

THE SQUARE

1820 E Lake Mead Blvd. North Las Vegas, NV 89030

OFFERING MEMORANDUM



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TABLE OF CONTENTS



TABLE OF CONTENTS

03

ASSET OVERVIEW

05

RENT ROLL

07

SITE PLAN

08

PARCEL MAP AND TENANT LIST

09

LOCATION AND DEMOGRAPHICS

10

MARKET OVERVIEW

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ASSET OVERVIEW

Address

**1820 E Lake Mead Blvd.
North Las Vegas, NV 89030**

Property Size

Building: ± 28,129 SF

APN

13923601009

Year Built and Zoning

**1979
Redevelopment Area
Downtown Core (R-A-DC)**

Traffic

Lake Mead Blvd. | 34,053

OFFERING

The Cambridge Group as exclusive advisors are pleased to present the opportunity to acquire The Square (the property), a +/- 28,129 square foot neighborhood retail project in North Las Vegas, Nevada. The offering consists of 2 buildings with 3 different Ingress/Egress'. The shopping center is located on the corner of Lake Mead Blvd. and McDaniel St., just off of the I-15 and Lake Mead Blvd. giving patrons easy access off the highway. Currently 100% leased, built in 1979. The shopping center provides an investor a stable asset with successful long-term occupancy. Furthermore, The Square supports a very diverse tenant structure including a variety of retail and professional services including national brands like Pearl Vision and Cricket Wireless. The property also has one large pylon sign that is showcased to the intersection of Lake Mead and McDaniel which generates over 34,000 vehicles per day.

Recent Improvements:

- \$100,000+ invested in updated heating and cooling systems (11 HVAC Units)
- Over \$100,000 in improvements to tenant spaces
- The roof was resealed in 2020
- The center's pylon sign was upgraded in 2018
- Replacement of sewer line around the building (2024- \$78,000 +/-)
- Replacement of parking lot asphalt (2025 - \$67,000 +/-)

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INVESTMENT OPPORTUNITY



Occupancy
100%



Price
\$9,600,000



NOI
\$649,191



Cap Rate
6.76%



Price PSF
\$341



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EXPENSES

Operating Expense (Estimate 2026)

Real Property Taxes	\$24,000.00
Insurance	\$35,000.00
Landscaping	\$5,000.00
Roof	\$1,000.00
Pest Control	\$1,500.00
Sweeping	\$13,200.00
General	\$2,500.00
Security Service	\$25,000.00
Utilities - Electric	\$2,500.00
Utilities - Water	\$7,800.00
Utilities - Sewer	\$13,000.00
Utilities - Rubbish	\$20,000.00
Management Fees	\$24,000.00
Capital Expenses	\$4,867.57
Total	\$179,367.57

Income

Rent Income	\$ 649,200
CAM	\$ 175,758
Sign Fee	\$ 3,600
Total Operating Income	\$ 828,558

Income Summary

Total Operating Income	\$ 828,558
Total Operating Expense	\$ 179,367
NOI - Net Operating Income	\$ 649,191

* Rent Income includes rent increases through 12/31/2026.



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SITE PLAN



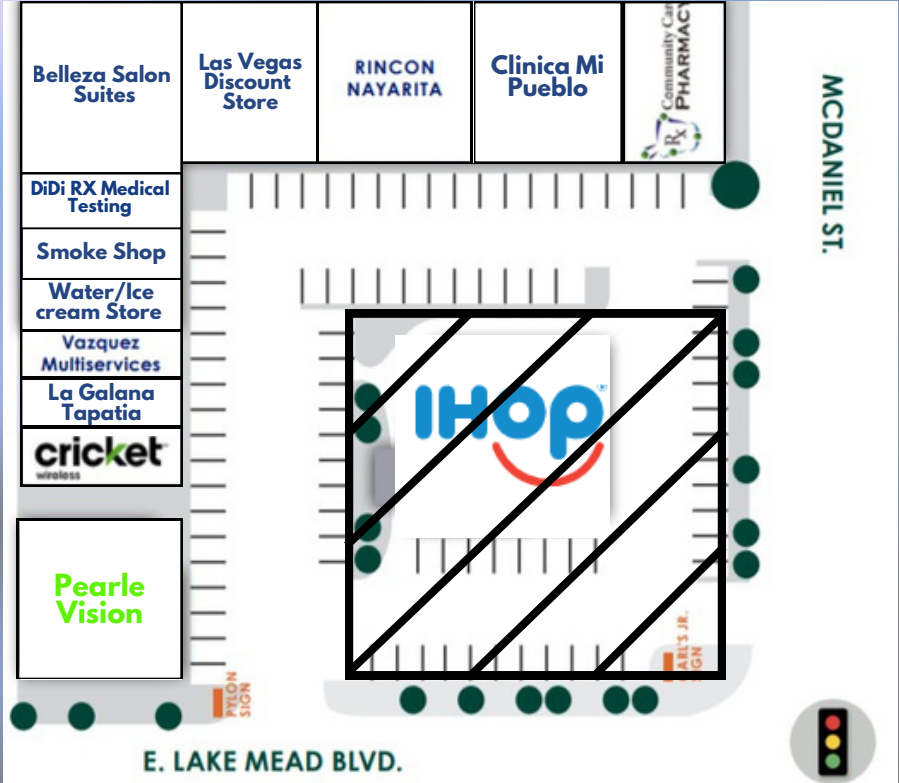
Included buildings



Not Included in sale

THE SQUARE

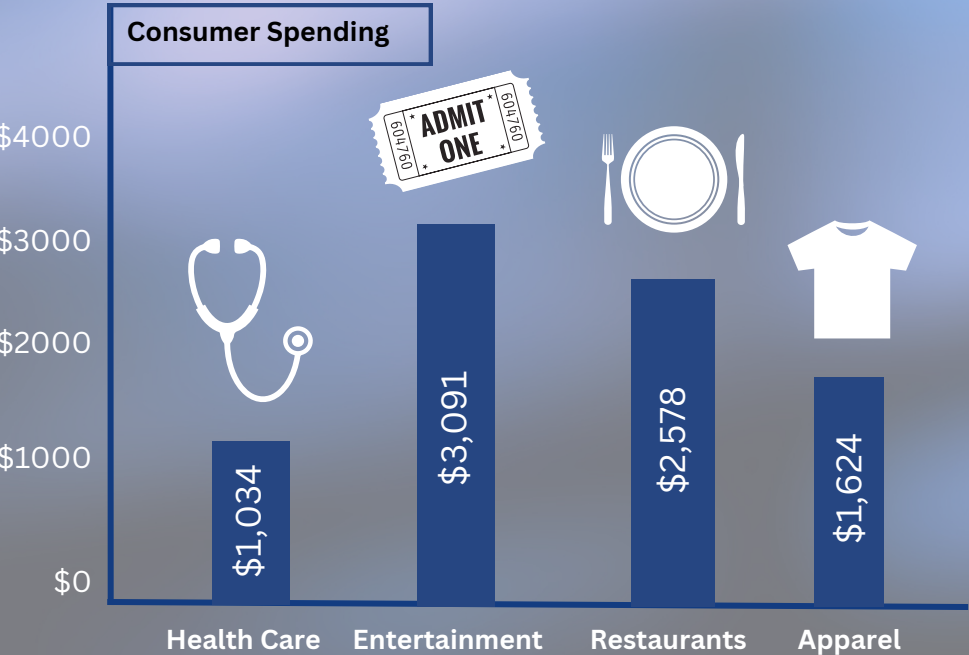
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PARCEL MAP AND TENANT LIST



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LOCATION AND DEMOGRAPHICS



Based on average annual dollars per household | 2 mile radius of property

Population	2 Mi	5 Mi	10 Mi
2020 Population	100,054	490,871	1,288,605
2024 Population	101,121	498,024	1,313,131
2029 Population Projection	108,219	533,735	1,408,580
Annual Growth 2020-2024	.3%	.4%	.5%
Annual Growth 2024-2029	1.4%	1.4%	1.5%
Median Age	32.3	34.6	37.2
U.S Armed Forces	55	2,096	5,221

Households	2 Mi	5 Mi	10 Mi
2020 Households	29,698	163,639	468,749
2024 Households	30,140	166,591	478,139
2029 Household Projection	32,311	178,699	513,015
Annual Growth 2020-2024	.6%	.7%	.7%
Annual Growth 2024-2029	1.4%	1.5%	1.5%
Owner Occupied Households	10,356	76,256	242,226
Renter Occupied Households	21,955	102,443	270,789

Income	2 Mi	5 Mi	10 Mi
Avg Household Income	\$47,646	\$60,089	\$70,480
Median Household Income	\$36,305	\$43,529	\$51,899
\$75,000 - 100,000	2,699	18,394	57,076
\$100,000 - 125,000	1,388	10,414	35,065
\$125,000 - 150,000	837	6,642	24,137
\$150,000 - 200,000	552	5,020	21,938

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LAS VEGAS MARKET OVERVIEW



Allegiant Stadium

Home of the Las Vegas Raiders, the 65,000 seat stadium is located west of the Las Vegas Strip allowing easy access for both tourists and area residents.



Sports Destination

Las Vegas is proving to be a powerhouse sports destination. From Formula one, to the WNBA champs, Golden Knights, Raiders, the UFC headquarters, and more! Las Vegas truly has something for everyone when you comes to Top tier sports.



MSG Sphere Las Vegas

MSG Sphere is a sphere-shaped music and entertainment arena, near the Las Vegas Strip. In 2026, the Sphere in Las Vegas features major residencies from No Doubt, Eagles, Kenny Chesney, ILLENIUM, Backstreet Boys and Carin León



Trade Shows

In 2025, Las Vegas trade shows maintained strong, high-volume activity, with over 1.06 million Estimated attendees. 2026 is projected to see around 1.23 million for events at the Las Vegas Convention Center (LVCC). Top events included CES, SEMA, and large-scale, industry-specific exhibitions



Las Vegas A's

The new Las Vegas Athletics stadium is a \$2 billion, 33,000-seat, climate-controlled, domed facility currently under construction on the former Tropicana hotel site on the Las Vegas Strip, with an scheduled opening for the 2028 MLB season



Tourism

Las Vegas welcomed approx. 38.6 million visitors in 2025. Tourism is estimated at 39 to over 40 million visitors for 2026. Driven by a packed calendar of sports (Formula 1, Super Bowl, NASCAR) and conventions, the city is positioning itself as a top destination

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