



FORMER CVS FOR LEASE

2700 S. LAS VEGAS BLVD., LAS VEGAS, NV 89109



LOGIC

Flagship Retail Opportunity

SUBJECT

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2700 S. Las Vegas Blvd.
Las Vegas, NV 89109

ADDITIONAL LEASE SPACE AVAILABLE
+/- 11,840 SF

ADDITIONAL LEASE SPACE AVAILABLE
+/- 17,370 SF

SUBJECT

Listing Snapshot



Contact Broker
Lease Rate

+/- 14,378 SF
Total Square Footage

CT Commercial Tourist
Zoning

Property Highlights

- Once in a Generation, iconic rare location in the heart of the surging Las Vegas Strip
- Ground floor of Sky Las Vegas, a 45-story condo mixed-use project
- Located directly across from the Fontainebleau Las Vegas (opening December 2023) front entrance. The Fontainebleau is a +/- 3,644 room luxury hotel with +/- 150,000 SF of casino
- Easy Parking with adjacent parking area
- Potential adjacent office available for total of +/- 45,000 SF

LAS VEGAS HIGHLIGHTS

38.8^{MM}

Number of tourists visited annually

\$156^K

Total number of hotel rooms in Las Vegas

175

Total number of hotel & casinos

6TH

Entertainment Capital of the World

\$12.8^B

2022 Clark County's gaming revenue

\$8.2^B

2022 Las Vegas' Strip gaming revenue

LAS VEGAS NORTH STRIP TIMELINE

2020

- Convention Center major remodel
- Sahara Las Vegas major remodel

2021

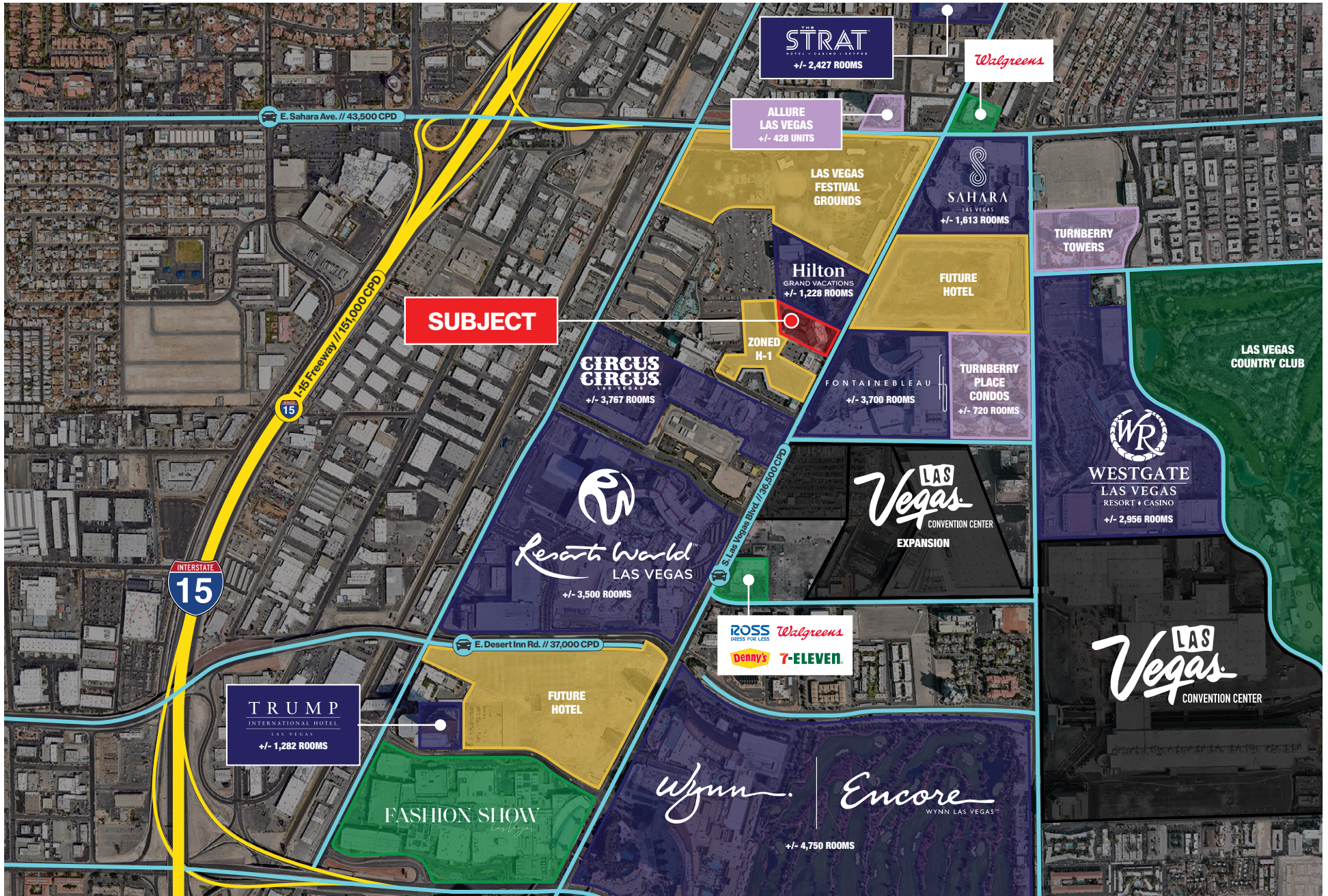
- Resorts World opens
- Iconic Las Vegas Archway Sign constructed

2023

- Fontainebleau opens
- F1 inaugural race
- The Sphere opens

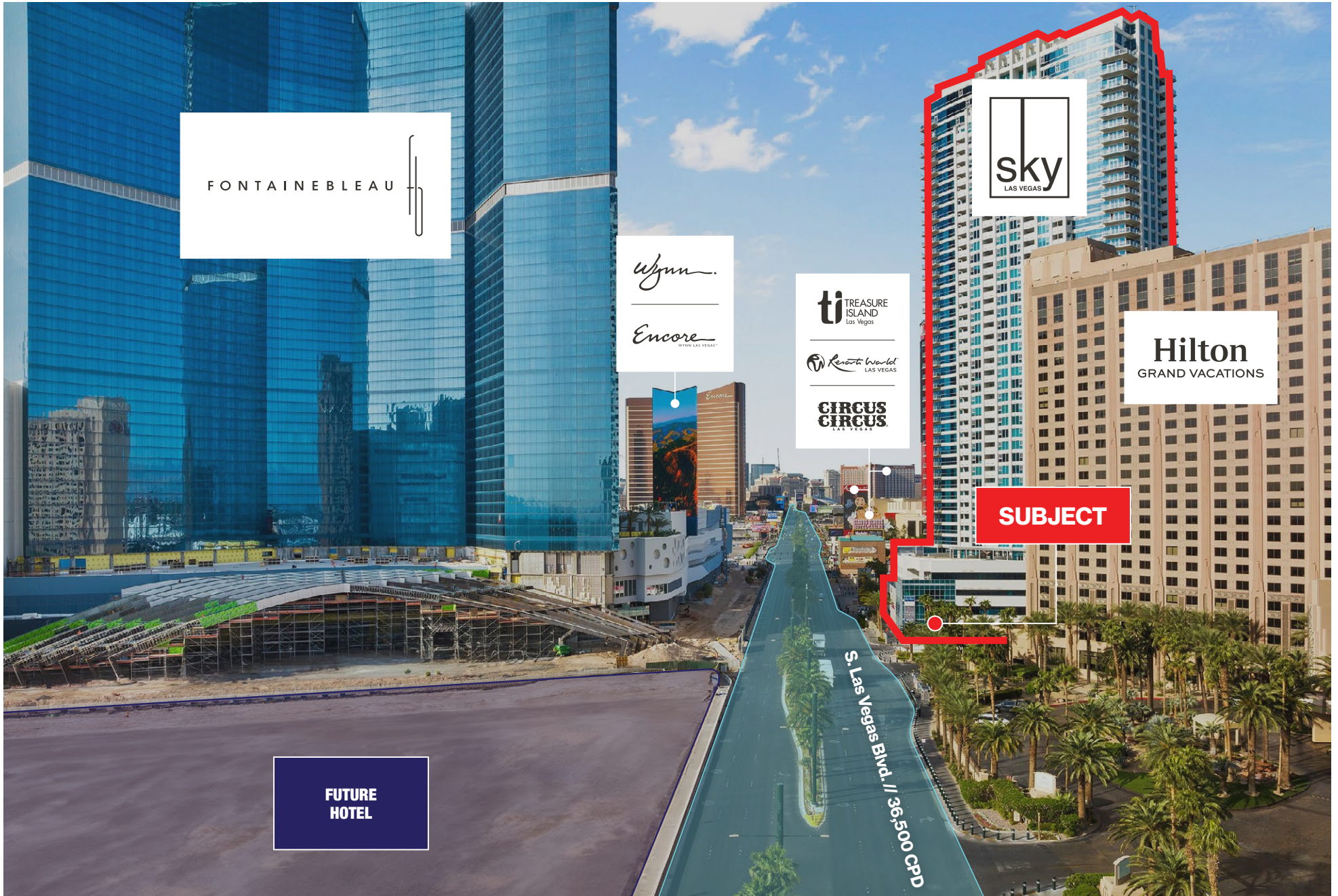
2024

- Majestic Las Vegas - Sahara Blvd. pedestrian Bridge

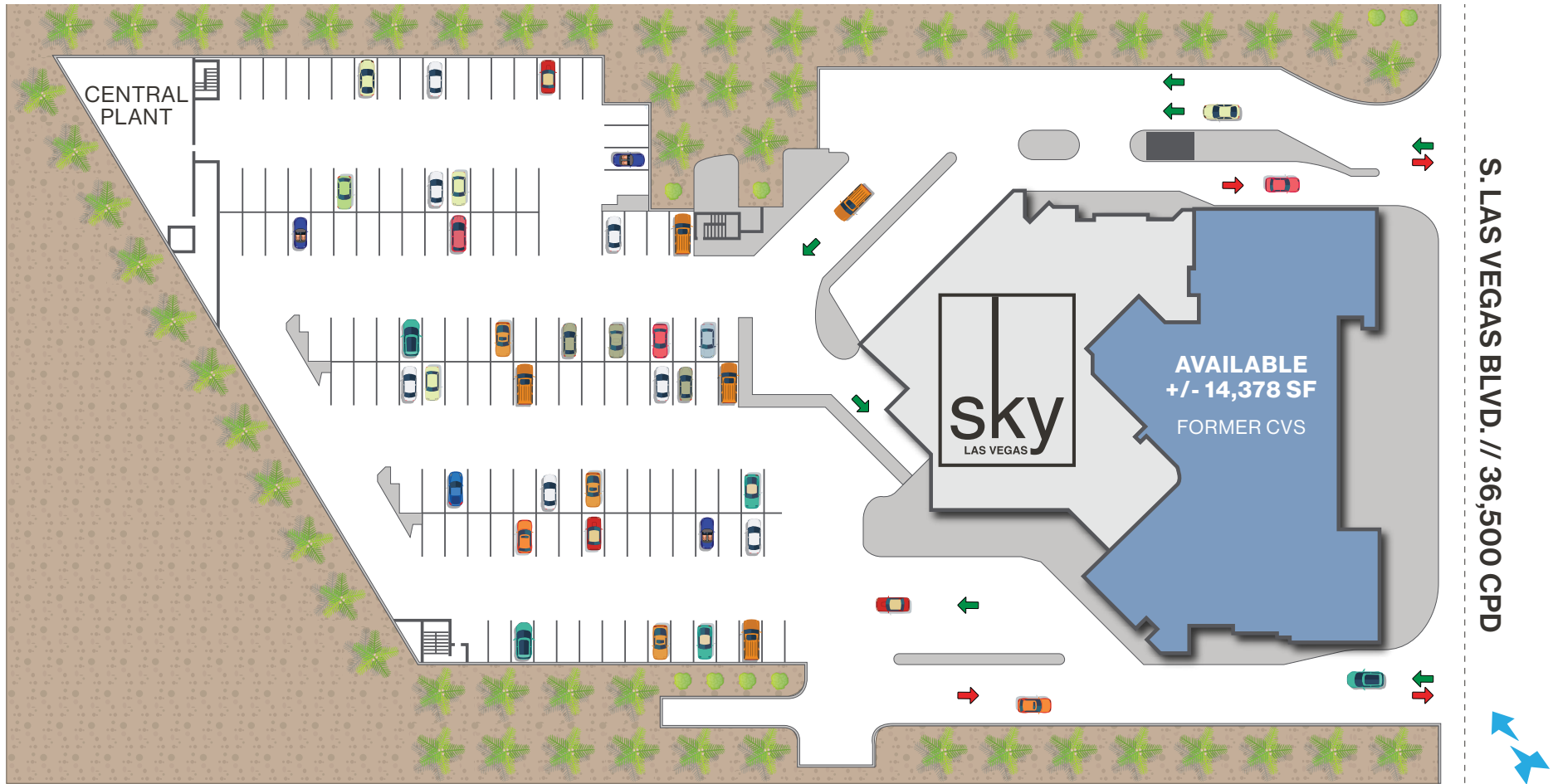


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Site Plan - Ground Floor



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Property Photos



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A Look at Southern Nevada



Pictured: Red Rock Canyon



Pictured: Welcome to Las Vegas sign



Pictured: Nellis Air Force Base



*Pictured:
COH Justice Facility on Main Street*

Clark County

- With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark is the nation's 14th-largest county and provides extensive regional services to more than 2.3 million citizens and more than 39.7 million visitors a year.
- Included are the nation's 8th-busiest airport, air quality compliance, social services and the state's largest public hospital, University Medical Center.
- Nevada has no shortage of compelling landscapes, and Clark County is no different. Mt. Charleston and skiing are just 45 minutes away, and Red Rock National Conservation area beckons on the western fringe of the Las Vegas Valley.

City of Las Vegas

- Las Vegas, officially the City of Las Vegas and often known simply as Vegas, is the 26th-most populated city in the United States, the most populated city in the state of Nevada, and the county seat of Clark County.
- The city anchors the Las Vegas Valley metropolitan area and is the largest city within the greater Mojave Desert.
- Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife.
- The Las Vegas Valley as a whole serves as the leading financial, commercial, and cultural center for Nevada.

City of North Las Vegas

- The City of North Las Vegas experienced a population explosion over the past 17 years, in large part due to low unemployment, a booming economy, the connection of the freeway loop and record home building.
- The city of North Las Vegas is home to approximately 270,000 people, and features one of the most important Air Force bases in the country.
- Nellis Air Force Base is called the "Home of the Fighter Pilot", and houses the U.S. Air Force Warfare Center, the largest and most demanding advanced air combat training center in the world.

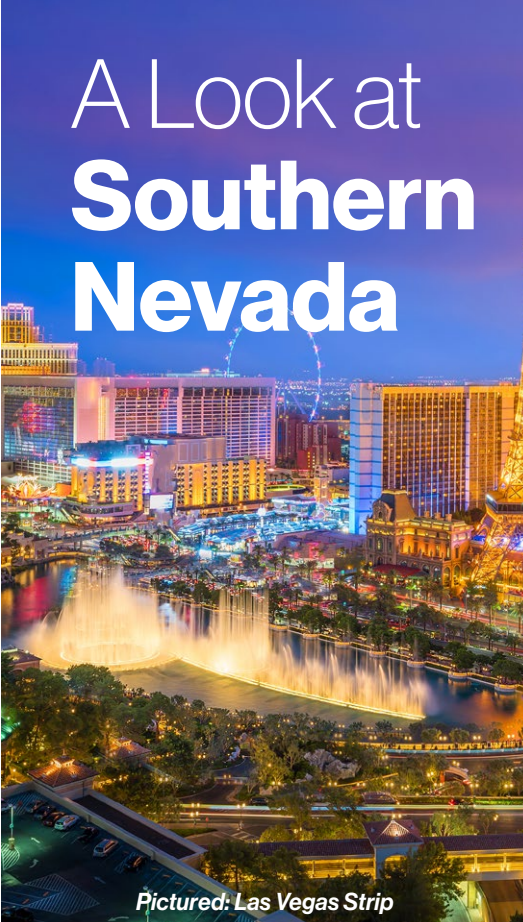
City of Henderson

- Henderson, officially the City of Henderson, is a city in Clark County, Nevada, United States, about 16 miles southeast of Las Vegas.
- It is the second-largest city in Nevada, after Las Vegas, with an estimated population of 310,000 residents in 2022.
- In 2011, Forbes magazine ranked Henderson as America's second-safest city. It has also been named as "One of the Best Cities to Live in America" by Bloomberg Business Week.
- In 2014, Henderson was again ranked as one of the Top 10 "Safest Cities in the United States" by the FBI Uniform Crime Report.

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A Look at Southern Nevada



Pictured: Las Vegas Strip



Pictured: Fremont Street, Downtown



Pictured: Summerlin Library



Pictured: Rhodes Ranch Golf Course

The Las Vegas Strip

- The Las Vegas Strip is a stretch of South Las Vegas Blvd. in Clark County, NV that is known for its concentration of resort hotels and casinos.
- The Strip is approximately 4.2 miles in length, located immediately south of the Las Vegas city limits in the unincorporated towns of Paradise and Winchester.
- Many of the largest hotel, casino, and resort properties in the world are located on the Strip.
- Most of the Strip has also been designated as an All-American Road and is considered a scenic route at night.

Downtown Las Vegas

- Downtown Las Vegas (DTLV) is the central business district and historic center of Las Vegas, NV.
- It is the original town-site and was the gambling district of Las Vegas prior to the Strip, and the area still incorporates downtown gaming.
- It features a variety of hotel and business high-rises, cultural centers, historical buildings and government institutions, as well as residential and retail developments.
- Fremont Street is home to most of downtown's hotels and casinos.

Summerlin

- Summerlin is an affluent master-planned community in the Las Vegas Valley of Southern Nevada.
- It lies at the edge of the Spring Mountains and Red Rock Canyon to the west; it is partly within the official city limits of Las Vegas and partly within unincorporated Clark County.
- Summerlin remains a hotspot among master-planned communities with over +/- 24,200 acres according to its developers.
- Summerlin encompasses more than 250 parks, more than 16 public and 10 private schools, 15 houses of worship, 9 golf courses, 3 resort hotels, 4 recreational facilities, over 125 retail and entertainment centers, well-established office parks, 24 vacant lots and a medical center.

Southwest Las Vegas

- Encompassing master-planned developments like Rhodes Ranch and Mountain's Edge, Southwest is a unique corner of the Valley known for its bedroom communities and rural charm.
- Southwest is part of a larger unincorporated stretch of Las Vegas that's tried to maintain its rural character.
- Today, its dual proximity to freeways and distance from The Strip makes it an ideal area for many Las Vegas as well as prospective homebuyers.

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The Explosion of Sports in Vegas

Las Vegas has become much more than just the sports betting capital – it's now a professional sports team hub. The 2017 inaugural season for the **Vegas Golden Knights of the NHL** was the region's first major pro team, followed shortly by the **Las Vegas Aces of the WNBA** in 2018. As of 2020, the Oakland Raiders moved to Las Vegas and began playing as the **Las Vegas Raiders**. In 2023, the **Formula 1 Las Vegas Grand Prix** will take place on the Las Vegas Strip for the first time. Las Vegas is also home to the **Las Vegas Aviators of Minor League Baseball** affiliated with the **Oakland Athletics** as well as the **Las Vegas Lights FC**, an expansion team for the United States Soccer League.



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Las Vegas Strip By the Numbers



Clark County, Nevada

Clark County is the largest county in Nevada by population with jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey. Clark is the nation's 14th-largest county and provides extensive regional services to more than 2.3 million citizens and more than 38.8 million visitors a year (2022). Included are the nation's 8th-busiest airport, air quality compliance, social services and the state's largest public hospital, University Medical Center.

Nevada has no shortage of compelling landscapes, and Clark County is no different. Mt. Charleston and skiing are just 45 minutes away, and Red Rock National Conservation area beckons on the western fringe of the Las Vegas Valley. Lake Mead National Recreation Area, located 30 miles southeast of Las Vegas, caters to boaters, swimmers, fishermen, hikers, wildlife photographers and roadside sightseers. Meanwhile, gambling is offered in the destinations of Mesquite, Primm and Laughlin, located on the sun-drenched Colorado River.

Source: www.clarkcountynv.gov/ / Wikipedia

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Travel Breakdown	Revenue Breakdown	Occupancy Breakdown
3.18^{MM} 2022 Southern Nevada population	\$12.8^B 2022 Clark County's gaming revenue	+/- 90% 2022 Las Vegas' weekend occupancy
53% 2022 percentage of visitors are Millennials and Gen Xers	\$8.2^B 2022 Las Vegas Strip's gaming revenue	81.6% 2022 Las Vegas' Strip occupancy
50.6% 2022 percentage of visitors are traveling by plane	\$966^{MM} 2022 Boulder Strip's gaming revenue	79.2% 2022 Las Vegas' city-wide occupancy
2.5^{MM} 2022 number of international travelers to Las Vegas	\$880^{MM} 2022 Downtown's gaming revenue	74.7% 2022 Las Vegas' midweek occupancy
31.3% 2022 percentage of visitors are from California	\$761 2022 average visitor's gambling budget per trip	67.3% 2022 Las Vegas' Downtown occupancy
9.3% 2022 percentage of convention attending visitors	38.8^{MM} 2022 number of visitors to Las Vegas	63.4% 2022 U.S. national average hotel occupancy
	4.9^{MM} 2022 number of convention visitors	

Source: Las Vegas Convention and Visitors Authority, Research Center