

DISCOVER

COMMERCIAL OPPORTUNITIES AT
VEGAS ARTS DISTRICT



GEMMA

SOUTHERN LAND
COMPANY

THE VISION

The Las Vegas Arts District, also known as “18b” for its original 18-block area, stands as one of the city’s most dynamic and culturally rich neighborhoods. Situated just south of Downtown Las Vegas, it is a vibrant blend of art, innovation, and community. Characterized by its eclectic mix of art galleries, trendy cafes, unique boutiques, and entertainment venues, the district has become a magnet for creativity and connection. Its streets, adorned with colorful murals and infused with energy, offer a walkable urban experience that is as inspiring as it is inviting.

With a focus on fostering a balance between artistic authenticity and modern growth, the Arts District is evolving into a hub of opportunity. Ongoing development, including new mixed-use projects and luxury apartments, seamlessly integrates with the district’s artist-centric character, preserving its unique essence while meeting growing demand. The area’s central location—close to the Las Vegas Medical District, UNLV’s Medical School, and the iconic Las Vegas Strip—adds to its appeal as a residential, commercial, and cultural hotspot.





TARGET DEMOGRAPHIC

YOUNG PROFESSIONALS & CREATIVES

Affordable and upscale housing options attract professionals in creative industries, tech startups, and remote work. Most residents are in their 20s to 40s.

ENTREPRENEURS AND SMALL BUSINESS OWNERS

The district's innovative spirit draws boutique businesses and start-ups.

MEDICAL AND ACADEMIC PROFESSIONALS

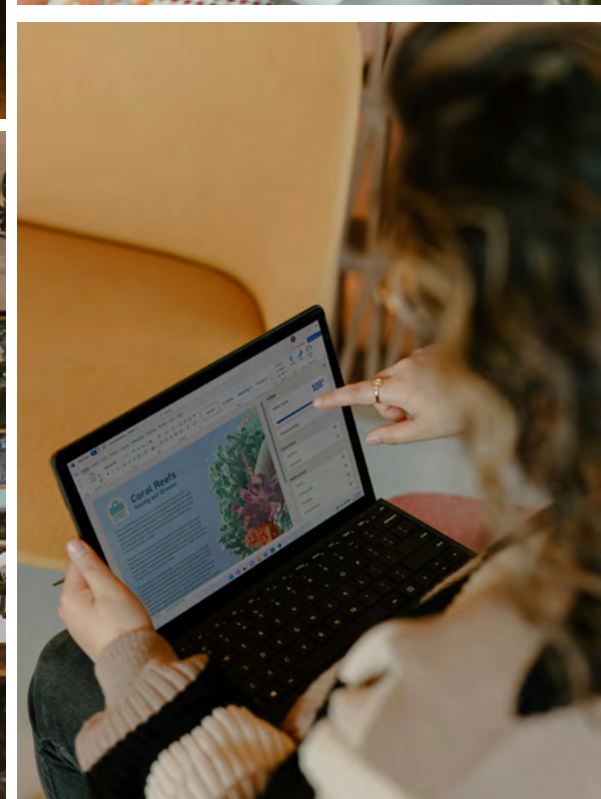
Proximity to the Medical District and UNLV's Medical School appeals to students, healthcare workers, and staff seeking a vibrant community.

FAMILIES

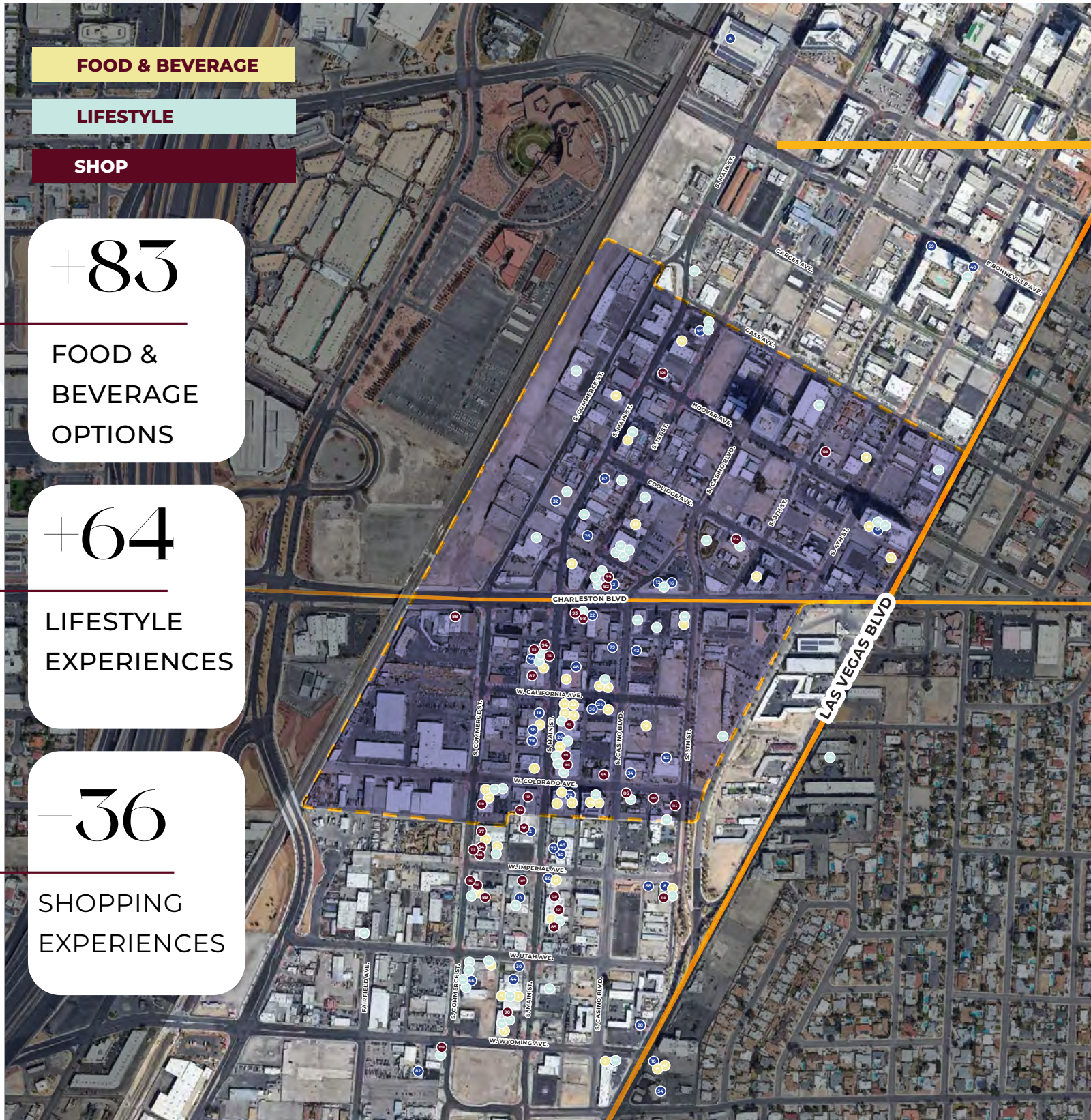
Increasingly relocating here for its community atmosphere, walkability, and cultural amenities.vibrant community.

INCOME RANGE & EDUCATION

Residents range from artists to high-earning professionals, valuing sustainability and unique cultural events. Many hold college or advanced degrees.



BUSINESS MAP



BUSINESS & RESIDENTIAL APPEAL

RETAIL & DINING OPERATORS

Entrepreneurs and restaurateurs seeking a culturally rich environment where local businesses thrive.

RESIDENTIAL TENANTS

Young professionals and families looking for urban living with a creative and modern touch.




By celebrating its artistic roots and embracing thoughtful development, the district offers a lifestyle blending cultural richness with progressive growth, making it a **standout destination** in Las Vegas.

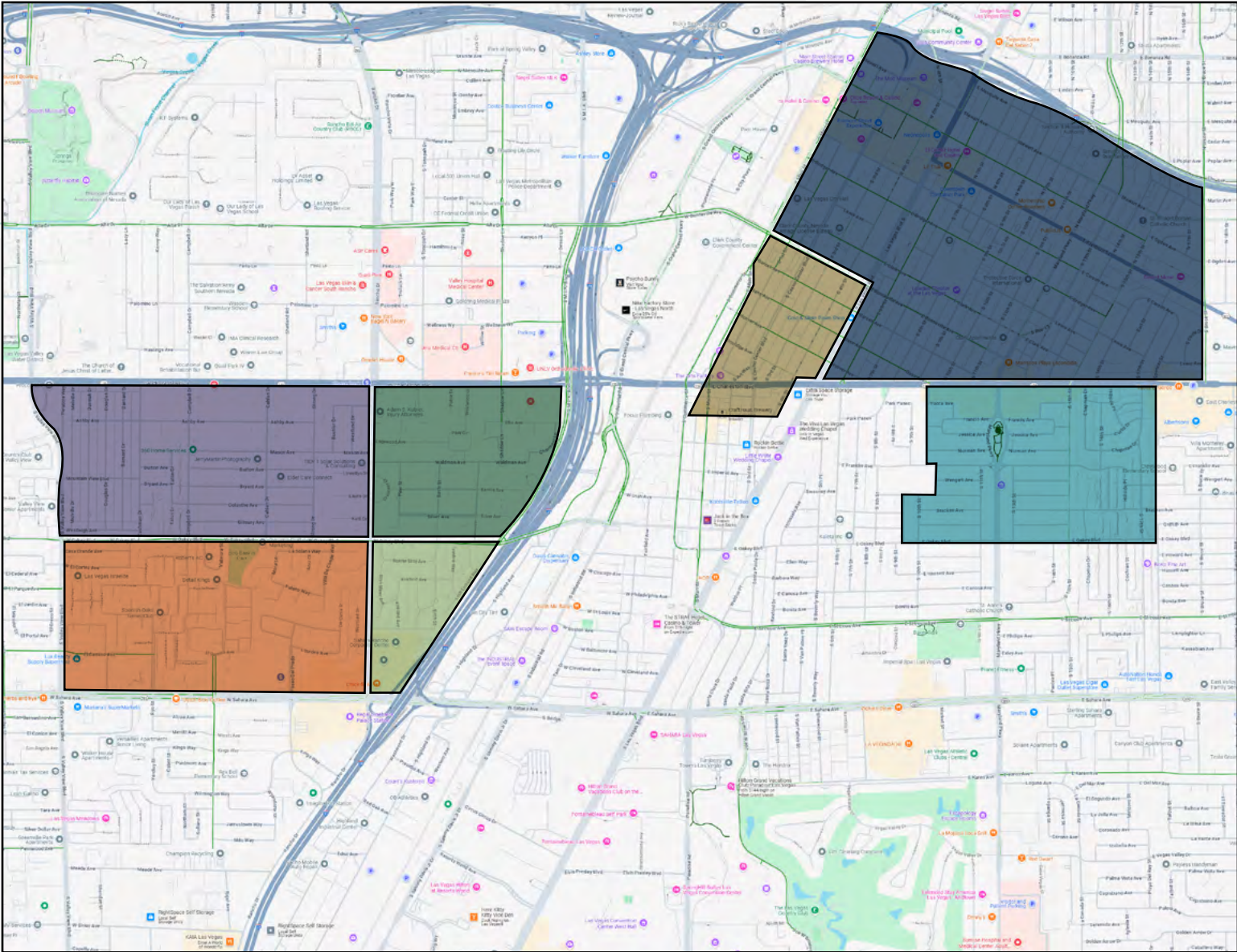


RESIDENTIAL NEIGHBORHOODS

NEIGHBORHOOD

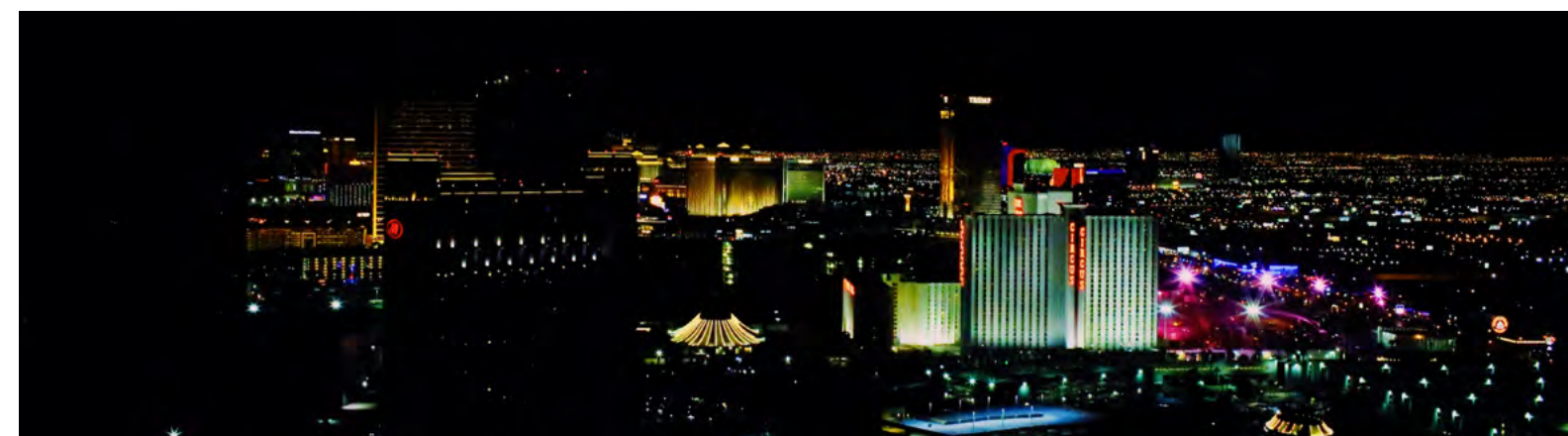
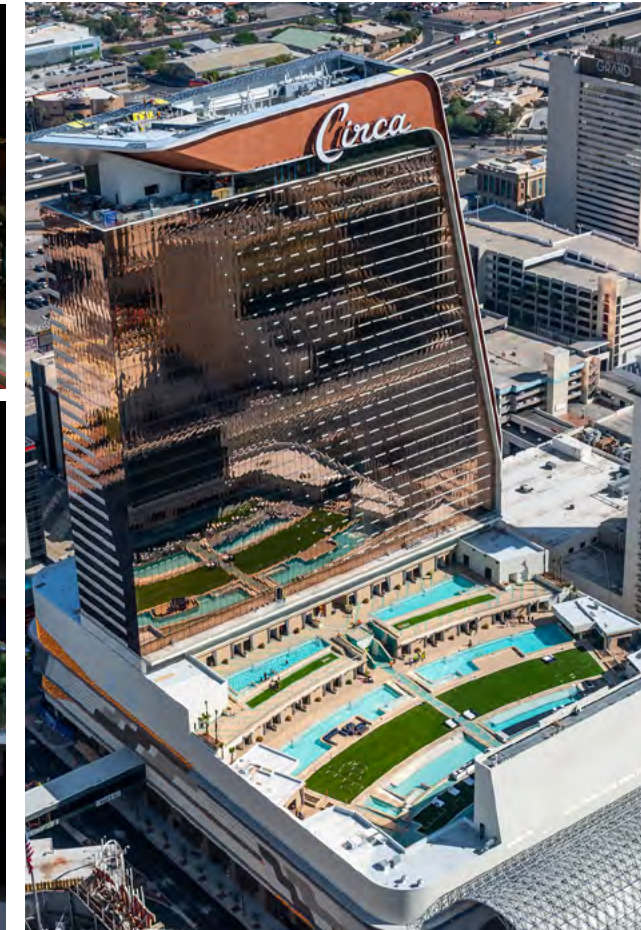
DISTANCE

	Downtown	0.6
	Arts District	0.7
	Huntridge Park	1.4
	Scotch 80's	1.4
	Glen Heather Estates	1.7
	McNeil Estates	1.8
	Rancho Sereno	2.1



HOTELS IN DOWNTOWN

HOTEL	DESCRIPTION	KEY COUNT
Plaza Hotel	A classic casino hotel with vintage charm	995
Circa Resort	An adults-only resort with the largest sportsbook in town	512
The Golden Nugget	One of Downtown Vegas' most celebrated hotel-casinos	2,400
Binion's Hotel	A historic hotel known for its iconic casino	81
Four Queens Resort	A classic downtown casino resort that opened in 1966	690
The D Las Vegas	A popular hotel with a unique two-level casino	995
Downtown Grand	A contemporary hotel and casino destination away from the Strip	1,124
The English Hotel	An artfully designed boutique hotel by Chef Todd English	74



SPACE I

CURRENTLY DEMISED

AS 3,277 SF



AGE

LEASING

PARKING

RETAIL SNAPSHOT



RETAIL SPACE 1

SIZE: 3,277 SQUARE FEET



SPACE 2

CURRENTLY DEMISED

AS 2,500 SF

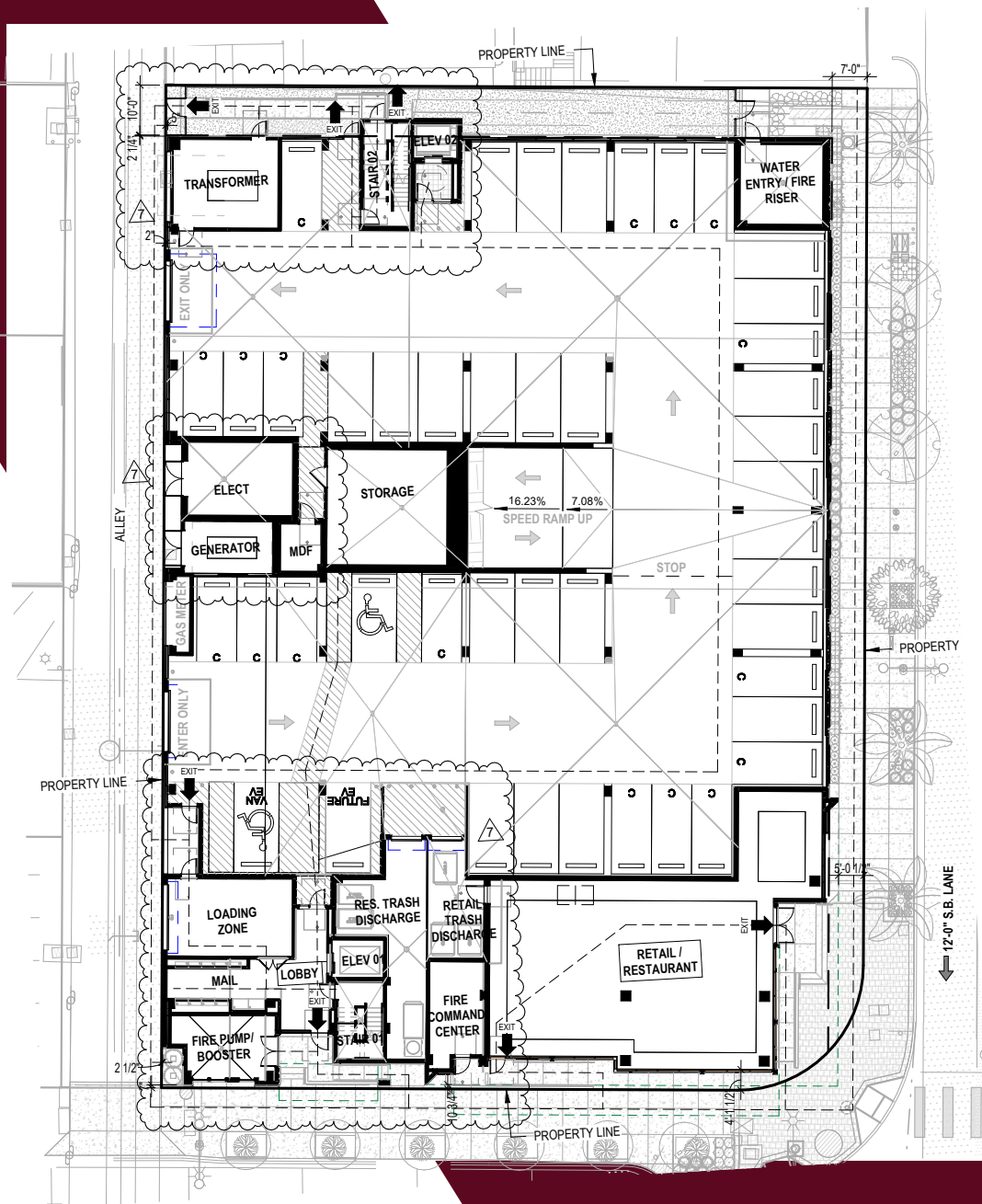


RETAIL SNAPSHOT



RETAIL SPACE 2

SIZE: 2,500 SQUARE FEET



SPACE 3

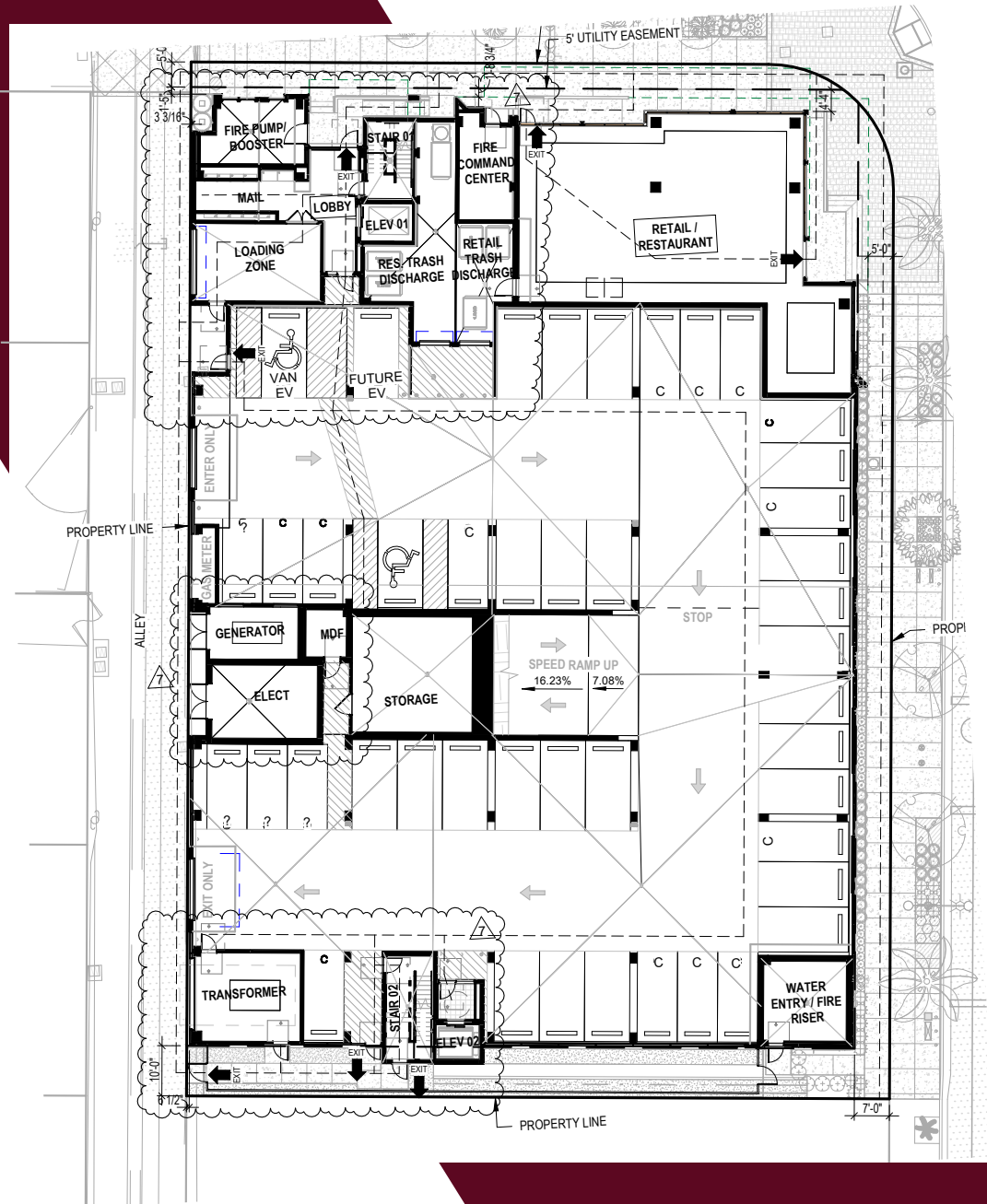
CURRENTLY DEMISED

AS 2,500 SF



ST. SYMPHONY PARK

RETAIL SNAPSHOT



RETAIL SPACE 3

SIZE: 2,500 SQUARE FEET

Thank you.

For more information

CONTACT

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