

# CITY OF LAS VEGAS REQUEST FOR PROPOSALS - CIVIC PLAZA RETAIL

**525 S. Main Street, Las Vegas - Building 1**  
**70 E. Bonneville Ave, Las Vegas - Building 2**



**RFP conducted by:**  
**Economic and Urban Development Department**

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## **Property Overview**

### **The Property**

The Civic Plaza is a new \$165 million dollar mixed use Office development with ground level retail space located directly across from City Hall in the heart of downtown Las Vegas. It encompasses an entire city block bordered by Main Street, Clark Avenue, First Street and Bonneville Avenue. The entire campus is expected to be completed by the Spring, 2025.

### **The Site**

Approximately 2.84 acres, zoned C-1, Limited Commercial District

Clark County Assessor Parcel No. APN 139-34-201-027

Outdoor Plaza to be programmed for Special Events by the City's Office of Cultural Affairs.

**Fast food drive through opportunity not available**

### **Building information:**

#### **Building One**

Estimated completion, Q4 2024, the five-story, class A office building will comprise of 176,082 square feet with approximately 2,547 square feet of ground-level retail space. The storefront fronts on Main Street with a small patio area.

Building features include an art gallery, food concessions, employee fitness center, and indoor/outdoor meeting space for special events.

Main Street has two curb side pick-up parking spots for easy pick-up and food service delivery operators.

#### **Building Two**

Estimated completion Q1 2025, four-story Class A office building will comprise of 72,223 square feet with approximately 2,630 square feet of ground-level retail space fronting Bonneville Avenue now available for lease.

### **IT Network Features**

The buildings and campus will have free Wi-Fi connectivity. Individual retail spaces will need to provide their own connectivity and technology infrastructure.

### **Parking**

Parking will be available in the city's adjacent parking facilities, 500 S. Main Street and City Parkway Garage (located in Symphony Park, accessibly by pedestrian bridge from 500 S. Main St. garage).

### **Background**

The City of Las Vegas sold its Development Services Center located at 333 N. Rancho Drive and is consolidating staff and services to a centrally located Civic Plaza campus. The new campus includes Las Vegas City Hall, new Municipal Court and in close proximity to the downtown legal corridor and the Fremont Street Experience.

**Goal and Objectives**

The Request for Proposals (RFP) is to solicit offers from retail operators for the lease of two (2) available commercial spaces. **Proposals should include how the concept will complement the existing food and beverage offerings surrounding the campus today.**

Uses may include fast-casual food and beverage, grab-n-go bakery, fresh market concept (excluding packaged liquor and gaming).

The goal of the RFP is to provide high quality food and beverage options to City employees and the downtown community, and to create new employment opportunities to further the goals of economic development within the city of Las Vegas.

**Pricing**

July 03, 2023, Fair Market Rent Appraisal, Southwest Property Consultants - \$3.20 per sq. ft. (based on a net, net, net lease).

**Tenant Improvements**

Negotiable

**Broker's Fee**

City will cooperate with Licensed Nevada Real Estate Brokers subject to their client representation **being disclosed as a part of the initial submittal and response to the RFP.** Real Estate Commissions shall be paid per separate agreement.

**City Council Approval Required**

The final Lease Agreement is subject to the approval of the Las Vegas City Council.

**Disclaimer**

This Project Overview is not intended to bind the City of Las Vegas or the property in any manner and does not constitute an offer or impose any obligation on the part of the City of Las Vegas or on any party responding to the RFP. The above terms are preliminary and for discussion purposes only and may or may not become part of a Lease Agreement with the City of Las Vegas.

**Public Records Act**

The City of Las Vegas is subject to the Nevada Public Records Act (Nevada Revised Statutes, Chapter 239) and all documents and communication submitted to the City of Las Vegas will be subject to the Nevada Public Records Act and subject to public disclosure.



Attachment 1 – Project Area – MAP



**Attachment 2 – Appraisal  
(Link) – SW Property Consultants**

<https://files.lasvegasnevada.gov/eud/Market-Rent-Appraisal-Civic-Center-Retail.pdf>

**Attachment 3 – Form of City Retail Lease Agreement  
(To be provided at a later date)**



## Attachment 4 – Marketing Brochure

# CIVIC PLAZA

Prime Retail Opportunities Available



**Civic Plaza** is a new \$165 million Class A Office and Retail development located directly across from City Hall in the heart of downtown Las Vegas. It encompasses an entire city block bordered by Main Street, Clark Avenue, First Street and Bonneville Avenue. The entire campus is expected to be complete by Spring 2025.

### Civic Plaza includes:

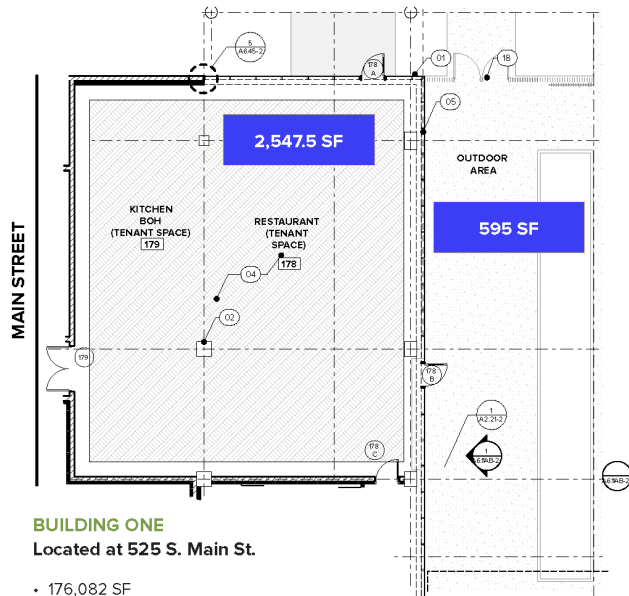
- Two Class A mixed-use buildings spanning a combined 248,305 square feet
- A beautiful, large open pavilion for gatherings and events





# CIVIC PLAZA

Prime Retail Opportunities Available



**BUILDING ONE**  
 Located at 525 S. Main St.

- 176,082 SF
- 5-story Class-A office building
- Amenities include an art gallery, food concessions, employee fitness center, indoor/outdoor meeting space for special events
- Projected completion by year-end 2024

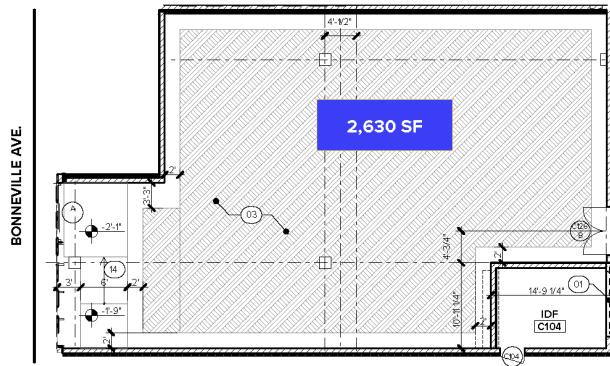


**PREMIER URBAN RETAIL SPACE AVAILABLE NOW IN BUILDING ONE**

- Approximately 2,547 SF ground-floor space available for lease
- Store front facing Main Street
- Main Street has two curb side pick-up parking spots for easy pick-up and food service cars, i.e. Postmates, Uber Eats, Grub Hub
- Within walking distance of Municipal Court, Regional Justice Center, City Hall and surrounding office buildings and residences
- Within walking distance to Fremont Street Experience
- Final Lease Agreements are subject to the review and approval of the Las Vegas City Council

# CIVIC PLAZA

Prime Retail Opportunities Available



## BUILDING TWO

Located at 70 E. Bonneville Ave.

- 72,223 SF
- Four-story Class-A office building
- Projected completion is Spring 2025

## PREMIER URBAN RETAIL SPACE AVAILABLE NOW IN BUILDING TWO

- Approximately 2,630 SF ground-floor space available
- South facing store front on Bonneville Avenue
- Suitable for general retail use, including fast-causal food and beverage use, grab-n-go bakery/fresh market concept.
- Within walking distance of Municipal Court, Regional Justice Center, City Hall and surrounding office buildings and residences
- Within walking distance to Fremont Street Experience
- Final Lease Agreements are subject to the review and approval of the Las Vegas City Council

# CIVIC PLAZA

Prime Retail Opportunities Available



## PARKING

Parking will be available in the city's adjacent parking facilities, 500 S. Main Street and City Parkway Garage (located in Symphony Park, accessible by pedestrian bridge from 500 S. Main St. garage).

## FOR MORE INFORMATION

Economic and Urban Development Department  
City of Las Vegas  
702.229.6551  
[CLVretail@lasvegasnevada.gov](mailto:CLVretail@lasvegasnevada.gov)  
[lasvegasnevada.gov/EUD](http://lasvegasnevada.gov/EUD)



Actual development may vary. No guarantee can be made that development will proceed as described. Any artist renderings are for illustration purposes only, based on current development concepts, which are subject to change without notice.

## Attachment 5 – Information Page and Instructions

### Proposals should include the following:

Name (include all principals in proposed Tenant entity)

Company Name

Address

Phone

Email

Real Estate Broker Representation y/n

(if yes, include Agent and Brokerage Name, address and phone)

Operational history / number of locations:

Proposed Concept with basic space plan:

Draft menu with pricing:

Days/Hours of Operation:

Is delivery/courier service being offered?:

### Additional information:

WebEx (similar to zoom) and/or may attend in person, meetings to be held to answer questions related to the RFP.

- WebEx Call 1 scheduled on 11/7/23 9:30 – 10:30 a.m.
- WebEx Call 2 scheduled on 12/7/23 9:00 – 10:00 a.m.

To be added to the RFP interest list please email [CLVretail@lasvegasnevada.gov](mailto:CLVretail@lasvegasnevada.gov) with your name, company name, email address, phone number and concept name.

Questions should be sent via email [CLVretail@lasvegasnevada.gov](mailto:CLVretail@lasvegasnevada.gov) and will be responded to within three business days. Phone 702.229.6551 **Note: the City is closed on Fridays.**

**\*\*Incomplete or proposals received after the RFP submittal deadline of January 29, 2024 at 5:00 p.m. PST, may not be considered\*\***



**Selection Committee Weighted Questions: (Rankings 1 – 6)**

**Please summarize how the proposed concept complements the existing food & beverage options in the immediate area surrounding the Civic Plaza campus.**

1. Concept menu with pricing – 25%  
Include healthy food options for dietary restrictions, i.e. gluten free, vegan, other?
2. Operational history – 25% include any licensed existing operations in Las Vegas.
3. Tenant Improvements\* – 20% Tenant will be required to build its own improvements from a gray shell delivery, explain in detail the steps you would take to build out the proposed concept. (include any retail or other space previously developed).  
\*Tenant Improvements allowance is subject to negotiation.
4. Women and/or Minority Owned Business? – 10%
5. Delivery or catering services available? - 10%
6. Proposed hours of operation? – 10%

City Hall is open Monday – Thursday 7 a.m. to 5:30 p.m. with special events to be programmed by City of Las Vegas Cultural Affairs Dept. in the Civic Plaza.

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