

THE ARTS FACTORY

107 E CHARLESTON BLVD, LAS VEGAS, NV 89104



FOR SALE

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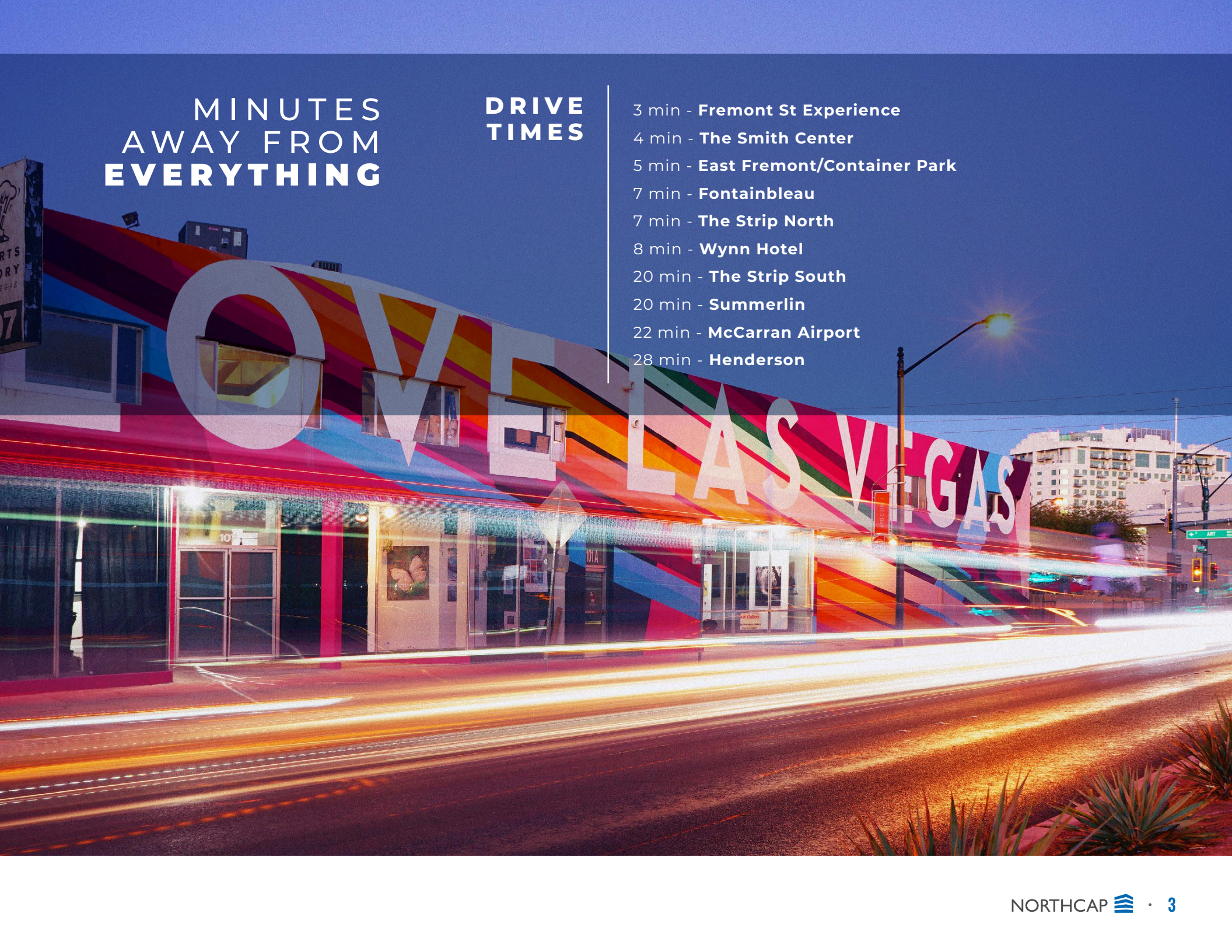
NORTHCAP 
COMMERCIAL

THE OPPORTUNITY

At the center of one of Downtown Las Vegas' most distinctive neighborhoods, **The Arts Factory at 107 E. Charleston Boulevard** offers the opportunity to acquire a well-established creative property with a unique identity and longstanding presence in the **Las Vegas Arts District**. The mixed-use asset brings together galleries, studios, boutiques, offices, restaurants, and creative businesses within an environment shaped by art, culture, commerce, and community.

Consistently 100% occupied, the property is positioned on a **signalized corner with approximately 300 feet of frontage along Charleston Boulevard**, surrounded by a growing concentration of new apartment communities and centered within the renowned **First Friday** activity. A diverse tenant mix, including an **F&B tenant with substantial outdoor patio space**, further enhances the property's appeal and creates a compelling ownership opportunity within one of Las Vegas' most recognizable and evolving urban districts.





MINUTES
AWAY FROM
EVERYTHING

**DRIVE
TIMES**

- 3 min - **Fremont St Experience**
- 4 min - **The Smith Center**
- 5 min - **East Fremont/Container Park**
- 7 min - **Fontainebleau**
- 7 min - **The Strip North**
- 8 min - **Wynn Hotel**
- 20 min - **The Strip South**
- 20 min - **Summerlin**
- 22 min - **McCarran Airport**
- 28 min - **Henderson**

HIGHLIGHTS

ASKING PRICE:

\$9,485,000

PRICE PER SF:

\$350 PSF

BUILDING SF:

27,096 SF

LOT SIZE:

0.74 AC

YEAR BUILT / RENOVATION:

1947/2015

PARCEL ID:

139-33-801-021

ZONING:

C-2 (General Commercial)

PARKING:

19 SPOTS (Onsite Paid)

NOI:

\$455,000

THE OPPORTUNITY • 107 E. CHARLESTON BLVD.

107 E CHARLESTON BLVD

Las Vegas, NV 89104

OVERVIEW

Located at 107 E. Charleston Boulevard, The Arts Factory is one of the most recognizable creative destinations in the heart of the Las Vegas Arts District. The historic property brings together art, culture, dining, commerce, and community within a distinctive mixed-use creative environment.

Home to an eclectic collection of galleries, studios, boutiques, professional offices, restaurants, and creative businesses, The Arts Factory has established itself as a longstanding destination within one of Downtown Las Vegas' most dynamic neighborhoods. Its prominent location along Charleston Boulevard provides excellent visibility and access while placing the property at the center of the Arts District's continued growth and activity.

The property features a variety of uniquely configured spaces with architectural character, abundant natural light, and an atmosphere distinctly different from traditional office or retail environments. Skylights and creative interior elements contribute to the building's one-of-a-kind identity, while its diverse mix of uses supports an active and engaging environment throughout the property.

The Arts Factory also benefits from its strong connection to the surrounding neighborhood and the renowned First Friday arts and cultural event, which brings significant pedestrian activity and visitors to the Arts District each month. Restaurants, breweries, coffee shops, entertainment venues, galleries, and locally owned businesses continue to strengthen the area as a destination for both residents and visitors.

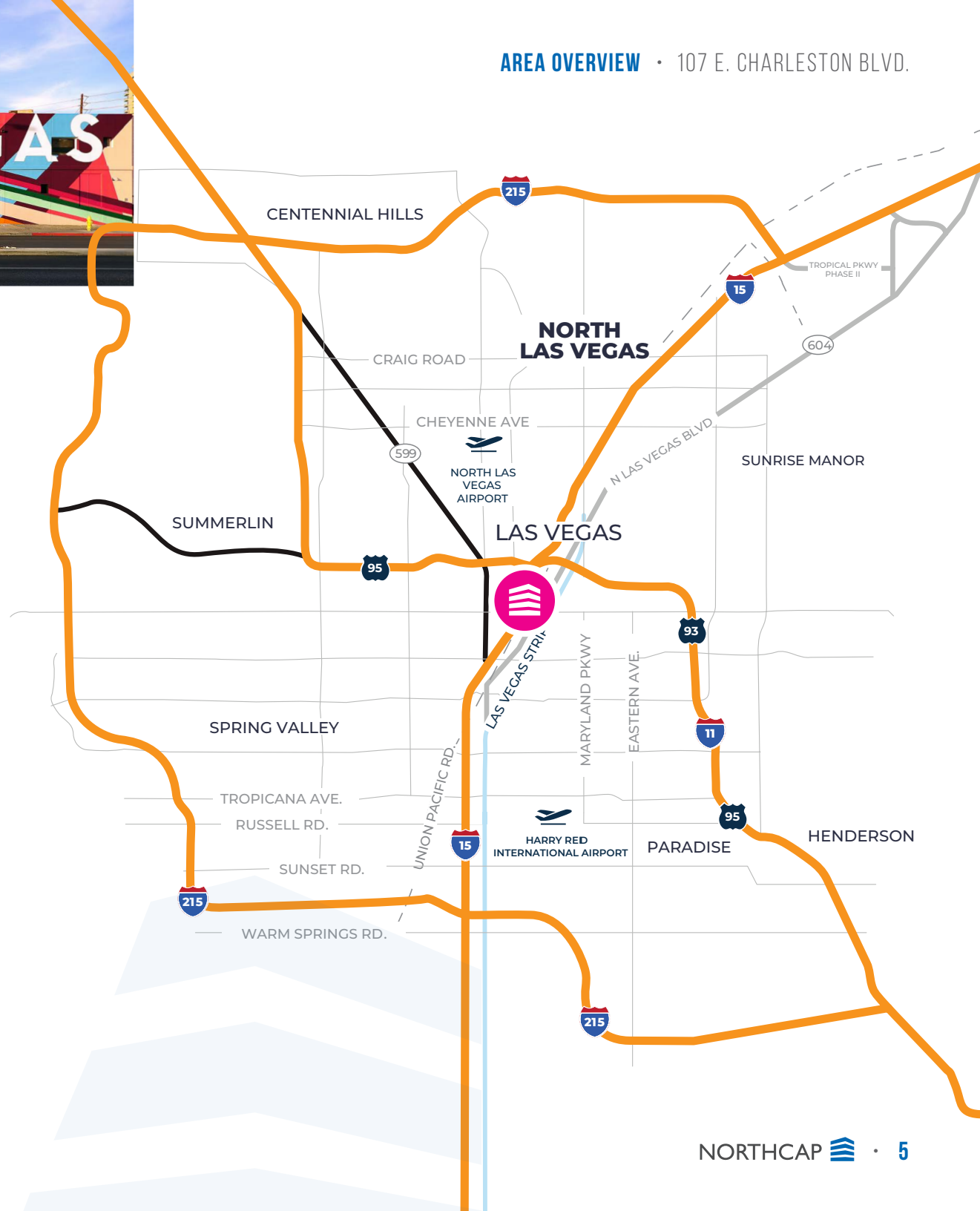
Offering a rare opportunity to acquire an established creative property within the Las Vegas Arts District, The Arts Factory combines historic character, strong visibility, diverse tenancy, and a highly recognizable identity in one of the city's most distinctive urban neighborhoods.

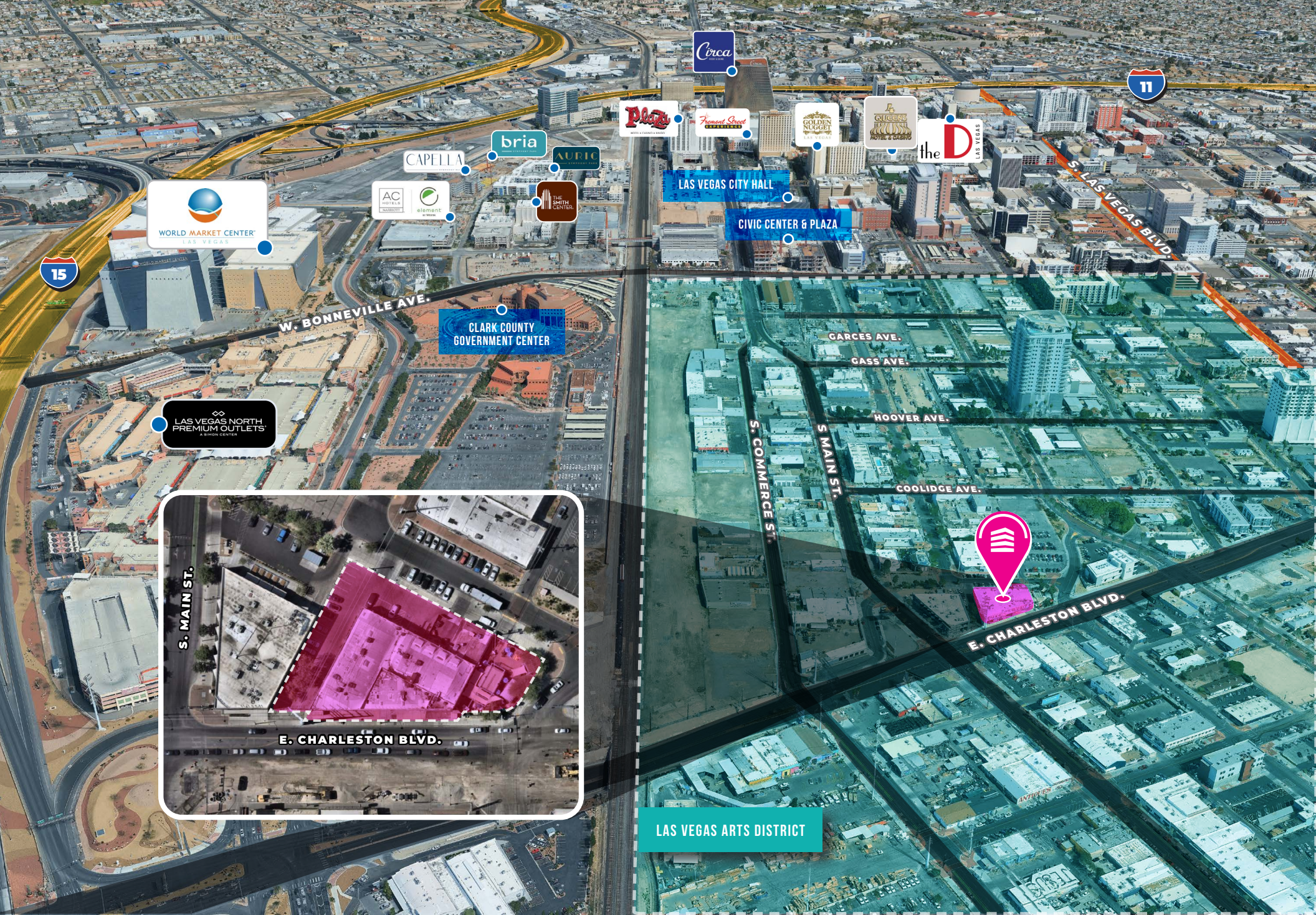




HIGHLIGHTS

- ≡ *Prominent location in the heart of the Las Vegas Arts District*
- ≡ *Established mix of retail, office, gallery, studio, and restaurant uses*
- ≡ *Distinctive historic character and one-of-a-kind architecture*
- ≡ *Strong visibility along E. Charleston Boulevard*
- ≡ *Signalized intersection*
- ≡ *Skylights and abundant natural light*
- ≡ *Property management on site*
- ≡ *Restaurant use within the property*
- ≡ *Strong pedestrian activity and neighborhood exposure*
- ≡ *Located within the First Friday arts and cultural district*
- ≡ *Surrounded by restaurants, breweries, coffee shops, galleries, entertainment, and locally owned businesses*
- ≡ *Convenient connectivity to Downtown Las Vegas, Fremont Street, Symphony Park, and I-15*
- ≡ *Positioned within one of Las Vegas' most established and recognizable creative communities*





ARTS DISTRICT BUSINESSES MAP

DOWNTOWN LAS VEGAS

Provided by NORTHCAP
July 2026

FOOD & BEVERAGE

LIFESTYLE

SHOP

CITY MANAGED PARKING

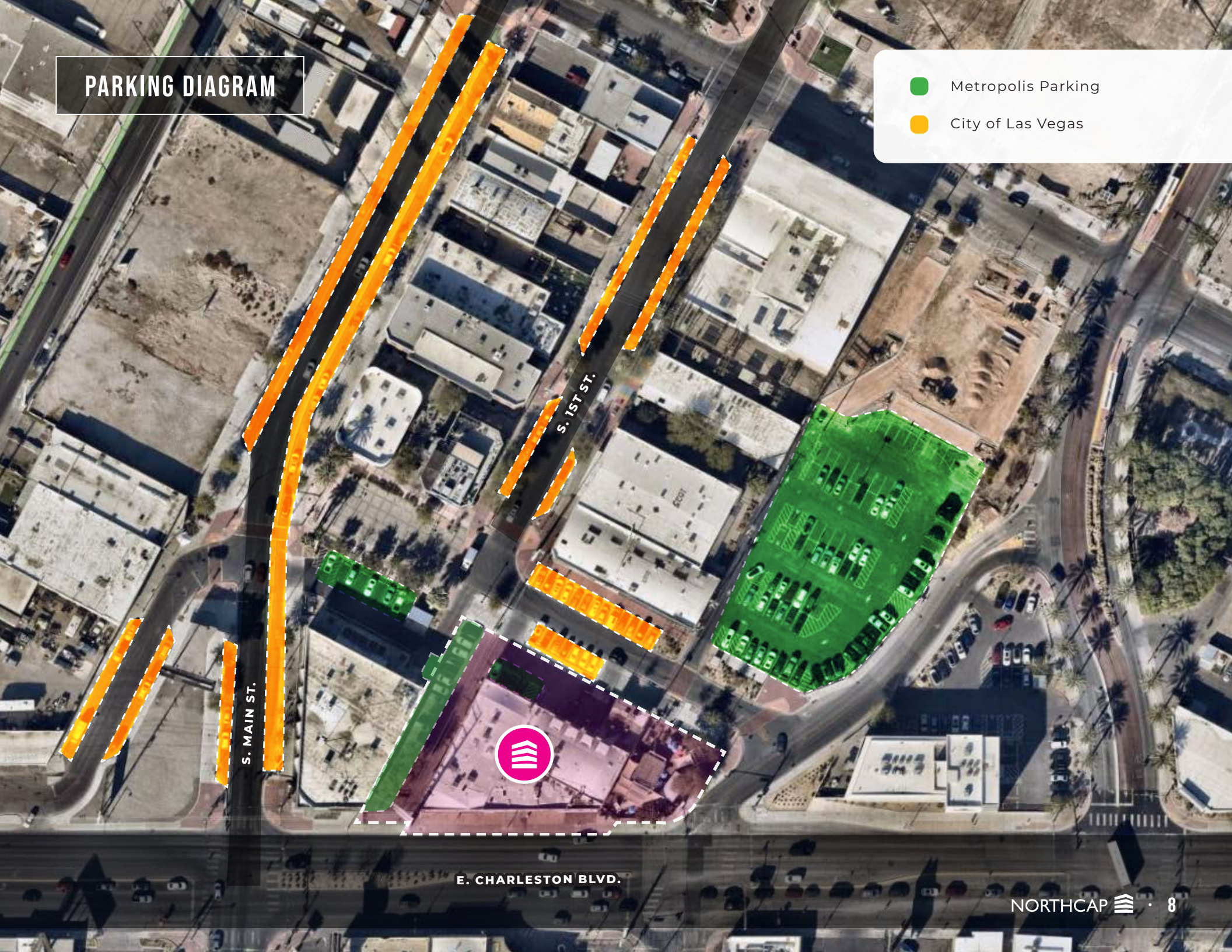
• 107 E. CHARLESTON BLVD.



CLICK HERE FOR DETAILED MAP

PARKING DIAGRAM

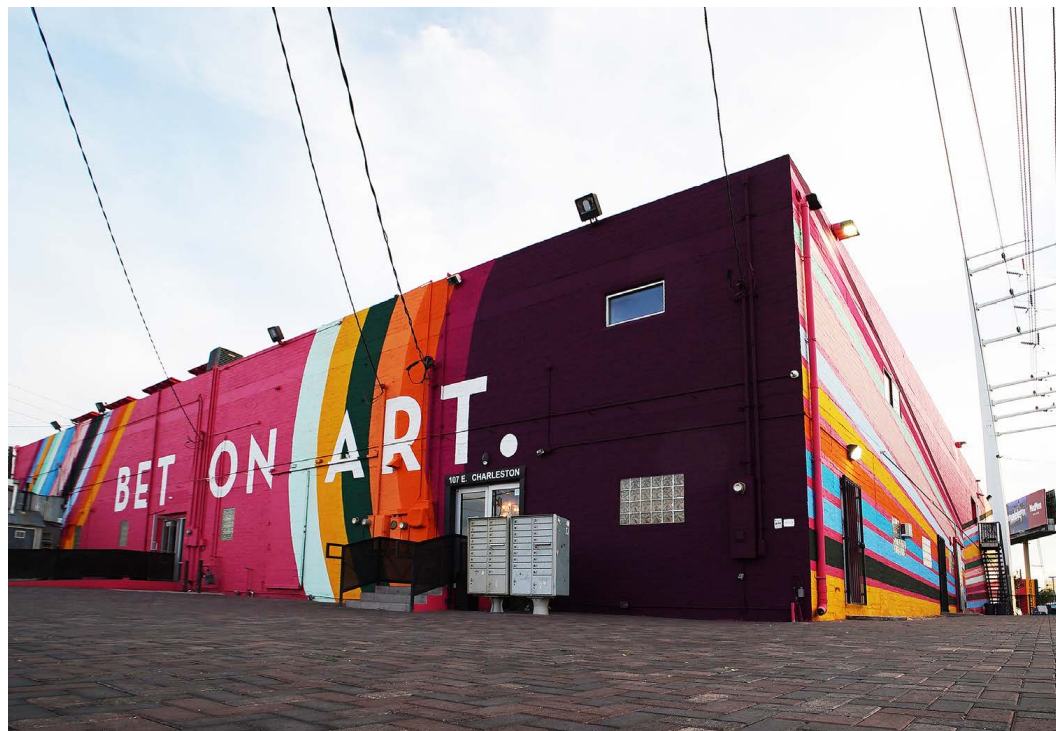
- Metropolis Parking
- City of Las Vegas



E. CHARLESTON BLVD.

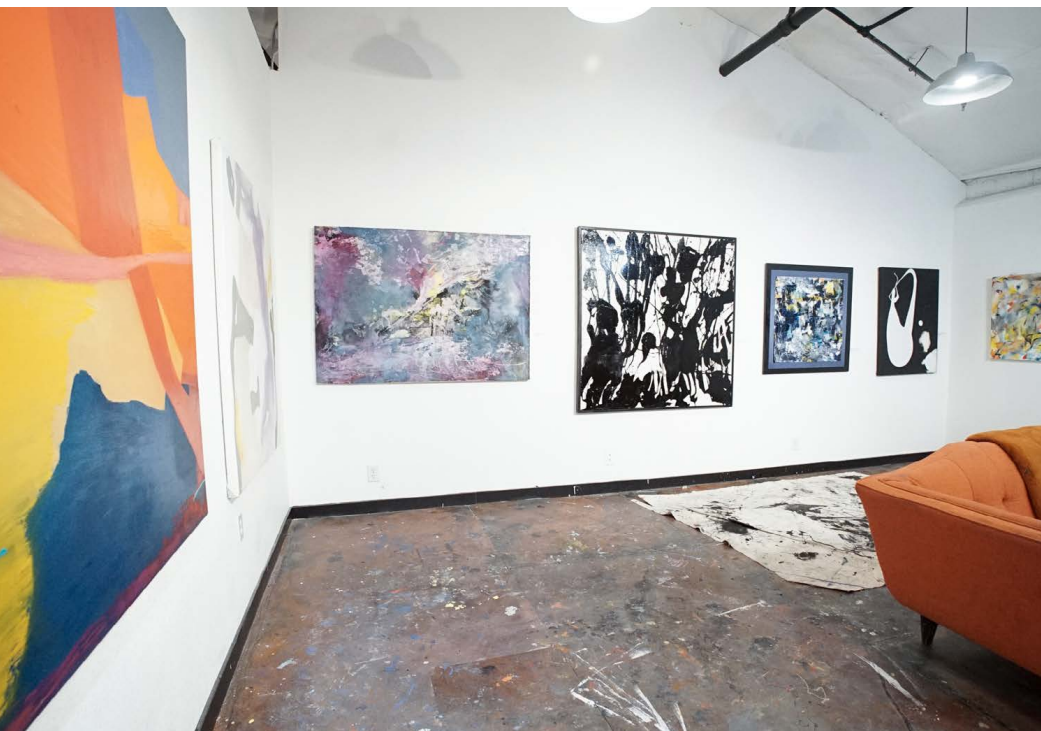


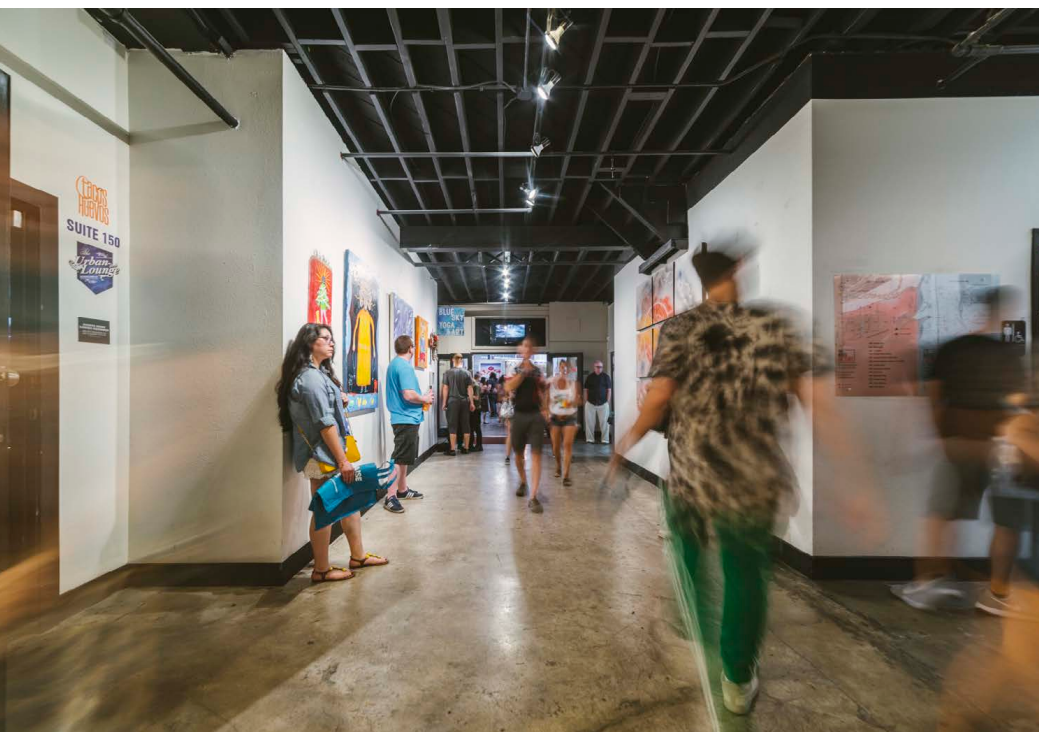
EXTERIOR PHOTOS • 107 E. CHARLESTON BLVD.



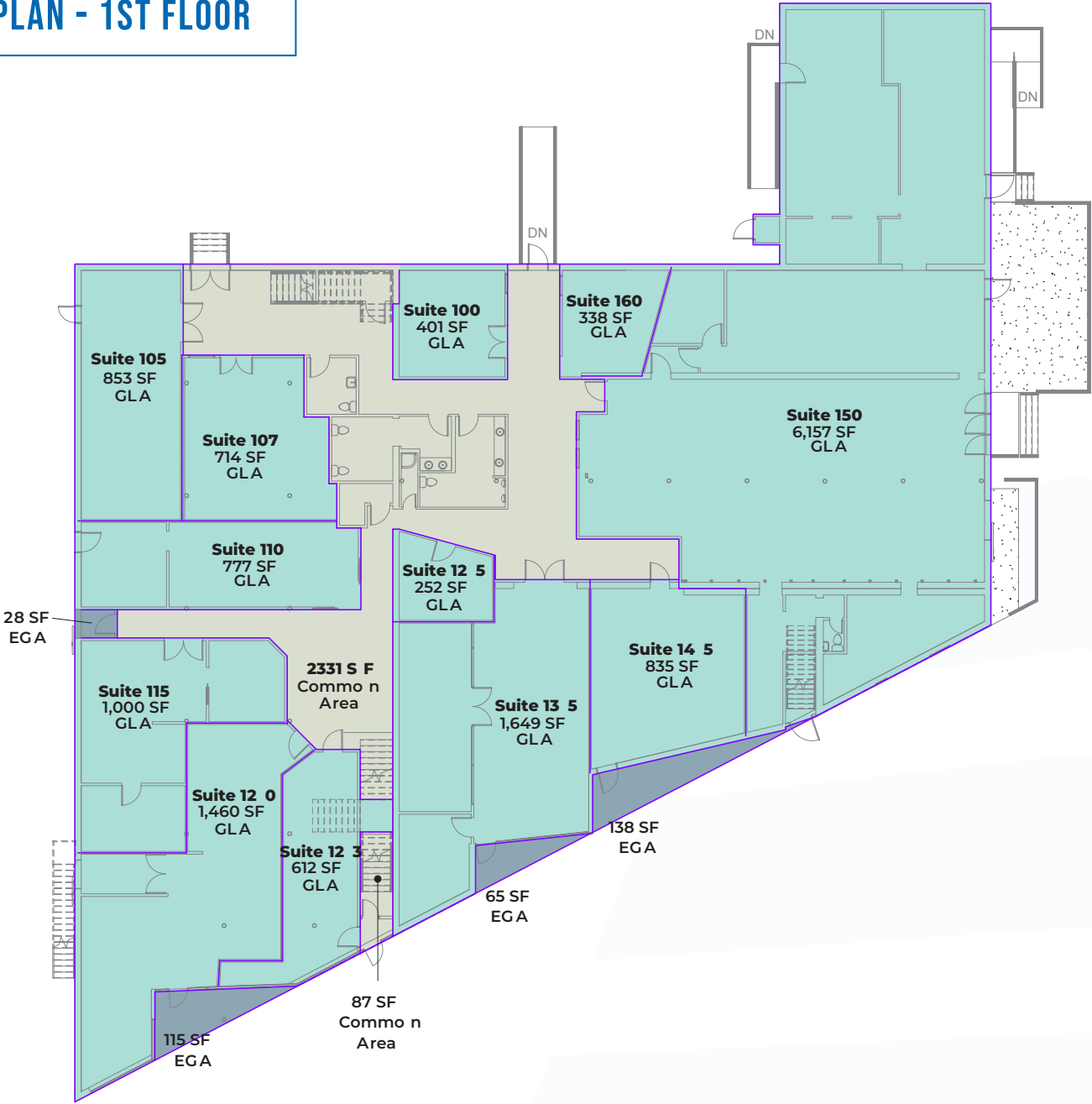


INTERIOR PHOTOS • 107 E. CHARLESTON BLVD.

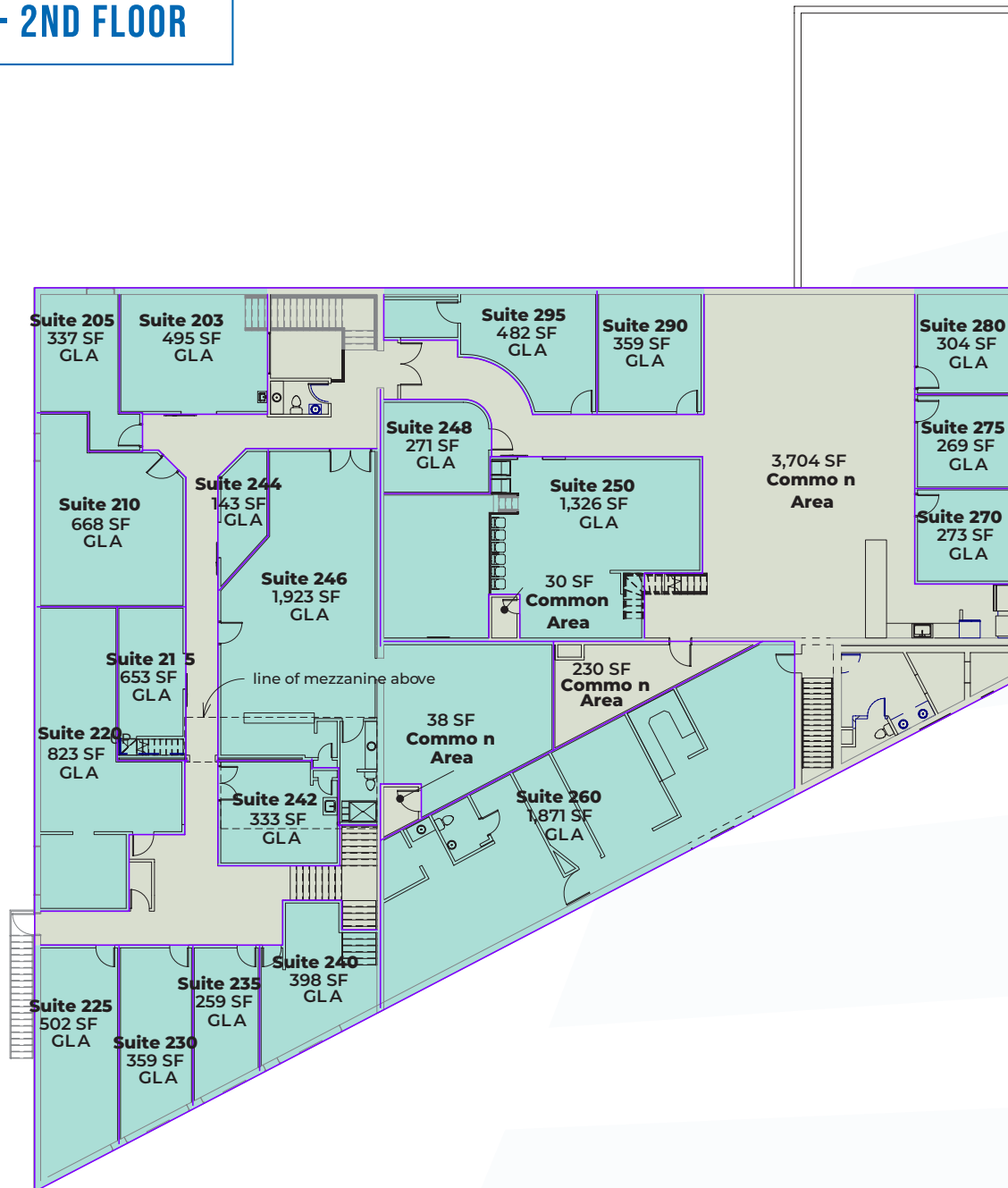




FLOOR PLAN - 1ST FLOOR



FLOOR PLAN - 2ND FLOOR



DEMOGRAPHICS

1 MILE

KEY FACTS

14,830

Population



Average Household Size

39.9

Median Age

\$44,541

Median Household Income

EDUCATION

17%

No High School Diploma



28%

High School Graduate



31%

Some College



24%

Bachelor's/Grad/Prof Degree

BUSINESS



2,385

Total Businesses



46,150

Total Employees

EMPLOYMENT



54%

White Collar



20%

Blue Collar



26%

Services

10.1%

Unemployment Rate

INCOME



\$44,541

Median Household Income



\$33,947

Per Capita Income



\$14,135

Median Net Worth

3 MILES

KEY FACTS

177,226

Population



Average Household Size

37.6

Median Age

\$47,271

Median Household Income

EDUCATION

23%

No High School Diploma



32%

High School Graduate



26%

Some College



19%

Bachelor's/Grad/Prof Degree

BUSINESS



11,335

Total Businesses



204,600

Total Employees

EMPLOYMENT



42%

White Collar



29%

Blue Collar



29%

Services

8.3%

Unemployment Rate

INCOME



\$47,271

Median Household Income



\$29,153

Per Capita Income



\$21,322

Median Net Worth

5 MILES

KEY FACTS

523,692

Population



Average Household Size

36.1

Median Age

\$53,055

Median Household Income

EDUCATION

24%

No High School Diploma



34%

High School Graduate



26%

Some College



17%

Bachelor's/Grad/Prof Degree

BUSINESS



23,835

Total Businesses



398,381

Total Employees

EMPLOYMENT



42%

White Collar



29%

Blue Collar



29%

Services

8.2%

Unemployment Rate

INCOME



\$53,055

Median Household Income



\$27,811

Per Capita Income



\$33,800

Median Net Worth

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