

The background is a dark, artistic collage of various Asian food dishes. On the left, a chef's hands are seen pouring a dark sauce from a small container into a bowl. In the center, several bowls of food are arranged, including what appears to be a bowl of ramen with a soft-boiled egg, a bowl of noodles, and a bowl with sliced lemons. On the right, a chef in a black apron is focused on preparing a drink or dessert in a clear plastic cup. The overall aesthetic is clean and professional, highlighting the diversity of Asian cuisine.

**S T I X** <sup>SM</sup>  
A S I A

**Las Vegas' First and Only Fully Asian Food Hall**

**Explore.**

**Discover.**

**Dine.**

**CBRE**

# Discover Asian Cultures Through Food

After incredible success in Waikiki, STIX ASIA is bringing its expertise to UnCommons, a 35-acre mixed-use community in Southwest Las Vegas.

STIX ASIA is the epicenter for cultural exchange through its food and education. Each guest leaves with a love for newly found Asian cuisine and a more profound knowledge of its cultural roots. Taste buds will tingle as guests explore cuisine from various countries, each offering a peek at its rich culture and history, ultimately expanding horizons.

## Key Highlights

### Location

UnCommons: I-215 & Durango Dr

**18,000 SF**

Fully Built Food Hall

**12**

Restaurant Dining Stalls

**345,000+**

Residents Within 5 Miles

**1,175+**

Projected Guests Per Day



# The Neighborhood

LAS Vegas

**30,000**

Office Employees  
Within 2 Miles

**unCOMMONS**

350K SF Office  
66K SF Retail & Dining  
352 Modern Apartments

**215**

240,000  
Cars Per Day

**STIX**  
ASIA

**DURANGO**  
CASINO & RESORT

←  
800 Luxury Hotel Rooms

**365,000**

Residents Within 5 Miles  
(25% Identify Asian  
Demographic)

# Your Customer is Already at Your Doorstep

UnCommons is home to global leaders  
such as:

Morgan Stanley

WELLS  
FARGO

DRAFT  
KINGS

EY

Deloitte.

LAS VEGAS A'S

Retail standouts include:

Urth Caffé

SUNLIFE  
Organics

drybar®

RARE  
society

SALT & STRAW

BLUE BOTTLE  
COFFEE

This mix ensures high-quality daily traffic from a  
*professional, affluent and  
experience-seeking audience*



# The Market

**359,000 +**

Residents within 5 miles

**25%**

of those residents identify as Asian demographic

**40,000**

Office employees within 5 miles

**10,000 +**

Daily visitors to Durango Resort

**2,000 +**

New luxury apartments on site



# Advantages of opening with STIX ASIA



## Minimal Startup Cost, Keep Your Capital

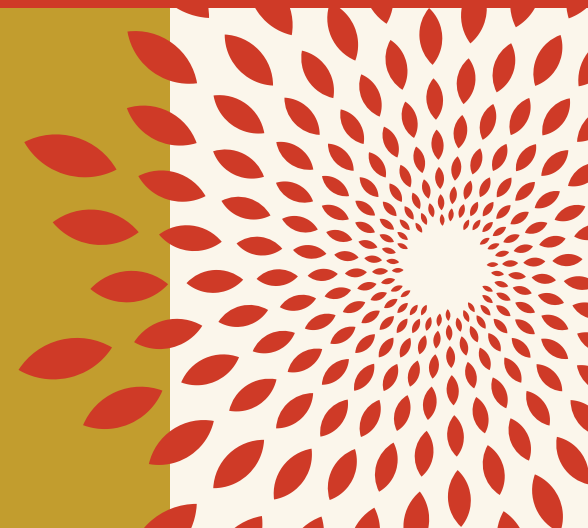
- Traditional build-out: \$500K-\$1.2M.
- STIX build-out: minimum build-out (customization only).
- Preserve your capital for marketing, staffing, and growth.

## Open in Months, Not Years

- Fully built-out common areas
- Second-generation kitchen infrastructure
- 12 co-tenants driving daily traffic and synergy
- 1,175+ projected daily guests
- Central bar with active liquor license
- Built-in evening and nightlife activation
- Shared marketing and brand amplification at scale
- 600 on-site residents plus 2,000 nearby office employees
- Direct adjacency to a four-story parking garage

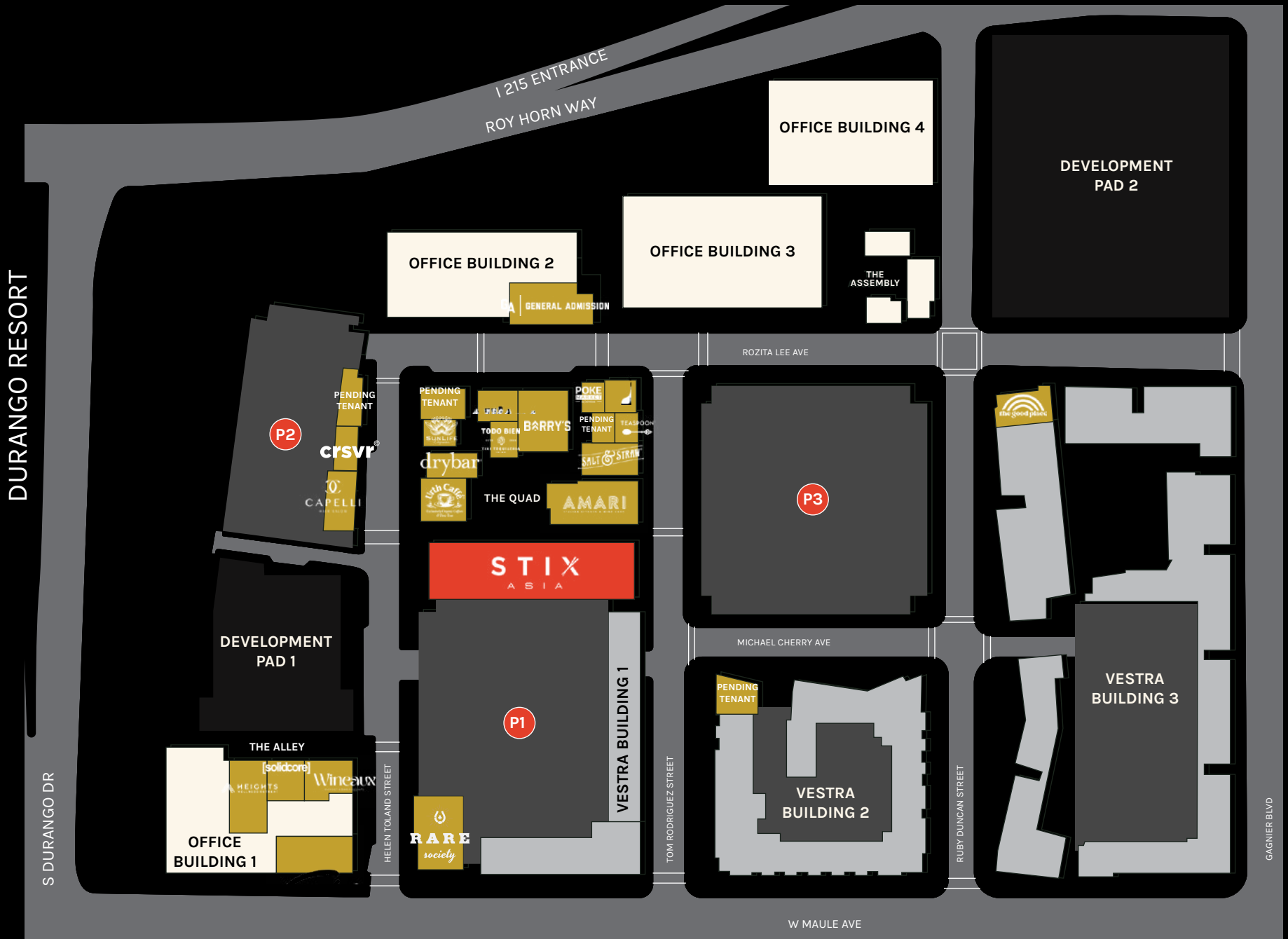
## Community Benefits

- 12 restaurants leads to united marketing power: bigger budget and greater exposure.
- Skip the hassle of liquor licensing. Take advantage of STIX ASIA's overarching license.
- Projected hall traffic: 1,175+ guests/day — your rent is covered many times over.





# At the Center of It All



# Availabilities



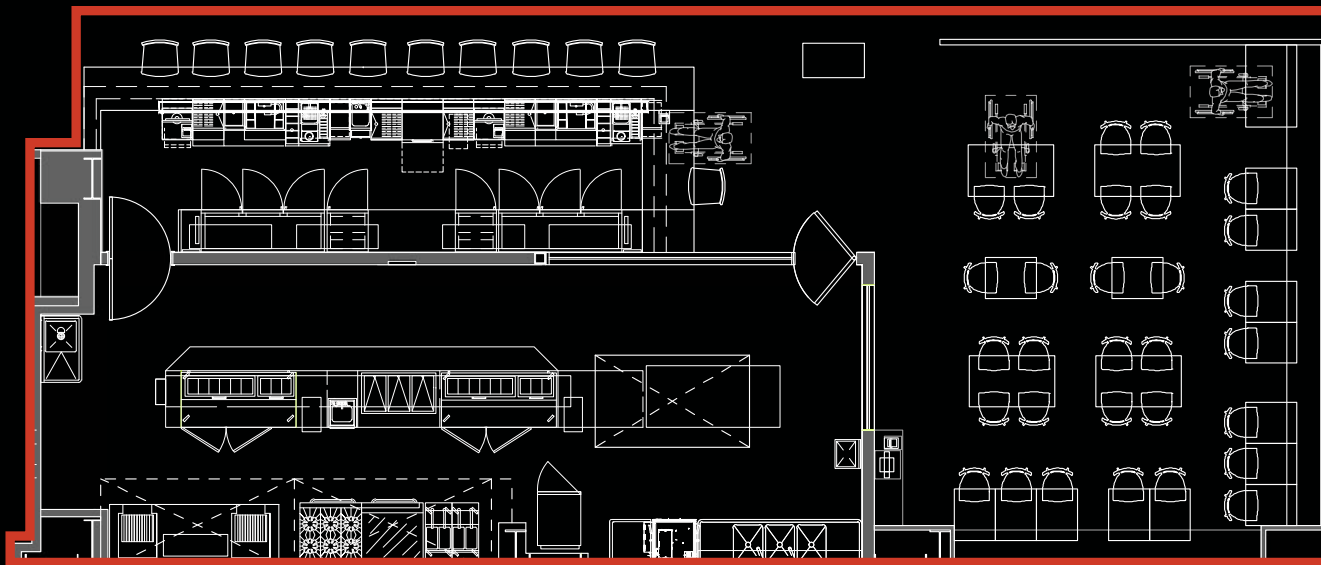
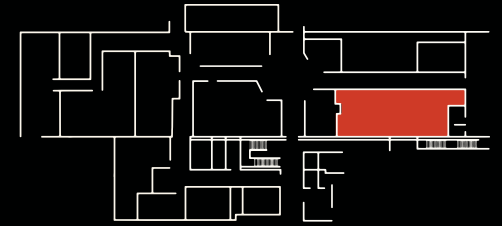
## Floor Plan Key

#	SQ. FT.	DESCRIPTION
1	400	Walk-up cafe trailer
2	1,444	Show kitchen with dedicated seating
3	1,091	Show kitchen with dedicated seating
4	851	Central bar space with lounge seating
5	588	Exterior bar counter
6	326	Cafe area

#	SQ. FT.	DESCRIPTION
7	1,194	Sushi counter & dedicated seating
8	504	Walk-up cafe space
9	1,747	Full kitchen with dedicated seating
10	354	Retail / expo area
11	2,149	Dedicated seating area with full kitchen
12	614	Retail area plus full kitchen

\* Actual tenant space sizes may change without notice

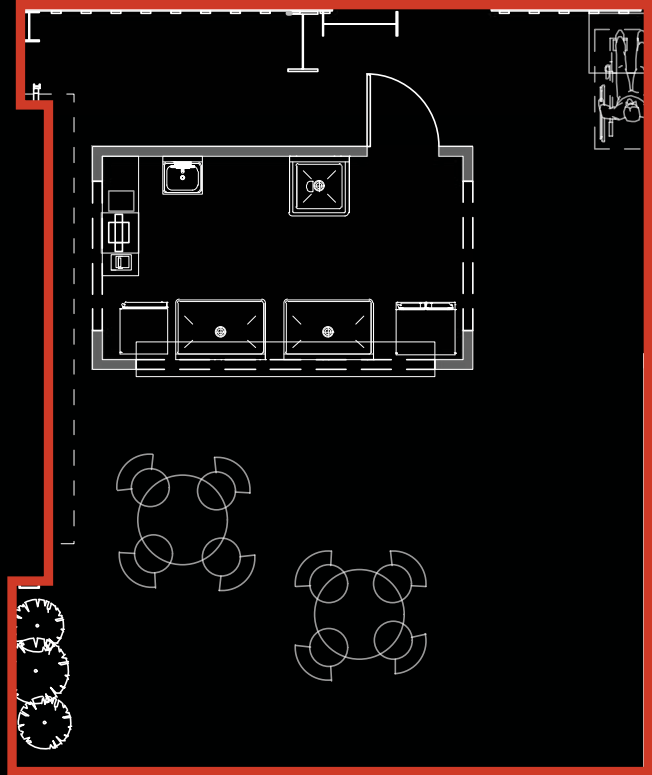
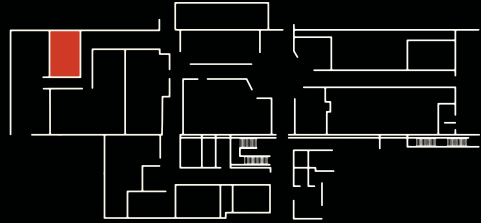
# Available Spaces | SPACE 9



1,747 SF

Full kitchen with dedicated seating

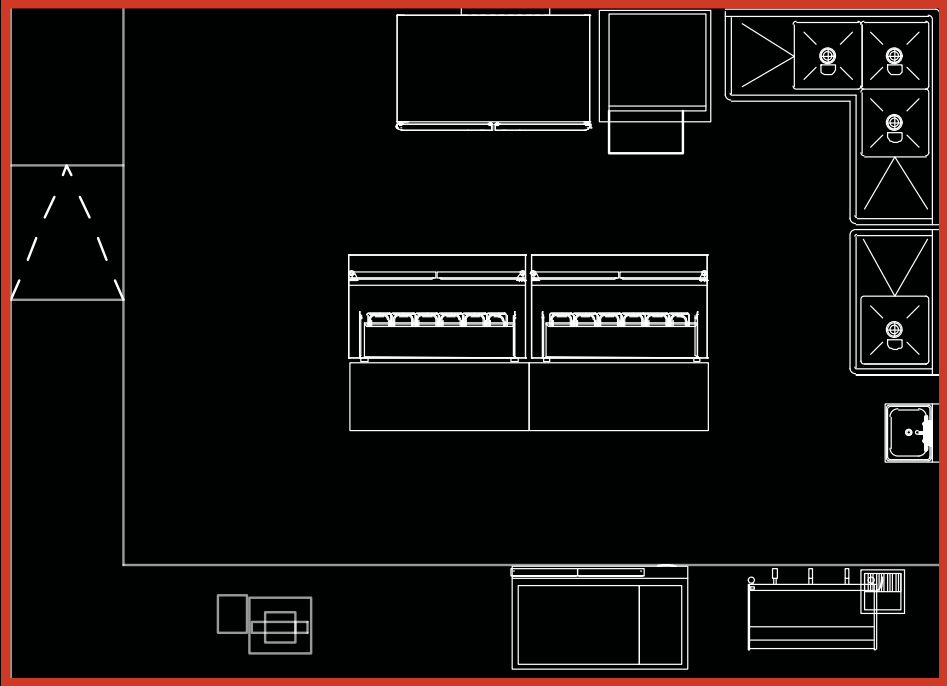
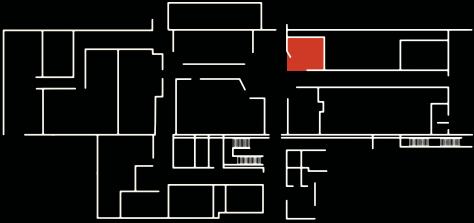
# Availabilities | SPACE 1



400 SF

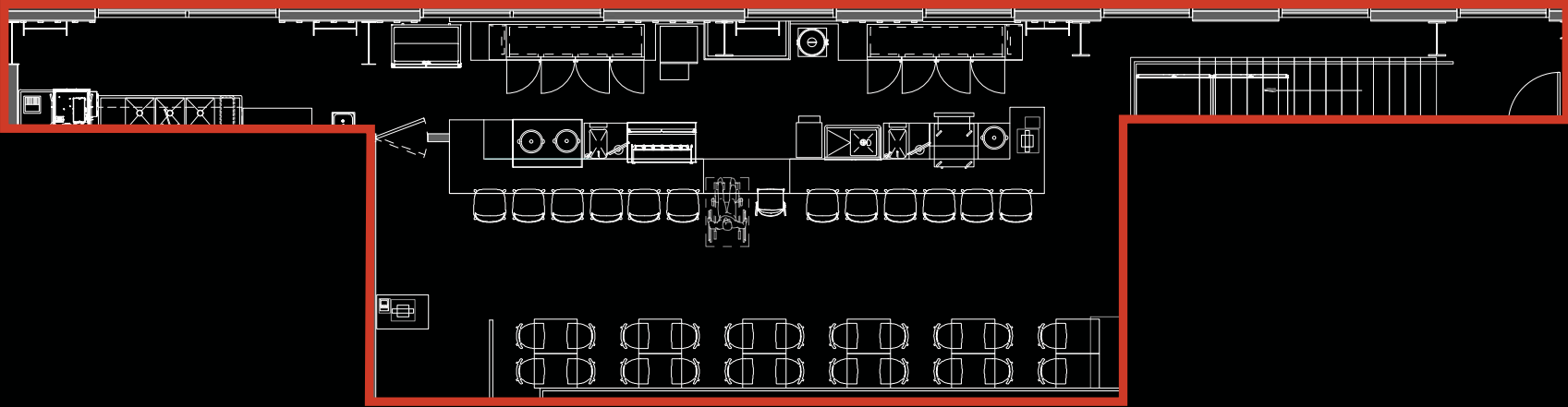
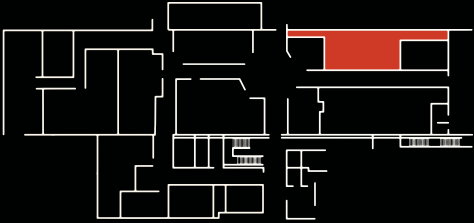
Walk-up cafe trailer

# Available Spaces | SPACE 6



**326 SF**  
Cafe area

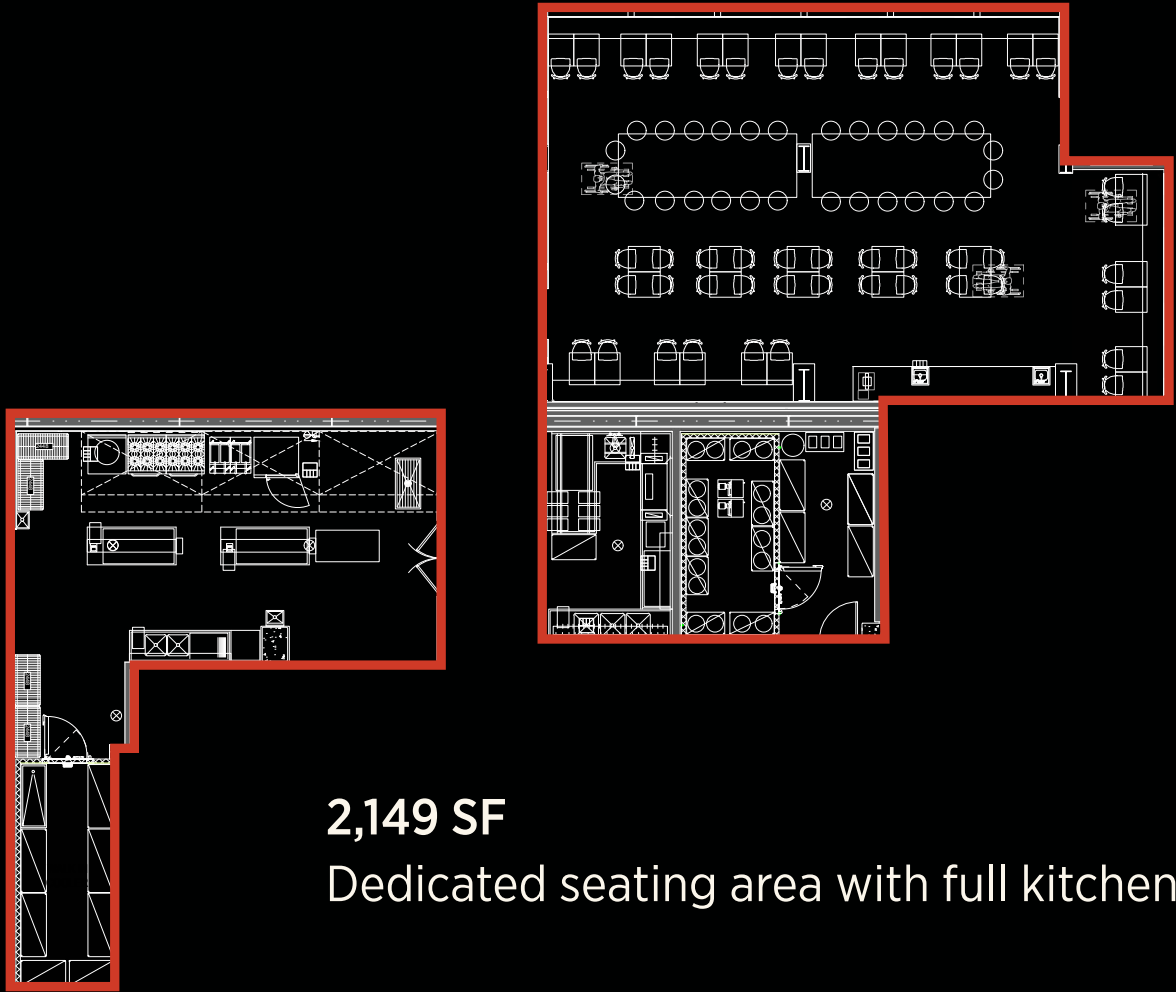
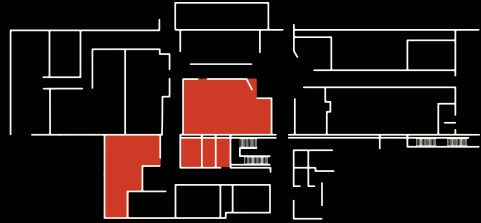
# Available Spaces | SPACE 7



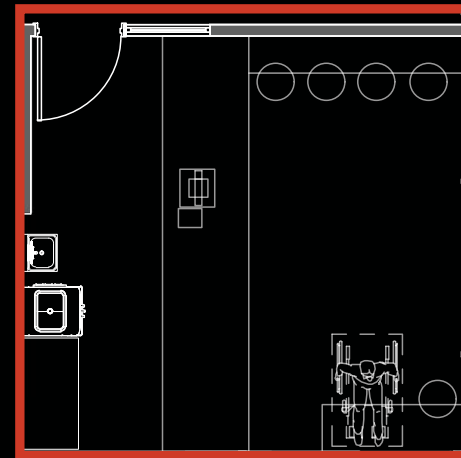
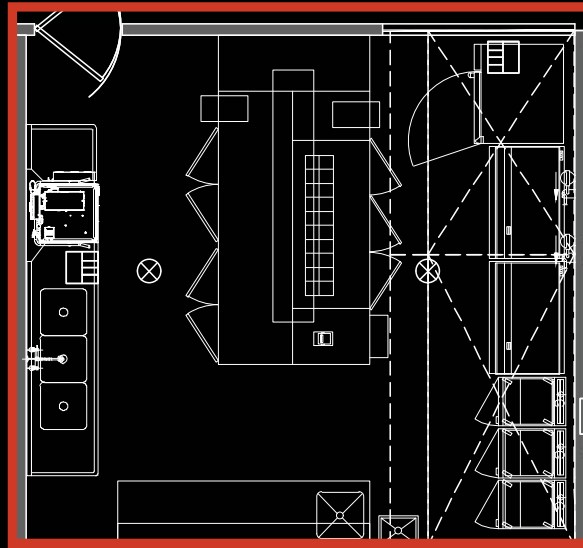
**1,194 SF**

Sushi counter and dedicated seating

# Available Spaces | SPACE 11



# Available Spaces | SPACE 12



**614 SF**

Retail area plus full kitchen



# Parking Structure Entrance to Food Hall

Images are artist renderings and are for illustrative purposes only. Actual design, materials and layout may vary.



# STIX<sup>SM</sup>

ASIA

## DAN HUBBARD

Senior Vice President

t. +1 702 369 4833

c. +1 702 561 5721

dan.hubbard@cbre.com

LIC #S.13713

## FERNANDO MARTINEZ-REDING

Senior Associate

t. +1 702 369 4834

c. +1 920 268 6152

fernando.martinezreding@cbre.com

LIC #S.200151

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.