

Property Highlights

Only one retail space left in the heart of downtown on 4th Street, between Lewis & Bridger. The property is surrounded by several City/Government entities, local business sector, emerging Arts District and Fremont Street. Heavy pedestrian traffic is a great bonus for retail tenants with a daytime population of 16,000 people in just a half mile radius.

Seeking national, regional and local tenants to service the needs of this under-served area. Existing retailers include Bank of America, Starbucks and new tenant University of Phoenix.

- 994 SF available (adjacent to Starbucks)
- Vanilla shell condition
- High daytime population; ±16,000 people within 1/2 mile radius
- On-site customer base (80% office occupancy) and brand new University of Phoenix campus with large student population
- Visitor parking and validation



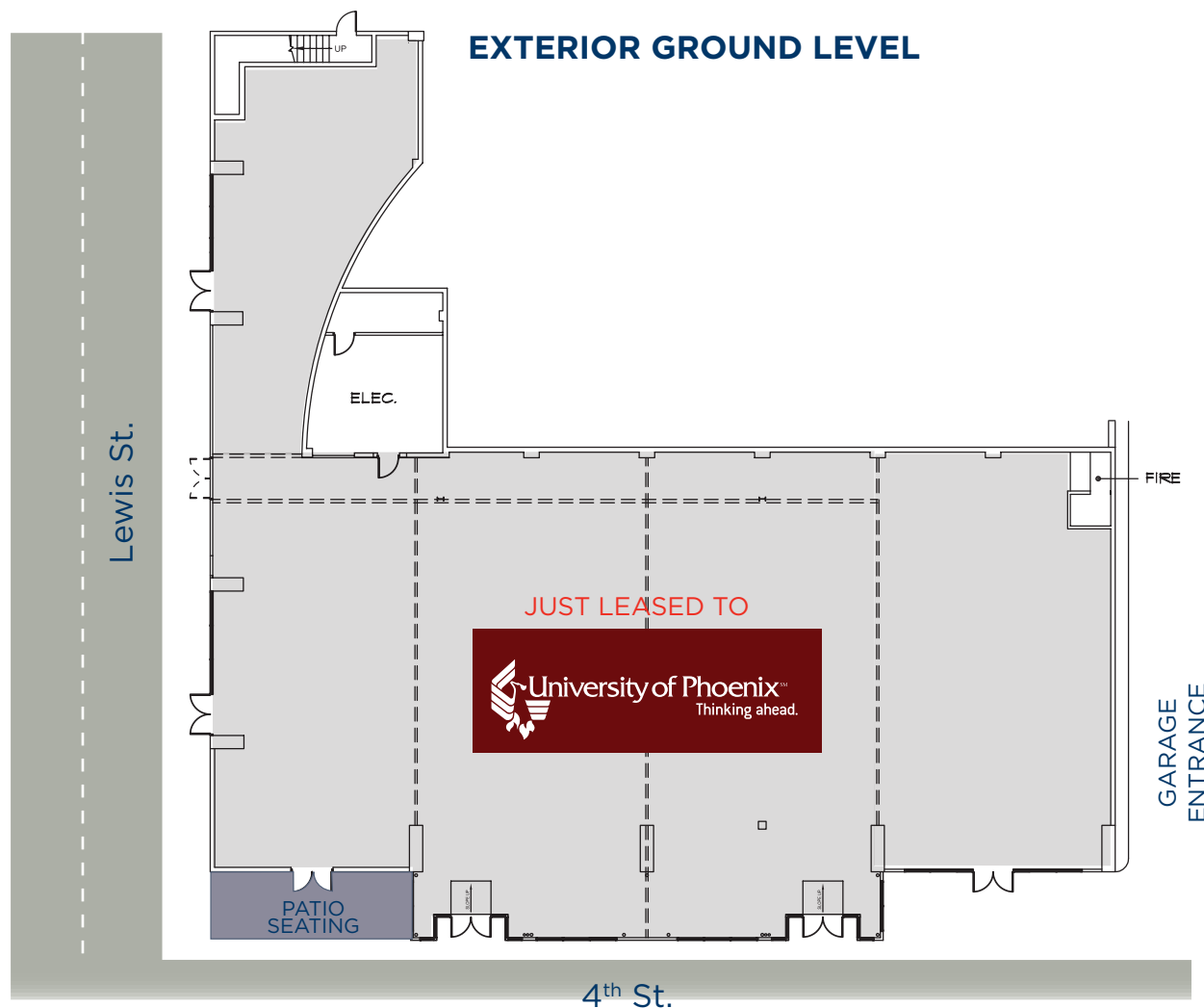
Lauren TabEEK, CCIM
Director
+1 702 688 6958
ltabeek@comre.com

Katelyn Panella
Associate
+1 702 688 6905
kpanella@comre.com

3773 Howard Hughes Pkwy., Suite 100 S
Las Vegas, NV 89169
Main +1 702 796 7900
Fax +1 702 796 7920
comre.com

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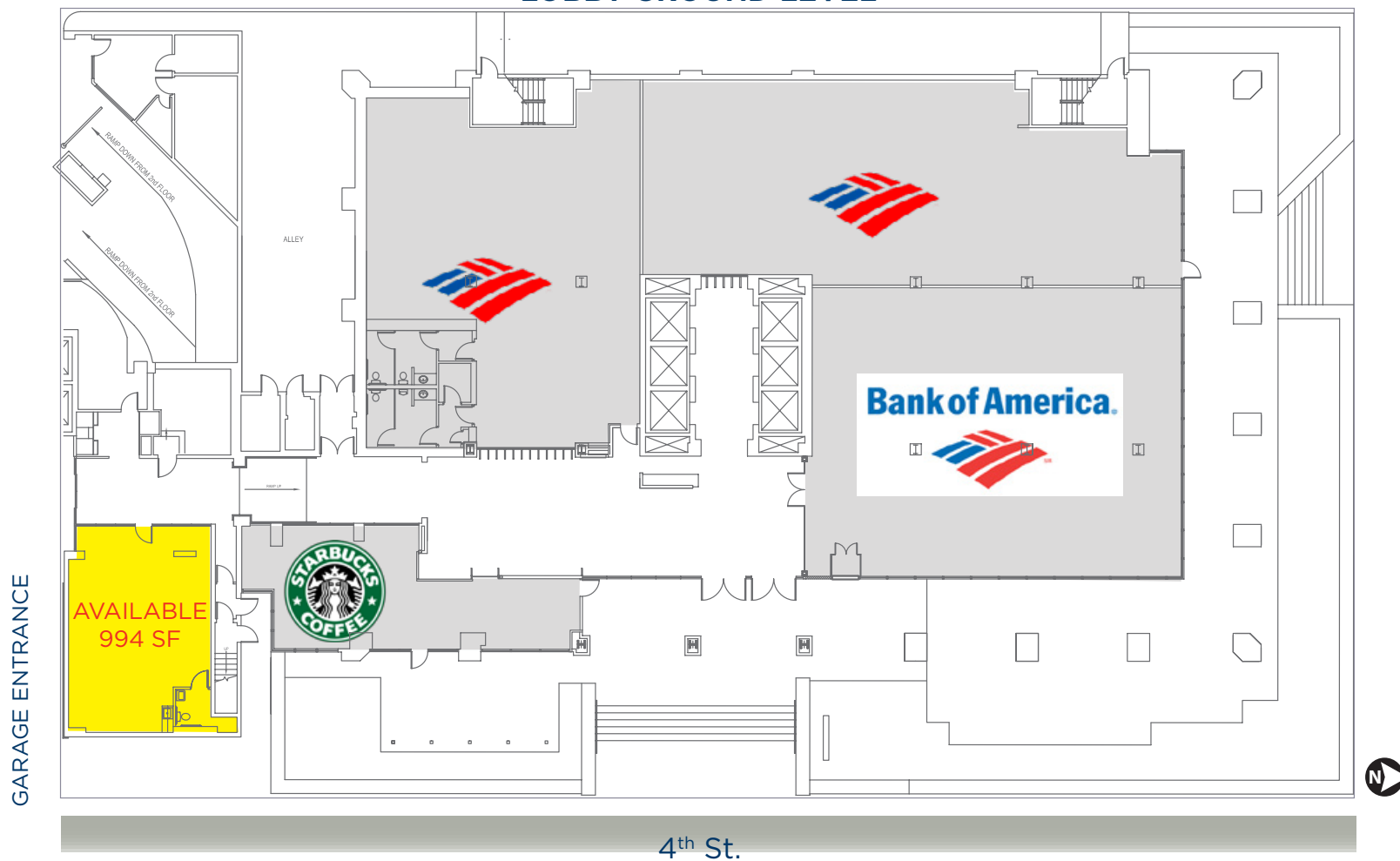
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LOBBY GROUND LEVEL



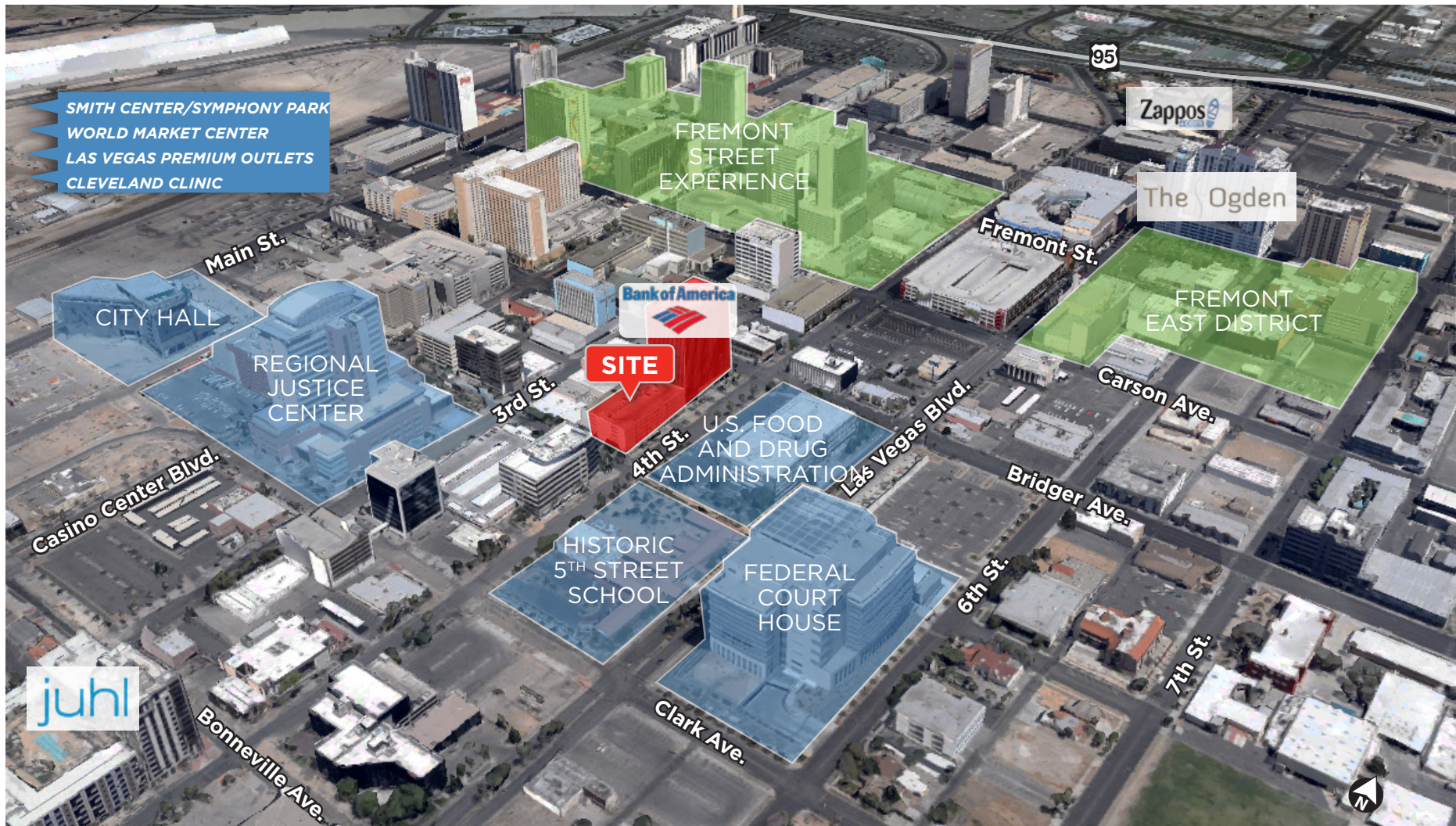
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