

818 S. MAIN ST.

DOWNTOWN LAS VEGAS



FOR SALE

JOHN TIPPINS, IV

Northcap Companies, CEO

📞 702.460.5851
✉️ jt@northcap.com

License: NV B.0057269.LLC

JARED BONNELL

One Commercial | Downtown Development

📞 702.630.8016
✉️ jared@oneclv.com

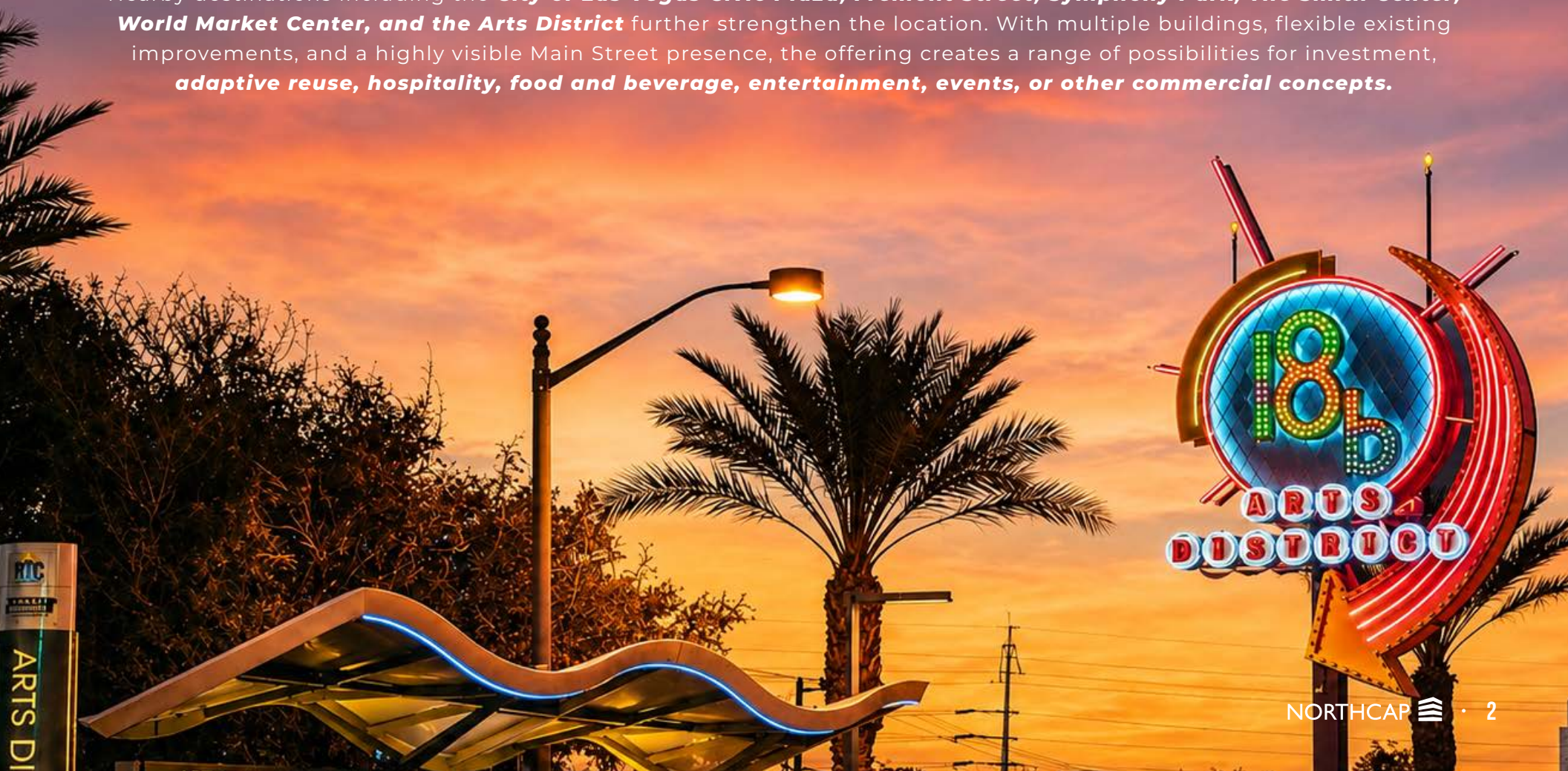
License: NV B.1001717

NORTHCAP 
COMMERCIAL

THE OPPORTUNITY

Positioned along Main Street at the convergence of Downtown Las Vegas and the Arts District, **818 S. Main Street** present a distinctive opportunity to acquire a property within one of Las Vegas' most active and evolving urban corridors. Surrounded by a growing mix of restaurants, entertainment, hospitality, creative businesses, employment centers, and residential development, the property benefits from strong accessibility, proximity to I-15 and US-95, and continued public and private investment throughout Downtown.

Nearby destinations including the **City of Las Vegas Civic Plaza, Fremont Street, Symphony Park, The Smith Center, World Market Center, and the Arts District** further strengthen the location. With multiple buildings, flexible existing improvements, and a highly visible Main Street presence, the offering creates a range of possibilities for investment, **adaptive reuse, hospitality, food and beverage, entertainment, events, or other commercial concepts.**



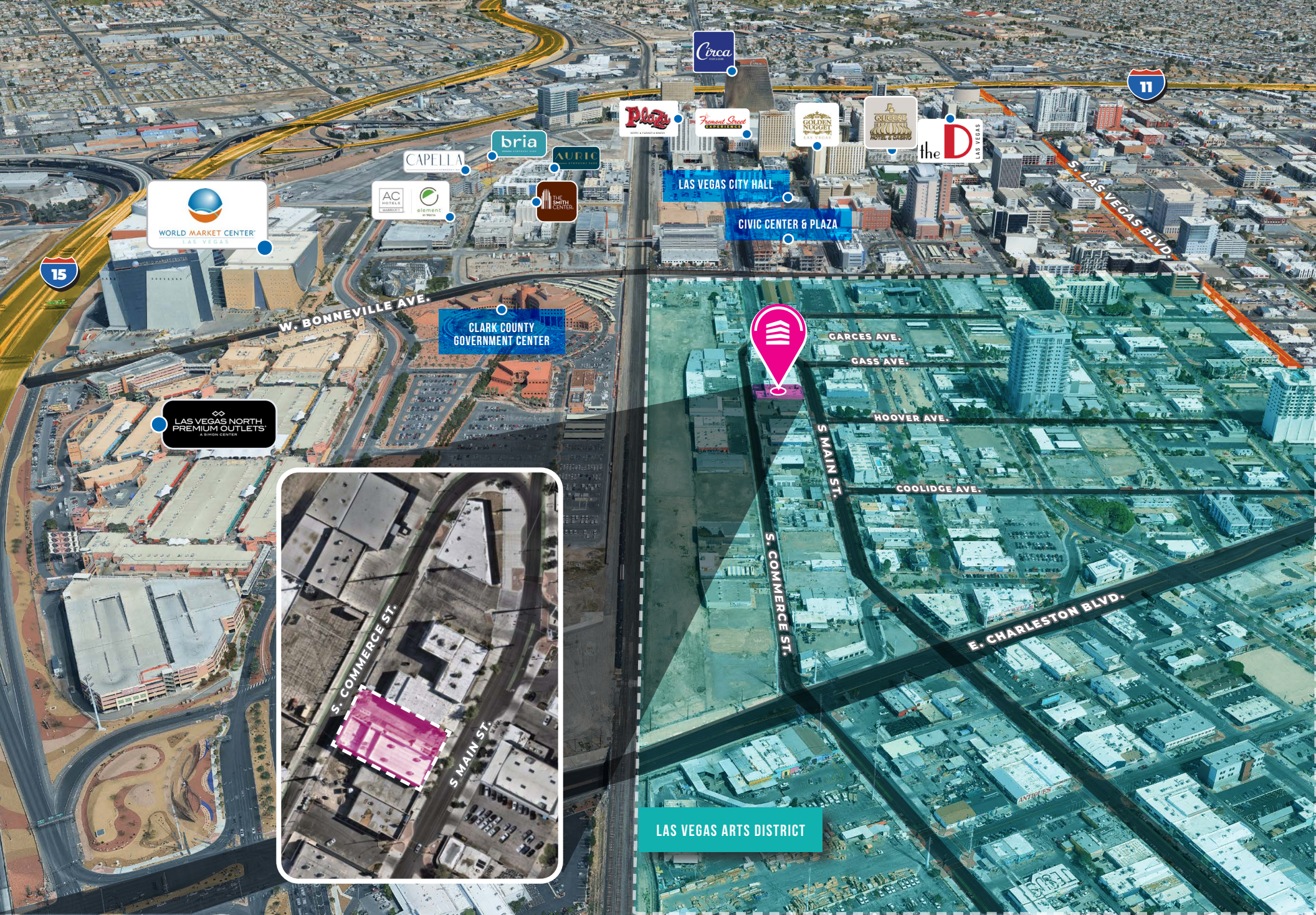
MINUTES AWAY FROM EVERYTHING

DRIVE

- 2 min - **Civic Plaza**
- 5 min - **English Hotel**
- 7 min - **First Friday**

WALK

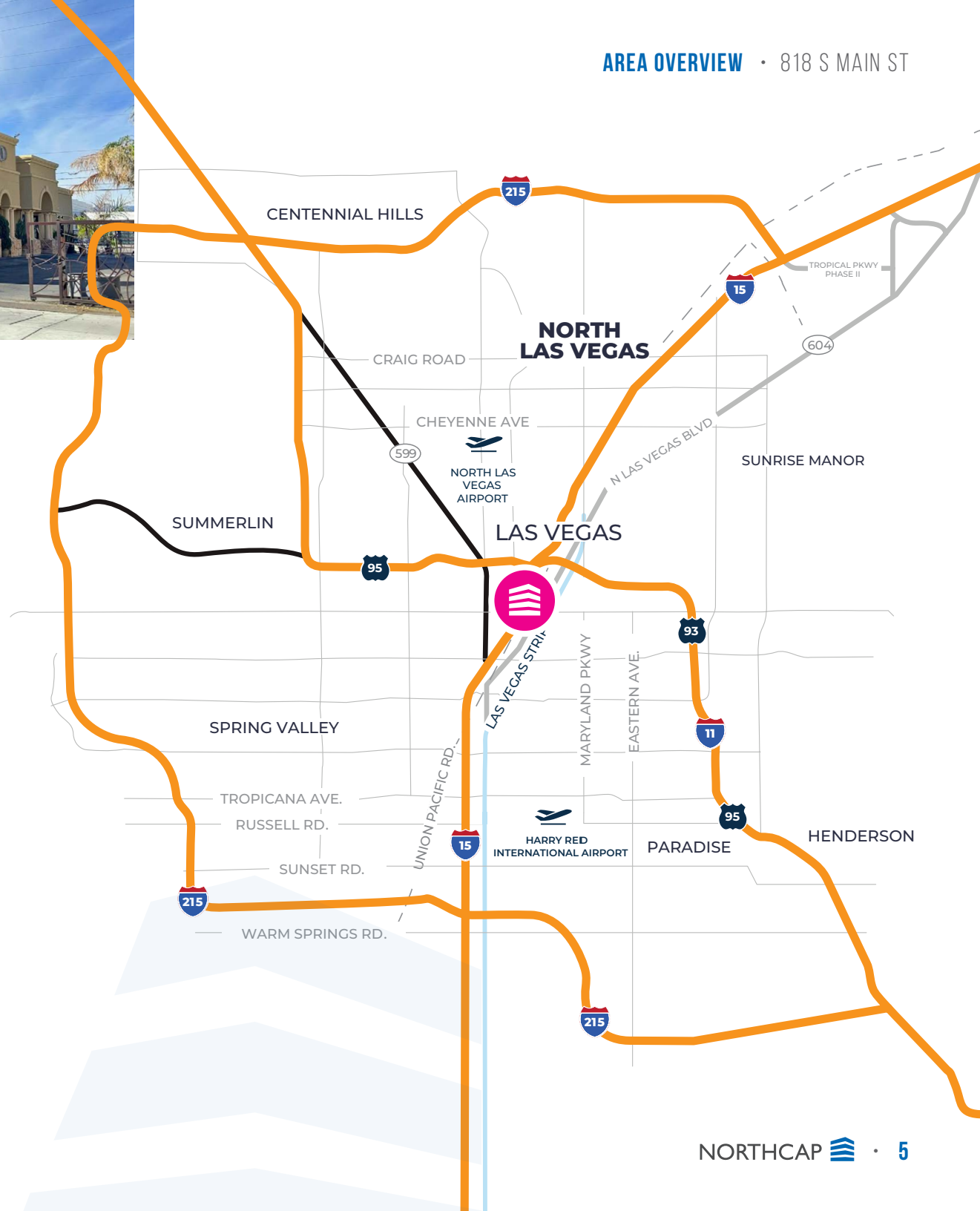
- 3 min - **Las Vegas North Premium Outlets**
- 3 min - **World Market Center Las Vegas**
- 4 min - **Circa Resort & Casino (Fremont Street)**
- 4 min - **Fremont Street Experience**
- 4 min - **Atomic Golf**
- 5 min - **Medical District & UNLV Medical School**
- 6 min - **The Strat**
- 9 min - **Fontainebleau Las Vegas**
- 9 min - **Area 15**
- 10 min - **Resorts World Las Vegas**
- 10 min - **Fashion Show Mall**
- 11 min - **Las Vegas Convention Center**
- 11 min - **Wynn/Encore**
- 11 min - **The Sphere (opening 2023)**
- 14 min - **T-Mobile Arena (Golden Knights - 2023 Stanley Cup)**
- 19 min - **Allegiant Stadium (Las Vegas Raiders)**
- 19 min - **Harry Reid International Airport**





HIGHLIGHTS

- Immediate access to I-15 and US-95, providing convenient connectivity throughout the Las Vegas Valley
- Street parking along Main Street and Commerce Street, with ingress and egress from both streets
- More than 12,000 employees, 6,000 hotel rooms, and 1,300 high-rise residential units within the immediate area
- 10 on-site parking spaces for added convenience and accessibility
- Fully renovated building featuring a full kitchen, expansive banquet/event space, three restrooms, and private office space
- Located within approximately 300 yards of the City of Las Vegas Civic Plaza, featuring two Class A mixed-use buildings totaling approximately 248,305 SF, a large public gathering pavilion, and office space serving hundreds of City employees



HIGHLIGHTS

PRICE:

\$3,550,000

BUILDING SF:

7,909 SF

LOT SIZE:

0.37 AC

YEAR BUILT / RENOVATION:

1958/2016

JURISDICTION:

CITY OF LAS VEGAS

PARCEL ID:

139-34-310-007

ZONING:

C-M (Commercial Industrial)

818 S MAIN ST

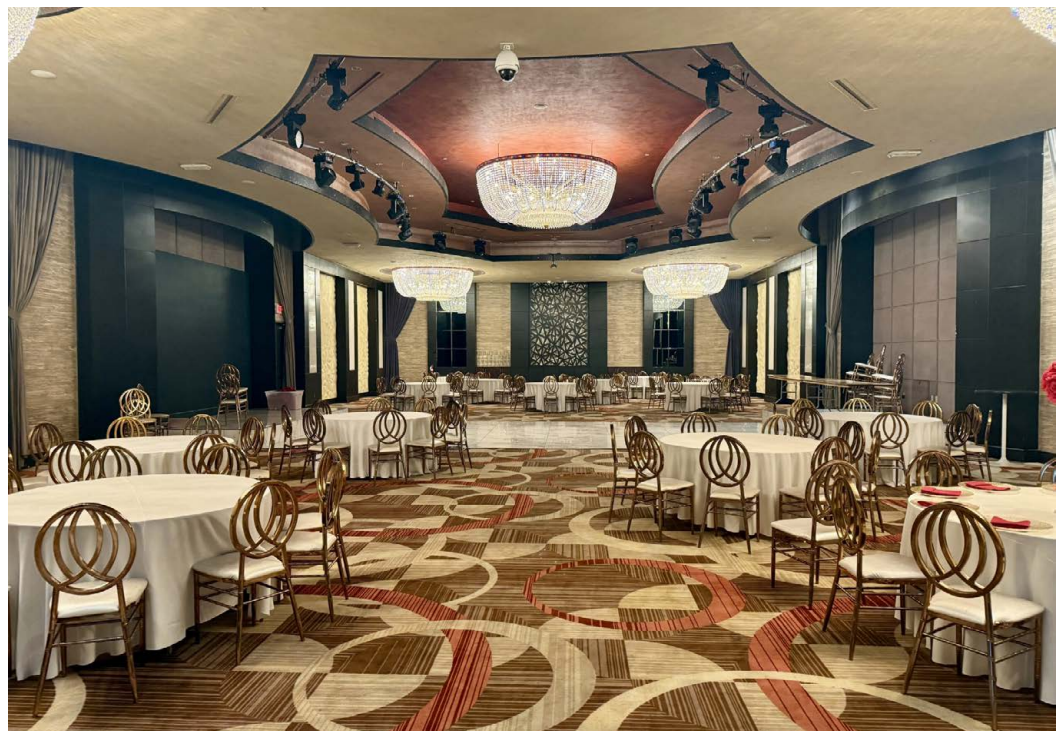
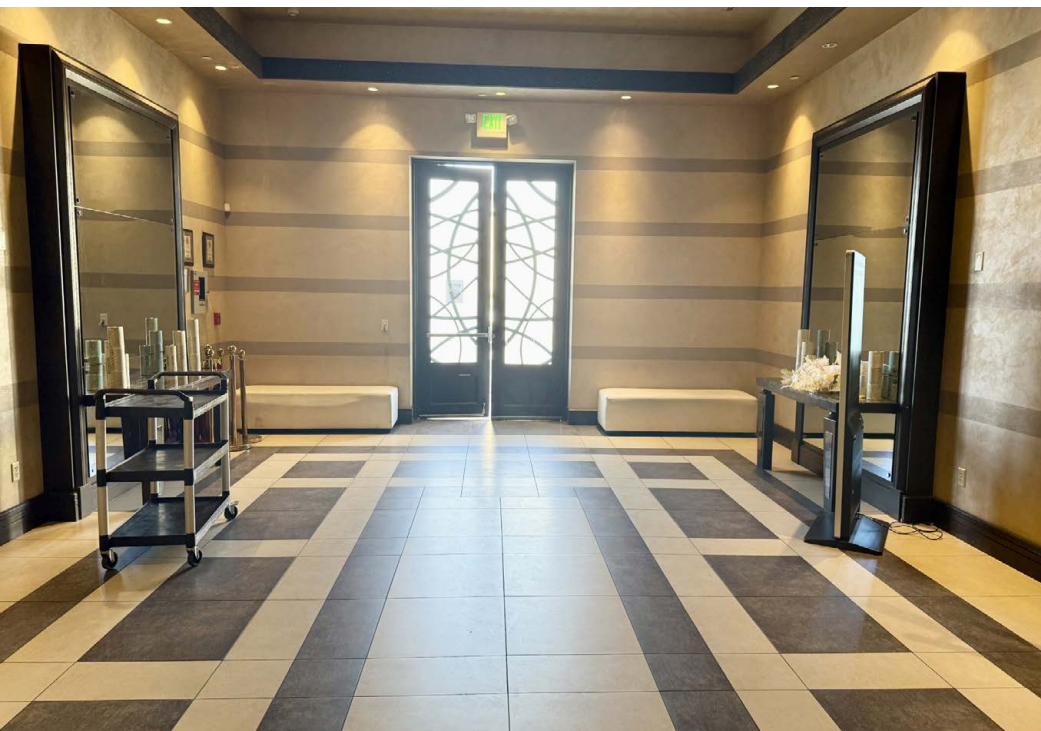
Las Vegas, NV 89101

OVERVIEW

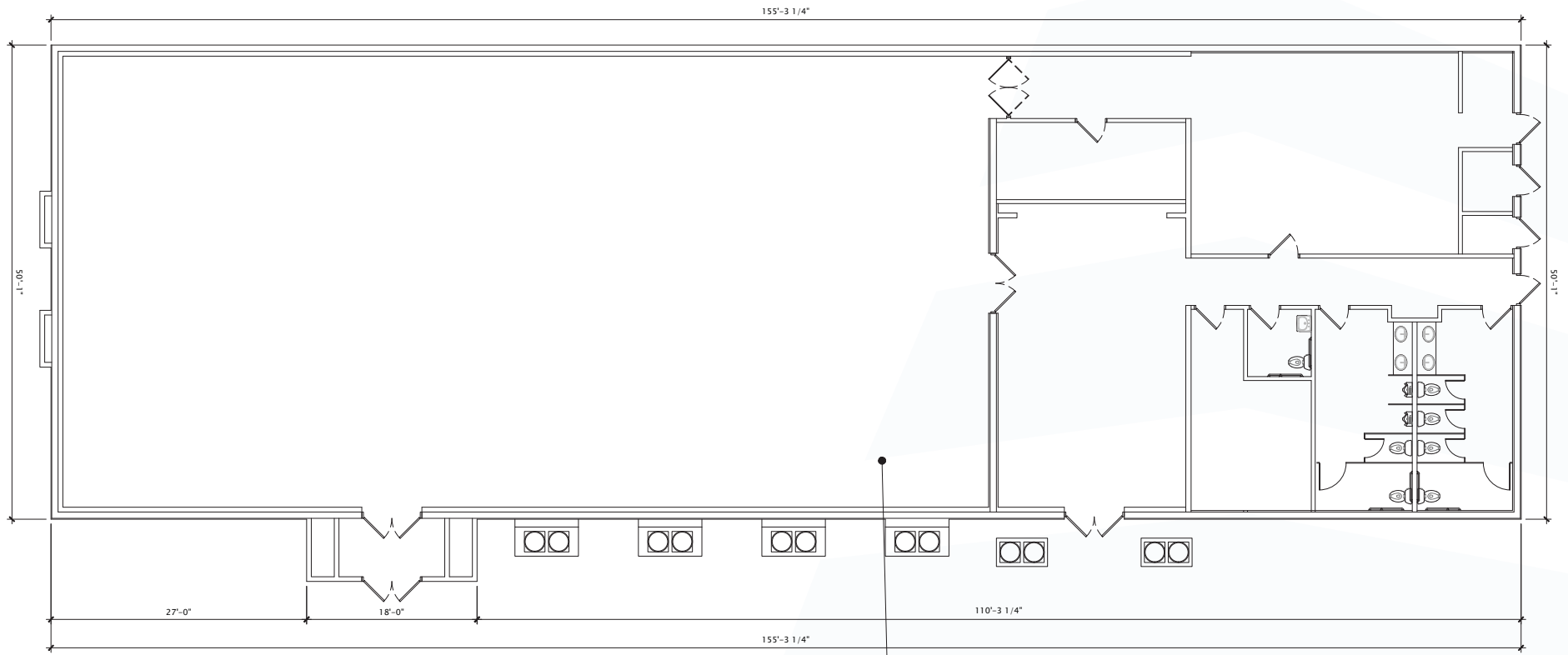
818 S. Main Street offers a fully renovated, turnkey event and hospitality space at the gateway to the Las Vegas Arts District and Downtown. The property is currently configured as a banquet and events venue and features a full commercial kitchen, three restrooms, dedicated office space, and on-site parking with convenient access from both Main Street and Commerce Street. Its existing improvements and flexible layout create an attractive opportunity for continued event use or a variety of food-and-beverage, entertainment, hospitality, or creative commercial concepts.

Positioned along one of Downtown Las Vegas' most active urban corridors, 818 S. Main benefits from immediate proximity to the Arts District's growing collection of independent restaurants, bars, galleries, retailers, and entertainment destinations, while remaining approximately one mile from I-15 via Charleston Boulevard. The property also sits within easy reach of Downtown, Fremont Street, Symphony Park, the World Market Center, The Smith Center, and other major employment and visitor destinations. Combined with the City of Las Vegas' continued investment in Downtown infrastructure and pedestrian improvements, 818 S. Main offers a distinctive combination of an established, ready-to-use space and a highly visible location within one of the Valley's most dynamic neighborhoods.





FLOOR PLAN - 818 S MAIN ST.



NORTHCAP



COMMERCIAL



JOHN TIPPINS, IV

Northcap Companies, CEO

702.460.5851

jt@northcap.com

License: NV B.0057269.LLC

JARED BONNELL

One Commercial | Downtown Development

702.630.8016

jared@oneclv.com

License: NV B.1001717

NORTHCAP
COMMERCIAL

Symphony Park

575 W. Symphony Park Ave Ste 100

Las Vegas, NV 89106

www.northcapcommercial.com