



JV DEVELOPMENT OPPORTUNITY IN QUALIFIED OPPORTUNITY ZONE

MULTIFAMILY AT FREMONT & MARYLAND
+/- 250 DOWNTOWN LAS VEGAS RESIDENCES

1200 Fremont Street, Las Vegas, NV 89101

FEATURES

- 1.5 Acre Mixed-Use Multifamily + Retail Development
- +/- 250 Units + 15,000 - 20,000 SF of Retail
- Adjacent to Future City Park
- Fremont Street Frontage
- Located in the Heart of Booming Fremont East District
- Walkable Neighborhood with Shops, Restaurants, Bars & Award Winning Coffee Shops
- Located in Newly Zoned District with Fast Track City Approvals



JOHN TIPPINS

CEO | Founder

 702 460 5851

 john@northcap.com

License #: B.0057269.LLC

PATRICK OLSON

Director of Development

 702 375 5214

 patrick@northcap.com

License #: S.0186812



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AREA OVERVIEW



 CENTRAL BUSINESS DISTRICT

 FREMONT STREET EXPERIENCE

 CENTRAL BUSINESS DISTRICT

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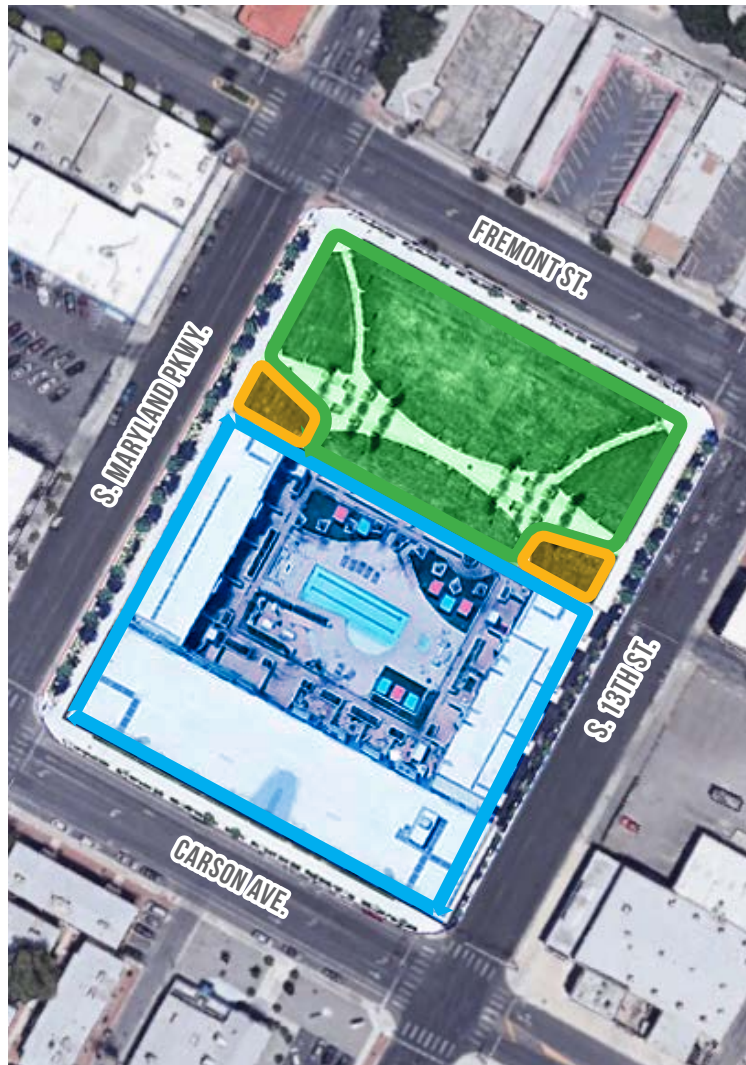
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NORTHCAP 
DEVELOPMENT

FREMONT/MARYLAND

1201 FREMONT STREET, LAS VEGAS, NV 89101

PROPOSED DEVELOPMENT PLAN



MIXED USE: MULTIFAMILY + RETAIL



1. 1.5-Acres (74k SF) Footprint
2. 250-Units
3. 20-30k SF of Retail
4. 300 Parking Stalls
5. 4-Over-2
 - 4 Levels of Wood Framing for Multifamily
 - 2 Levels of Concrete for Parking and Retail

PARK/EVENT SPACE



1. 1-Acre (43.5k SF) Footprint
2. Open, Green Space for Individuals and Events
3. Desperately Needed Amenity in Neighborhood
4. Proximity to Development Creates Inherent Security Benefits
5. Can be Managed by Multifamily Property Management

RETAIL PLAZAS



1. Small Footprint
2. Transition Area Between Mixed-Use Building and Park
3. Hardscaped with Shade Structures and Outdoor Dining Supporting Retail

For more information please contact:

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