

1700 S LAS VEGAS BLVD.

DEVELOPMENT OR ADAPTIVE REUSE OPPORTUNITY



±1.48 AC OPPORTUNITY ZONE

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BUILDING SALE

ASKING PRICE:

\$8,950,000

BUILDING PSF:

\$308 PSF

LOWEST BUILDING PSF IN THE AREA

GROSS BUILDING SF:

29,039 SF

PROPERTY TYPE:

MIXED USE, LAND

SUBTYPE:

COMMERCIAL

INCENTIVES:

OPPORTUNITY ZONE

PARCEL ID:

162-03-302-009

ZONING:

C-2 (General Commercial)

LAND SALE

LOT SIZE:

1.48 AC (64,469 SF)

LAND PRICE/SF:

\$139 PSF

THE OPPORTUNITY • DEVELOPMENT OR ADAPTIVE REUSE OPPORTUNITY

1700 S LAS VEGAS BLVD

Las Vegas, NV 89104

RE ADAPTIVE USE OPPORTUNITY

This 29,039-square-foot, Class B retail property offers a versatile restaurant and commercial opportunity on a prominent 1.48-acre corner lot. Originally built in 1955 and renovated in 2022, the two-story, multi-tenant building features a mezzanine, one exterior loading dock, pylon signage, and approximately 60 parking spaces. The property benefits from approximately 223 feet of frontage along Las Vegas Boulevard and expansive C-2 General Commercial zoning, supporting a wide range of potential uses, including high-rise multifamily, hospitality, retail, office, food and beverage, and entertainment.

**City of Las Vegas approved plans available from the Landlord upon request.*

DEVELOPMENT OPPORTUNITY

1700 Las Vegas Blvd presents exceptional flexibility for forward-thinking developers and investors. The site is poised for ground-up development or adaptive reuse of the existing building, with plans already approved and ready for implementation. Located in the heart of the vibrant Downtown Las Vegas Arts District, this offering capitalizes on strong neighborhood momentum, walkable street activation, and proximity to cultural anchors. Ideal for mixed-use, residential, hospitality, or creative commercial concepts that align with the District's dynamic evolution.

OVERVIEW

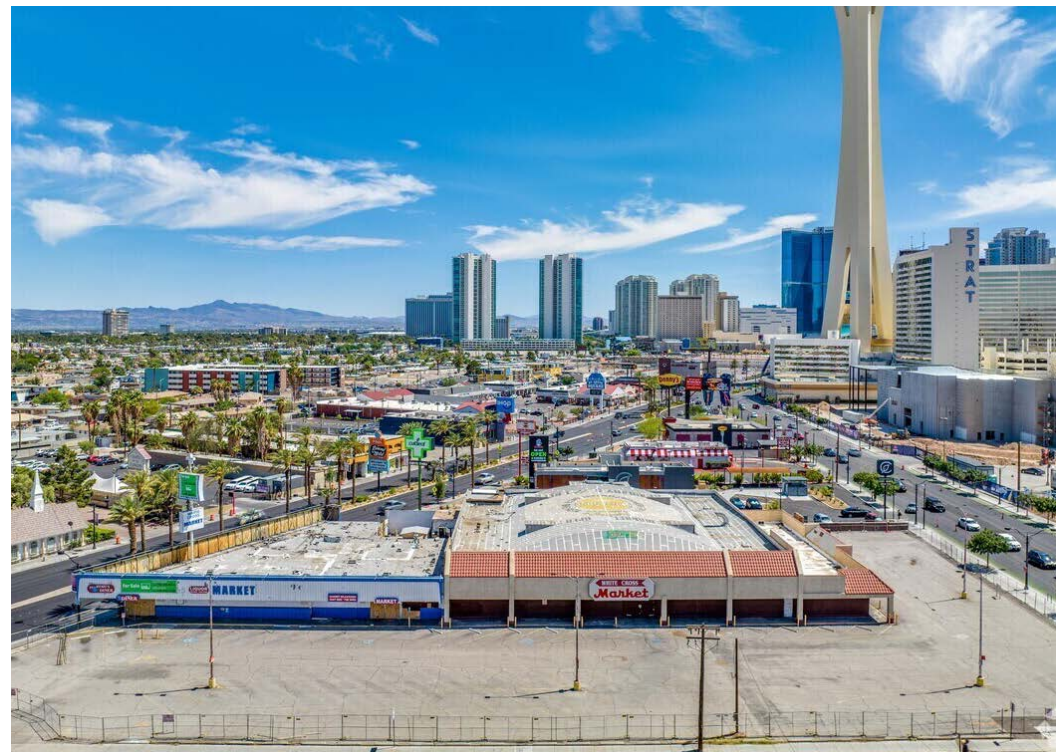
Located at the southern gateway to the Las Vegas Arts District, 1700 S. Las Vegas Boulevard presents a rare development opportunity within one of the city's most active and sought-after emerging submarkets. The approximately 1.48-acre commercial site is zoned C-2, allowing for a broad range of potential uses, including retail, chef-driven food and beverage concepts, bars, entertainment and event venues, hotels, and mid- to high-rise mixed-use residential development.

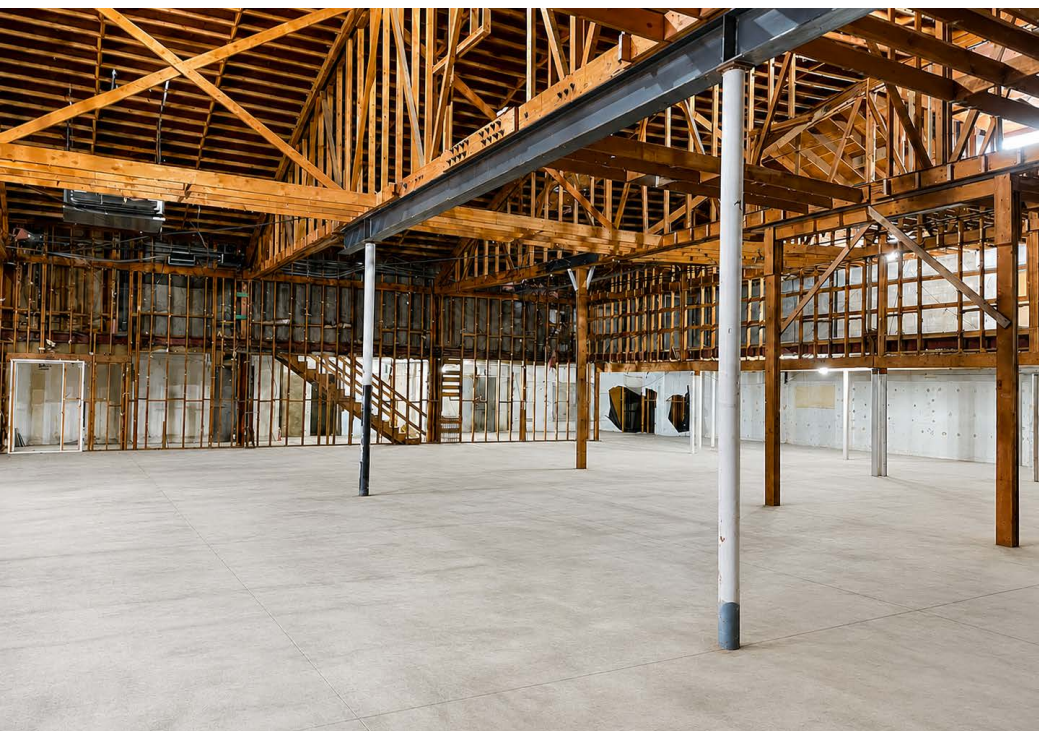
The Arts District continues to experience strong demand from businesses and residents seeking an authentic, walkable environment just minutes from the Las Vegas Strip, Downtown Las Vegas, and the Convention Center. Known for its diverse community, independent businesses, arts organizations, restaurants, nightlife, and curated retail, the neighborhood is evolving from a primarily local destination into a prominent Strip-adjacent amenity for residents, visitors, and convention attendees.

Situated within the City of Las Vegas Redevelopment Area and a designated Federal Opportunity Zone, the property may also offer access to development incentives and significant long-term tax advantages, making it especially well positioned for a strategic build-and-hold investment.

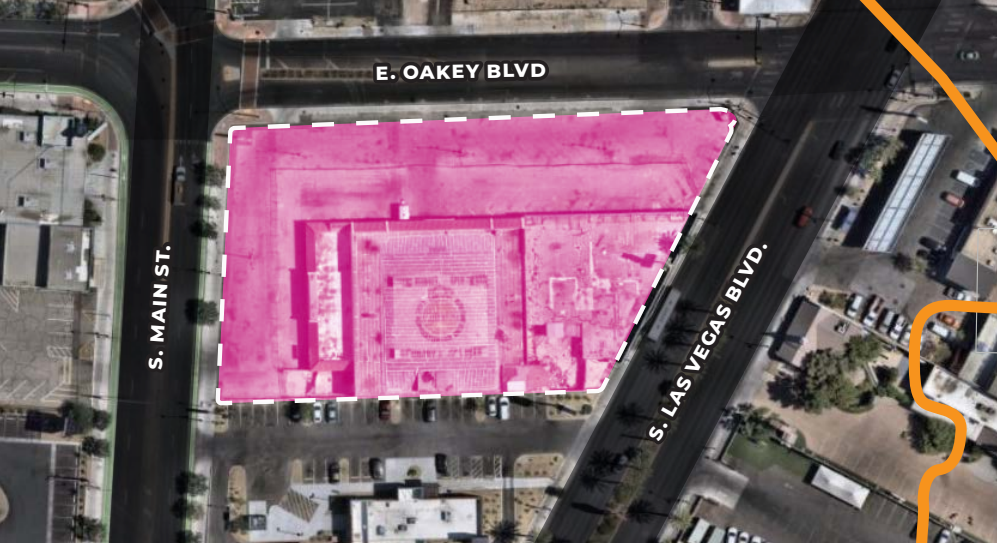


EXTERIORS • DEVELOPMENT OR ADAPTIVE REUSE OPPORTUNITY





** Images have been digitally edited to remove temporary construction equipment, materials, debris, standing water, and floor markings for visual clarity. Actual site conditions may vary. Prospective purchasers and tenants should independently verify all property conditions.*



INVESTMENT HIGHLIGHTS

- ≡ Prominent location at a fully signalized Las Vegas Boulevard intersection
- ≡ Two high-visibility hard-corner positions
- ≡ Approximately 230 feet of frontage along Las Vegas Boulevard
- ≡ Approximately 200 feet of frontage along Main Street
- ≡ Positioned along The Boring Company's Vegas Loop alignment, with potential suitability for a future station
- ≡ Located within a designated Federal Opportunity Zone



AREA OVERVIEW



Brand-new and currently in lease-up

Las Vegas Art District

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