

OFFERING MEMORANDUM

6188 S. SANDHILL ROAD, LAS VEGAS, NV 89120

PRICE REDUCED • 7.5% CAP RATE!



FOR SALE

Presented by

JAMES S. HAN, CCIM

Managing Director | Commercial Sales & Leasing

📞 702.825.2125

✉️ james@northcap.com

License: NV B.0144720.LLC

DEREK BELANUS

VP Commercial Sales & Leasing

📞 702.286.2355

✉️ derek@northcap.com

License: NV BS.0143114.PC

NORTHCAP 
COMMERCIAL

Tivoli Village
400 S. Rampart Blvd. Suite 220
Las Vegas, NV 89145
www.northcap.com



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LAS VEGAS MARKET



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EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

PRICE:

\$1,599,000

GROSS RENTABLE AREA:

6,084 SF *

NOI:

\$120,000

CAP RATE:

7.5%

YEAR BUILT / RENOVATED:

1995 / 2019

6188 S. SANDHILL RD.

Las Vegas, NV 89120



MATTERPORT TOUR

PROPERTY OVERVIEW

Northcap Commercial Is Pleased To Offer A Prime Investment Opportunity. This Seller Leased Back Investment Is Located Within East Airport Industrial Area. This 100% Leased Professional Office Is Situated In A Free Standing Building And Is Conveniently located In The Busy Sandhill Corridor Near Sunset Road. The Immediate Area Offers Industrial, Residential, Retail and Restaurant spaces.

Property was renovated in 2019

PROPERTY DETAILS

Sale Type	Sale Investment	Price/SF	\$262.82
Sale Condition	Cash	Lease Type	NNN
Property Type	Office	Building	2 Stories
Leased	100%	Parcel #	161 - 31 - 310 - 021
Building Size	6,084 SF	Traffic Count	Sandhill - 11,000 CPD Sunset - 35,000 CPD
Building Class	B	Land Size	0.33 AC
Zoning	I - P (Industrial Park)	Tenant Count	1

Disclaimer: Our information is deemed reliable but not guaranteed. Buyer to verify all information.

** To Be Verified By Buyer*

FINANCIALS • RENT ROLL

UNIT	TENANT	SIZE	PERCENTAGE %	MONTHLY RENT	ANNUAL RENT	LEASE TERM	OPTION	RENEWAL DATE
100	LV DOG RESORT II	6,084 RSF*	100%	\$10,000.00	\$120,000.00	5 Years	1 - 5 years	TBD

* To Be Verified By Buyer





THE STRIP

HARRY REID AIRPORT

SUNSET PARK

SUNSET ROAD

S PECOS ROAD

E PATRICK LN

E RUSSELL RD

S SANDHILL RD



 **LOCATION OVERVIEW**

Northcap Commercial Is Pleased To Offer A Prime Investment Opportunity. This Leased Investment Is Located Within The Airport East District.. This 100% Leased Professional Office Is Situated East of the Harry Reid International Airport and is in close proximity to Green Valley and MacDonald Ranch.

TENANT PROFILE

OVERVIEW

LV Dog Resort was started in 2009 by a Las Vegas family that constantly had to struggle with finding the perfect dog boarding facility for their canine family members.

With so many options to choose from and price differences, it seemed that no choice would be good enough. After taking a few vacations and not wanting to leave the dogs in the hands of neighbors or friends, the Davis family finally came across 2 boarding facilities that might work. However, over time, they noticed that Boo Boo, Gizzy, Baby, and Jewel would come home anxious and almost as if they hadn't had a fun time during their stay because they were eager to get out of there!

Finally in 2009, the opportunity to start LV Dog Resort presented itself. From the start, the dog-loving owner wanted to create a pet hotel experience where dogs and their owners could feel comfortable knowing that they would be taken care of as if they were already part of the LV Dog Resort family.



AMENITIES

Our high-end luxury Doggie Suites are all equipped with flat screen TV's for your pet's enjoyment. Our facility was designed to offer your pet the most exclusive and unique experience, a perfect alternative to a caged boarding kennel. Every pet hotel guest has access to our in-door play park, with 6 large Screen Televisions showing Doggie Cartoons, Animal planet, and Jazz music during Nap times. All Guests are rotated to visit our outdoor play park throughout the day.

The unique concept of providing the best possible services, luxury amenities and specialty products available all under one roof, has not only created a fabulous lifestyle for your dogs, but also for their owners.



SERVICES PROVIDED

- **Dog Boarding**
- **Dog Daycare Services**
- **Cat Boarding Services**
- **Pet Grooming and Spa**
- **Dog Training Services**
- **Long Term Boarding Services**

Luxurious Pet Hotel Services

Your pet will relearn what it means to stay at a true Dog Hotel



Dog Boarding in Las Vegas: Where Your Pet Gets the Best Care

Always Supervised, Always Cared For

- **Round-the-Clock Attention:** Our attentive staff provides constant care and supervision, ensuring your pet's safety and well-being at all times.
- **Complimentary Spa Treatment:** We pamper your pet with a complimentary bath before pickup, so they return to you fresh and clean.
- **Unlimited Fun and Play:** Our boarding includes unlimited playtime, guaranteeing an enjoyable and active stay for your dog.

Luxury Boarding for Your Pet

Our Las Vegas facility features private, upscale rooms ensuring comfort for every guest.

With dedicated staff for continuous, supervised play, we guarantee more than just care — we ensure every pet feels cherished and content throughout their stay.

[Discover More About Our Dog Boarding Services](#)



Cat Boarding: A Luxurious Retreat for Your Feline Friends

Exclusive Care for Your Cat at Our Las Vegas Resort

- **Attention and Care:** Our attentive staff provides constant care and supervision, ensuring your cat's comfort and safety at all times.
- **Peaceful, Dog-Free Environment:** We offer private spaces where cats can relax and sleep undisturbed, away from the hustle of our canine guests.
- **Engaging Playtime in Suites:** Our cat suites are designed for fun, featuring unlimited playtime opportunities with toys and spaces ideal for your cat's amusement and exercise.

A Haven for Cat Nap and Play At our cat boarding facility, we understand cats have their unique needs. Here, they enjoy extensive nap times, playful activities, and toy-mouse chasing adventures in a setting always separated from dogs for their peace of mind.

And for those cats who have canine best friends, we accommodate their companionship preferences too!

[Learn More About Our Cat Boarding Services](#)



Doggie Day Care in Las Vegas: A World of Play and Care for Your Pup

Fun and Safety Combined

- **Supervised Playtime:** Enjoy peace of mind knowing your dog is playing safely under our staff's watchful eye, making new furry friends.
- **Tailored Play Groups:** We ensure dogs play with others their own size in a safe environment, perfect for socializing and exercising.
- **The Perfect Alternative:** Our daycare offers a much-needed outlet for your dog's energy, especially when you're at work or on vacation.

Why Choose Our Doggie Day Care?

Don't leave your dog home alone. Our doggy daycare is the ideal place for supervised fun and socialization. It's not just about keeping them busy; it's about enriching their day with physical activity and companionship.

[Learn More About Our Doggie Daycare Services](#)





PROPERTY PICTURES

EXTERIORS

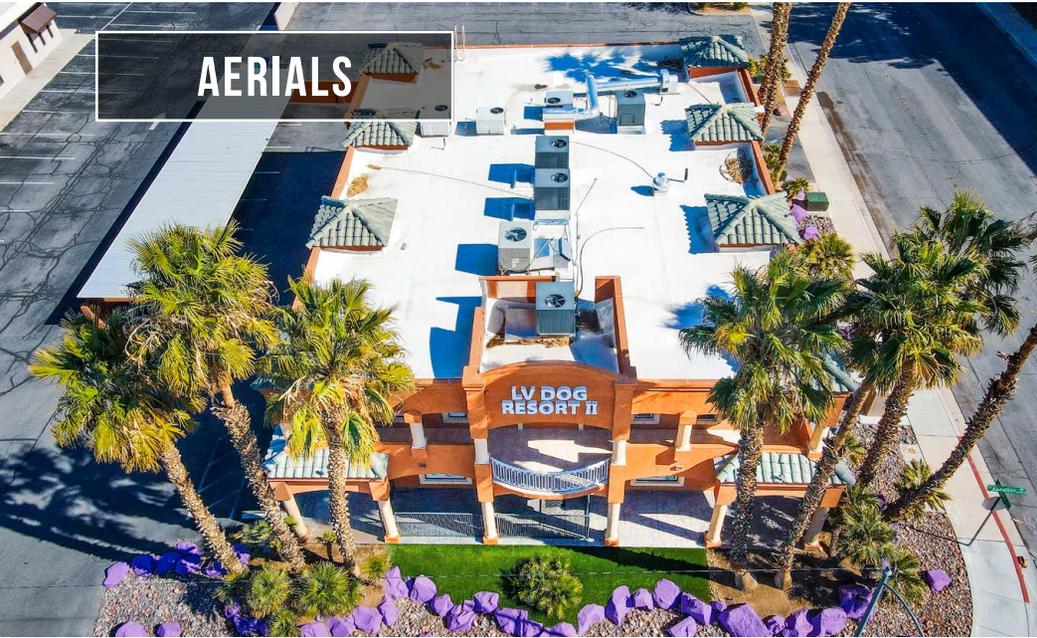
INTERIORS

AERIALS

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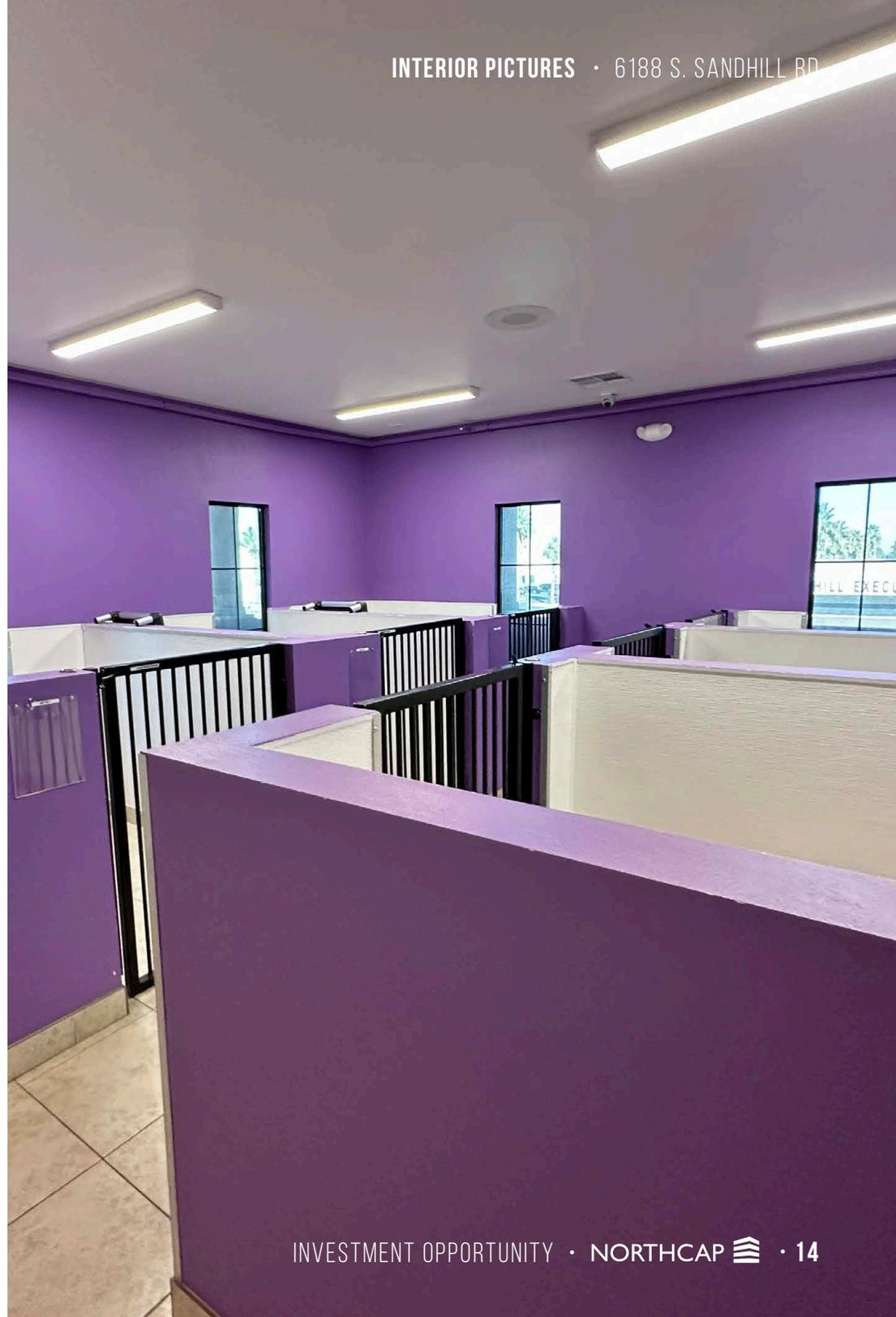


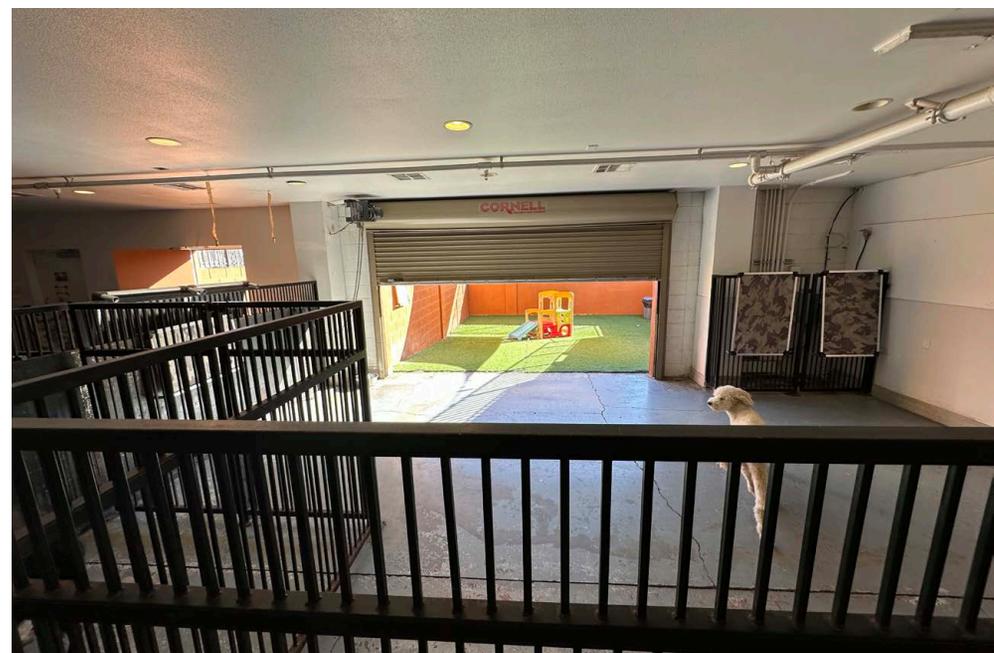
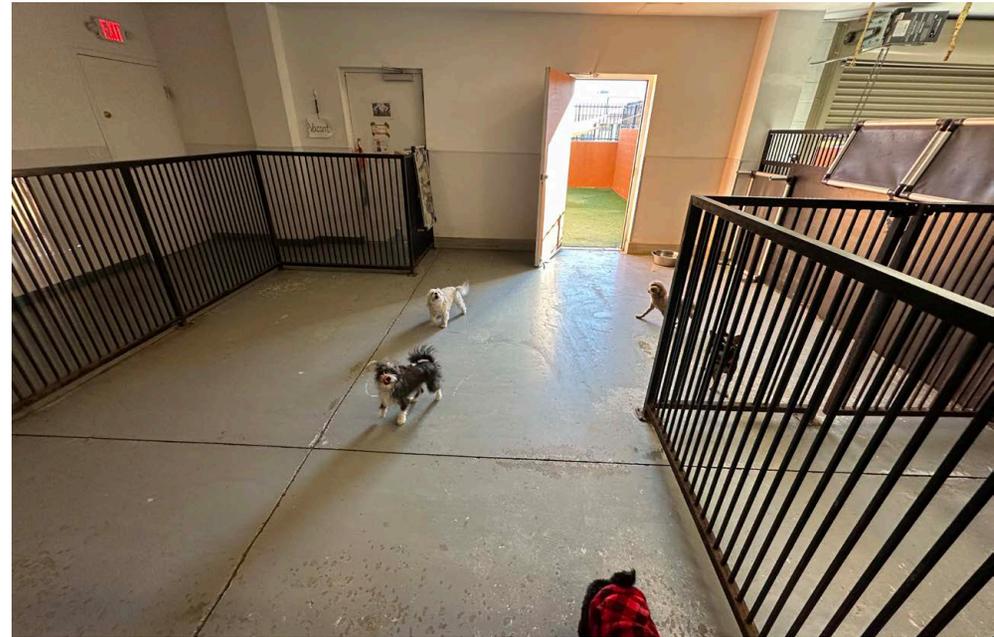




INTERIOR PICTURES









DEMOGRAPHIC REPORT

1 MILE RADIUS



Demographic and Income Profile

James S. Han, CCIM - 702.825.2125
 Latitude: 36.07700
 Longitude: -115.09129
 Ring: 1 mile radius

Summary	Census 2010	Census 2020	2024	2029				
Population	11,875	12,735	13,069	13,126				
Households	5,167	5,420	5,657	5,759				
Families	2,808	3,042	3,059	3,096				
Average Household Size	2.30	2.34	2.30	2.27				
Owner Occupied Housing Units	2,103	2,105	2,325	2,435				
Renter Occupied Housing Units	3,063	3,315	3,332	3,323				
Median Age	37.3	38.6	38.6	40.3				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	0.09%	0.77%	0.38%					
Households	0.36%	1.02%	0.64%					
Families	0.24%	0.96%	0.56%					
Owner HHs	0.93%	1.30%	0.97%					
Median Household Income	3.92%	3.23%	2.95%					
Households by Income			2024	2029				
		Number	Percent	Number	Percent			
<\$15,000		416	7.4%	373	6.5%			
\$15,000 - \$24,999		454	8.0%	353	6.1%			
\$25,000 - \$34,999		527	9.3%	440	7.6%			
\$35,000 - \$49,999		967	17.1%	832	14.4%			
\$50,000 - \$74,999		1,048	18.5%	992	17.2%			
\$75,000 - \$99,999		542	9.6%	560	9.7%			
\$100,000 - \$149,999		897	15.9%	1,126	19.6%			
\$150,000 - \$199,999		379	6.7%	534	9.3%			
\$200,000+		428	7.6%	548	9.5%			
Median Household Income		\$58,742		\$71,196				
Average Household Income		\$89,811		\$106,499				
Per Capita Income		\$38,961		\$46,824				
Population by Age	Census 2010	Census 2020	2024	2029				
	Number	Percent	Number	Percent				
0 - 4	633	5.3%	605	4.8%	632	4.8%	606	4.6%
5 - 9	567	4.8%	635	5.0%	601	4.6%	588	4.5%
10 - 14	595	5.0%	694	5.4%	606	4.6%	597	4.5%
15 - 19	672	5.7%	652	5.1%	638	4.9%	606	4.6%
20 - 24	1,122	9.4%	854	6.7%	967	7.4%	843	6.4%
25 - 34	1,989	16.7%	2,215	17.4%	2,395	18.3%	2,141	16.3%
35 - 44	1,548	13.0%	1,789	14.0%	1,878	14.4%	2,055	15.7%
45 - 54	1,697	14.3%	1,563	12.3%	1,539	11.8%	1,642	12.5%
55 - 64	1,535	12.9%	1,530	12.0%	1,506	11.5%	1,456	11.1%
65 - 74	875	7.4%	1,335	10.5%	1,339	10.2%	1,388	10.6%
75 - 84	477	4.0%	649	5.1%	738	5.6%	919	7.0%
85+	167	1.4%	213	1.7%	231	1.8%	285	2.2%
Race and Ethnicity	Census 2010	Census 2020	2024	2029				
	Number	Percent	Number	Percent				
White Alone	8,198	69.0%	6,617	52.0%	6,288	48.1%	5,999	45.7%
Black Alone	954	8.0%	1,409	11.1%	1,587	12.1%	1,610	12.3%
American Indian Alone	85	0.7%	121	1.0%	130	1.0%	134	1.0%
Asian Alone	922	7.8%	932	7.3%	1,002	7.7%	1,067	8.1%
Pacific Islander Alone	95	0.8%	187	1.5%	204	1.6%	214	1.6%
Some Other Race Alone	1,028	8.7%	1,417	11.1%	1,617	12.4%	1,734	13.2%
Two or More Races	592	5.0%	2,052	16.1%	2,241	17.1%	2,369	18.0%
Hispanic Origin (Any Race)	2,494	21.0%	3,354	26.3%	3,773	28.9%	4,021	30.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

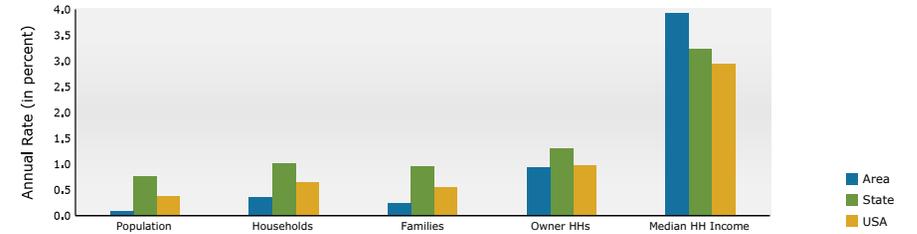
February 12, 2025



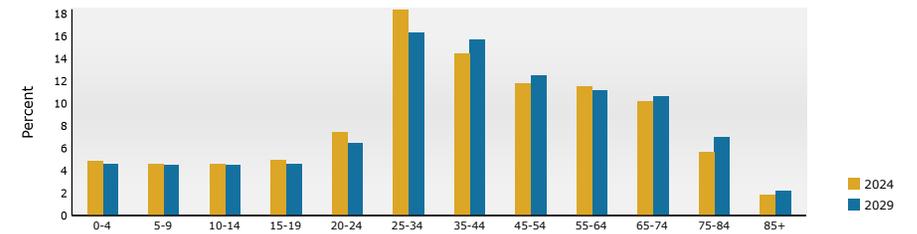
Demographic and Income Profile

James S. Han, CCIM - 702.825.2125
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 Longitude: -115.09129
 Ring: 1 mile radius

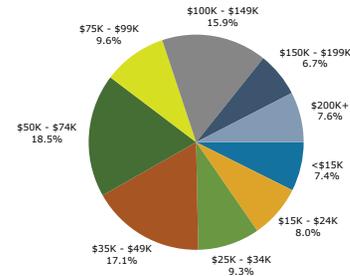
Trends 2024-2029



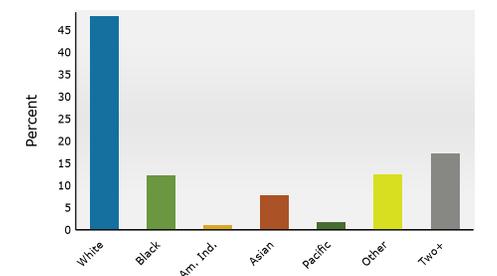
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 28.9%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 12, 2025

3 MILE RADIUS



Demographic and Income Profile

James S. Han, CCIM - 702.825.2125
 Latitude: 36.07700
 Longitude: -115.09129
 Ring: 3 mile radius

Summary	Census 2010	Census 2020	2024	2029				
Population	142,794	150,154	149,635	151,187				
Households	55,982	59,399	59,717	61,038				
Families	33,872	35,762	34,916	35,535				
Average Household Size	2.54	2.52	2.50	2.47				
Owner Occupied Housing Units	28,746	28,927	31,469	33,171				
Renter Occupied Housing Units	27,236	30,472	28,248	27,867				
Median Age	37.0	39.3	39.8	41.0				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	0.21%	0.77%	0.38%					
Households	0.44%	1.02%	0.64%					
Families	0.35%	0.96%	0.56%					
Owner HHs	1.06%	1.30%	0.97%					
Median Household Income	3.46%	3.23%	2.95%					
Households by Income			2024	2029				
	Number	Percent	Number	Percent				
<\$15,000	4,713	7.9%	4,202	6.9%				
\$15,000 - \$24,999	3,790	6.3%	2,944	4.8%				
\$25,000 - \$34,999	5,018	8.4%	4,147	6.8%				
\$35,000 - \$49,999	7,567	12.7%	6,514	10.7%				
\$50,000 - \$74,999	11,696	19.6%	10,894	17.8%				
\$75,000 - \$99,999	8,177	13.7%	8,528	14.0%				
\$100,000 - \$149,999	10,214	17.1%	12,506	20.5%				
\$150,000 - \$199,999	4,344	7.3%	5,993	9.8%				
\$200,000+	4,198	7.0%	5,310	8.7%				
Median Household Income	\$66,790		\$79,191					
Average Household Income	\$91,995		\$107,439					
Per Capita Income	\$36,742		\$43,409					
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,648	6.1%	7,680	5.1%	7,608	5.1%	7,529	5.0%
5 - 9	8,455	5.9%	8,178	5.4%	7,694	5.1%	7,318	4.8%
10 - 14	8,708	6.1%	8,887	5.9%	7,829	5.2%	7,641	5.1%
15 - 19	9,593	6.7%	8,999	6.0%	8,333	5.6%	7,770	5.1%
20 - 24	10,718	7.5%	9,992	6.7%	10,101	6.8%	9,462	6.3%
25 - 34	21,320	14.9%	22,321	14.9%	23,070	15.4%	22,280	14.7%
35 - 44	19,717	13.8%	20,199	13.5%	20,876	14.0%	21,952	14.5%
45 - 54	20,607	14.4%	19,768	13.2%	19,223	12.8%	19,340	12.8%
55 - 64	17,489	12.2%	19,375	12.9%	18,606	12.4%	17,948	11.9%
65 - 74	10,100	7.1%	15,101	10.1%	15,220	10.2%	16,281	10.8%
75 - 84	5,398	3.8%	7,234	4.8%	8,478	5.7%	10,437	6.9%
85+	2,039	1.4%	2,420	1.6%	2,598	1.7%	3,229	2.1%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	94,355	66.1%	71,824	47.8%	66,658	44.5%	63,927	42.3%
Black Alone	10,754	7.5%	15,715	10.5%	16,495	11.0%	16,654	11.0%
American Indian Alone	1,065	0.7%	1,776	1.2%	1,847	1.2%	1,879	1.2%
Asian Alone	9,254	6.5%	11,536	7.7%	12,124	8.1%	12,964	8.6%
Pacific Islander Alone	1,225	0.9%	1,566	1.0%	1,657	1.1%	1,733	1.1%
Some Other Race Alone	18,648	13.1%	23,319	15.5%	25,213	16.8%	26,949	17.8%
Two or More Races	7,492	5.2%	24,418	16.3%	25,641	17.1%	27,080	17.9%
Hispanic Origin (Any Race)	41,371	29.0%	49,558	33.0%	53,040	35.4%	56,354	37.3%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

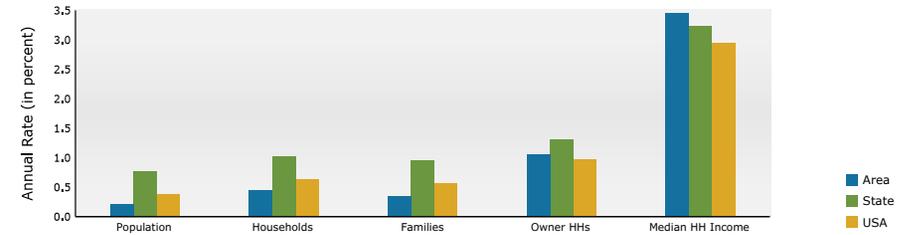
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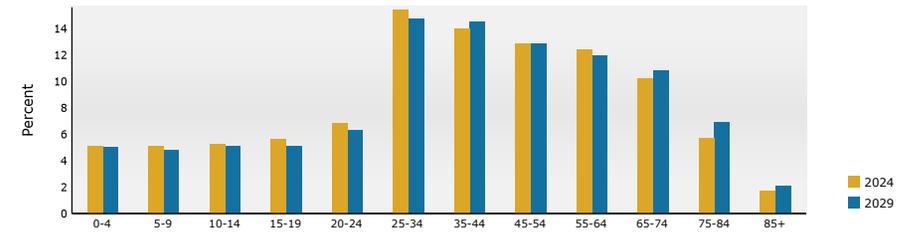
Demographic and Income Profile

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 Ring: 3 mile radius

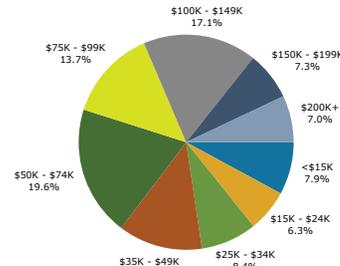
Trends 2024-2029



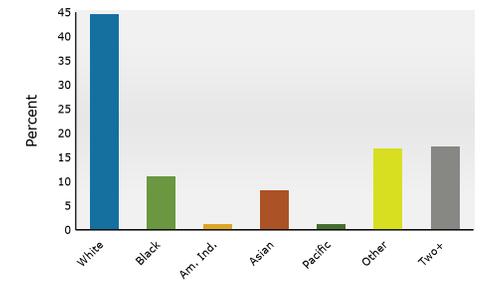
Population by Age



2024 Household Income



2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 12, 2025

5 MILE RADIUS



Demographic and Income Profile

James S. Han, CCIM - 702.825.2125
 Latitude: 36.07700
 Longitude: -115.09129
 Ring: 5 mile radius

Summary	Census 2010	Census 2020	2024	2029				
Population	376,202	410,683	414,642	425,542				
Households	149,555	165,840	169,241	175,847				
Families	88,852	97,172	96,081	99,367				
Average Household Size	2.50	2.46	2.44	2.41				
Owner Occupied Housing Units	76,149	76,161	83,614	89,336				
Renter Occupied Housing Units	73,406	89,679	85,627	86,511				
Median Age	37.3	39.0	39.6	40.7				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	0.52%	0.77%	0.38%					
Households	0.77%	1.02%	0.64%					
Families	0.67%	0.96%	0.56%					
Owner HHs	1.33%	1.30%	0.97%					
Median Household Income	3.46%	3.23%	2.95%					
Households by Income			2024	2029				
		Number	Percent	Number	Percent			
<\$15,000		15,488	9.2%	14,438	8.2%			
\$15,000 - \$24,999		12,338	7.3%	10,053	5.7%			
\$25,000 - \$34,999		14,543	8.6%	12,598	7.2%			
\$35,000 - \$49,999		21,841	12.9%	19,746	11.2%			
\$50,000 - \$74,999		31,890	18.8%	30,448	17.3%			
\$75,000 - \$99,999		22,501	13.3%	23,750	13.5%			
\$100,000 - \$149,999		27,171	16.1%	33,376	19.0%			
\$150,000 - \$199,999		12,046	7.1%	16,834	9.6%			
\$200,000+		11,413	6.7%	14,595	8.3%			
Median Household Income		\$63,693		\$75,500				
Average Household Income		\$88,970		\$103,431				
Per Capita Income		\$36,374		\$42,808				
Population by Age	Census 2010	Census 2020		2024		2029		
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	23,639	6.3%	21,939	5.3%	21,933	5.3%	22,101	5.2%
5 - 9	22,608	6.0%	23,168	5.6%	22,122	5.3%	21,398	5.0%
10 - 14	22,755	6.0%	24,628	6.0%	22,289	5.4%	22,060	5.2%
15 - 19	24,471	6.5%	24,113	5.9%	23,150	5.6%	22,239	5.2%
20 - 24	26,994	7.2%	27,325	6.7%	28,014	6.8%	27,211	6.4%
25 - 34	55,671	14.8%	61,177	14.9%	62,932	15.2%	61,544	14.5%
35 - 44	53,420	14.2%	55,480	13.5%	57,879	14.0%	61,305	14.4%
45 - 54	53,949	14.3%	53,975	13.1%	53,035	12.8%	53,804	12.6%
55 - 64	45,145	12.0%	52,761	12.8%	51,618	12.4%	50,504	11.9%
65 - 74	27,920	7.4%	40,489	9.9%	41,648	10.0%	45,920	10.8%
75 - 84	14,908	4.0%	19,661	4.8%	23,290	5.6%	28,767	6.8%
85+	4,723	1.3%	5,967	1.5%	6,732	1.6%	8,691	2.0%
Race and Ethnicity	Census 2010	Census 2020		2024		2029		
	Number	Percent	Number	Percent	Number	Percent		
White Alone	240,212	63.9%	189,400	46.1%	178,602	43.1%	174,177	40.9%
Black Alone	31,777	8.4%	49,088	12.0%	51,862	12.5%	53,139	12.5%
American Indian Alone	2,752	0.7%	4,543	1.1%	4,794	1.2%	4,941	1.2%
Asian Alone	29,583	7.9%	37,992	9.3%	40,422	9.7%	43,844	10.3%
Pacific Islander Alone	2,897	0.8%	4,234	1.0%	4,512	1.1%	4,791	1.1%
Some Other Race Alone	49,617	13.2%	61,712	15.0%	67,062	16.2%	72,615	17.1%
Two or More Races	19,364	5.1%	63,714	15.5%	67,388	16.3%	72,035	16.9%
Hispanic Origin (Any Race)	107,784	28.7%	130,308	31.7%	140,342	33.8%	151,096	35.5%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

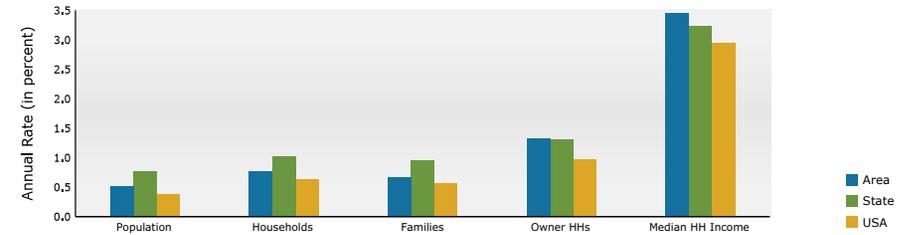
February 12, 2025



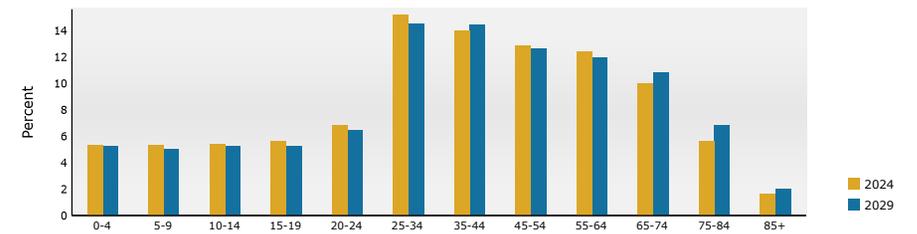
Demographic and Income Profile

James S. Han, CCIM - 702.825.2125
 Latitude: 36.07700
 Longitude: -115.09129
 Ring: 5 mile radius

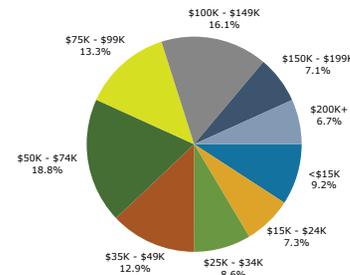
Trends 2024-2029



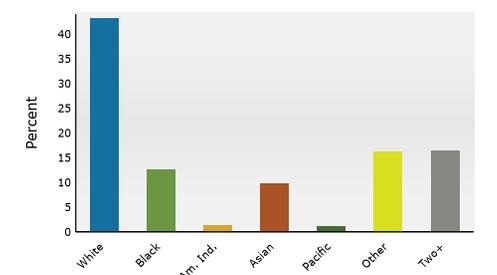
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 33.8%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 12, 2025

LAS VEGAS MARKET



HUNTRIDGE THEATER

Excerpt from [8newsnow.com](https://www.8newsnow.com)
February 2024 | by James Schaeffer

"J Dapper, founder of Dapper Companies, presented a 20-page PowerPoint presentation to the Las Vegas City Historic Preservation Commission on Wednesday to provide an update on the renovation of the 80-year-old movie house.

"We have kind of turned all of our focus on instead of design and getting to the point of turning in a set of plans," he said, "To making sure we get into the best position of the new market tax credits, otherwise we will just not be able to qualify and get them."

Enterprise Bank and Trust is now reserving \$8 million in New Markets Tax Credit allocation for the project in addition to another bank which will buy the allocation for an overall net result of nearly \$2.5 million.

"[Dapper] is a really strong believer in revitalizing the historic heart of Las Vegas and he has done that in a number of areas and in parts of the city already," Mallory Gott, owner of Winnie & Ethel's Diner, said. "I also think that any progress is the right direction and that's been my personal experience with the Dapper Development company."

"Revitalizing the city streets, the sidewalks, the urban landscaping down here, I think those are all really great leading indicators that this part of the city is on the map," Gott said. "Not only private development but also really rehabilitating this side of the city hopefully in the eyes of the community at large."



VEGAS LOOP, THE BORING CO.



Excerpt from [teslarati.com](https://www.teslarati.com)
August 2024 | by Zachary Visconti

"Currently, the Boring Company is building out a larger network of underground tunnels called the Vegas Loop, after the company initially built a few stations, dubbed the Las Vegas Convention Center (LVCC) Loop. The LVCC loop has three stations: the LVCC West Station, the LVCC South Station, and the LVCC Central Station, with the whole loop designed to carry 4,400 passengers per hour.

The Vegas Loop is a sprawling plan for stations across the entire city, expected to eventually carry as many as 90,000 passengers per hour.

Las Vegas is the most expansive of The Boring Company's underground tunneling projects, though Tesla earlier this year began a project to build a tunnel at its Giga Texas. In May, The Boring Company celebrated surpassing two million rides given, about a year after the company reached one million.

The Boring Company continues to develop its Las Vegas Loop with underground tunnels, President and CEO of the Las Vegas Convention and Visitors Authority Steve Hill said that the Teslas in them will soon be using driver assistance technology. While Hill didn't specify what "driver assistance tool" the company would be using, it stands to reason that Tesla's Full Self-Driving (FSD) would be fairly easy to adapt to the underground tunnel system, especially compared to actual traffic."





A'S BASEBALL STADIUM

Excerpt from ktvu.com/news
August 2024 | by KTVU Staff

"A clearer picture of the timeline for building a new ballpark for the A's in Las Vegas is emerging.

The construction companies hired by the A's plan to break ground on the project in the spring of 2025.

And their goal is to have the baseball park ready in time for opening day in 2028. The 33,000-seat stadium will be built along the Las Vegas strip at the site of the Tropicana Hotel, which is scheduled to be torn down next month.

Meanwhile, the Las Vegas Review Journal reported that the A's have three outstanding agreements with the Las Vegas Stadium Authority that are being negotiated and set to be presented in nearly final forms at a Oct. 17 meeting. Those agreements include nonrelocation, lease and development agreements, the Journal reported. A final vote will occur in December.

"We're on track for those and we're really happy with the progress we've made and ensuring that it's done in an appropriate fashion and working hand-in-hand with the stadium authority," A's President Dave Kaval said, according to the Journal.

Until the Vegas stadium is ready, the As' agreed to play the following three seasons, with an option for a fourth, in a Triple-A stadium in West Sacramento, California."

BRIGHTLINE WEST RAILWAY PROJECT



Brightline West System Map

Excerpt from brightlinewest.com/media/press-releases/2024
September 2024 | by Marybeth Luczak

"Washington, D.C. (Sept. 26, 2024) – Today, the Federal Railroad Administration (FRA) officially signed the \$3 billion grant agreement awarded to the Nevada Department of Transportation (NDOT) for Brightline West. In December 2023, President Biden announced the Federal-State Partnership for Intercity Passenger Rail Grant at a ceremony in Las Vegas and in April, U.S. Transportation Secretary Pete Buttigieg spoke at the Brightline West groundbreaking. Brightline West will be America's first true high-speed rail project set to connect Southern California to Las Vegas, with trains traveling over 200 miles per hour.

"This is a historic commitment that will jumpstart the high-speed rail industry in America, creating thousands of jobs all across the country," said Michael Reiningger, CEO of Brightline. "Brightline West will be American made and American built, and will serve as the blueprint for connecting city pairs that are too close to fly but too far to drive."

The Brightline West rail project will create over 35,000 jobs, including more than 10,000 union construction jobs. Once operational, the project will include approximately 1,000 jobs. Brightline signed historic labor agreements with the California and Southern Nevada Building Trades to construct the project and the High-Speed Rail Labor Coalition to operate and maintain the system..."



DURANGO STATION CASINO



Excerpt from [rnews3lv.com](https://www.rnews3lv.com)
July 2024 | by Matthew Seeman

"Durango Resort in Las Vegas set to expand with new casino space and parking"

"Executives are touting plans to expand the new Durango Resort in the southwest Las Vegas valley.

Clark County approved plans for the expansion earlier this month, and Station Casinos' parent company Red Rock Resorts discussed them during a second-quarter earnings call with analysts on Tuesday.

Stephen Cootey, the company's executive vice president, said Durango will add 25,000 square feet of additional casino space, including a new high-limit slot area and bar. That would bring an additional 230 slot machines to the casino floor, according to Cootey. Another parking garage will also be built, adding nearly 2,000 parking spots.

The expansion is still in the planning and budgeting stages, but construction is expected to begin later this year, said Cootey, who promised more updates in future earnings calls.

"In terms of disruption, expect it to be the minimal disruption to the property," he said ..."



OAK VIEW GROUP ARENA

Excerpt from [sportsbusinessjournal.com/Articles](https://www.sportsbusinessjournal.com/Articles)
September 2024 | by Mick Akers

"Proposed south Strip NBA-ready arena could shift sites.

Plans for a \$10 billion NBA-ready arena-hotel project slated for a plot of land just south of the Las Vegas Strip have stalled.

Oak View Group's plan to construct a 20,000-seat arena with a connected resort on Las Vegas Boulevard and Blue Diamond Road has hit a roadblock, a person with knowledge of the situation told the Review-Journal. The site is near where the planned Brightline West high-speed rail station is scheduled to be built.

Oak View Group issued a statement regarding the project's future, but it doesn't mention the Las Vegas Boulevard site.

"We are committed to building a world-class NBA ready arena in Las Vegas and will share more information shortly," an Oak View Group spokesperson said in a statement.

The deal hit a snag due to a pricing disagreement with land owner Blue Diamond Acquisition for the 25 acres the arena/hotel project would've been constructed on, according to the source. In February 2022, Blue Diamond Acquisition purchased nearly 63 acres on the northwest corner of Las Vegas Boulevard and Blue Diamond Road for \$98 million, according to Clark County records ..."



DEVELOPMENT PROJECTS

HARD ROCK HOTEL



Excerpt from vegasfoodandfun.com
September 2024 | by Bob & Jenn Bassett

"It's official, the skyline of Las Vegas hotels on the Las Vegas Strip is getting a guitar which will be the Hard Rock Hotel Las Vegas! Rock on! In case you haven't heard, what we're talking about is the new acquisition of The Mirage by Hard Rock International.

Though not too many details are available just yet, we've gathered everything we can find about what's coming from the Hard Rock Hotel in Las Vegas.

The Mirage: Now Owned by Hard Rock. So where did it begin? Well, in 2021, Hard Rock International announced that it intended to purchase The Mirage for \$1.08 billion. The deal went through at the end of 2022.

Now in 2024, The Mirage is operated by Hard Rock International. However, the land is owned by VICI Properties Inc., which Hard Rock Las Vegas has signed a lease agreement with.

As of March of this year, it has been approved for Hard Rock International to build their guitar-shaped hotel right where the iconic Mirage volcano was. There are several other plans slated for the renovation and transformation, too ..."



MOVIE & FILM STUDIOS, SUMMERLIN

Excerpt from 8newsnow.com/news
October 2024 | by Greg Haas

"Warner Bros. adds plan for Las Vegas studio attraction, lists economic benefits of movie partnership. Bringing movie studios to Las Vegas could provide a \$1.2 billion boost to the economy each year and more than 16,500 ongoing jobs, according to an economic study released by Warner Bros. Discovery on Wednesday.

Nevada got a glimpse of the trailer in 2023 when movie studio proposals emerged late in the legislative session. Now, details of the blockbuster plan are getting ready to hit the big screen. Endorsements from big name movie stars are likely again — but first, the studio is pitching economic star power.

In August, Warner Bros. Discovery (WBD) said it plans to commit more than \$8 billion to the project, a partnership with UNLV to take Nevada Studios to the next level as "Warner Bros. Studios Nevada at UNLV's Harry Reid Research & Technology Park in Las Vegas, a 34-acre campus.

Today's pitch also sweetens the deal. "As an additional part of the plan, WBD will include a studio attraction similar to the ones they operate in Hollywood, London and Tokyo," according to WBD's news release..."

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COMMERCIAL



JAMES S. HAN, CCIM

Managing Director | Commercial Sales & Leasing

📞 702.825.2125

✉️ james@northcap.com

License: NV B.0144720.LLC

DEREK BELANUS

VP Commercial Sales & Leasing

📞 702.286.2355

✉️ derek@northcap.com

License: NV BS.0143114.PC

NORTHCAP 
COMMERCIAL

Tivoli Village
400 S. Rampart Blvd. Suite 220
Las Vegas, NV 89145
www.northcap.com

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