

THE HISTORIC HUNTRIDGE THEATER

EVENT / FOOD & BEVERAGE SPACE FOR LEASE



DAPPER
COMPANIES

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HUNTRIDGE THEATER

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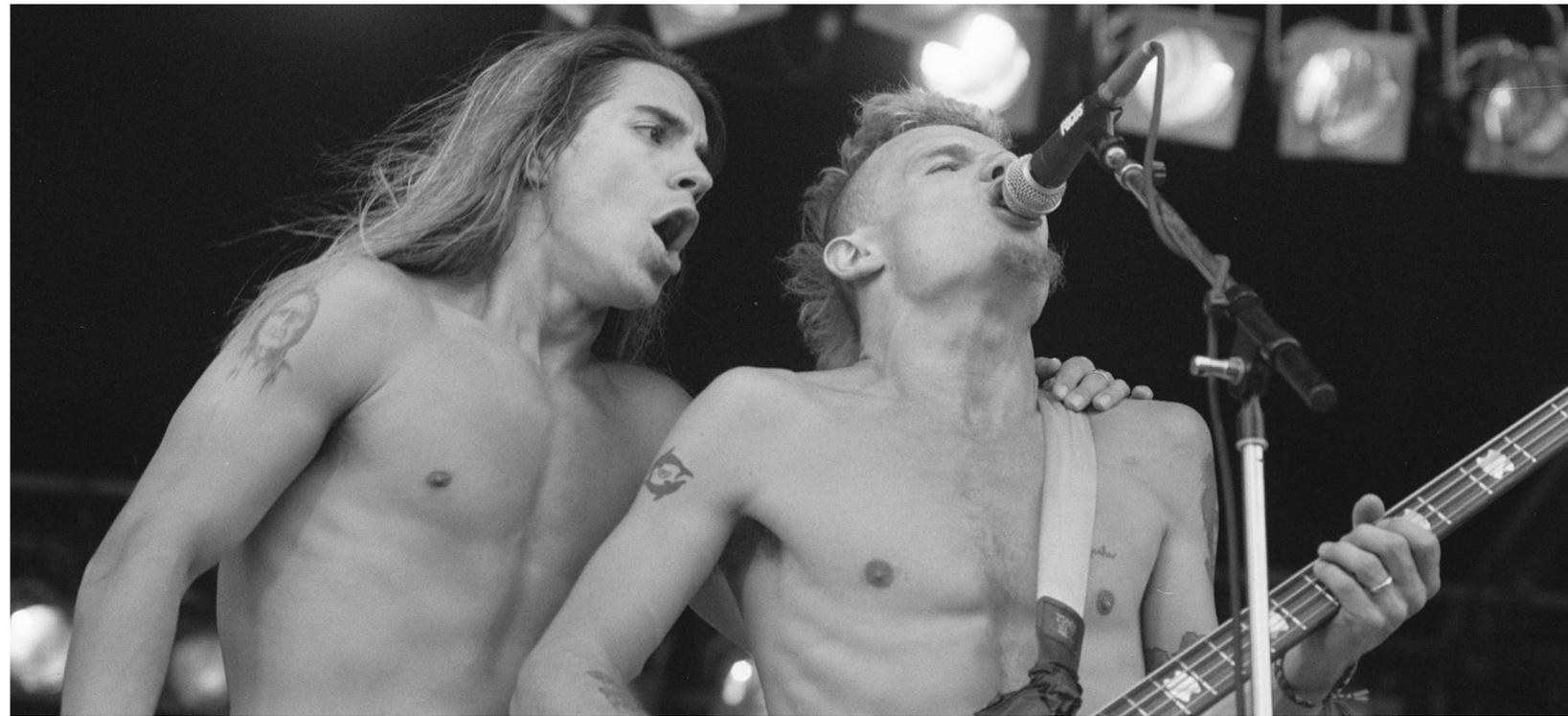
// HISTORY OF THE HUNTRIDGE THEATER

The Huntridge Theater was designed by renowned architect S. Charles Lee who was recognized as one of the most distinguished theater designers on the West Coast, responsible for other iconic buildings including the Hollywood Melrose Hotel and the Fox Theater in Beverly Hills. The theater was built on land which had been owned by the international business magnate Leigh S. J. Hunt, before he left it to his son Henry Leigh Hunt in 1933. The Huntridge Theater and the surrounding Huntridge subdivision are named after the Hunt family.

The theater was originally operated by the Commonwealth Theater Company of Las Vegas, and in 1951 was taken over by the Huntridge Theater Company of Las Vegas, partially owned by actresses Loretta Young and Irene Dunne.

It served as a movie house for the first five decades of its existence and then in 1992 was converted to a live events venue, holding concerts for many world class performers, including Red Hot Chili Peppers, The Killers, Foo Fighters, No Doubt, Sublime and others. In 2004, the venue closed.

Dapper Companies purchased the theater in March 2021.



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// PROPERTY OVERVIEW

We continue to field queries for the 13K square feet of event venue space from globally renowned hospitality companies who will occupy and operate the Theater on an ongoing basis. By virtue of the project's historic significance as well as its purpose-built design, we are carefully evaluating numerous proposals before signing on with potential theater tenants. Ideas are still welcomed.

In the remaining 18K square feet adjacent to the theater, Dapper Companies is looking for devoted and enthusiastic partners and visionaries to create some amazing food and beverage spaces to support the theater and the Downtown Las Vegas community.



HIGHLIGHTS

- Located in the historic Huntridge neighborhood in Downtown Las Vegas. Now preleasing the theater and food/beverage spaces.
- Adaptive reuse of a historic Las Vegas landmark.
- High-profile project bring local/national visibility, including maximum press coverage.
- Ample free parking available.
- Access to I-15, US-95 freeways and the Las Vegas Strip.

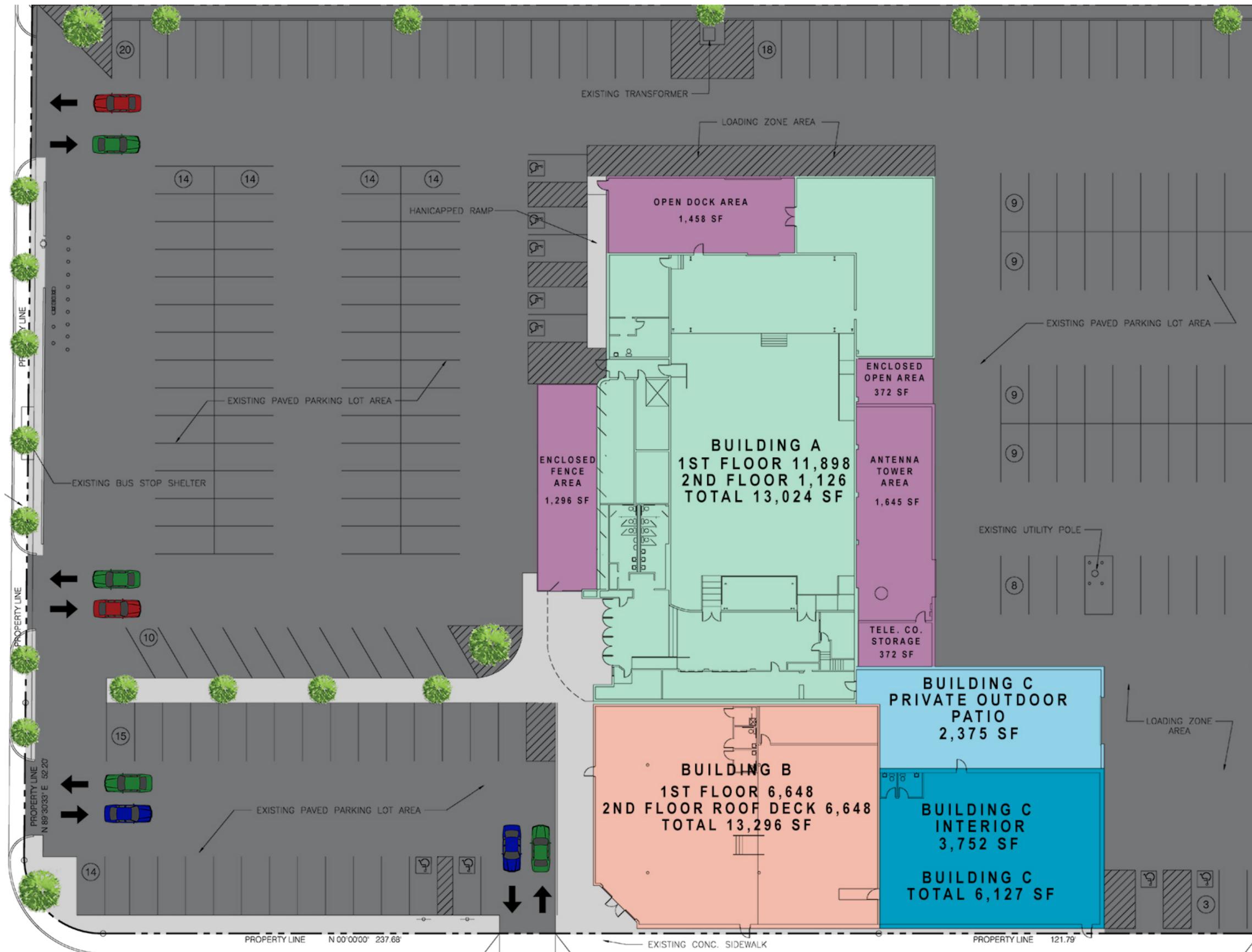
AVAILABLE SPACES

Space	Size	Space Use
Building A*	13,024 SF	Event Venue
<small>*This is the base SF prior to renovations and will likely increase once renovations are completed.</small>		
Building B	13,296 SF	Food/Beverage
Building C	6,127 SF	Food/Beverage

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// SITE PLAN PRIOR TO RENOVATION



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// THE HUNTRIDGE NEIGHBORHOOD



The historic Huntridge neighborhood has experienced a welcome reawakening in the past five years, as millions of dollars in commercial and residential development have been invested in this incredibly vibrant community, in addition to a huge resurgence in Downtown Las Vegas as a whole.

In 2016, Dapper Companies and a joint venture called Ten15 Development, invested millions to redevelop the Huntridge Shopping Center just across the street from the theater, in addition to other key real estate properties near the intersection of Charleston Boulevard and Maryland Parkway. In early 2020, Dapper built a unique 4,000-square-foot Swoop Building on the Maryland Parkway side of the property, featuring a Capriotti's Sandwich Shop and Roberto's Taco Shop.

In addition to the commercial revitalization occurring Downtown, residential properties have also expanded with no sign of slowing down. Fremont9, Vine on 8th and other apartments and condos have recently opened. The area is a culturally rich destination for younger generations eyeing the area as a frequented hotspot.

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// RENDERINGS



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// AERIAL MAP - LOCAL



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// AERIAL - VICINITY

