

OWNER/USER OPPORTUNITY - FOR SALE

Free-standing Retail Property

200 W. Boston Avenue | Las Vegas, Nevada 89102

KENNEDY WILSON

NEVADA MANAGEMENT

NV License #1001134



Deborah Perry Vitucci • 775-453-4295 • NV #0165594

kennedywilsonservices.com

DISCLAIMER

Kennedy Wilson Nevada Management (“Broker”), exclusive marketing representative of the Ownership, 7-Eleven, Inc. (“Seller”), is solely authorized to present this property investment offering (the “Offering”).

Prior to submitting an offer to acquire the fee interest in **200 W. Boston Avenue, Las Vegas, NV 89102** (the “Property”), interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to, legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and improvements, solely on an “As Is, Where Is” basis, without any representations or warranties. No person, including Broker, is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Broker including all information contained in the Offering, is provided without any representation or assurance, expressed or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

This Offering is submitted subject to errors, changes, omissions changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competition, real estate market trends, and other factors beyond the control of the Seller or Broker. Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

BROKER

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Las Vegas

Situated in the southern tip of the state of Nevada, USA, Las Vegas is a glittering jewel in the vast expanse of the Mojave Desert. This iconic city is surrounded by arid landscapes and mountain ranges. Positioned approximately 275 miles northeast of Los Angeles, Las Vegas is easily accessible, attracting visitors from around the globe to its unique intersection of natural beauty and man-made marvels.

As of January 2022, Las Vegas is one of the fastest-growing cities in the United States. With a population that has consistently surged over the years, it is estimated to be well over 600,000 residents.

The gaming industry, centered around the iconic Las Vegas Strip and numerous casinos throughout the city, is a significant contributor to Las Vegas' revenue. In recent years, annual gaming revenue on the Strip alone has ranged from \$6 billion to \$7.5 billion, not including all of the numerous conventions and events drawing in a large number of business travelers.



Demographics

	1 Mile	5 Mile	10 Miles
POPULATION			
2023 Estimated Population	16,186	536,209	1,680,362
2028 Projected Population	16,867	547,401	1,713,154
2010 Census Population	12,123	470,216	1,487,864
Projected Annual Growth 2023 to 2028	0.8%	0.4%	0.4%
Historical Annual Growth 2010 to 2023	2.6%	1.1%	1.0%
2023 Median Age	46.1	38	38.2
HOUSEHOLDS			
2023 Estimated Households	7,683	198,683	617,292
2028 Projected Households	8,046	203,447	629,939
2010 Census Households	5,511	170,530	543,008
Projected Annual Growth 2023 to 2028	0.9%	0.5%	0.4%
Historical Annual Growth 2010 to 2023	0.7%	0.7%	0.6%
RACE & ETHNICITY			
2023 Estimated White	11,105	379,526	1,125,133
2023 Estimated Black or African American	2,053	84,576	257,633
2023 Estimated Asian or Pacific Islander	1,920	36,732	171,667
2023 Estimated American Indian or Native Alaskan	282	8,793	22,477
2023 Estimated Other Races	690	22,112	86,437
2023 Estimated Hispanic	6,419	287,005	635,283
INCOME			
2023 Estimated Average Household Income	\$71,578	\$62,533	\$77,636
2023 Estimated Median Household Income	\$38,440	\$43,305	\$58,640
EDUCATION			
2023 Estimated High School Graduate	21.6%	24.4%	25.5%
2023 Estimated Some College	24.0%	23.4%	22.4%
2023 Estimated Associates Degree Only	14.3%	16.3%	17.9%
2023 Estimated Bachelors Degree Only	13.7%	12.0%	8.41%
2023 Estimated Graduate Degree	9.20%	5.95%	4.17%



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