

OFFERING MEMORANDUM

# ARROYO PLAZA

*100% Occupied Class A three  
tenant retail investment in  
prime Henderson, Nevada*

1475 W HORIZON RIDGE PKWY  
HENDERSON, NV 89012



IN ASSOCIATION WITH

SCOTT REID & PARASELL, INC.

A Licensed Nevada Broker #B.1002366.CORP



# TABLE OF CONTENTS

01

EXECUTIVE  
SUMMARY

02

PROPERTY  
OVERVIEW

03

FINANCIAL  
ANALYSIS

04

LOCATION  
OVERVIEW

*Exclusively Listed by*

## DANIEL SOLOMON

Kidder Mathews  
310.709.8985  
daniel.solomon@kidder.com  
LIC N° COOP.0000285-AUTH (NV)

[KIDDER.COM](http://KIDDER.COM)

## SCOTT REID

ParaSell, Inc. | Broker of Record  
949.942.6585  
scott@parasellinc.com  
NV LIC #B.1002366.CORP

[PARASELLINC.COM](http://PARASELLINC.COM)

## IN ASSOCIATION WITH

### SCOTT REID & PARASELL, INC.

A Licensed Nevada Broker  
#B.1002366.CORP

Listed by ParaSell, Inc., a Nevada broker, in  
cooperation with Kidder Mathews



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



# EXECUTIVE SUMMARY



# ARROYO PLAZA

## OFFERING SUMMARY

### LOCATION

ADDRESS 1475 W Horizon Ridge Pkwy, Henderson, NV 89012

### OFFERING SUMMARY

PRICE	\$2,426,000
NET OPERATING INCOME	\$157,728
CAP RATE	6.50%
PRICE / SF	\$400.99
NET RENTABLE AREA	6,050 SF
YEAR BUILT	2013
TOTAL LOT SIZE	24,394 SF (0.56 Acres)



## INVESTMENT HIGHLIGHTS

- **Diverse Tenant Mix with Essential Services:** Arroyo Plaza is 100% leased to a balanced mix of essential service providers, including Black Mountain Dental, Glitz Nail Lounge, and Sabor a Mi - Mexican Restaurant. This tenant lineup attracts a broad customer base, ensuring consistent foot traffic and making the plaza a popular community destination.
- **100% Occupancy with Long-Term Stability:** The property is fully occupied, providing a stable income stream. Tenants have long-term leases extending through 2028 and beyond, highlighting strong tenant retention and reliable cash flow.
- **NNN Lease Structure with Built-In Rent Growth:** All tenants are on triple net (NNN) leases, transferring operational expenses to tenants and reducing landlord responsibilities. Leases feature annual rent escalations of 2.25% to 4%, ensuring predictable revenue growth and enhancing long-term income potential.
- **Prime Location in Henderson's High-Growth Corridor:** Located on W Horizon Ridge Parkway in Henderson, Arroyo Plaza benefits from high visibility and accessibility in a thriving area. Henderson's growth as a top Las Vegas suburb supports strong tenant performance and steady customer flow.
- **Ample Parking for Customer Convenience:** Arroyo Plaza provides ample parking to accommodate peak traffic times, ensuring convenient access to each business. This layout supports high tenant satisfaction and encourages repeat customer visits.
- **Class A Modern Building:** Built in 2013, the property features quality construction and is meticulously maintained, reducing the need for capital expenditures and creating an attractive environment for tenants.



An abstract graphic consisting of a complex network of thin, light-colored lines that form a grid-like structure. The lines are arranged in a way that creates a sense of depth and perspective, with some lines converging towards the top right corner. The overall effect is that of a wireframe or a skeletal structure of a building or a large-scale architectural plan.

# PROPERTY OVERVIEW

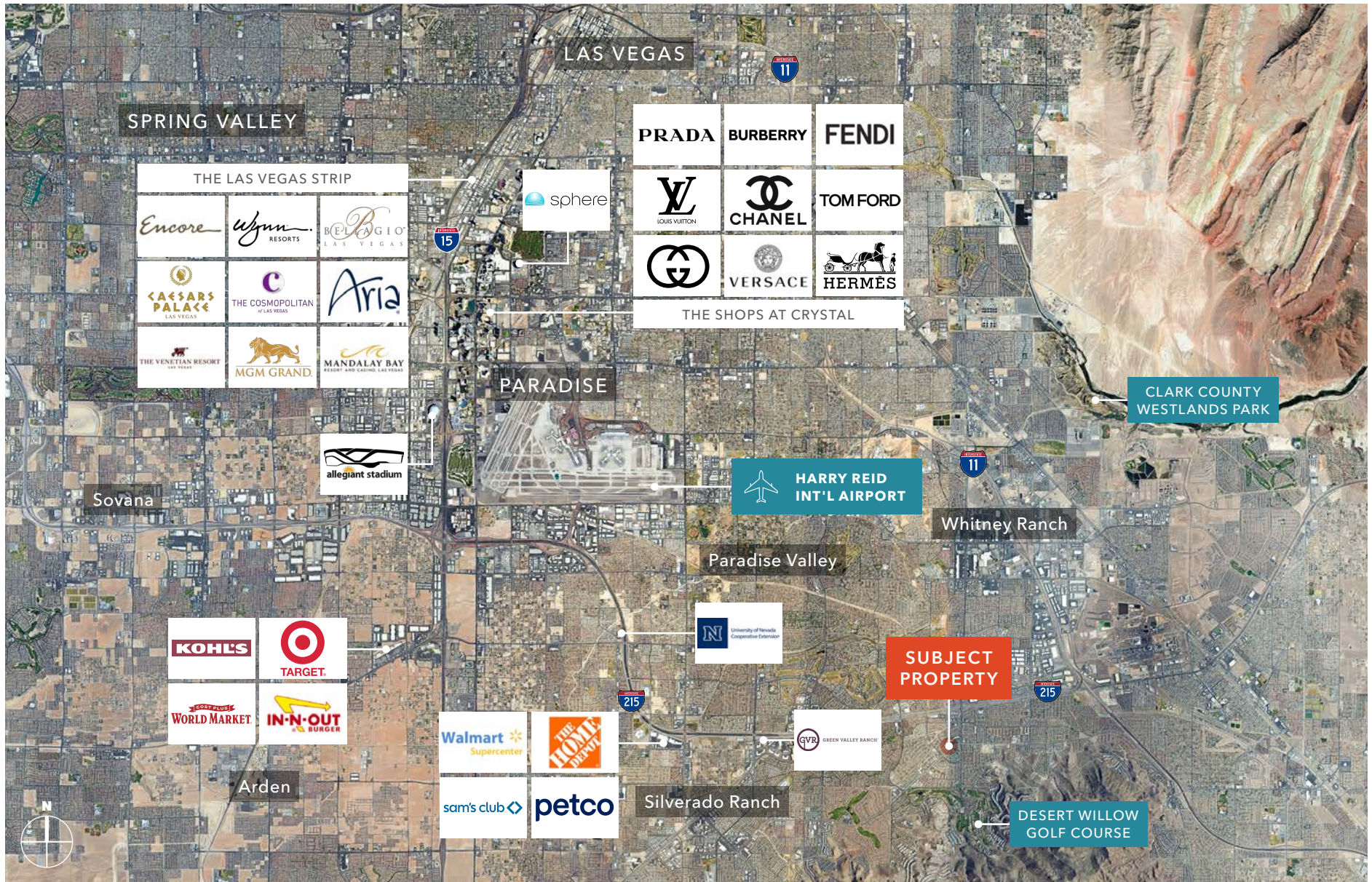


# PROPERTY OVERVIEW





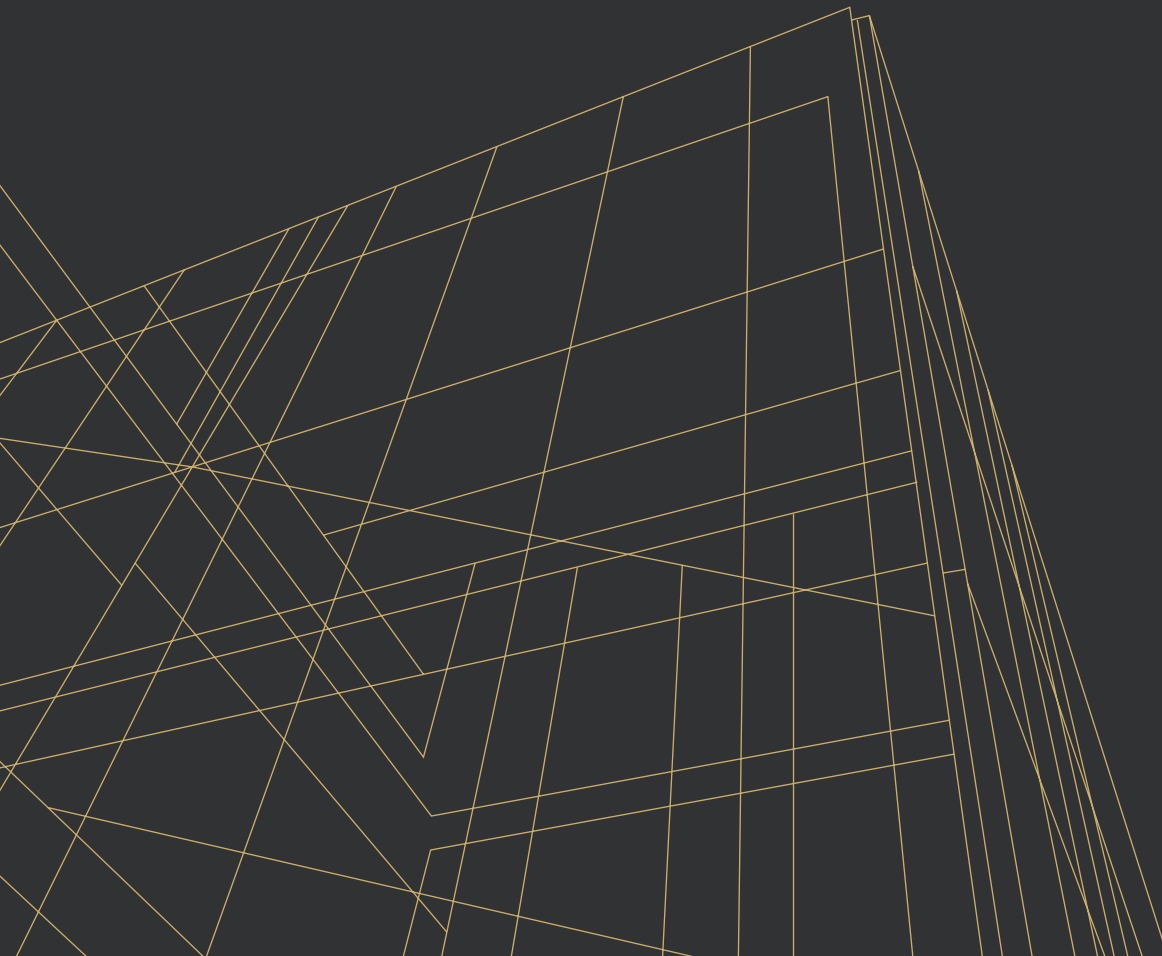
# PROPERTY OVERVIEW





# PROPERTY OVERVIEW





# FINANCIAL ANALYSIS



# RENT ROLL

Tenant	Suite	Sq Ft	Lease Start	Lease End	Current Rent/SF	Current Rent/Mo	Rental Increases	Lease Type	Renewal Options
Black Mountain Dental (1)	100	2,804	01/16/15	12/31/28	\$2.15	\$6,028.60	2.25% Annually	NNN	Three 5-Year
Glitz Nail Lounge	120	1,488	01/01/22	12/31/29	\$2.17	\$3,225	3% Annually	NNN	One 5-Year
Sabor a Mi - Mexican Restaurant	140	1,758	01/16/15	02/28/33	\$2.86	\$5,035	4% Every Other Year	NNN	One 5-Year
<b>Total Square Footage</b>		<b>6,050</b>				<b>\$14,288.60</b>	<b>Total Monthly Rent</b>		
<b>Total Available</b>		<b>0</b>	<b>0%</b>	<b>Vacancy</b>		<b>\$171,463</b>	<b>Total Annual Rent</b>		
<b>Total Occupied</b>		<b>6,050</b>	<b>100%</b>	<b>Occupancy</b>					

(1) CAM is capped at \$0.50/sf through current term



## INCOME & EXPENSE

### ANNUALIZED OPERATING DATA

	Current
Scheduled Gross Income (SGI)	\$171,463
Landlord Responsible CAM Expense	(\$10,510)
Glitz Nail Lounge Rent Credit	(\$3,225)
<b>Net Operating Income (NOI)</b>	<b>\$157,728</b>

The landlord oversees CAM (Common Area Maintenance) management for the entire shopping center, which includes Taco Bell, Firestone, and the multi-tenant building. This analysis excludes the specific expenses and reimbursements associated with tenants not part of the main property.

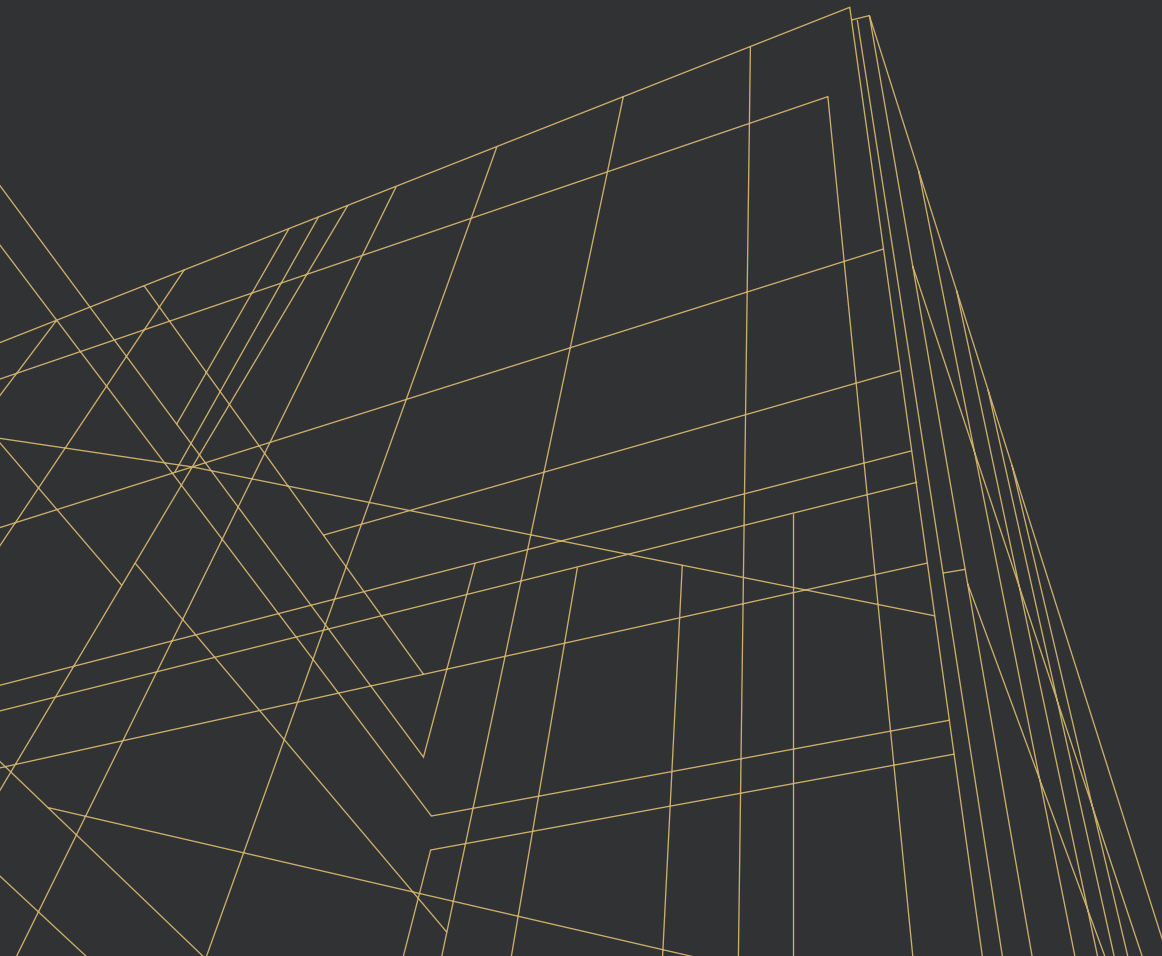
### Summary

Lease Type	NNN
Current NOI	\$157,728
Cap Rate	6.50%
Price/SF	\$400.99
Price	\$2,426,000

\*Inquire with Broker for further explanation of CAM situation if needed







# LOCATION OVERVIEW



# *HENDERSON* NEVADA'S 2ND LARGEST CITY

*Henderson, Nevada, a thriving community just south of the Las Vegas Strip, where an entirely different pace awaits.*

Henderson is a city in Clark County, Nevada, United States, about 16 miles (26 km) southeast of downtown Las Vegas. It is the 2nd most populous city in Nevada, after Las Vegas, with an estimated population of 320,189 in 2019. The city is part of the Las Vegas Valley. Henderson occupies the southeastern end of the valley, at an elevation of 1,864 feet (568 m).

Henderson is known for its supply of magnesium during World War II. With the decline of magnesium production, the Nevada legislature approved a bill that gave Nevada's Colorado River Commission the authority to purchase the industrial plants, and Henderson was incorporated in 1953. Henderson is the location of Lake Las Vegas.

Henderson offers something for every type of vacationer. Relaxers can lounge poolside after luxury spa treatments. Golfers can choose from ten beautiful courses. Thrill-seekers can hit up 180 miles of hiking and biking trails or get on the water at Lake Mead or Lake Las Vegas. Art lovers can wander around Henderson's mural-packed, gallery-studded Downtown Art District. And families can take excursions to animal preserves, a chocolate factory, and more.

Data Source: Wikipedia



## HENDERSON, NV

- Henderson as a Premier Las Vegas Suburb: Henderson is known for its family-friendly atmosphere, high quality of life, and proximity to both Las Vegas and the scenic beauty of the desert. It consistently ranks as one of the best places to live in Nevada, attracting residents with its well-regarded schools, parks, and safe communities. This strong residential base drives demand for retail, healthcare, and lifestyle services.
- \$1.3 Billion Four Seasons Private Residences: Set to be completed in 2026, this luxury project in MacDonald Highlands will feature 24- and 25-story towers, developed by Azure Resorts & Hotels and Luxus Development. This upscale addition will attract affluent residents, boosting demand for high-end retail and services nearby.
- Affluent Community of MacDonald Highlands: Just minutes from Arroyo Place, MacDonald Highlands is an exclusive, high-end community known for its luxury homes, golf course, and scenic views.
- New Developments and Expanding Infrastructure: Henderson has experienced significant growth in new residential and commercial developments, bringing in high-net-worth individuals, boosting demand for nearby retail and service-based businesses.



Photo: Trish Nash







# DEMOGRAPHICS

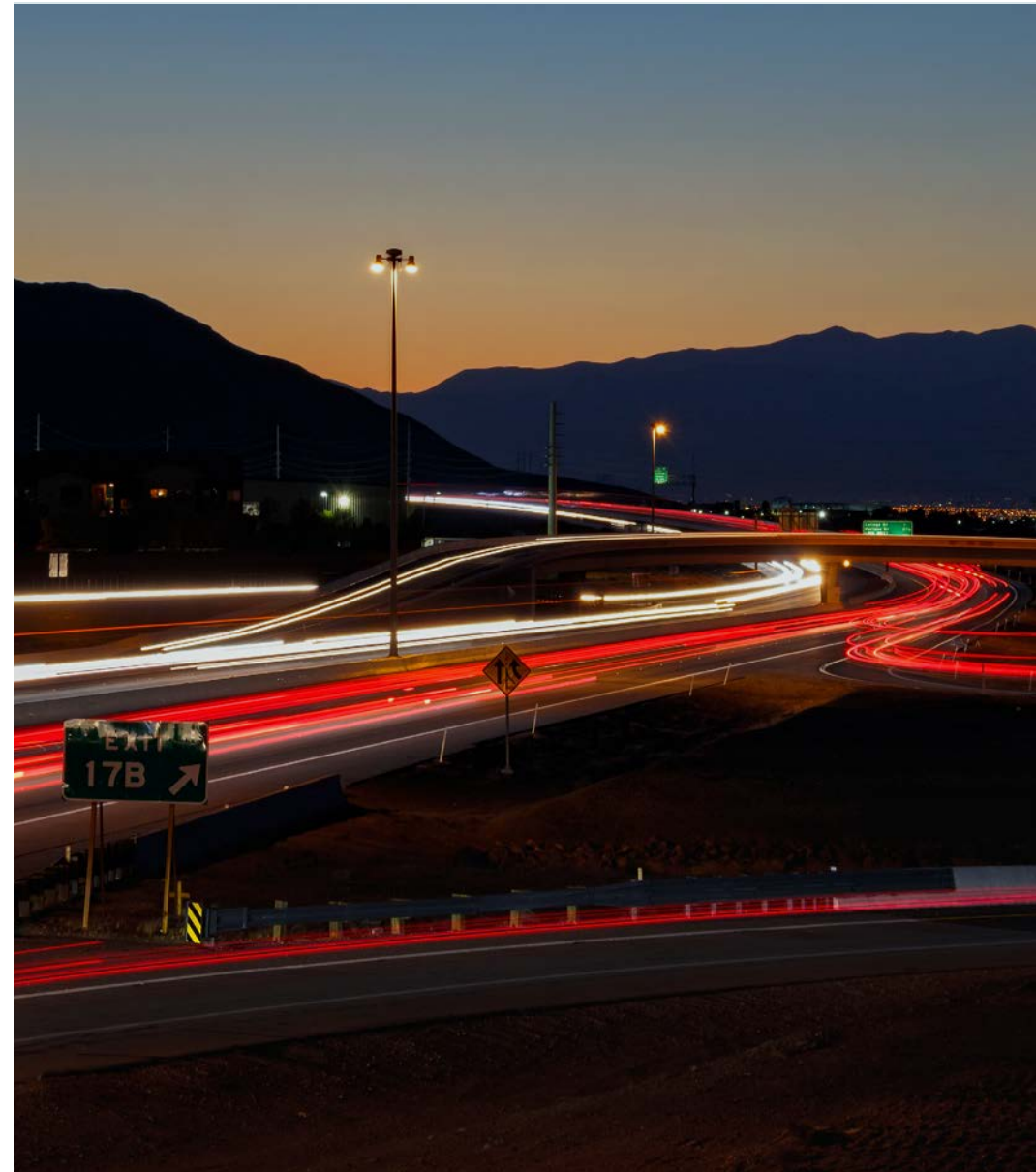
 *Population*

	2 Miles	5 Miles	10 Miles
2024 POPULATION	55,781	285,697	822,947
2029 POPULATION PROJECTION	60,207	306,413	886,558
MEDIAN AGE	42.9	41.2	40.3

 *Household & Income*

	2 Miles	5 Miles	10 Miles
2024 HOUSEHOLDS	23,009	114,166	321,530
2029 HOUSEHOLD PROJECTION	24,813	122,433	346,346
AVG HOUSEHOLD INCOME	\$116,285	\$101,121	\$90,881
MEDIAN HOUSEHOLD INCOME	\$87,504	\$74,810	\$66,248

Data Source: CoStar 2024





## *LAS VEGAS* A PLACE THAT NEEDS NO INTRODUCTION

*Las Vegas, often known simply as Vegas, is the most populous city in the U.S. state of Nevada and the seat of Clark County.*

The Las Vegas Valley metropolitan area is the largest within the greater Mojave Desert, and second-largest in the Southwestern United States. [6][7] Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife, with most venues centered on downtown Las Vegas and more to the Las Vegas Strip just outside city limits. The Las Vegas Valley as a whole serves as the leading financial, commercial, and cultural center for Nevada. According to the United States Census Bureau, the city had 641,903 residents in 2020, with a metropolitan population of 2,227,053, making it the 25th-most populous city in the United States.

The city bills itself as the Entertainment Capital of the World, and is famous for its luxurious and extremely large casino-hotels. With over 40.8 million visitors annually as of 2023, Las Vegas is one of the most visited cities in the United States. It is a top-three U.S. destination for business conventions and a global leader in the hospitality industry, claiming more AAA Five Diamond hotels than any other city in the world. Las Vegas annually ranks as one of the world's most visited tourist destinations.

Data Source: Wikipedia



## LAS VEGAS, NV

- **Strong Regional Growth in Las Vegas:** Las Vegas is one of the fastest-growing metro areas in the U.S., attracting residents with affordable living, job opportunities, and a desirable climate. This population surge drives demand for retail and commercial spaces like Arroyo Place.
- **Expanding Job Market Beyond Tourism:** The Las Vegas region has diversified, with job growth in healthcare, technology, and manufacturing. This economic expansion fuels demand for both commercial and residential real estate, creating a resilient market.
- **Major Infrastructure Investments:** Significant projects, such as a \$2.4 billion upgrade to Harry Reid International Airport and the proposed high-speed rail link to Southern California, enhance the area's connectivity, increasing tourism and business activity.
- **Growing Healthcare Sector:** New hospitals and medical facilities are being developed to serve the expanding population, driving demand for medical office space and enhancing the value of properties like Arroyo Place with healthcare tenants.
- **Favorable Tax Climate:** Nevada's no state income tax, low property taxes, and business-friendly environment make the Las Vegas area a highly attractive location for businesses and residents, supporting strong real estate demand.



## ECONOMY

- Gross Domestic Product (GDP) exceeds \$160.7 billion; 35th largest economic region in the U.S.
- Principal employers: Clark County School District (40,000 employees), Clark County (10,000), Las Vegas Metro Police Department (5,600), State of Nevada (4,500), and University of Nevada, Las Vegas (4,000) • One of the top 3 convention and business meeting locations in America; convention attendance was just shy of 6 million in 2023, a 19.9% increase over 2022
- One of the world's top draws for tourism; \$35 billion in tourism revenue and 40+ million visitors annually
- Dream Las Vegas - A 531-room boutique hotel proposed for Las Vegas Boulevard; construction to resume in early 2024
- Midtown: A proposed mixed-use development that will add 3,000 residential units and 100,000 square feet of commercial space to the downtown area; phase 1 is expected to be complete by mid-2025
- Helios Development: A new 135-acre mixed-use medical campus will create 12,000 new jobs and have nearly \$5.0 billion in estimated construction expenditures; the project broke ground in October 2022
- MLB's Oakland A's - Announced in 2023 that they will be relocating to Las Vegas when their new \$1.5 billion ballpark is completed in 2028
- Brightline West - A high-speed rail line from Las Vegas to Los Angeles; construction on the 218-mile and \$12 billion rail system is expected to start in 2024.
- University of Nevada, Las Vegas - A public land-grant research university on a 332-acre campus about 1.6 miles east of the Las Vegas Strip; 31,094 current student enrollment
- Home to 75% of Nevada's Residents





*Exclusively listed by*

**DANIEL SOLOMON**

Kidder Mathews  
310.709.8985  
daniel.solomon@kidder.com  
LIC N° COOP.0000285-AUTH (NV)

**SCOTT REID**

ParaSell, Inc. | Broker of Record  
949.942.6585  
scott@parasellinc.com  
NV LIC #B.1002366.CORP

**IN ASSOCIATION WITH**

**SCOTT REID & PARASELL, INC.**

A Licensed Nevada Broker  
#B.1002366.CORP



[KIDDER.COM](http://KIDDER.COM)

[PARASELLINC.COM](http://PARASELLINC.COM)

Listed by ParaSell, Inc., a Nevada broker, in cooperation with Kidder Mathews