

Economic and Urban Development Commercial Visual Improvement Program January 15, 2025

The Doberman, LLC
Ryan Doherty, Manager
1025 S. First Street,
Suite 100
Las Vegas, NV 89101



Submitted at Meeting
Date: 1/15/25 Item: 8
by Staff



Site Map - 1025 S. 1st Street, #100



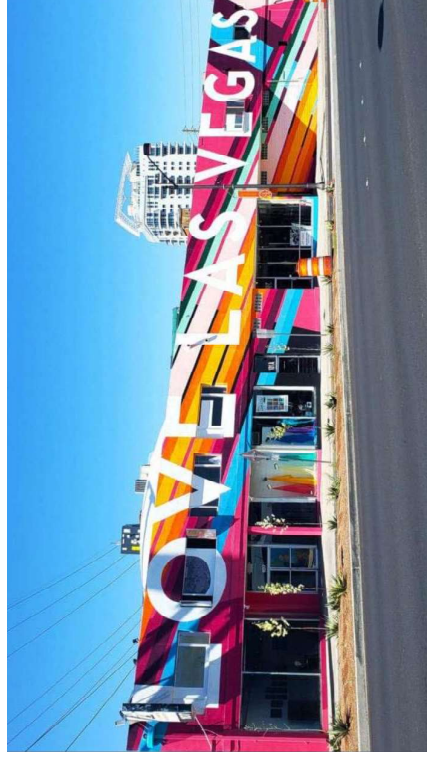


Neighborhood

- Property is located in the Arts District.
- This property was formally known as the Artifice, which was a blighted portion of the building.
- Property has been closed for years.



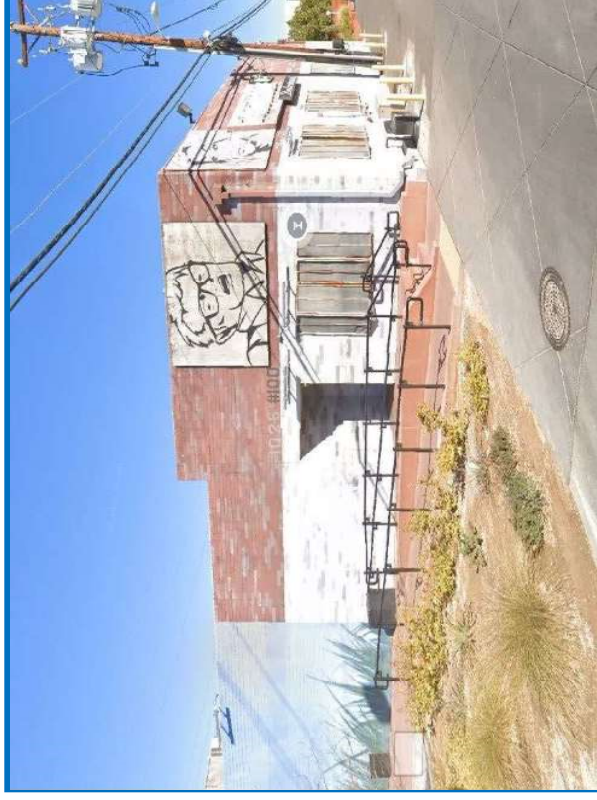
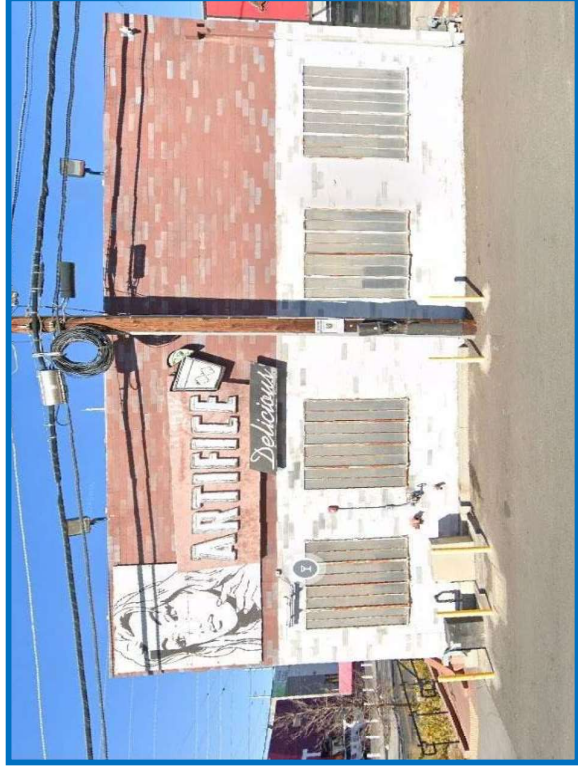
- Surrounding neighborhood consists of food and beverage and retail users.
- The surrounding F&B users have created a walkable synergy of locals and tourists alike.
- The Doberman will breathe new life into the property.





Property

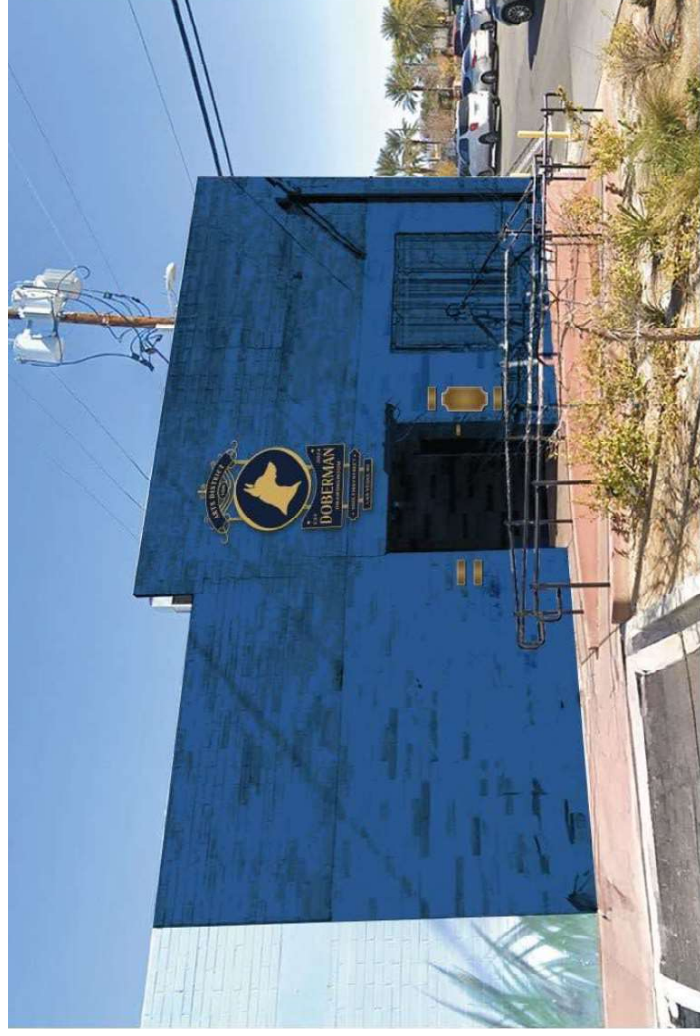
Before Pictures:





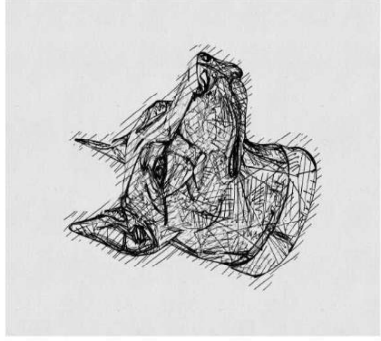
Property After:

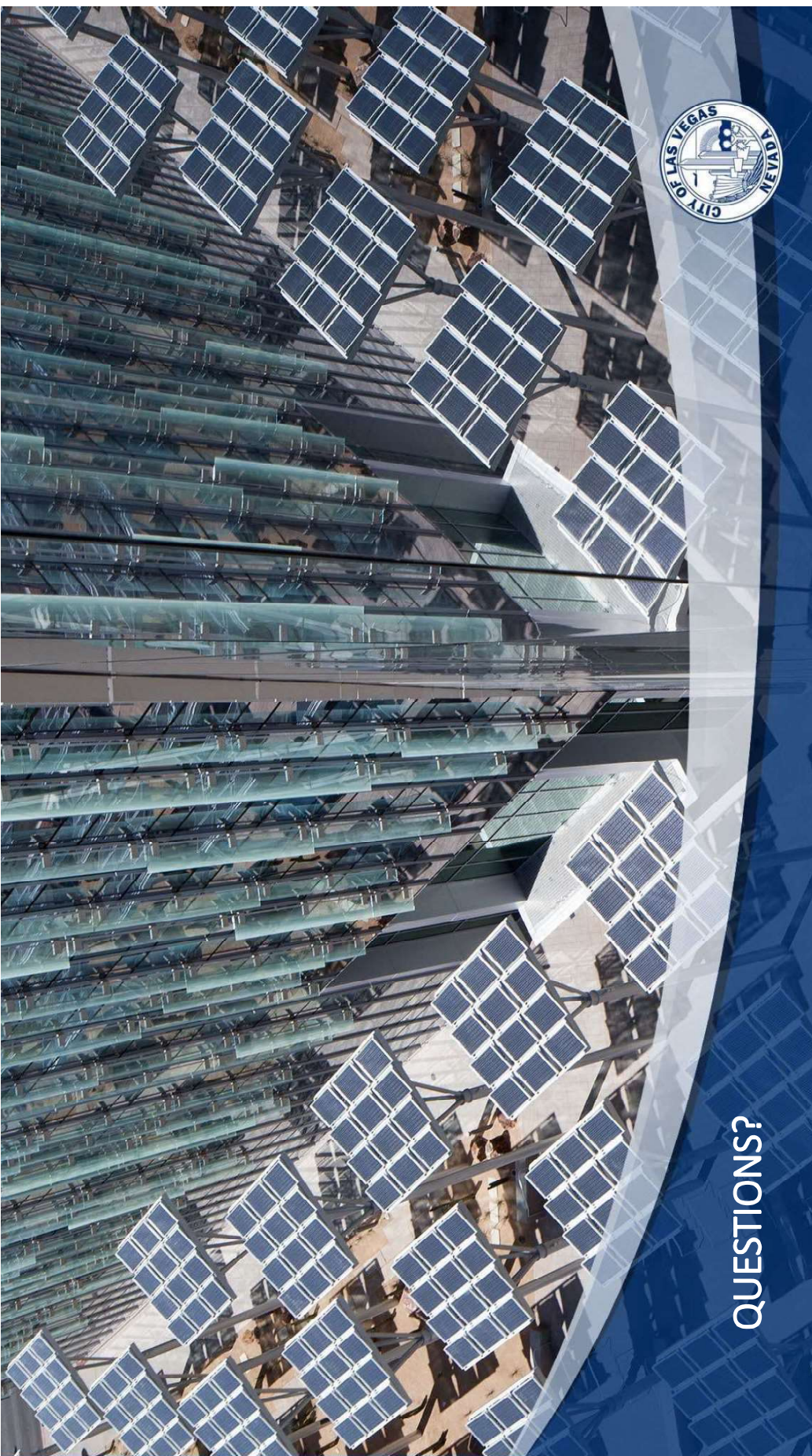
a full, façade remodel of the exterior building.





Additional Exterior Renderings & More





QUESTIONS?