



PREMIER RETAIL OPPORTUNITY AT THE ARTS DISTRICT GARAGE

1421 S Casino Center Blvd. Las Vegas, NV 89104



GREETINGS
from

LAS
VEGAS

VEGAS STRONG
1 OCTOBER 2017



PROPERTY HIGHLIGHTS

Be part of the next generation of the Las Vegas Arts District - an evolving cultural hub filled with artists, makers, and entrepreneurs. This Class A commercial space offers flexible floor plans ideal for flagship retail, restaurants, galleries, boutique fitness and creative office use.



SIZE

±10,000 SF
of ground-floor
commercial space



LOCATION

Hard corner of
Utah Avenue &
Casino Center
Boulevard



DELIVERY

Estimated
Q3 2026



BUILDING TYPE

Class A-
construction



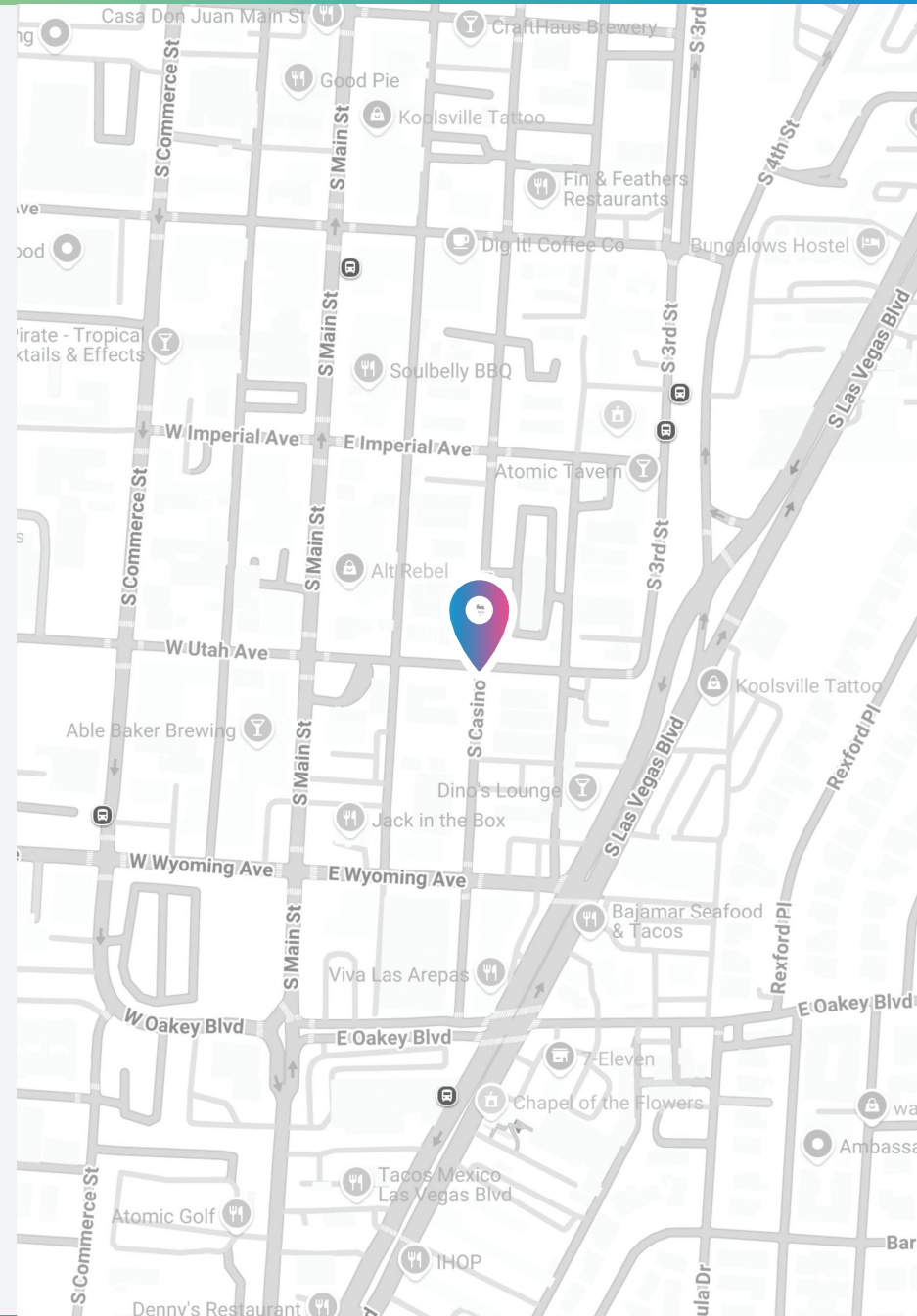
FLOOR PLANS

Multi-tenant
or single-user
occupancy

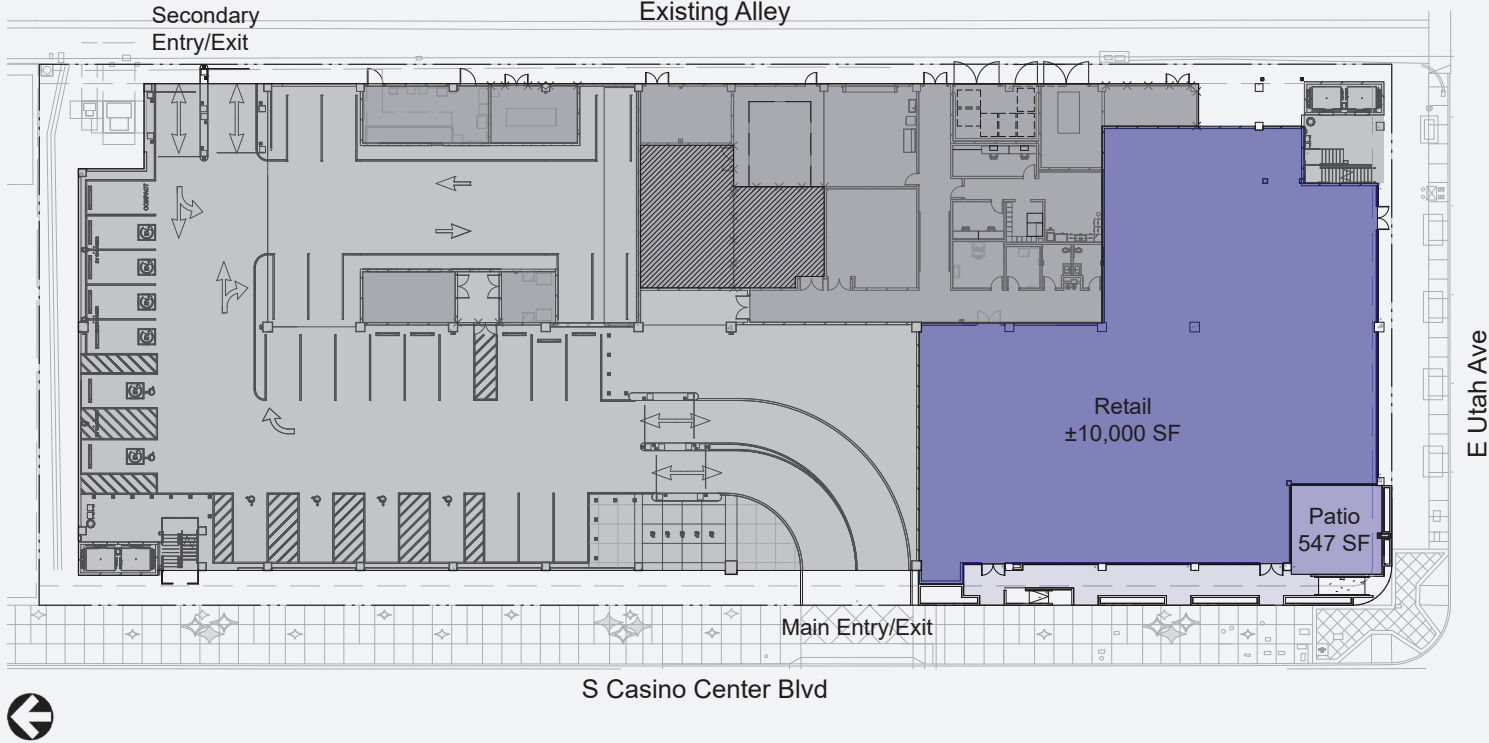


PARKING

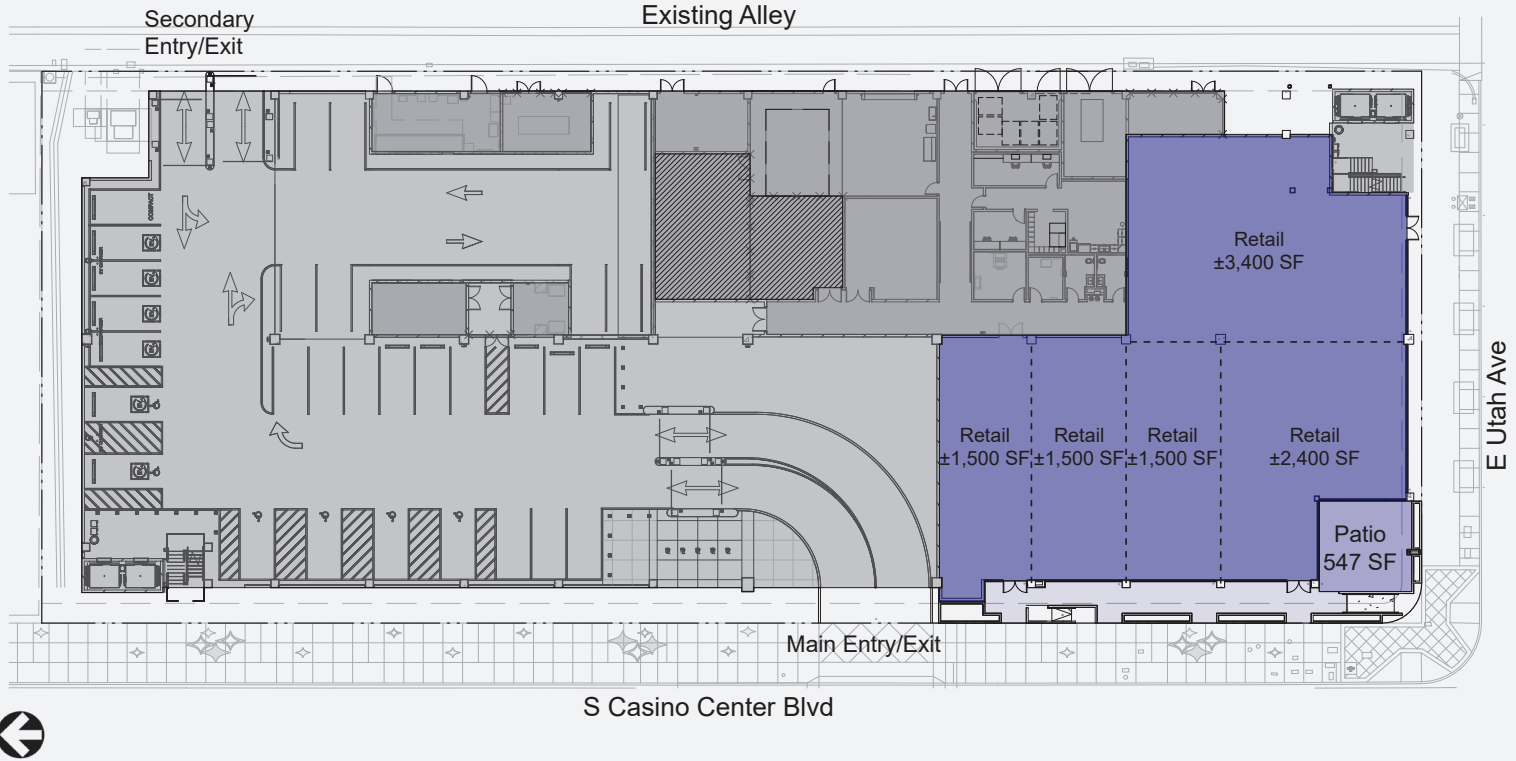
Located within
new public
parking garage
with 502 stalls



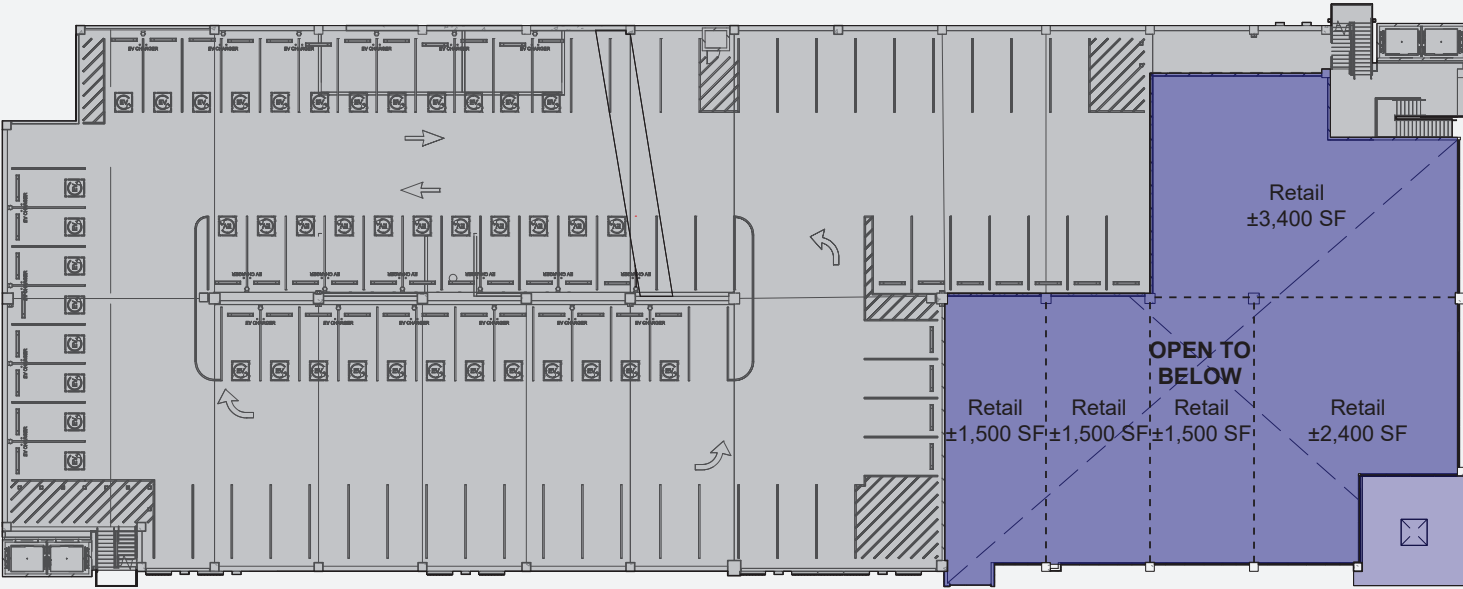
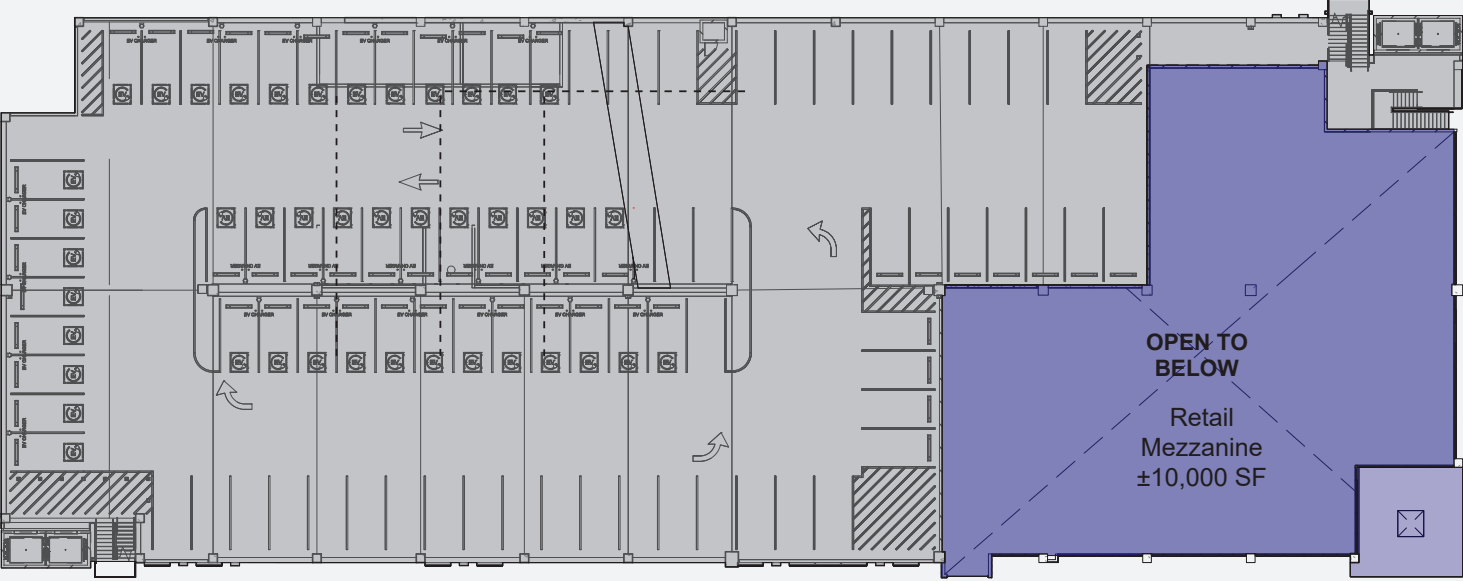
LEVEL 1 FLOOR PLAN



LEVEL 1 FLOOR PLAN (ALTERNATE)



MEZZANINE (OPTIONAL FLOOR PLAN)



ARTS DISTRICT ADVANTAGE

The Las Vegas Arts District is undeniably the city's most creative and fastest-growing neighborhood. Known for its iconic First Friday art festival, attracting thousands of locals and tourists, the district boasts mural-lined streets, unique vintage shops and an ever-expanding array of independent restaurants and innovative concepts.

The Arts District of Downtown Las Vegas is a testament to the city's commitment to urban culture and community ownership and businesses will benefit from the genuine connections of a community that actively embraces culture, creativity and local enterprise.

Perfect For:

- Flagship Retail
- Restaurant or Bar Concepts
- Boutique Fitness or Wellness Studios
- Art Galleries or Showrooms
- Creative Office





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**THIS IS YOUR
OPPORTUNITY.**

THIS IS LAS VEGAS.

