

CIVIC PLAZA

Prime Retail Opportunities Available



BUILDING TWO
70 E. Bonneville Ave.

BUILDING ONE
525 S. Main St.



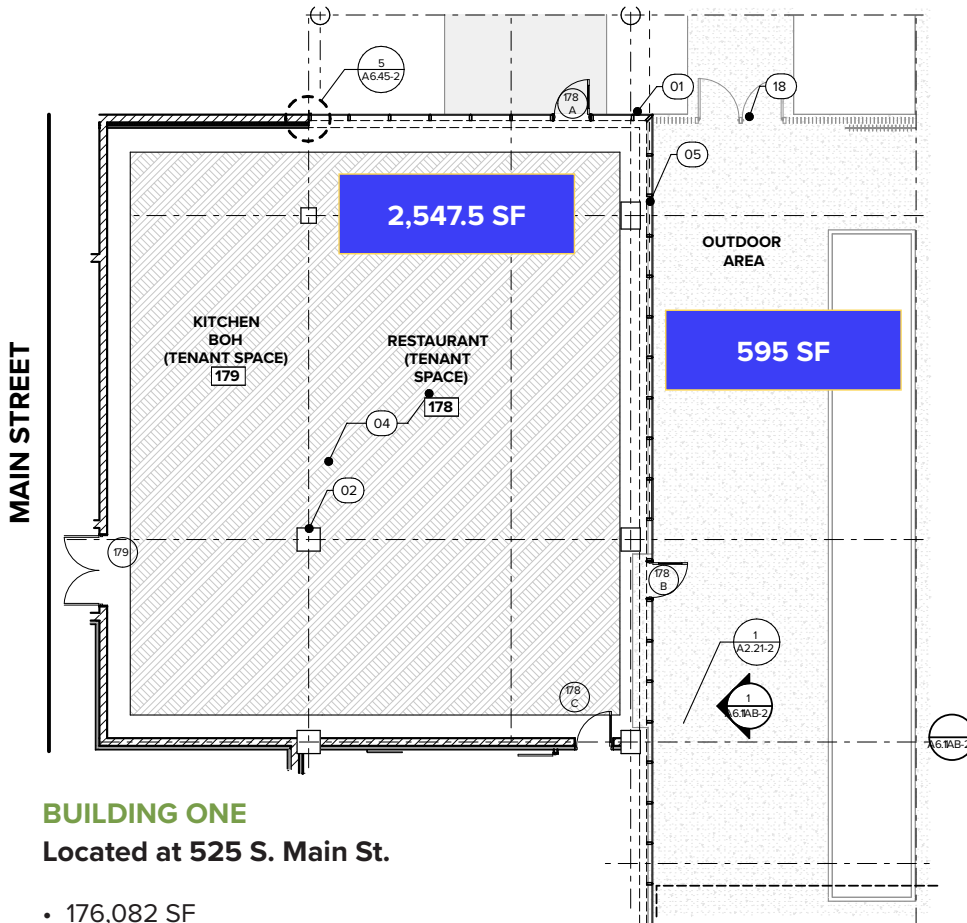
Civic Plaza is a new \$165 million Class A Office and Retail development located directly across from City Hall in the heart of downtown Las Vegas. It encompasses an entire city block bordered by Main Street, Clark Avenue, First Street and Bonneville Avenue. The entire campus is expected to be complete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

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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

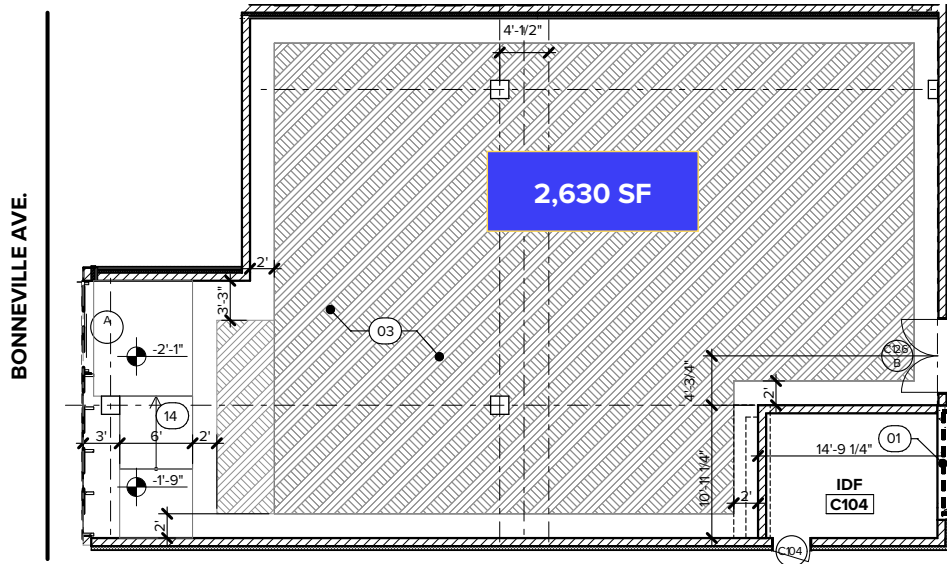


PREMIER URBAN RETAIL SPACE AVAILABLE NOW IN BUILDING ONE

- 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

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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
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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

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