S. Main Street occupies a prime position at the gateway between the Las Vegas Arts District and Downtown Las Vegas, placing the property within easy walking or riding distance of some of the city's most active cultural, entertainment, dining, and business destinations. Interstate 15 is approximately one mile west via Charleston Boulevard, providing convenient valley-wide connectivity while the property remains surrounded by major Downtown anchors including the Fremont Street Experience, Symphony Park, the UNLV Medical District, Downtown Business District, World Market Center, Clark County Government Center, The Smith Center, and Las Vegas North Premium Outlets.

The surrounding Arts District has emerged as one of the Valley's most sought-after destinations for independent restaurants, bars, retailers, galleries, and creative businesses, offering an authentic and highly walkable urban environment. Nearby establishments such as Vesta Coffee Roasters, Makers & Finders, REBAR, Velvetten Rabbit, Esther's Kitchen, Buffalo Exchange, Jammyland, and numerous other local concepts contribute to the neighborhood's distinctive character and continued momentum. This growth is further supported by the City of Las Vegas' significant investment in Downtown redevelopment, including major infrastructure and streetscape improvements along Las Vegas Boulevard designed to enhance pedestrian connectivity, expand sidewalks, accommodate outdoor dining, introduce additional landscaping and shade, and create a more cohesive urban experience. Together, the property's accessibility, surrounding amenities, and location at the convergence of Downtown and the Arts District position 810 S. Main Street within one of Las Vegas' most dynamic and evolving urban neighborhoods.

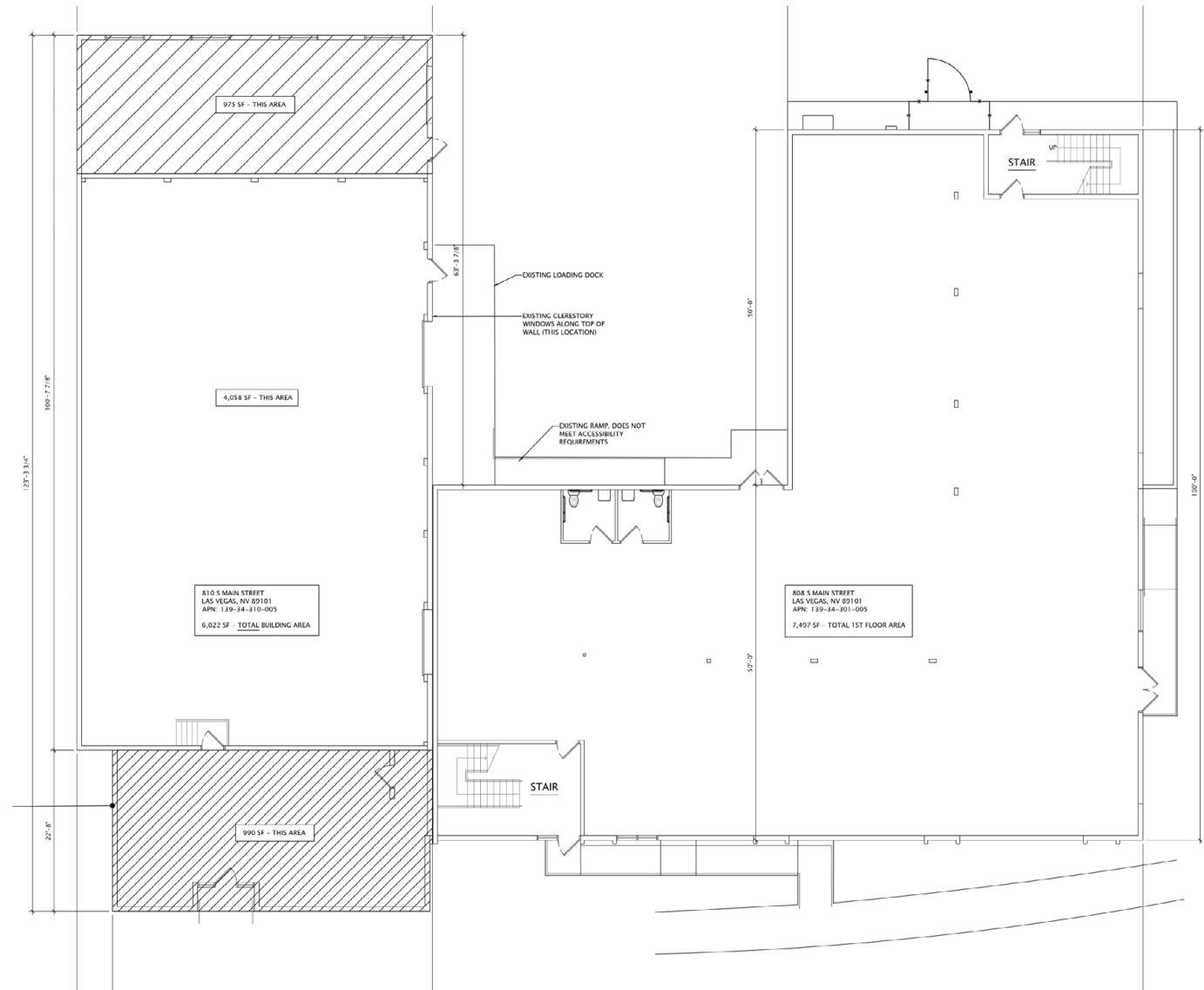




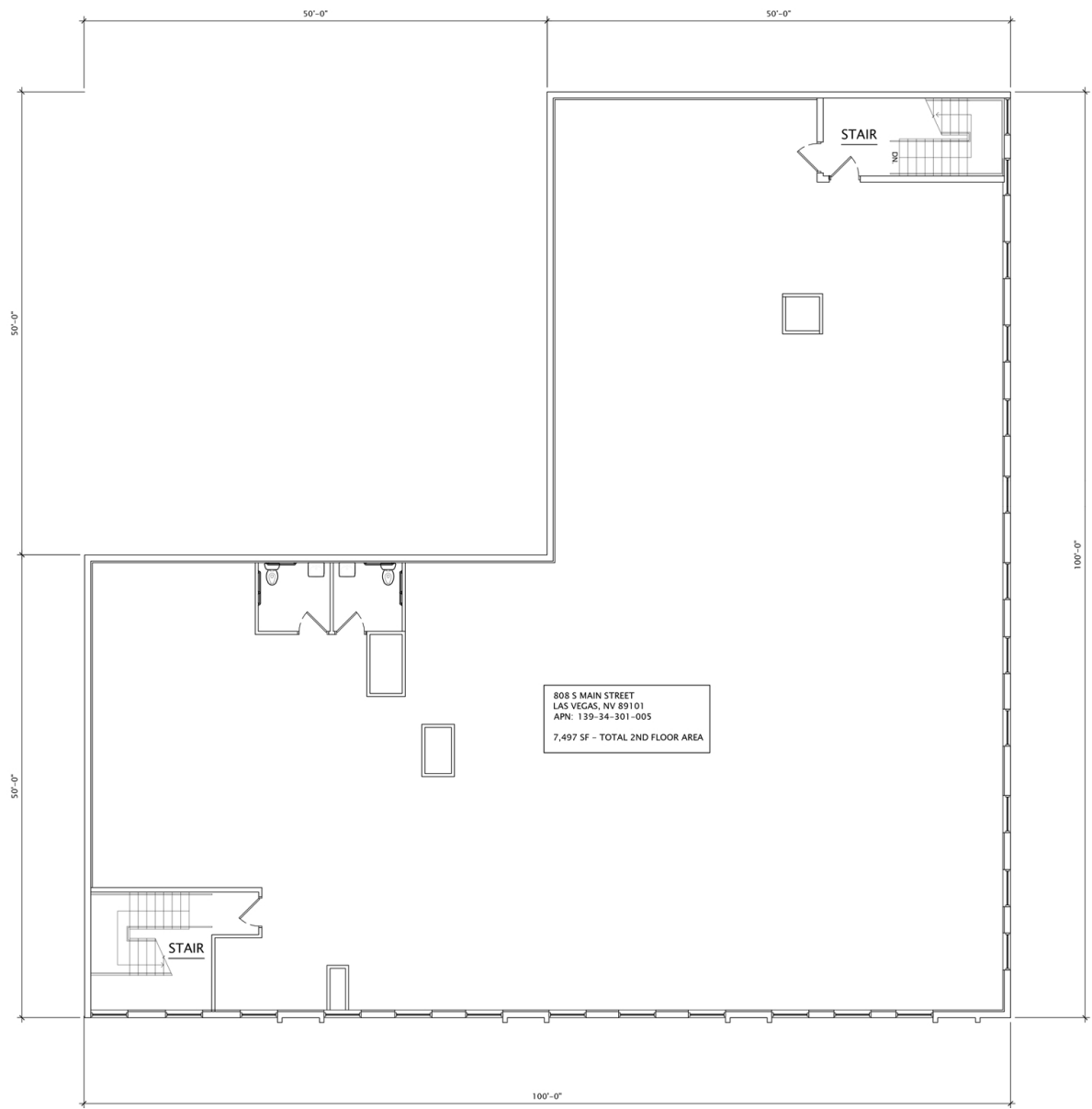
PHOTOS • 800 & 810 S MAIN ST



FLOOR PLAN - 810 S MAIN ST.



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