

OFFERING MEMORANDUM

1623-1625

FREMONT STREET

LAS VEGAS, NEVADA 89101

ASKING PRICE

\$899,999

Historic Fremont Street. Prime Redevelopment Canvas.

SECTION 01

Executive Summary

Situated on Fremont Street in the heart of Downtown Las Vegas, **1623-1625 Fremont Street** is a rare value-add and redevelopment opportunity offering 8,400 square feet of two-story commercial space on a combined site totaling 0.47 acres — including an adjacent rear parcel. The property sits vacant and is fully gutted, providing immediate development-ready conditions for an owner-user, creative operator, or institutional investor looking to establish a presence in one of Nevada's fastest-growing urban corridors.

With dual zoning designations of **C-2 and T-4**, the subject property accommodates a broad range of end uses — from food and beverage concepts and ground-floor retail, to multi-story office, mixed-use residential overlay, and entertainment-driven programming. Two commercial walk-in freezers remain in place, providing potential value for food-related redevelopment concepts.

The property is offered at **\$899,999**, representing a compelling entry point relative to current construction costs and land values in the immediate submarket.

Downtown Las Vegas is experiencing its most significant wave of private investment in decades, and this property sits squarely at the center of that momentum.

PROPERTY SUMMARY

ASKING PRICE	\$899,999
BUILDING SF	8,400 SF
TOTAL SITE	0.47 Acres
ZONING	C-2 / T-4
YEAR BUILT	1952
STORIES	2
APN	139-35-301-008 139-35-312-054
CONDITION	Vacant / Gutted

SECTION 02

Property Details

8,400 BLDG SF	20,473 LAND SF	0.47 ACRES	1952 YEAR BUILT	2 STORIES	C-2/T-4 ZONING
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BUILDING FEATURES

Building Type	Two-Story Commercial
Building Condition	Vacant / Gutted
Walk-In Freezers	2 Commercial Units *
Parking – Front	Street Frontage
Parking – Rear	Owner / Employee
Adjacent Parcel	Included in Sale
Street Presence	Fremont St Frontage

* Walk-in freezer operational status not confirmed. Sold as-is. Buyer to verify.

PARCEL INFORMATION

APN #1	139-35-301-008
APN #2	139-35-312-054
Zoning	C-2 / T-4
County	Clark County, NV
Known Restrictions	None Known
Sale Type	Fee Simple

PERMITTED USES (C-2 / T-4)

- ◆ Retail / Restaurant / Food & Beverage
- ◆ Office / Creative Space
- ◆ Mixed-Use Redevelopment
- ◆ Entertainment / Hospitality

SECTION 04

Development Opportunity

The subject property presents a compelling blank-canvas opportunity in the midst of one of the Southwest's most active urban districts. With C-2 commercial zoning and a T-4 transect overlay, permitted uses span a wide spectrum — retail, restaurant and bar concepts, office, entertainment, and select mixed-use residential configurations — affording a buyer maximum flexibility in how they approach the asset.

The combination of the building's raw, gutted condition and the inclusion of the adjacent rear parcel gives a developer or owner-user significant latitude — whether as a single-tenant flagship, a multi-tenant vertical mixed-use project, or a repositioned food-and-beverage destination. The existing two-story structure provides efficient bones, while the rear land creates options for expanded footprint, outdoor activation, or parking.

Downtown Las Vegas is experiencing its most significant wave of private investment in decades. Properties with this combination of scale, visibility, and flexibility at this price point are exceedingly rare — this is a genuine ground-floor opportunity in one of Nevada's most dynamic submarkets.

Retail & Restaurant

Prime Fremont St frontage and two walk-in freezers make this an ideal canvas for a chef-driven concept or flagship retail operator.

Office & Creative

The two-story layout and Fremont address position this as a compelling headquarters or creative studio for Downtown's growing professional community.

Mixed-Use Redevelopment

Dual zoning and the adjacent rear parcel unlock a ground-up mixed-use project with a compelling land basis in an appreciating corridor.

SECTION 05

Offered By



702-978-8830

NEVADA COMMERCIAL ADVISORS



Joshua Lafond

COMMERCIAL ADVISOR

702-978-8830

Lic# S.183193

Nevada Commercial Advisors

Platinum Real Estate Commercial



Michael Vesely

COMMERCIAL ADVISOR

702-978-8830

Lic# S.169563

Nevada Commercial Advisors

Platinum Real Estate Commercial



Cassidy Cotton

COMMERCIAL ADVISOR

702-978-8830

Lic# S.178400

Nevada Commercial Advisors

Platinum Real Estate Commercial

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