

SCOTTSDALE PLAZA

FREESTANDING OFFICE BUILDINGS FOR SALE

NEC MARYLAND PARKWAY & EAST PEBBLE ROAD, LAS VEGAS, NV 89123



TESLA

24 SUPERCHARGING
STATIONS NOW OPEN

DUNKIN'
NOW OPEN

MARYLAND PARKWAY



18,200
Cars Per Day - 2024



16,000
Cars Per Day - 2024

PEBBLE ROAD

CONFIDENTIAL OFFERING MEMORANDUM

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CONFIDENTIALITY AGREEMENT

CAST has been retained as exclusive listing broker (the “Agent”) to Seller of the property located at 8766, 8870 Maryland Parkway, Las Vegas, Nevada 89123, also known as Scottsdale Plaza (the “Property”). This Confidential Offering Memorandum (the “Memorandum”) is being delivered exclusively by CAST to a party who may be interested in the acquisition of the Fee Simple interest in the Property, described in this Memorandum. This is a private offering, made only by delivery of a copy of the Memorandum to the recipient (the “Recipient”). By accepting this Memorandum, the Recipient agrees to comply strictly with the terms and conditions of the Confidentiality Agreement previously executed and delivered to the Agent by the Recipient with respect to this Memorandum and all information contained herein, and to use this Memorandum only for the purpose of evaluating the offering made hereby.

The material contained in this Memorandum is provided solely to assist the Recipient in potential purchase of the Property. Neither the Agent nor any affiliates or client of the Agent which term includes related entities, the owners of any equity interest in the Property, (“Owner”), the manager of the Property (“Manager”), and any officers, employees and agents of any such parties make any representations or warranties with regard to the accuracy or completeness of the information contained herein. This Memorandum may include statements and estimates provided by the Agent, the Owner, or the Manager with respect to the anticipated future performance of the Property. Nothing contained in this Memorandum should be construed as a representation as to the future performance of the Property, and the Recipient acknowledges and agrees that any statements or estimates relating to future performance reflect various assumptions concerning the Property’s anticipated results, which may or may not prove to be correct. No representations are made as to the accuracy of such statements and estimates, and none of the Agent, the Owner, the Manager, or any related entities shall have any liability with respect to or arising from any inaccuracy in such statements or estimates. Statements made in this Memorandum as to the content of any contract or other document referred to, are not complete or definitive descriptions, but summaries or portions thereof. Each such statement is qualified by its reference to the full text of the contract or document, copies of which will be made available by the Agent to Recipient upon request. In addition, not all contracts or other documents, which may be relevant, have been summarized or referenced in this Memorandum. This Memorandum is being delivered by the Agent to a prospective purchaser with the understanding that it will independently investigate those matters which it deems appropriate in evaluating the Property and will rely solely on its own investigation in determining whether to purchase the Property.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property in any jurisdiction in which, or to any person for which, such offer, sale, or solicitation would be unlawful. Except where otherwise indicated, the information contained in this Memorandum has been prepared as and no obligation is assumed to supplement or modify the information to reflect subsequent events or conditions. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property or purchase of the Property. Owner and Agent each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. More detailed information regarding the expected terms, conditions, and timing of the offering of the Property will be provided in due course by separate communication with each Recipient. The Agent, the Owner and the Manager reserve the right to engage in discussions or negotiations with one or more recipients or other prospective investors at any time without notification to, or other obligation to, any other Recipient or prospective investor. The offering made hereby is subject to a change in terms or termination without notice. The Owner and the Manager will remain free to operate the Property in their sole and absolute discretion during the evaluation and offering process, including the taking of such actions, whether within or outside of the ordinary course of business, which the Owner or the Manager shall deem necessary, prudent or desirable. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Agent, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or Agent, and (v) to return it to the Agent immediately upon request of Agent or Owner. The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.

Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.

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PROPERTY OVERVIEW



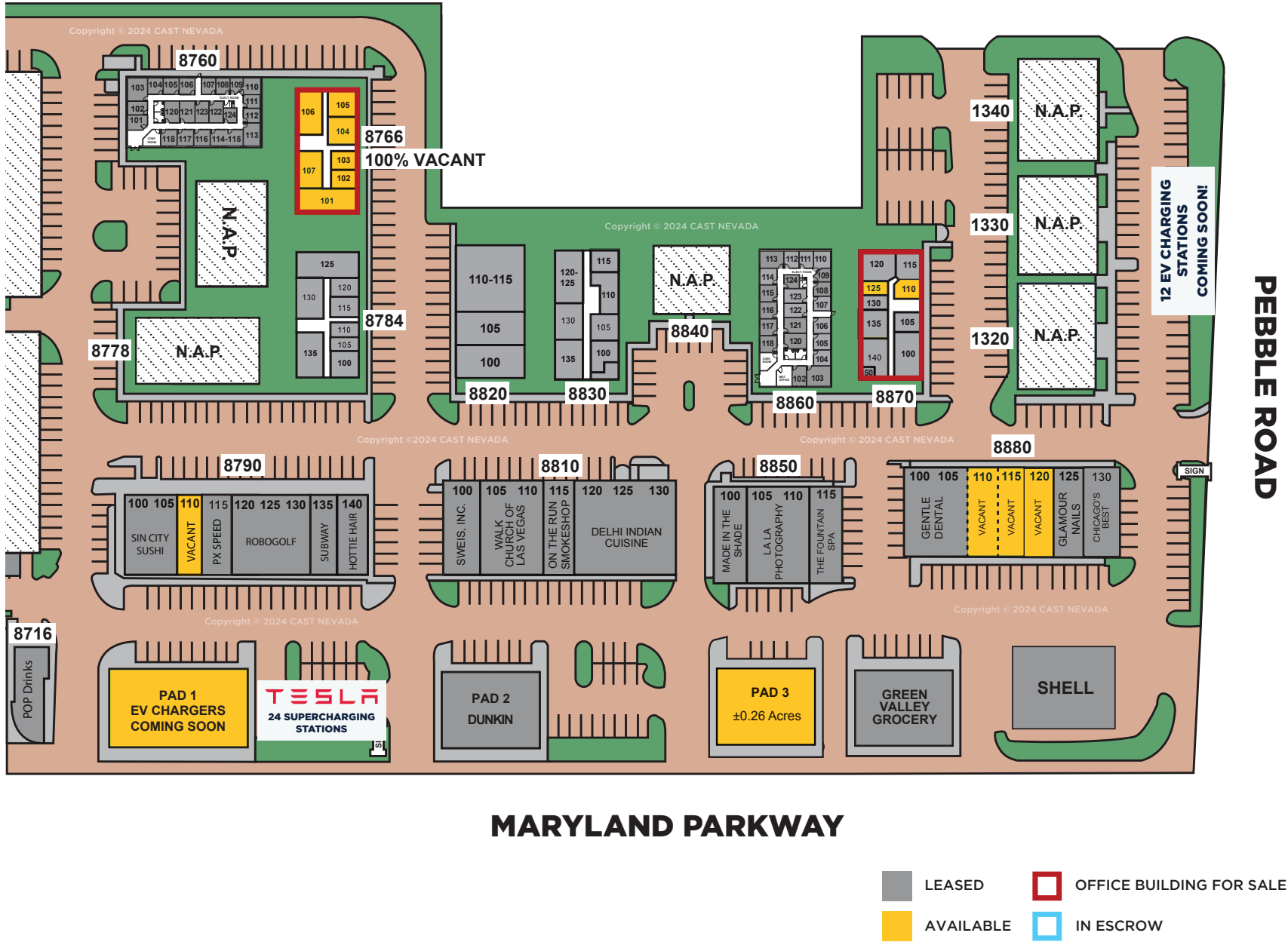
Scottsdale Plaza in central Las Vegas offers a unique opportunity for business owners and investors to buy freestanding buildings while benefiting from existing tenant rental income. The sale includes 2 office buildings aimed at owner-users wanting to locate their business in a vibrant, well-maintained mixed-use setting. The plaza features convenient amenities such as a new Dunkin', 24 Tesla Supercharging Stations, restaurants, and a convenience store, all within walking distance. The project is located 1 mile from the freeway and was built in 2005. It boasts ample parking (both covered and uncovered)

and is zoned Commercial General (CG), allowing for office or retail uses. Scottsdale Plaza is ideal for those seeking to own their workspace in a professional, community-focused environment.

	1 MILE	3 MILES	5 MILES
POPULATION	19,811	146,939	321,426
HOUSEHOLD	7,522	58,109	125,088
AVG. HH INCOME	\$92,827	\$95,255	\$99,723

ZONING: COMMERCIAL GENERAL (CG)

SITE PLAN



AERIAL MAP



Retail Buildings

Office Buildings

Development Pad Sites

Future Multi-Family

Not A Part

SALE VALUATION

BUILDING/ PAD	PURCHASE PRICE	PURCHASE PRICE PSF	CAP RATE	SF	VACANCY	OCCUPANCY	MONTHLY RENT	ANNUAL RENT	EXPENSES	NOI
8766	\$1,888,250	\$350 PSF	N/A	5,395	100%	0%	\$0	\$0	\$21,850.01	\$0
8870	\$2,025,000	\$372.75 PSF	7%	5,430	13.28%	86.72%	\$13,642.02	\$163,704.24	\$21,955.31	\$141,748.93



AVAILABLE BUILDINGS



8766 S MARYLAND PKWY

LIST PRICE	\$1,888,250
LIST PRICE PSF	\$350 PSF
CAP RATE	N/A
SF	5,395
VACANCY	100%
OCCUPANCY	0%
MONTHLY RENT	\$0
ANNUAL RENT	\$0
EXPENSES	\$21,850.01
NOI	\$0



AVAILABLE BUILDINGS



8870 S MARYLAND PKWY

LIST PRICE	\$2,025,000
LIST PRICE PSF	\$372.75
CAP RATE	7%
SF	5,430
VACANCY	13.28%
OCCUPANCY	86.72%
MONTHLY RENT	\$13,642.02
ANNUAL RENT	\$163,704.24
EXPENSES	\$21,955.31
NOI	\$141,748.93





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