

The background is a dark, artistic collage of various Asian food dishes. On the left, a chef's hands are seen pouring a dark sauce over a bowl of food. In the center, several bowls of different Asian dishes are arranged, including what appears to be a bowl with a soft-boiled egg and another with noodles. On the right, a chef in a black apron is focused on preparing a drink or dessert in a clear cup. The overall aesthetic is clean and professional, highlighting the diversity of Asian cuisine.

S T I X SM
A S I A

Las Vegas' First and Only Premier Asian Food Hall

Explore.

Discover.

Dine.

CBRE

Discover Asian Cultures Through Food

After incredible success in Waikiki, STIX ASIA is bringing its expertise to UnCommons, a 35-acre mixed-use community in Southwest Las Vegas.

STIX ASIA is the epicenter for cultural exchange through its food and education. Each guest leaves with a love for newly found Asian cuisine and a more profound knowledge of its cultural roots. Taste buds will tingle as guests explore cuisine from various countries, each offering a peek at its rich culture and history, ultimately expanding horizons.

Key Highlights

Location

UnCommons: I-215 & Durango Dr
6840 Helen Toland St., Las Vegas, NV 89113

18,000 SF

Fully Built Food Hall

12

Restaurant Dining Stalls

345,000+

Residents Within 5 Miles

1,175+

Projected Guests Per Day



The Neighborhood

LAS Vegas

30,000

Office Employees
Within 2 Miles

unCOMMONS

350K SF Office
66K SF Retail & Dining
352 Modern Apartments

215

240,000
Cars Per Day

STIX
ASIA

DURANGO
CASINO & RESORT

800 Luxury Hotel Rooms

DURANGO
58,000
Cars Per Day

365,000

Residents Within 5 Miles
(25% Identify Asian
Demographic)

Your Customer is Already at Your Doorstep

UnCommons is home to global leaders
such as:

Morgan Stanley

WELLS
FARGO

DRAFT
KINGS

EY

Deloitte.

LAS VEGAS A'S

Retail standouts include:

Urth Caffè

SUNLIFE
Organics

drybar®

RARE
society

SALT & STRAW

BLUE BOTTLE
COFFEE

This mix ensures high-quality daily traffic from a
*professional, affluent and
experience-seeking audience*



The Market

359,000 +

Residents within 5 miles

25%

of those residents identify as Asian demographic

40,000

Office employees within 5 miles

10,000 +

Daily visitors to Durango Resort

2,000 +

New luxury apartments on site



Advantages of opening with STIX ASIA



Minimal Startup Cost, Keep Your Capital

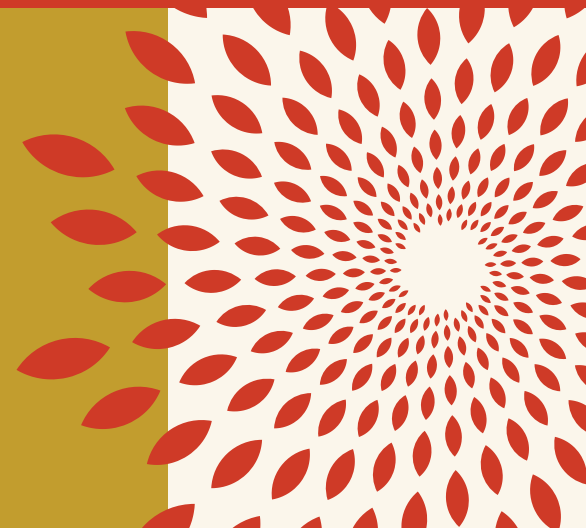
- Traditional build-out: \$500K-\$1.2M.
- STIX build-out: minimum build-out (customization only).
- Preserve your capital for marketing, staffing, and growth.

Open in Months, Not Years

- Fully built-out common areas with shared dry storage and walk-in cooler/freezer
- Turnkey spaces ready to operate, with select units offering built-out kitchens
- 12 co-tenants driving daily traffic and synergy
- 1,175+ projected daily guests
- Central bar with active liquor license
- Built-in evening and nightlife activation
- Shared marketing and brand amplification at scale
- 600 on-site residents plus 2,000 nearby office employees
- Direct adjacency to a four-story parking garage

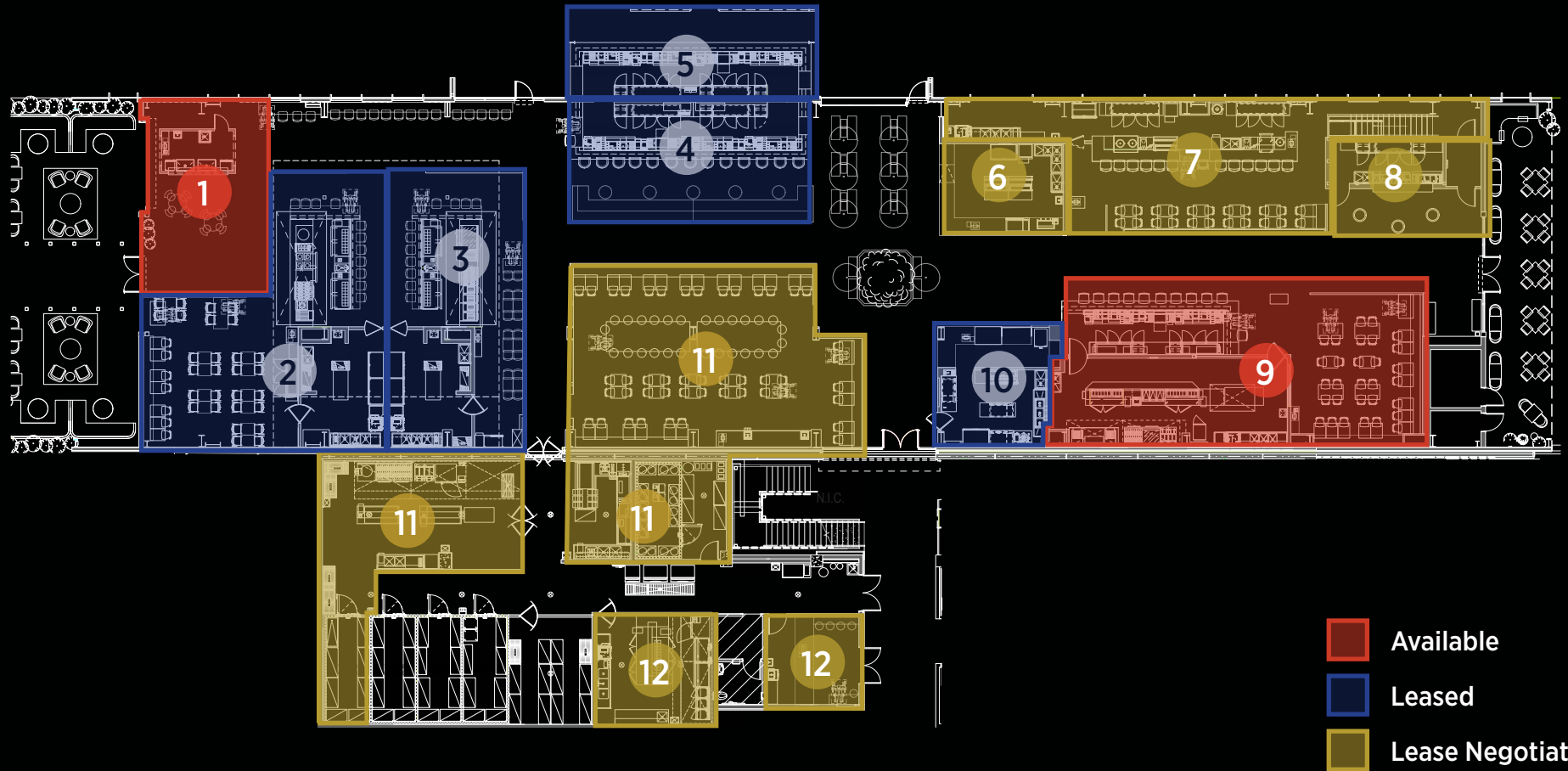
Community Benefits

- 12 restaurants leads to united marketing power: bigger budget and greater exposure.
- Skip the hassle of liquor licensing. Take advantage of STIX ASIA's overarching license.
- Projected hall traffic: 1,175+ guests/day — your rent is covered many times over.





Available Spaces



- Available
- Leased
- Lease Negotiations

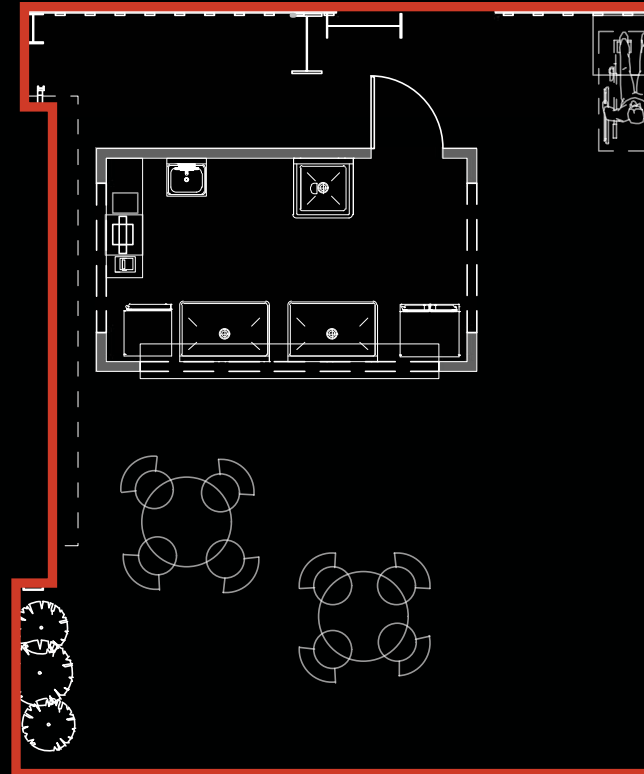
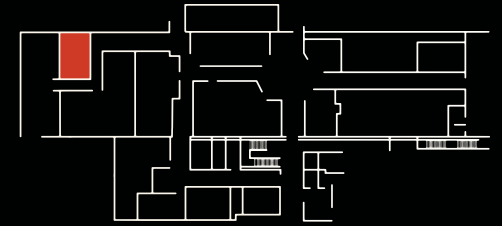
Floor Plan Key

#	SQ. FT.	DESCRIPTION
1	400	Walk-up cafe trailer
2	1,444	Show kitchen with dedicated seating
3	1,091	Show kitchen with dedicated seating
4	851	Central bar space with lounge seating
5	588	Exterior bar counter
6	326	Cafe area

#	SQ. FT.	DESCRIPTION
7	1,194	Sushi counter & dedicated seating
8	504	Walk-up cafe space
9	1,747	Full kitchen with dedicated seating
10	354	Retail / expo area
11	2,149	Full kitchen with dedicated seating
12	614	Retail area plus full kitchen

* Actual tenant space sizes may change without notice

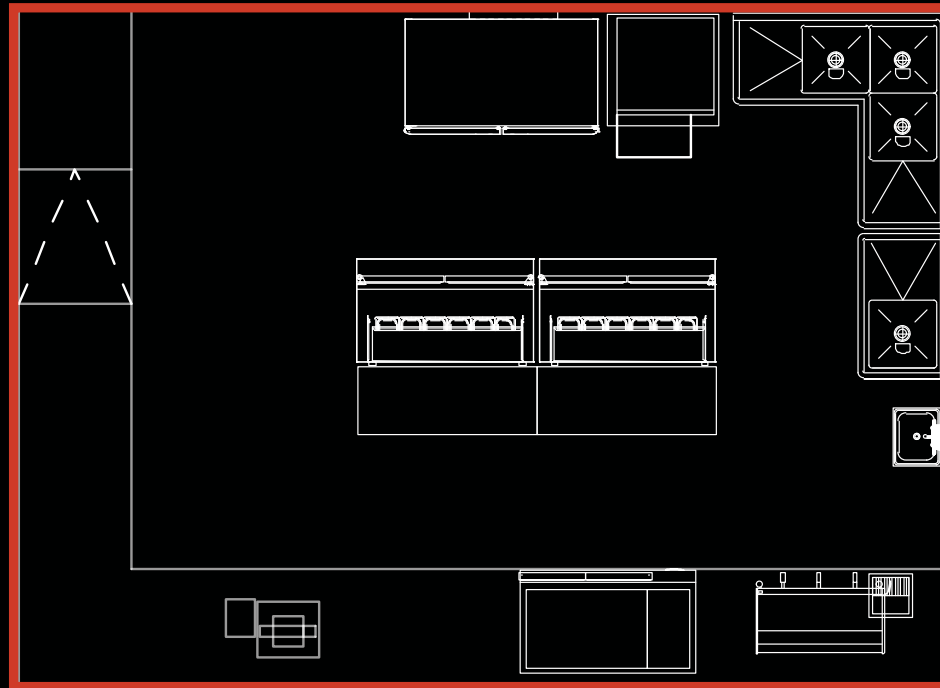
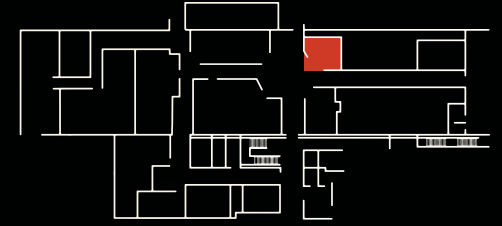
Available Spaces | SPACE 1



400 SF

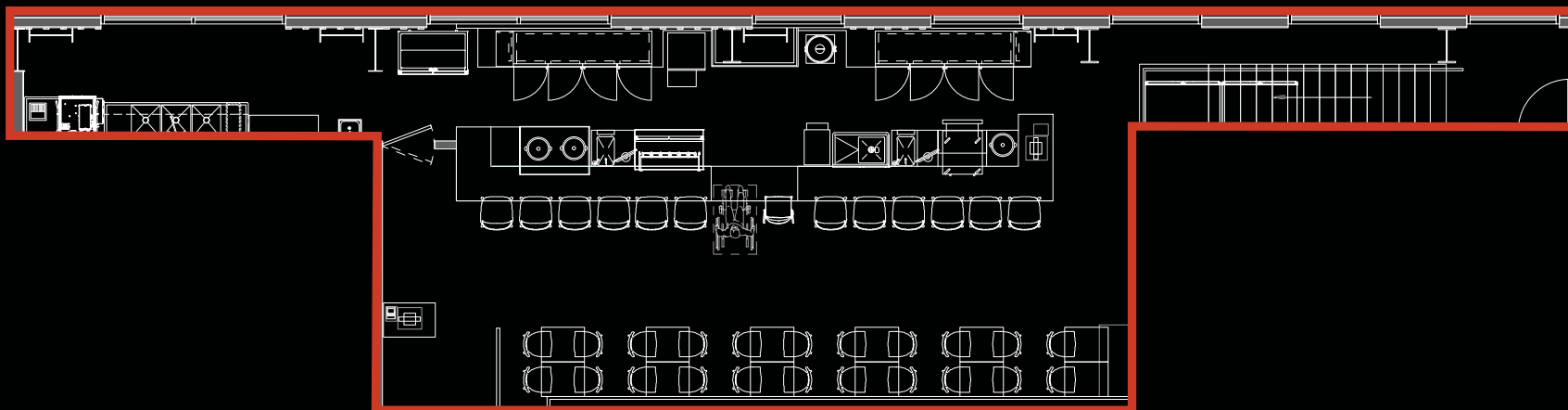
Walk-up cafe trailer

Available Spaces | SPACE 6



326 SF
Cafe area

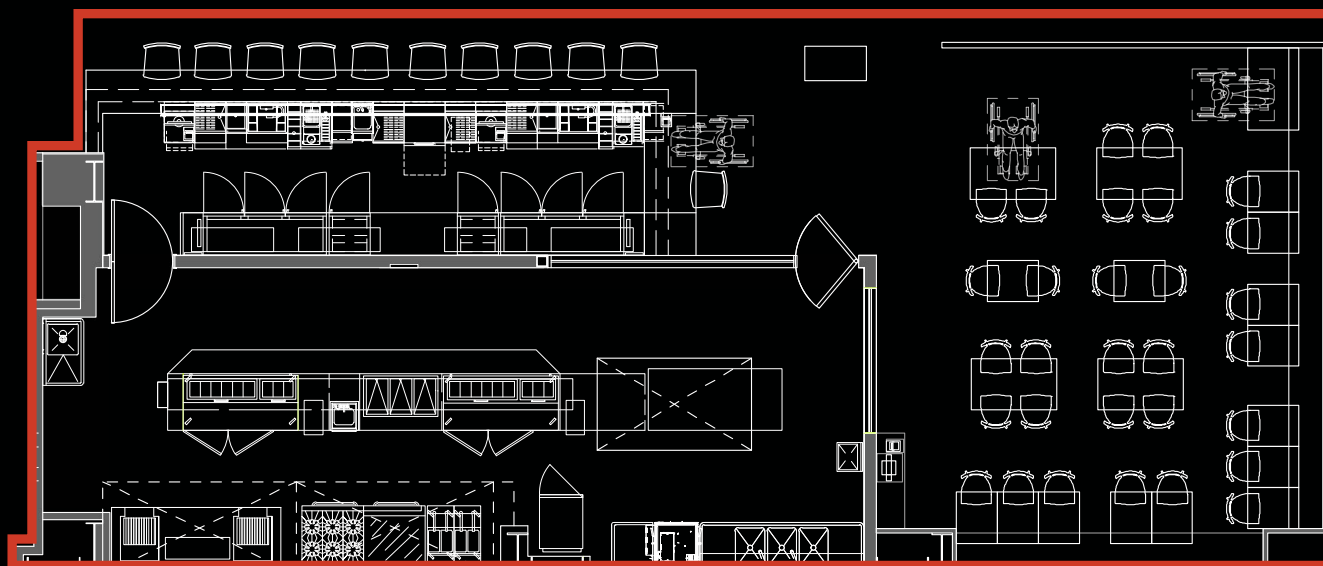
Available Spaces | SPACE 7



1,194 SF

Sushi counter and dedicated seating

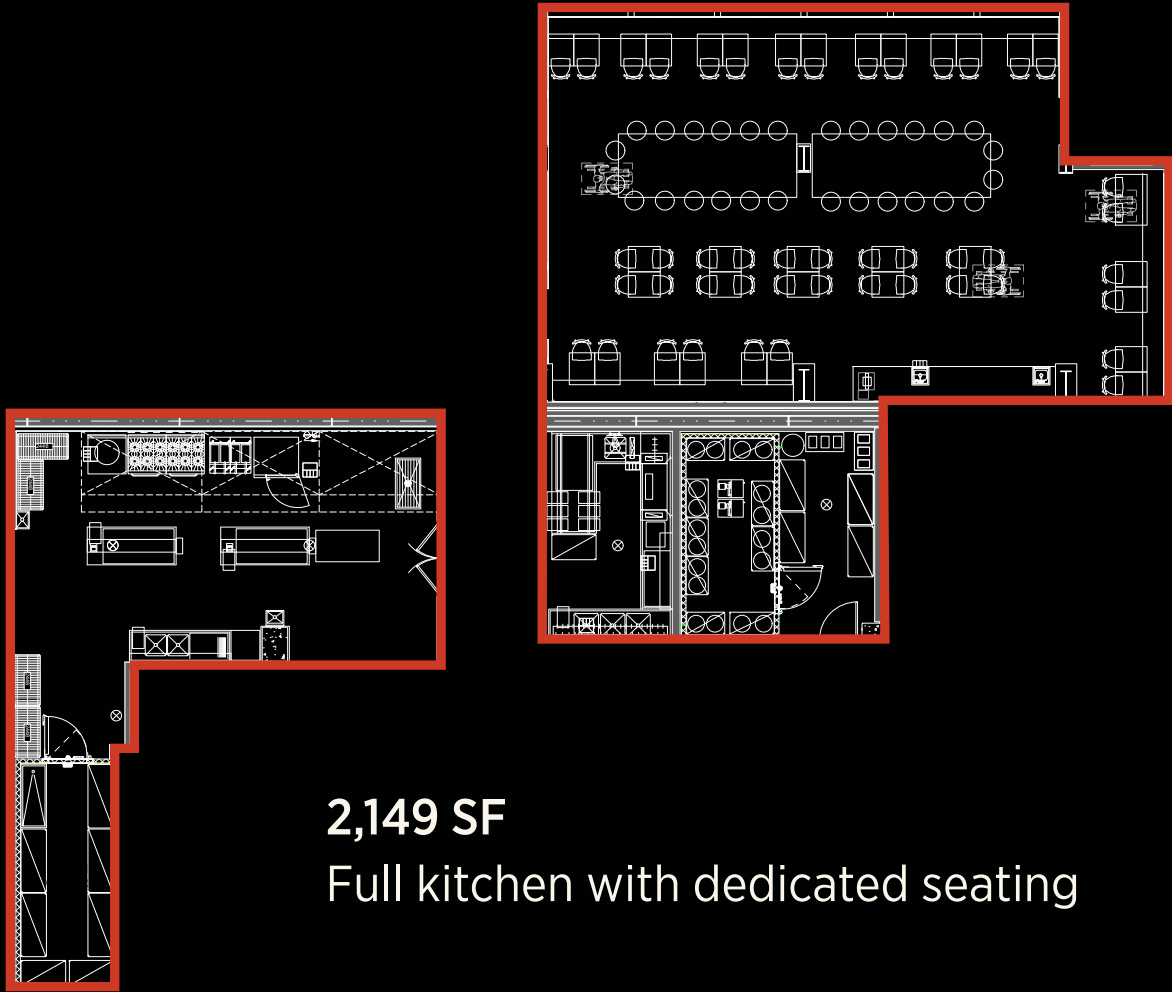
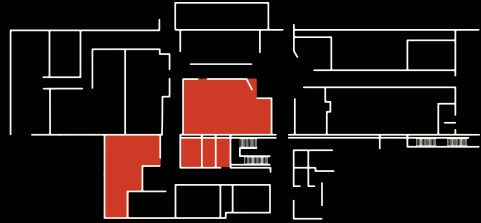
Available Spaces | SPACE 9



1,747 SF

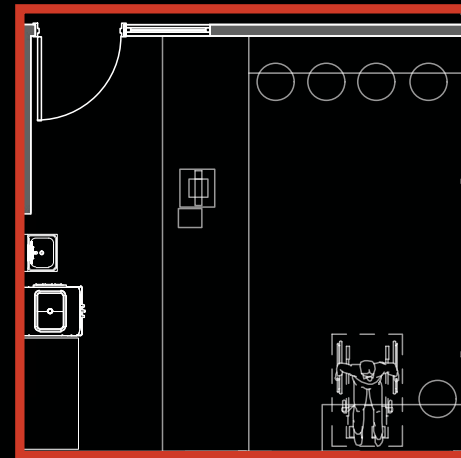
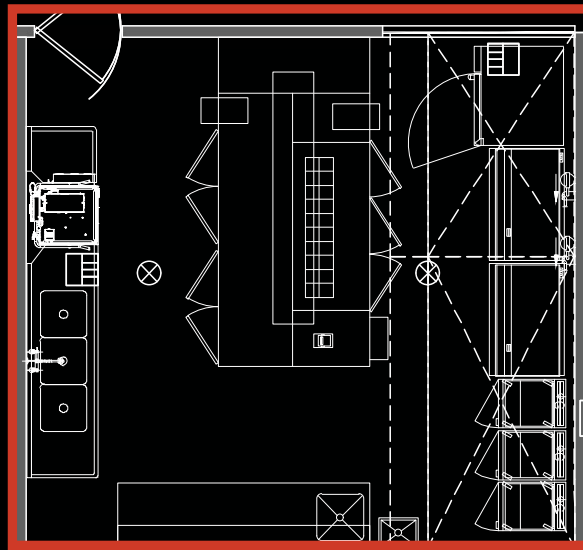
Full kitchen with dedicated seating

Available Spaces | SPACE 11



2,149 SF
Full kitchen with dedicated seating

Available Spaces | SPACE 12



614 SF

Retail area plus full kitchen



Parking Structure Entrance to Food Hall

Images are artist renderings and are for illustrative purposes only. Actual design, materials and layout may vary.



STIXSM

ASIA

DAN HUBBARD

Senior Vice President

t. +1 702 369 4833

c. +1 702 561 5721

dan.hubbard@cbre.com

LIC #S.13713

FERNANDO MARTINEZ-REDING

Senior Associate

t. +1 702 369 4834

c. +1 920 268 6152

fernando.martinezreding@cbre.com

LIC #S.200151

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.