GROUND LEASE

RAILROAD PASS RETAIL PAD
1500 RAILROAD PASS CASINO ROAD
HENDERSON, NV 89002

FIRST FEDERAL REALTY

1 ACRE RETAIL PAD AVAILABLE

FIRST FEDERAL REALTY
50 S Stephanie Street Suite 101
Henderson, NV 89012

FIRST FEDERAL REALTY

PRESENTED BY:

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PROPERTY SUMMARY

1500 RAILROAD PASS CASINO ROAD | HENDERSON, NV 89002

Property Summary

Lease Rate:	Subject to use
Lease Term:	Negotiable
Lot Size:	43,560 SF
Zoning:	(CT) Tourist Commercial
Frontage:	1-11 Freeway
Traffic Count:	50,000 VPD
APN:	189-02–811-001

Property Overview

1-acre pad is available for ground lease, capable of accommodating a ±3,192 SF retail building. The site offers potential for a QSR with a drive thru.

Prime retail pad with direct frontage along the I-11 freeway at Railroad Pass Casino Resort. The site includes truck stop, two hotels, a casino, and a c-store.

Price is subject to use.

Please contact Randal 702-334-7570 or Patty 702-600-0177 for more information.

Location Overview

The site, which fronts the newly constructed Interstate 11 in Henderson, Nevada, is located adjacent to the 26-acre Railroad Pass Casino and Ramada Inn Hotel, a new Holiday Inn Express Hotel, and TA Tavel Center. The historical Railroad Pass Casino is the oldest operating casino in Nevada and has been serving residents and travelers for 87 years. Its hotel has 120 rooms and suites and has been renovated since 2015 when the property was purchased by Joseph DeSimone who is local developer and real estate broker. The property also includes access and dedicated parking lot to the popular River Mountains Loop biking and walking trail which provides a nice midway point between Henderson and Boulder City, Nevada for cyclists and pedestrians to access or rest along the way. The travel center opened in 2018 and consists of eight diesel fueling station for trucks, a 20-pump TA gas station for cars, an 8,000-square-foot convenience store with propane sales, truck scale, Tesla car-charging stations, showers for traveling truckers, and parking for about 200 trucks.

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PROPERTY PHOTO

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PAD

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AERIAL

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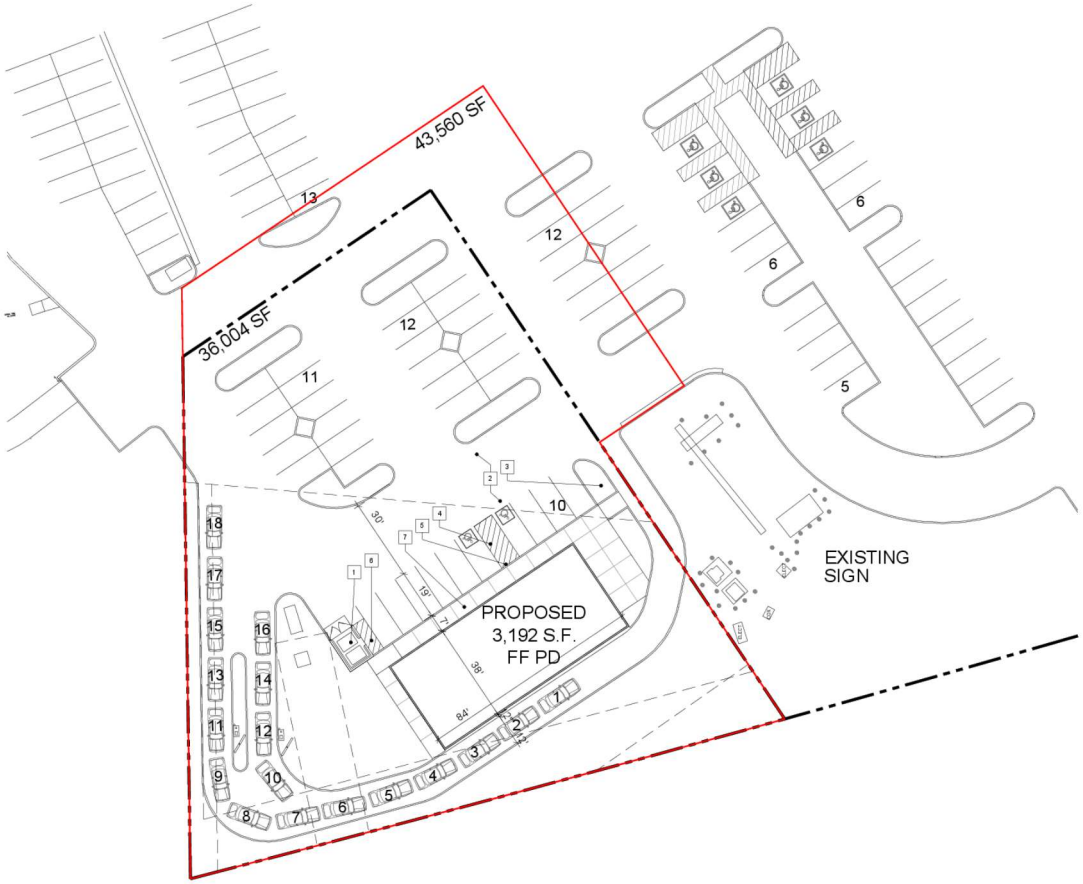
PARTIAL SITE PLAN

1500 RAILROAD PASS CASINO ROAD | HENDERSON, NV 89002

FIRST FEDERAL REALTY



1 Partial Site Plan

Scale: 1" = 20'-0"

Keynotes

#	Description
1	6'-0" HIGH SPLIT FACE C.M.U. TRASH/RECYCLING ENCLOSURE WITH TRELLIS
2	AC PAVING - SEE CIVIL DRAWINGS
3	LANDSCAPING
4	HANDICAP ACCESSIBLE AISLE
5	ZERO CURB FACE
6	HANDICAP ACCESSIBLE ROUTE

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John David Butler, Architect

revisions

date	description

jdB architect

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FF Restaurant w/ Drive Thru
Railroad Pass Casino & Resort

for: Joseph DeSimone, Jr.
Henderson Nevada

date	12/08/2025
proj. no.	2025-36
drwn. by	
chkd. by	

sheet no. ST2

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MASTER SITE PLAN

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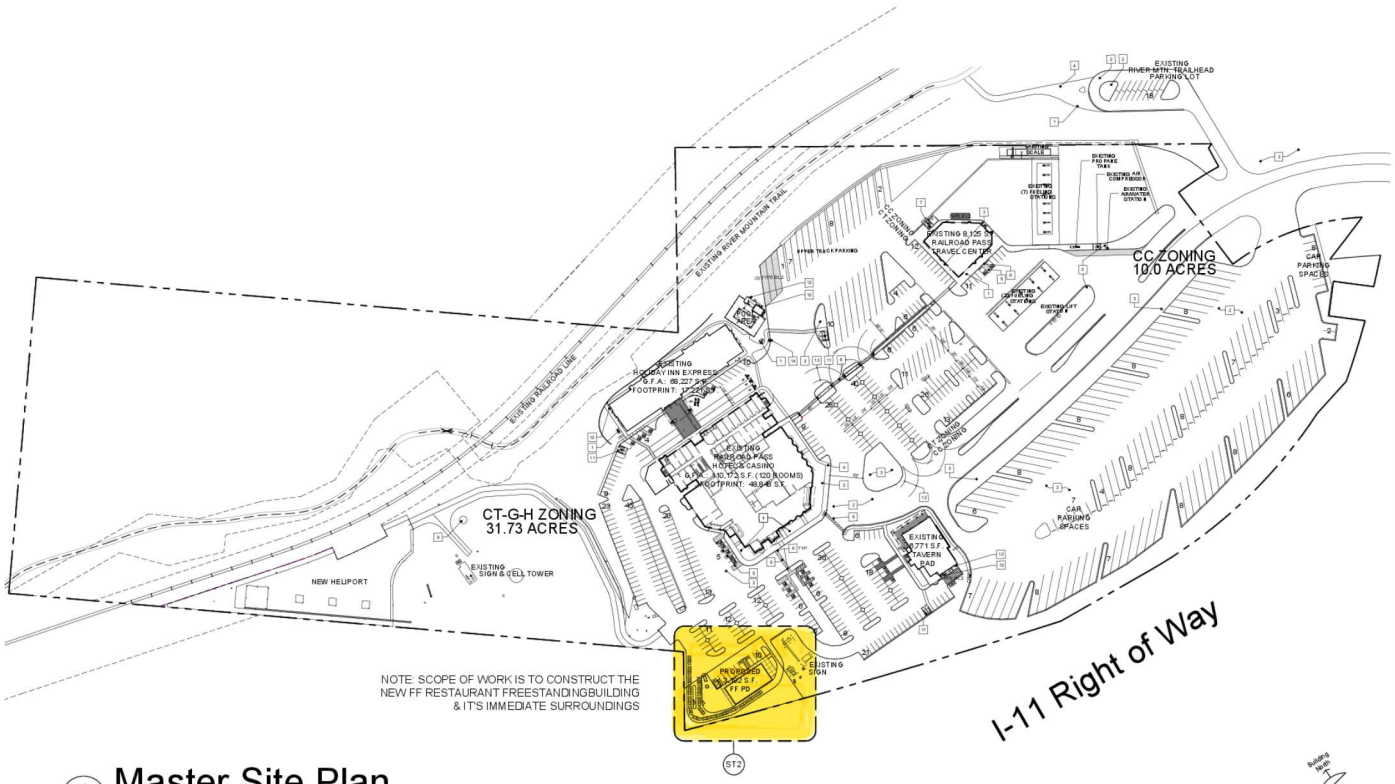
FIRST FEDERAL REALTY



1 **Master Site Plan**
scale: 1" = 100'-0"

Keynotes

#	description
1	BIKE RACKS
2	A.C. PAVING - SEE CIVIL DRAWINGS BY OTHERS
3	LANDSCAPED AREA
4	CONCRETE SIDEWALK
5	HANDICAP ACCESSIBLE AISLE
6	HANDICAP ACCESSIBLE ROUTE
7	SPLIT FACE C.M.U. TRASH ENCLOSURE (INCLUDES LONG TERM BIKE PARKING)
8	ZERO CURB FACE
9	ABOVE GROUND HELICOPTER FUEL STORAGE TANK
10	HANDICAP ACCESSIBLE PEDESTRIAN WALKWAY TO CASINO & TRAVEL CENTER
11	SPLIT FACE C.M.U. TRASH ENCLOSURE w/ DEDICATED TRASH AND RECYCLE DUMPSTERS
12	GAS METER LOCATION - SEE DETAILS 4, 5 & 6/A102 FOR GAS METER PROTECTION
13	FIRE TRUCK TURNING RADII - 28' INSIDE, 52' OUTSIDE

Project Data

EXISTING ZONING:	CT-G-H & CC
REQUIRED ZONING:	CT-G-H & CC
EXISTING USE:	CASINO/HOTEL/TRAVEL CENTER
PROPOSED USE:	CASINO/HOTEL/TRAVEL CENTER
EXISTING LAND USE:	TC
PROPOSED LAND USE:	TC
CASINO:	48,848 G.F.
HOTEL:	120 ROOMS
TRAVEL CENTER:	8,125 G.F.
HOLIDAY INN EXPRESS:	67 ROOMS
TRUEVIEW:	620 S.F.
FF RESTAURANT:	3,192 S.F.
APN#:	159-24-201-002, 003 & 004

AREA SUMMARY

CASINO:	48,848 G.F.
EXISTING TOWER:	
2nd FLOOR:	15,331 G.F.
3rd FLOOR:	15,331 G.F.
4th FLOOR:	15,331 G.F.
5th FLOOR:	15,331 G.F.
SUBTOTAL AREA EXISTING CASINO & HOTEL:	110,172 G.F.
CONVERSION EXISTING TRAVEL CENTER:	8,125 G.F.
NEW HOLIDAY INN EXPRESS	
1st FLOOR:	17,271 G.F.
2nd FLOOR:	17,264 G.F.
3rd FLOOR:	17,264 G.F.
4th FLOOR:	16,428 G.F.
SUBTOTAL HOLIDAY INN EXPRESS:	68,227 G.F.
EXISTING TAVERN PAD:	6,771 G.F.
PROPOSED FAST FOOD RESTAURANT PAD:	3,192 G.F.
TOTAL BUILDING AREA:	196,487 G.F.
SITE AREA:	1,802,077 s.f.
BUILDING COVERAGE:	10.9

HOTEL/CASINO/TRAVEL CENTER PARKING ANALYSIS

PARKING REQUIRED PER LOCAL ENGINEERING PARKING STUDY: 264 STALLS

HOLIDAY INN EXPRESS PARKING ANALYSIS

AREA: 68,227 G.F. (67 ROOMS)
RATIO: .75 PER ROOM
PARKING REQUIRED: 50 STALLS

TAVERN PARKING ANALYSIS

AREA: 6,771 G.F.
RATIO: 1/100 G.F. G.F.A
PARKING REQUIRED: 68 STALLS

FF RESTAURANT PARKING ANALYSIS

AREA: 3,192 G.F.
RATIO: 1/100 G.F. G.F.A
PARKING REQUIRED: 32 STALLS

TOTAL CAR PARKING ANALYSIS

PARKING REQUIRED: 264+50+68+32= 410 STALLS
PARKING PROVIDED: 400 STALLS

	# Required	with accessible
RAILROAD PARKING REQUIRED (per hotel):	3 SPACES	1 SPACE
RAILROAD PARKING PROVIDED (per hotel):	4 SPACES	2 SPACES
RAILROAD PARKING REQUIRED (building hotel/casino):	6 SPACES	1 SPACE
RAILROAD PARKING PROVIDED (building hotel/casino):	7 SPACES	2 SPACES
RAILROAD PARKING REQUIRED (building conv. store):		2 SPACES
RAILROAD PARKING PROVIDED (building conv. store):		2 SPACES
RAILROAD PARKING REQUIRED (building tavern):		2 SPACES
RAILROAD PARKING PROVIDED (building tavern):		4 SPACES
RAILROAD PARKING REQUIRED (proposed fast restaurant):		1 SPACE
RAILROAD PARKING PROVIDED (proposed fast restaurant):		2 SPACES

TRUCK/BUS PARKING ANALYSIS (existing)

PARKING PROVIDED:
(11) 10' x 40' RV SPACES
(8) 12' x 40' TRUCK SPACES
(8) 12' x 32' TRUCK SPACES
(112) 14' x 12' TRUCK SPACES
(30) 12' x 30' TRUCK SPACES
(169) RV & TRUCK SPACES TOTAL

LOADING SPACE ANALYSIS (existing hotel)

LOADING SPACES REQUIRED: 3 TYPE B SPACES @ 50,000+ GFA (TABLE 19.7.4-2)
LOADING SPACES PROVIDED: 3 SPACES

LOADING SPACE ANALYSIS (existing tavern)

LOADING SPACES REQUIRED: 1 TYPE B SPACE (TABLE 19.7.4-2)
LOADING SPACES PROVIDED: 1 TYPE B SPACE

LOADING SPACE ANALYSIS (proposed ff restaurant)

LOADING SPACES REQUIRED: N/A
LOADING SPACES PROVIDED: NONE

BICYCLE PARKING ANALYSIS

TOTAL CAR PARKING	RATIO	PK. REQ.	PK. PROV.
410 SPACES	1% (LONG TERM)	5	10
	5% (SHORT TERM)	21	80

Site Notes

1. SIGNAGE WILL NOT BE APPROVED THROUGH THIS PROCESS AND WILL REQUIRE A MASTER SIGN PLAN TO BE APPROVED.
2. PROVIDE CODE-REQUIRED LIGHTING IN ALL PARKING AREAS AND BUILDING ENTRY/EXITS

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revisions
date description

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FF Restaurant w/ Drive Thru
Railroad Pass Casino & Resort
for: Joseph DeSimone, Jr.
Henderson Nevada

date	12/18/2025
proj. no.	2025-36
drwn. by	
chkd. by	

sheet no. ST1

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DEMOGRAPHICS

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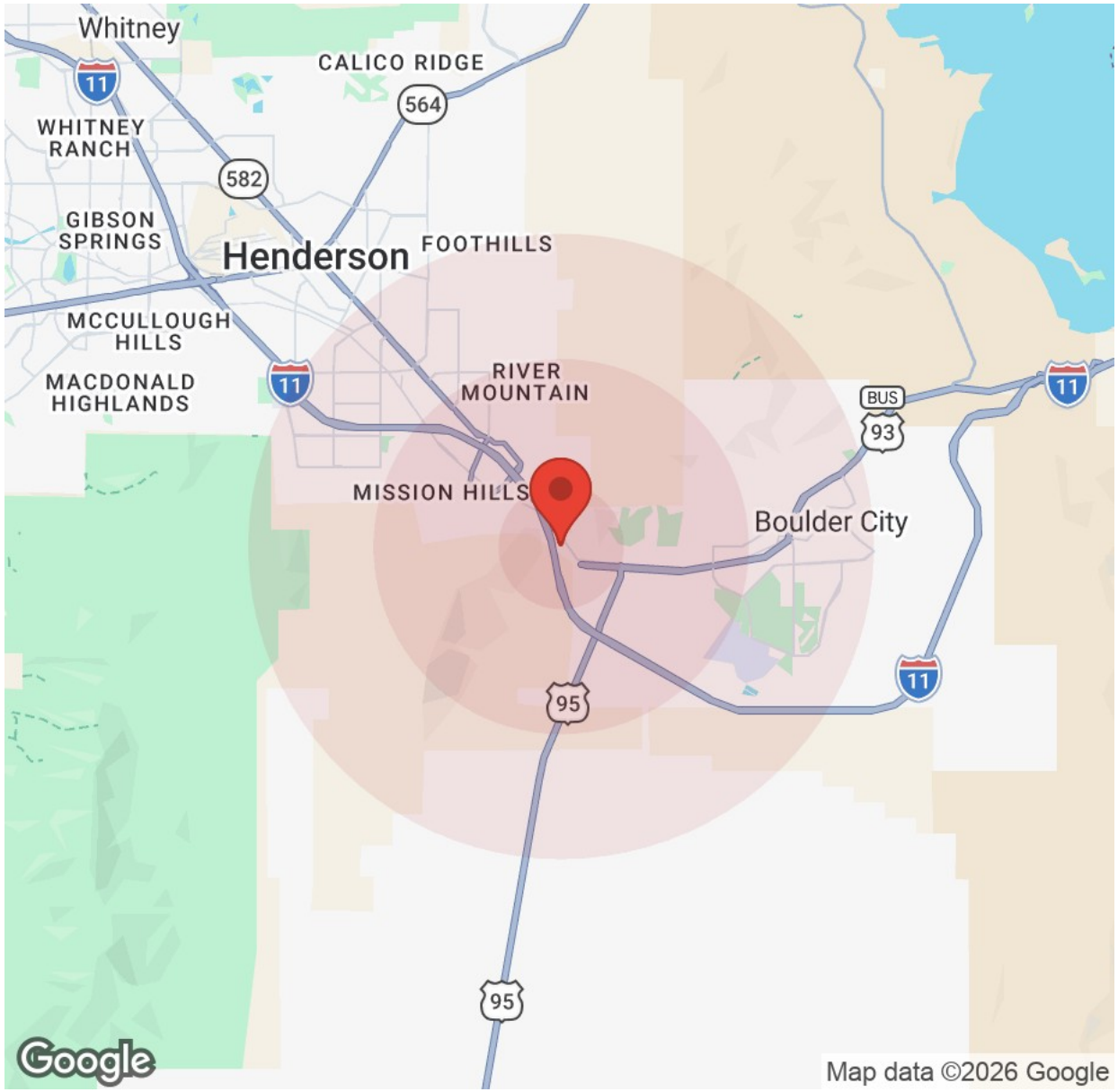

Population	1 Mile	3 Miles	5 Miles
Male	N/A	7,371	31,249
Female	N/A	7,432	31,956
Total Population	N/A	14,803	63,205

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	2,456	10,230
Ages 15-24	N/A	1,599	6,586
Ages 25-54	N/A	5,776	23,389
Ages 55-64	N/A	2,039	8,999
Ages 65+	N/A	2,934	14,001

Race	1 Mile	3 Miles	5 Miles
White	N/A	8,534	38,934
Black	N/A	1,067	3,603
Am In/AK Nat	N/A	49	234
Hawaiian	N/A	84	240
Hispanic	N/A	3,307	13,501
Asian	N/A	971	3,527
Multi-Racial	N/A	755	3,015
Other	N/A	36	145

Income	1 Mile	3 Miles	5 Miles
Median	N/A	$87,011	$90,832
< $15,000	N/A	321	1,574
$15,000-$24,999	N/A	334	1,398
$25,000-$34,999	N/A	315	1,562
$35,000-$49,999	N/A	522	2,126
$50,000-$74,999	N/A	973	3,515
$75,000-$99,999	N/A	859	3,437
$100,000-$149,999	N/A	1,120	4,705
$150,000-$199,999	N/A	630	3,152
> $200,000	N/A	681	3,236

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	6,116	26,354
Occupied	N/A	5,754	24,706
Owner Occupied	N/A	3,859	17,568
Renter Occupied	N/A	1,895	7,138
Vacant	N/A	361	1,649

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