

2700

S. LAS VEGAS BLVD.

RARE LEASING OPPORTUNITY ON THE LAS VEGAS STRIP

+/- 255' OF LAS VEGAS STRIP FRONTAGE



LOGIC

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Property Overview

LOGIC Commercial Real Estate is pleased to present a rare opportunity to lease space on the Las Vegas Strip. The vacancy is within the Sky Las Vegas, a 400-unit high-rise condo project located directly across the street from the under-construction Fountainbleau Las Vegas. At 3,000 plus rooms, it is the largest hotel, as measured by room count, now under construction in the U.S.

The property offers +/- 255 feet of unobstructed linear frontage to Las Vegas Blvd., providing unparalleled signage opportunities and high-impact visibility to the +/- 45 million tourists who visit the city annually. The property is located within a mile of the 4.6 million square foot Las Vegas Convention Center and sees a daily traffic count of over 49,500 cars per day.

The following well-known hotels and casinos conveniently surround the property:

- Resorts World Las Vegas: +/- 3,500 rooms
- The Fountainbleau Las Vegas: +/- 3,700 rooms
- The Hilton Grand Vacations: +/- 1,228 rooms
- Circus Circus: +/- 3,767 rooms
- The Strat Hotel & Casino: +/- 2,427 rooms
- The Sahara Las Vegas: +/- 1,613 rooms
- Wynn/Encore Las Vegas: +/- 4,750 rooms





Listing Snapshot



\$3.50 - \$4.50 PSF NNN
Lease Rate



+/- 29,210 SF
Available Square Footage



+/- 140 Spaces
Dedicated Parking



World Class
Signage Opportunities

Property Highlights

- One of the only retail lease opportunities available with frontage on Las Vegas Blvd.!
- +/- 29,210 SF available for lease
 - Second Floor: +/- 17,370 SF
 - Third Floor: +/- 11,840 SF
- Two entrances directly from the Las Vegas Strip!
 - Elevator and stairs available!
- Less than 1-mile from the +/- 4.6MM square foot Las Vegas Convention Center
- Directly across the street from the Fountainbleau Las Vegas opening in December 2023
- Excellent traffic counts exceeding 49,500 cars per day
 - Las Vegas Blvd: +/- 49,500 CPD
 - I-15 Freeway: +/- 151,000 CPD

Las Vegas Strip Highlights

\$8.2^B

2022 Las Vegas Strip's
Gaming Revenue

38.8^{MM}

2022 Number of
Visitors to Las Vegas

4.9^{MM}

2022 Number of
Convention Visitors

89.3%

2022 Las Vegas'
Weekend Occupancy

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

Close Up Aerial

■ Subject
 ■ Land
 ■ Venues
 ■ Retail
 ■ Hotels / Casinos
 ■ Golf Courses



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Floor Plan | 2nd Floor

■ Available □ Common Area

- Grey shell condition
- Balcony overlooking the Las Vegas Strip



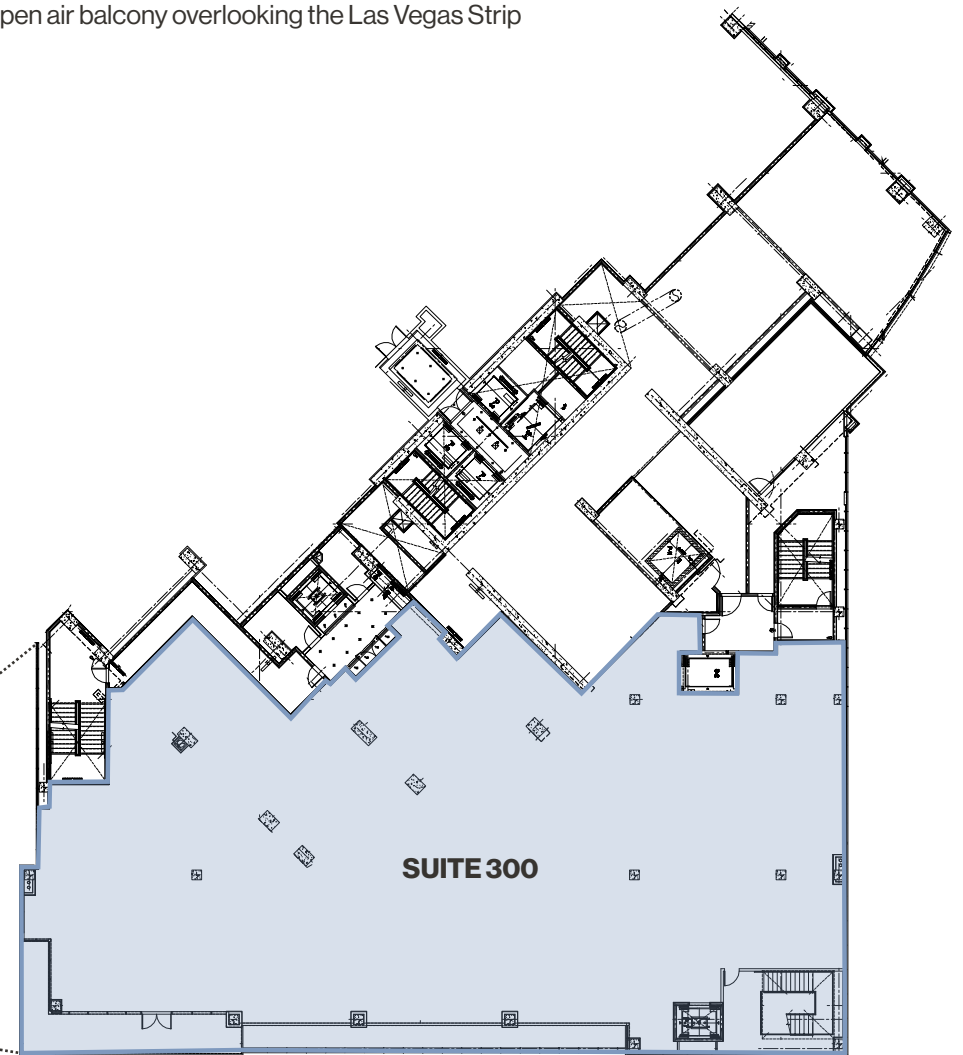
Suite	Square Feet	Description
200	+/- 14,444 SF	Divisible
205	+/- 2,926 SF	Office



Floor Plan | 3rd Floor

■ Available □ Common Area

- Grey shell condition
- Open air balcony overlooking the Las Vegas Strip



Suite	Square Feet	Description
300	+/- 11,840 SF	Divisible

Photos



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Las Vegas Strip By the Numbers



Clark County, Nevada

Clark County is the largest county in Nevada by population with jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey. Clark is the nation's 14th-largest county and provides extensive regional services to more than 2.3 million citizens and more than 38.8 million visitors a year (2022). Included are the nation's 8th-busiest airport, air quality compliance, social services and the state's largest public hospital, University Medical Center.

Nevada has no shortage of compelling landscapes, and Clark County is no different. Mt. Charleston and skiing are just 45 minutes away, and Red Rock National Conservation area beckons on the western fringe of the Las Vegas Valley. Lake Mead National Recreation Area, located 30 miles southeast of Las Vegas, caters to boaters, swimmers, fishermen, hikers, wildlife photographers and roadside sightseers. Meanwhile, gambling is offered in the destinations of Mesquite, Primm and Laughlin, located on the sun-drenched Colorado River.

Source: www.clarkcountynv.gov / Wikipedia

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Travel Breakdown	Revenue Breakdown	Occupancy Breakdown
3.18^{MM} 2022 Southern Nevada population	\$12.8^B 2022 Clark County's gaming revenue	+/- 90% 2022 Las Vegas' weekend occupancy
53% 2022 percentage of visitors are Millennials and Gen Xers	\$8.2^B 2022 Las Vegas Strip's gaming revenue	81.6% 2022 Las Vegas' Strip occupancy
50.6% 2022 percentage of visitors are traveling by plane	\$966^{MM} 2022 Boulder Strip's gaming revenue	79.2% 2022 Las Vegas' city-wide occupancy
2.5^{MM} 2022 number of international travelers to Las Vegas	\$880^{MM} 2022 Downtown's gaming revenue	74.7% 2022 Las Vegas' midweek occupancy
31.3% 2022 percentage of visitors are from California	\$761 2022 average visitor's gambling budget per trip	67.3% 2022 Las Vegas' Downtown occupancy
9.3% 2022 percentage of convention attending visitors	38.8^{MM} 2022 number of visitors to Las Vegas	63.4% 2022 U.S. national average hotel occupancy
	4.9^{MM} 2022 number of convention visitors	

Source: Las Vegas Convention and Visitors Authority, Research Center



The Explosion of Sports in Vegas

Las Vegas has become much more than just the sports betting capital – it's now a professional sports team hub. The 2017 inaugural season for the **Vegas Golden Knights of the NHL** was the region's first major pro team, followed shortly by the **Las Vegas Aces of the WNBA** in 2018. As of 2020, the Oakland Raiders moved to Las Vegas and began playing as the **Las Vegas Raiders**. In 2023, the **Formula 1 Las Vegas Grand Prix** will take place on the Las Vegas Strip for the first time. Las Vegas is also home to the **Las Vegas Aviators of Minor League Baseball** affiliated with the **Oakland Athletics** as well as the **Las Vegas Lights FC**, an expansion team for the United States Soccer League.



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Nevada Tax Advantages

Nevada is the most business-friendly state in the West, offering a very low-regulation environment and a variety of incentives to help qualifying companies make the decision to do business in the state. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

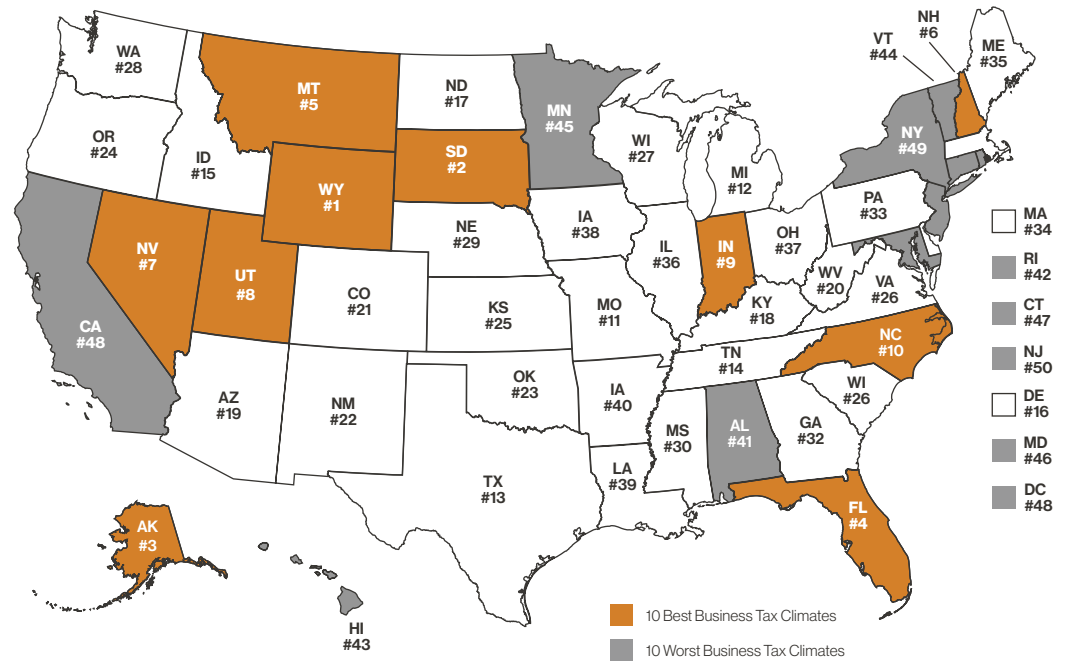
Nevada ranks as the 7th best state in the Tax Foundation's 2023 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes; individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

In comparison, the Tax Foundation's Tax Climate Index rankings for our neighboring states are significant: California ranks 48th, Arizona 19th, Idaho 15th, Oregon 24th, and Utah 8th.

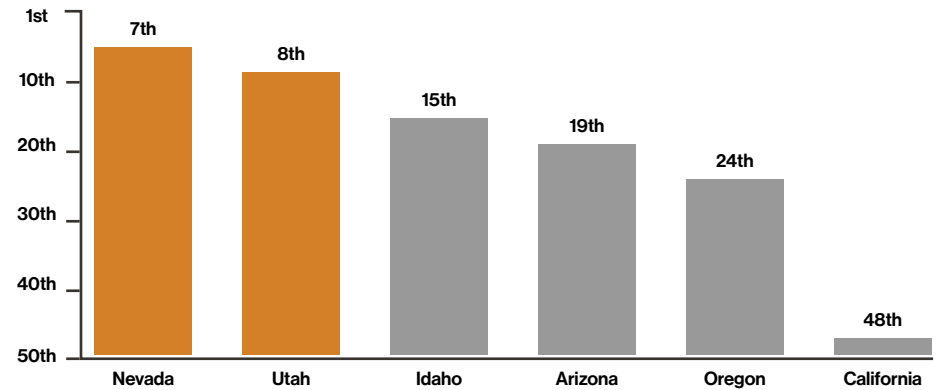
What Businesses Are NOT Paying For



2023 State Business Tax Climate Index



Tax Climate Index Ranking By State



Source: www.taxfoundation.org



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