

# 1400-1408 S 3rd St

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Imperial properties

1400-1408 S 3rd St, Las Vegas, NV 89104



## Price: \$36.00 /SF/YR

The property at 1400 S 3rd St, Las Vegas, NV encompasses an 8,380 square foot retail structure on a 0.33-acre lot, according to county assessment records. The building, originally constructed in 1963, has one story and operates under zoning designation C-2 by the City of Las Vegas. It is positioned within the Resort Corridor submarket. Parcel number is 162-03-210-069. Existing improvements include storefront configurations with rear access and surface parking. The site has frontage along S 3rd Street approximately 100 feet in length.

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Heavy foot traffic  
Construction just completed on 600 new units within 3 blocks  
Arts District

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**Imperial properties**

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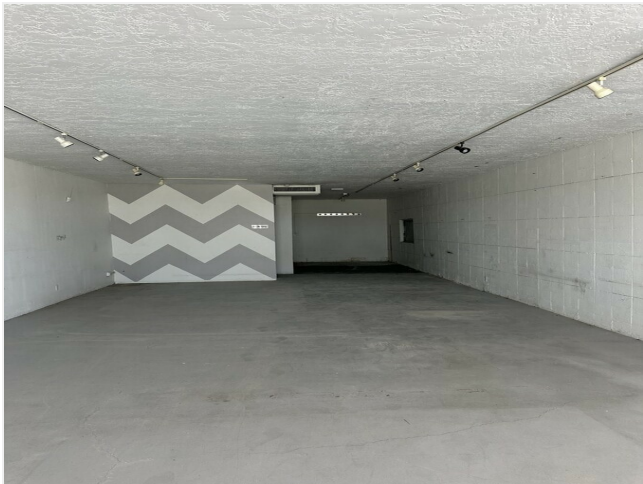
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Close.Corner

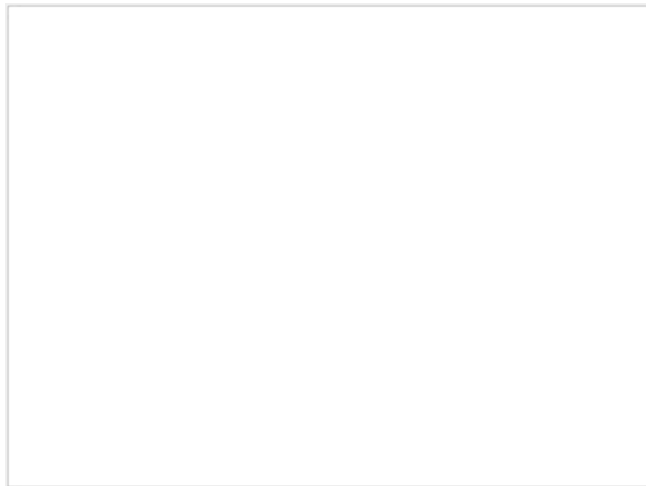


Interior

## Major Tenant Information

| Tenant            | SF Occupied | Lease Expired |
|-------------------|-------------|---------------|
| Atomic Arts       | -           | 1200          |
| Imperial Barbers  | -           | 1200          |
| Imperial Dtlv Llc | -           | 1200          |
| Silver Stamp      | -           | 2650          |

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Other

# Listing space

## 1st Floor Ste 1400

|                 |                  |
|-----------------|------------------|
| Space Available | 1,200 SF         |
| Rental Rate     | \$36.00 /SF/YR   |
| Date Available  | July 15, 2026    |
| Service Type    | Triple Net (NNN) |
| Space Type      | Relet            |
| Space Use       | Retail           |
| Lease Term      | 3 - 10 Years     |

Space is on the corner of 3rd Street and Imperial in the Arts District. The City just built a 5-story parking garage on the adjacent property. This is a high visibility property within the Arts District. Subject space is located within 3 blocks of 2 new major apartment complexes within the Arts District. Subject space also has a walk-up window that would be perfect for Burgers or Pizza.

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## Location

