

**565 MARKS STREET
HENDERSON, NV 89014**

*Fully
Rented*

FOR SALE

First United Management Group

Chris Renna - Realtor

702-250-7594

firstunitedmanagement.com

NV License # S.0169212

\$4,450,000

565 Marks Street



**CAP
RATE:
5.8%**

First United Management Group

13,485 total center sq. ft.

Seven suites

Multiple long-term tenants!

Grease traps in all units!

Front & Back door access to all units!

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RECURRING EXPENSES

2024	
Pest Control	\$816.00
Utilities	\$5,564.56
Lawn Service	\$8,350.00
Trash Removal	\$8,633.61
Management Fee	\$11,233.42
Insurance	\$11,234.00
Property Tax Expense	\$26,998.43
Total:	\$72,830.02

565 MARKS STREET PHOTOS



565 MARKS STREET



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TENANT INFO

SUITE	SQ. FT.	TENANT	LEASE START	LEASE END
100	2,000	Perry Olson - State Farm Insurance	November 1, 2013	December 31, 2026
110	1,230	Break & Fixed	March 1, 2025	February 29, 2028
120-130	2,460	BP Royal Medspa	August 1, 2021	July 31, 2026
140-150	2,650	Sunset Cigar Lounge	September 1, 2024	August 31, 2029
160	1,430	Greek Bistro	January 1, 2014	December 31, 2028
170	1,715	All-Starz Barber Shop	October 9, 2015	October 31. 2028
190	2,000	Alliance Point Social Events	August 1, 2023	July 31, 2027

CENTER INFO

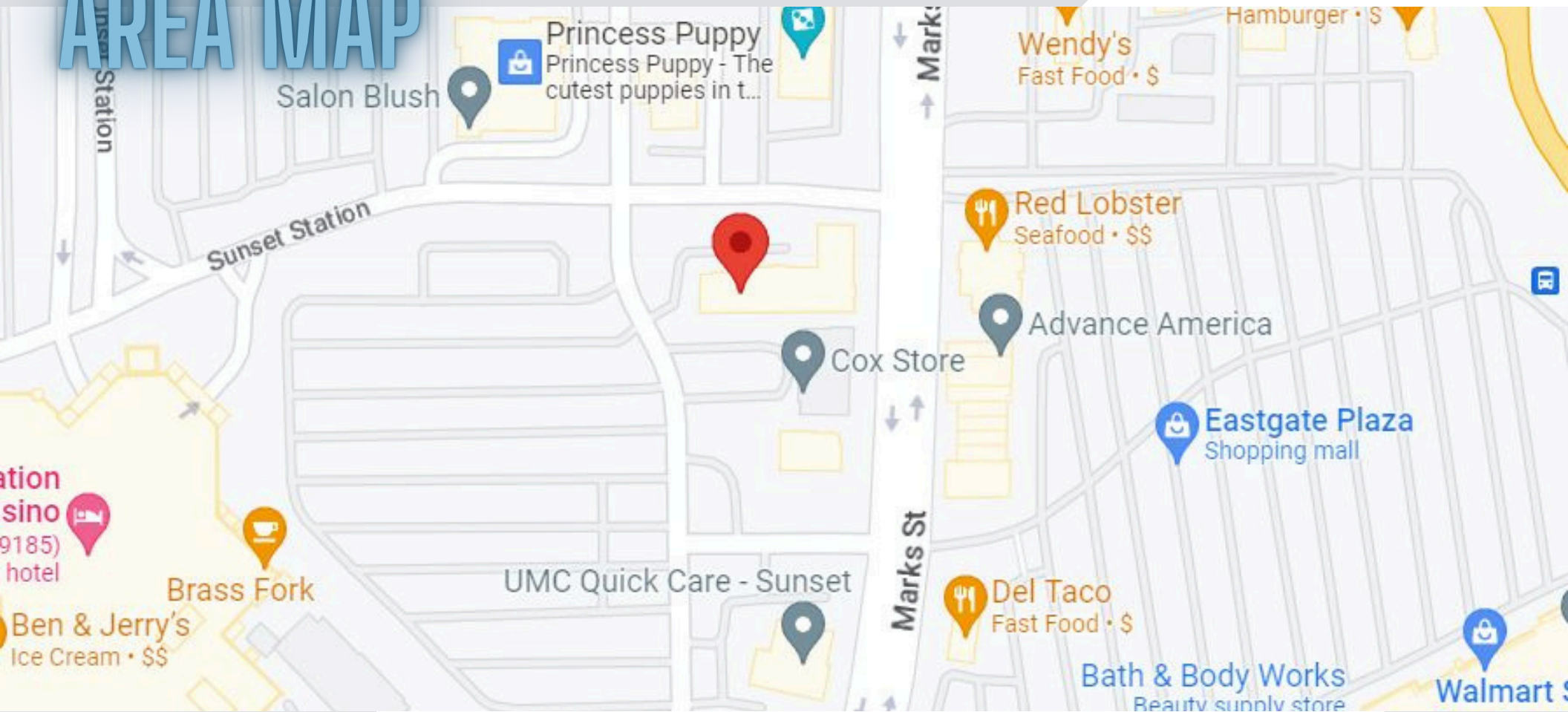
Zoning:	Commercial Tourism
Center Type:	Strip Center
Parking:	47 spaces
Year Built:	2004
Frontage:	112' on Marks

***Owner upgraded lighting and fixed pylon sign in 2023.**

***Suites 120-130 and 190 both had over \$100k in renovations done in 2022.**

AREA MAP

565 Marks Street



First United Management Group

- Right off the freeway
- Busy intersection
- Heavy foot traffic
- Shared lot of high end casino
- Shopping all around!

On average **24,688**
Cars reportedly drove through this
intersection per day in 2022.

Henderson is one of the fastest growing cities in the U.S!

AERIAL MAP

First United Management Group

565 Marks Street



REGIONAL MAP

565 Marks Street

