

SLOT BURGER



**NEVADA STYLE
GAMING TAVERN**

**RESTRICTED
GAMING LICENSE**

**15 GAMING
MACHINES**

**IMMEDIATE
GAMING TRANSFER**

LOCATION:

**4230 E. Craig Road,
North Las Vegas, NV 89030**





CONFIDENTIALITY & DISCLOSURE

4230 E. CRAIG ROAD, NORTH LAS VEGAS, NEVADA 89030

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Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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EXECUTIVE SUMMARY

4230 E. CRAIG ROAD, NORTH LAS VEGAS, NEVADA 89030

THE OFFERING

Sun Commercial Real Estate, Inc. is pleased to offer an exceptional opportunity to purchase Slot Burger, a Nevada Style gaming tavern located at 4230 E. Craig Road, North Las Vegas, Nevada. The subject property consists of a ±4,424 square foot, Restricted Gaming Tavern, situated on 0.79 acres of land. The property is located just off the hard corner of Craig Road and Lamb Boulevard, adjacent to a high volume Rebel Gas Station, two blocks west of Interstate 15. The property includes a full kitchen, grease trap and gaming area.

OPPORTUNITY HIGHLIGHTS

- **Turnkey Gaming License** – Immediate Transfer of Restricted Gaming License Available
- **Liquor License & Tavern Business** - Sale includes the transfer of the Full Liquor License, Customer Database and all FF&E
- **Massive Traffic Counts** – Corner traffic counts exceeding 58,000 daily, I-15 is two blocks east with daily counts over 98,000+
- **Adjacent to Rebel Gas Station** – High volume gas station draws additional traffic to the Tavern

SUMMARY

Real Estate Asking Price: \$1,750,000

Business Asking Price: \$49,500

Building SF: ±4,424 SF

Year Built / Renovated: 2004 / 2017

Gaming License: Restricted

Financing: Owner User Financing Available

Parking: 13.63/1,000 (60 parking spaces)

Site Size: ±0.79 acres



PROPERTY SUMMARY

4230 E. CRAIG ROAD, NORTH LAS VEGAS, NEVADA 89030

Property Location: This subject property is located in the North Las Vegas submarket on the corner of Craig Road and Lamb Boulevard. The property receives a great deal of exposure with an average daily traffic count of 34,000 CPD on Craig Road and 24,000 CPD on Lamb Boulevard. The property sits two blocks East of the I-15 interstate which has an average daily traffic count of over 98,000. The surrounding demographics are very dense; within a 3 mile radius there are 306,728 residents, 87,618 households, and the average household income is \$57,646 per year.

Property Description: The subject property consists of a single tenant, $\pm 4,424$ square foot, Restricted Gaming Tavern, situated on 0.79 acres of land. The property has strong street exposure on E. Craig Road offering 150 feet of frontage with nearby traffic counts of 34,000 CPD. The property was built in 2004 and is zoned M-2. The property offers ample parking (60 parking spaces) for their guests.

Assessor Parcel Number: 140-06-610-032

Site Size: ± 0.79 Acres

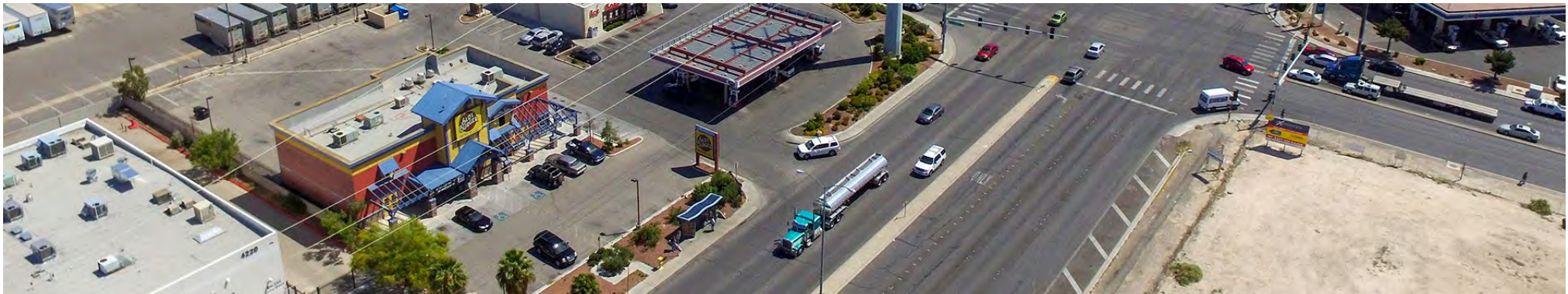
Building Size: $\pm 4,424$ Rentable Square Feet

Zoning: (M-2) General Industrial

Construction Year: 2004

Parking: 13.63/1,000 (60 parking spaces)

Traffic Count: E. Craig Road, W. of N. Lamb Boulevard - $\pm 34,000$ CPD
N. Lamb Boulevard, N. of E. Craig Road - $\pm 24,000$ CPD





PROPERTY PHOTOS

4230 E. CRAIG ROAD, NORTH LAS VEGAS, NEVADA 89030



The above information has been obtained from sources we believe to be reliable, however we do not take responsibility for its correctness.



PROPERTY PHOTOS

4230 E. CRAIG ROAD, NORTH LAS VEGAS, NEVADA 89030





SURROUNDING AERIAL

4230 E. CRAIG ROAD, NORTH LAS VEGAS, NEVADA 89030





ASSESSOR PARCEL MAP

4230 E. CRAIG ROAD, NORTH LAS VEGAS, NEVADA 89030

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PMLD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMLD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

BOOK T20S R62E

00101	102103
25124	123122
38139	140141
63162	161160

SECT. 6

6	8	4	3	2	1
7	8	9	10	11	12
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19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

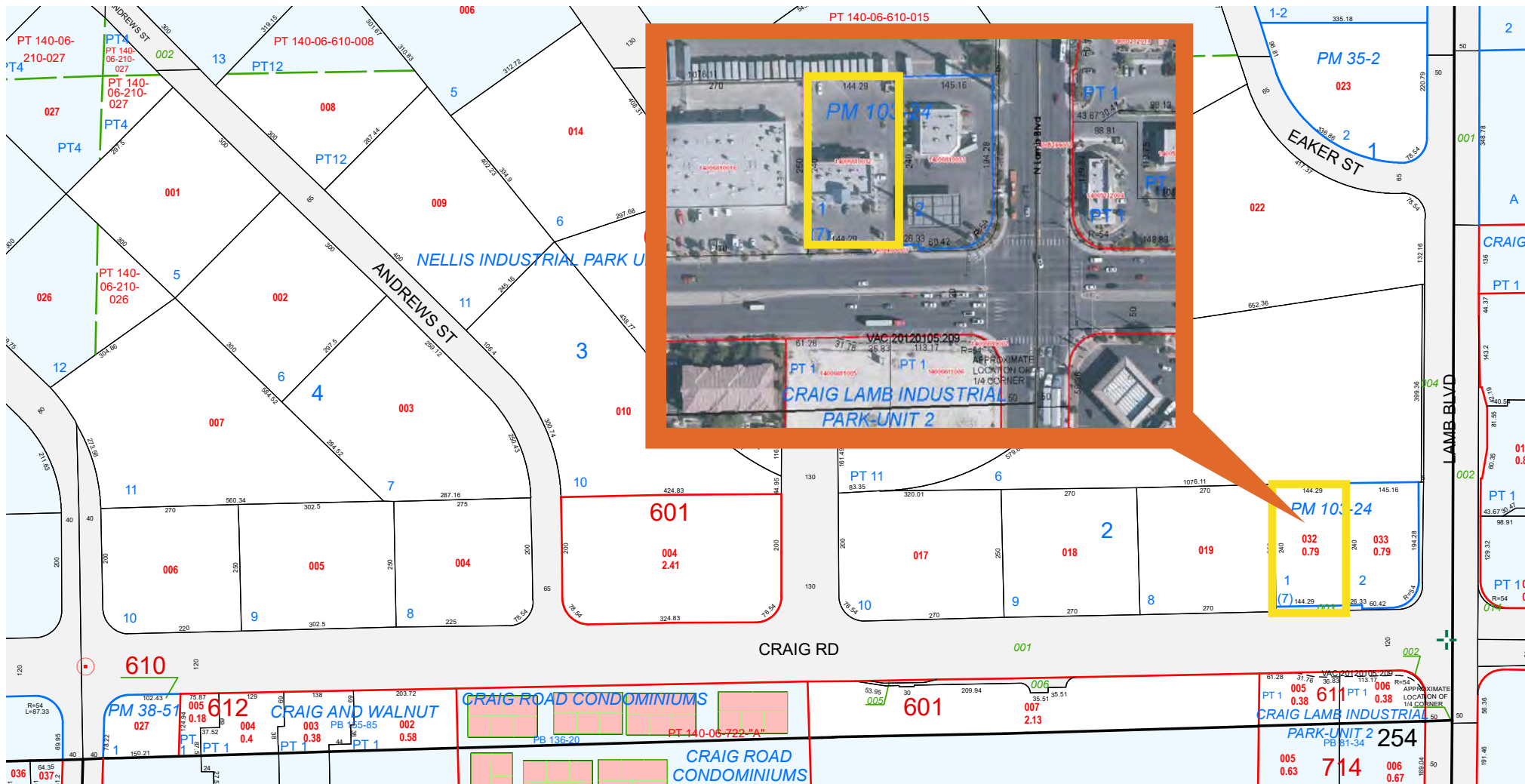
BLK. S 2 NE 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

140-06-6

Scale: 1" = 200'

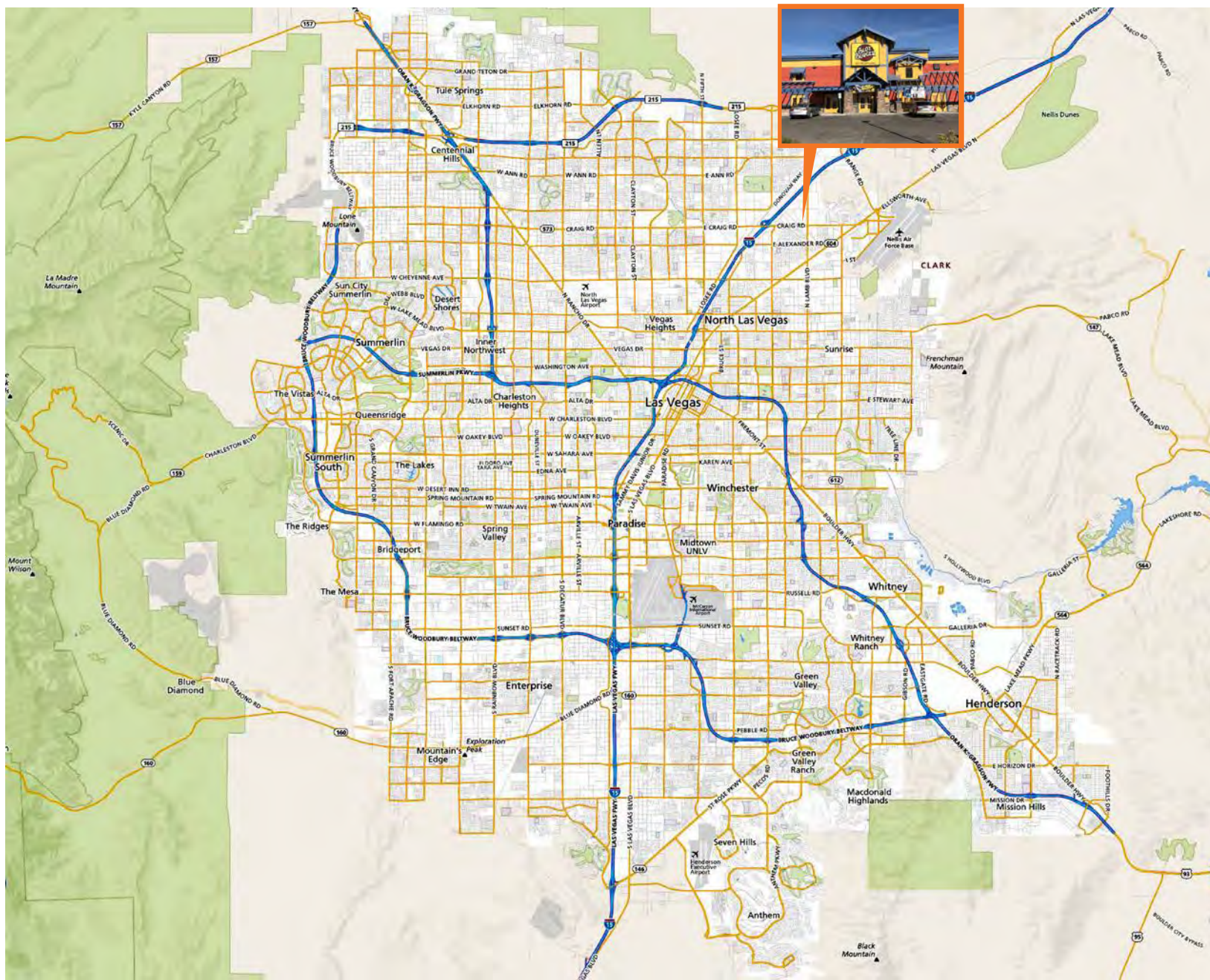
Rev: 1/8/2019





LAS VEGAS VALLEY LOCATION MAP

4230 E. CRAIG ROAD, NORTH LAS VEGAS, NEVADA 89030



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LAS VEGAS RETAIL & NORTH LAS VEGAS SUBMARKET

4230 E. CRAIG ROAD, NORTH LAS VEGAS, NEVADA 89030

General Retail Market Statistics

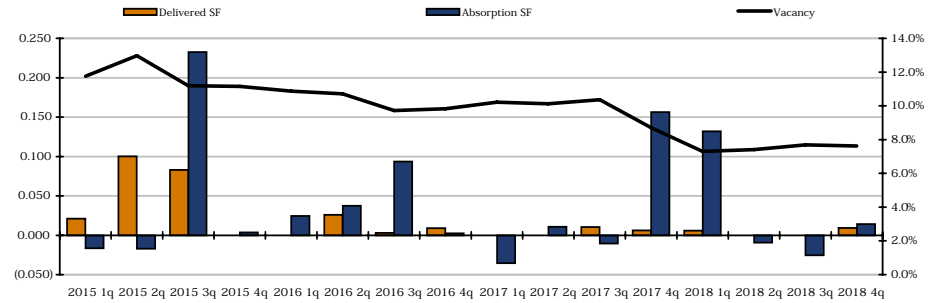
Year-End 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Bldgs	Total GLA	Direct SF	Total SF	Vac %				
Central East Las Vegas Ret	653	5,319,717	265,096	368,033	6.9%	(103,774)	15,728	29,335	\$15.02
Central West Las Vegas Ret	705	6,231,350	212,392	212,392	3.4%	(109,421)	12,600	245,196	\$22.75
East Las Vegas Ret	307	2,118,522	65,124	65,124	3.1%	(28,397)	0	93,010	\$27.48
North Las Vegas Ret	265	1,843,857	58,416	58,416	3.2%	5,696	15,239	19,680	\$18.05
Northeast Las Vegas Ret	468	2,757,514	263,192	270,192	9.8%	(200,592)	0	0	\$15.18
Northwest Las Vegas Ret	152	1,871,376	132,291	132,291	7.1%	(118,973)	9,828	8,270	\$26.71
Outlying NE Clark Cnty Ret	79	895,970	14,955	14,955	1.7%	19,649	2,250	0	\$12.07
Outlying NW Clark Cnty Ret	4	15,209	0	0	0.0%	0	0	0	\$0.00
Outlying S Clark Cnty Ret	25	121,983	20,000	20,000	16.4%	12,000	0	0	\$0.00
Resort Corridor Ret	310	3,249,836	156,150	156,150	4.8%	(14,250)	0	303,643	\$26.03
Southeast Las Vegas Ret	550	5,188,104	100,954	103,258	2.0%	73,165	20,560	10,404	\$17.78
Southwest Las Vegas Ret	297	3,375,238	93,239	108,193	3.2%	13,583	30,109	62,321	\$23.28
West Las Vegas Ret	176	2,276,214	16,726	16,726	0.7%	(2,563)	0	0	\$17.05
Totals	3,991	35,264,890	1,398,535	1,525,730	4.3%	(453,877)	106,314	771,859	\$20.25

Source: CoStar Property®

Deliveries, Absorption & Vacancy

Historical Analysis, All Classes



Source: CoStar Property®

Specialty Center Market Statistics

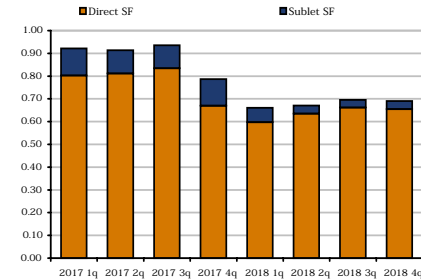
Year-End 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Ctrs	Total GLA	Direct SF	Total SF	Vac %				
Central East Las Vegas Ret	1	182,863	0	0	0.0%	0	0	0	\$0.00
Central West Las Vegas Ret	2	284,316	0	0	0.0%	0	0	0	\$0.00
East Las Vegas Ret	1	10,000	0	0	0.0%	0	0	0	\$0.00
North Las Vegas Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Northeast Las Vegas Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Northwest Las Vegas Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Outlying NE Clark Cnty Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Outlying NW Clark Cnty Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Outlying S Clark Cnty Ret	2	622,071	45,569	45,569	7.3%	10,694	0	0	\$0.00
Resort Corridor Ret	3	1,194,078	158,010	158,010	13.2%	(14,322)	0	0	\$18.90
Southeast Las Vegas Ret	2	780,677	63,939	63,939	8.2%	4,311	0	0	\$28.03
Southwest Las Vegas Ret	0	0	0	0	0.0%	0	0	0	\$0.00
West Las Vegas Ret	1	74,069	3,712	3,712	5.0%	1,200	0	0	\$19.80
Totals	12	3,148,074	271,230	271,230	8.6%	1,883	0	0	\$23.77

Source: CoStar Property®

Vacant Space

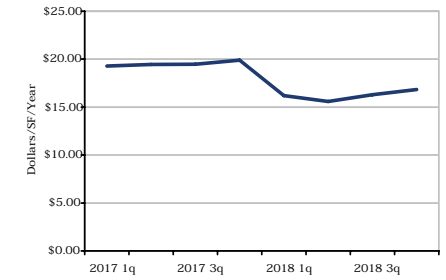
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Total Retail Market Statistics

Year-End 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Bldgs	Total GLA	Direct SF	Total SF	Vac %				
Central East Las Vegas Ret	1,067	15,510,002	1,183,923	1,290,486	8.3%	213,157	18,228	29,335	\$14.65
Central West Las Vegas Ret	1,207	17,586,349	1,119,301	1,171,017	6.7%	(193,355)	12,600	277,696	\$17.75
East Las Vegas Ret	488	5,568,856	228,052	228,052	4.1%	51,983	0	93,010	\$19.41
North Las Vegas Ret	632	9,057,012	654,351	690,883	7.6%	111,451	15,239	19,680	\$16.83
Northeast Las Vegas Ret	692	6,709,886	513,005	563,692	8.4%	(184,219)	0	0	\$15.26
Northwest Las Vegas Ret	399	6,804,796	333,465	333,465	4.9%	38,092	70,928	220,138	\$21.48
Outlying NE Clark Cnty Ret	103	1,415,439	78,472	78,472	5.5%	12,065	2,250	0	\$13.93
Outlying NW Clark Cnty Ret	4	15,209	0	0	0.0%	0	0	0	\$0.00
Outlying S Clark Cnty Ret	32	830,510	69,887	69,887	8.4%	18,376	0	0	\$12.30
Resort Corridor Ret	378	9,174,680	483,861	483,861	5.3%	(87,113)	0	339,143	\$24.38
Southeast Las Vegas Ret	1,298	21,572,340	1,318,601	1,442,317	6.7%	338,890	145,362	25,544	\$17.84
Southwest Las Vegas Ret	680	9,912,266	464,696	479,650	4.8%	88,301	109,587	163,305	\$22.29
West Las Vegas Ret	541	10,353,120	491,913	501,084	4.8%	109,369	4,347	0	\$19.72
Totals	7,521	114,510,465	6,939,527	7,332,866	6.4%	516,997	378,541	1,167,851	\$17.95

Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 4q	632	9,057,012	690,883	7.6%	14,139	2	9,263	3	19,680	\$16.83
2018 3q	630	9,047,749	695,759	7.7%	(25,421)	0	0	4	25,263	\$16.29
2018 2q	630	9,047,749	670,338	7.4%	(9,236)	0	0	2	16,000	\$15.59
2018 1q	630	9,047,749	661,102	7.3%	131,969	2	5,976	2	16,000	\$16.20
2017 4q	628	9,041,773	787,095	8.7%	156,350	1	6,070	3	17,976	\$19.88
2017 3q	626	9,034,203	935,875	10.4%	(10,578)	2	10,457	5	25,546	\$19.47
2017 2q	623	9,022,514	913,608	10.1%	10,664	0	0	6	31,259	\$19.44
2017 1q	622	9,019,847	921,605	10.2%	(35,325)	0	0	4	16,969	\$19.27
2016 4q	622	9,019,847	886,280	9.8%	2,318	1	9,112	2	9,667	\$14.81
2016 3q	620	9,006,642	875,393	9.7%	93,418	1	3,130	3	20,205	\$14.82
2016 2q	618	9,002,162	964,331	10.7%	37,534	4	26,011	5	24,685	\$14.28
2016 1q	614	8,976,151	975,854	10.9%	24,624	0	0	6	36,473	\$14.26
2015 4q	614	8,976,151	1,000,478	11.1%	3,679	0	0	3	16,011	\$13.53
2015 3q	614	8,976,151	1,004,157	11.2%	232,427	2	82,932	0	0	\$13.72
2015 2q	612	8,893,219	1,153,652	13.0%	(17,094)	3	100,106	2	82,932	\$13.77
2015 1q	608	8,789,494	1,032,833	11.8%	(16,434)	2	20,994	6	186,657	\$13.60

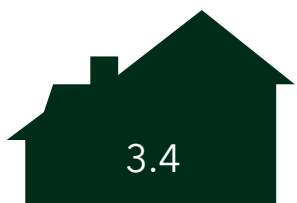
Source: CoStar Property®



AREA DEMOGRAPHICS - 3 MILE RADIUS

4230 E. CRAIG ROAD, NORTH LAS VEGAS, NEVADA 89030

KEY FACTS



Average Household Size

101,349

Population

\$56,365

2018 Average Household Income



29,369

Households



Median Age

\$37,512

Median Disposable Income

EDUCATION



No High School Diploma



33%

High School Graduate



28%

Some College



11%

Bachelor's/Grad/Prof Degree

INCOME



\$43,258

2018 Median Household Income



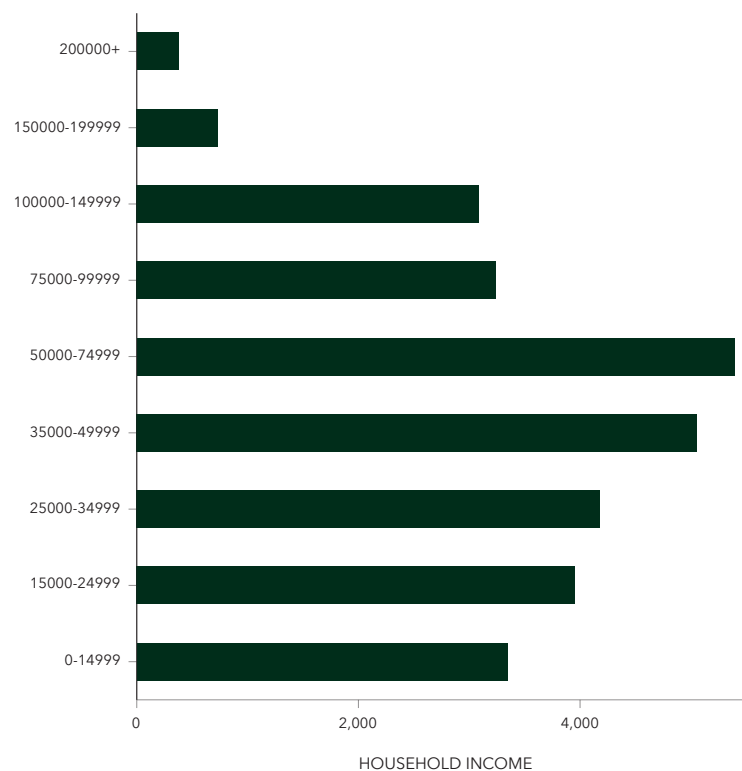
\$17,028

2017 Per Capita Income



\$163,781

2017 Average Net Worth





AREA DEMOGRAPHICS - 5 MILE RADIUS

4230 E. CRAIG ROAD, NORTH LAS VEGAS, NEVADA 89030

KEY FACTS



Average Household Size

306,728

Population

\$57,646

2018 Average Household Income



87,618

Households



Median Age

\$38,767

Median Disposable Income

EDUCATION



No High School Diploma



33%

High School Graduate



27%

Some College



10%

Bachelor's/Grad/Prof Degree

INCOME



\$45,170

2018 Median Household Income



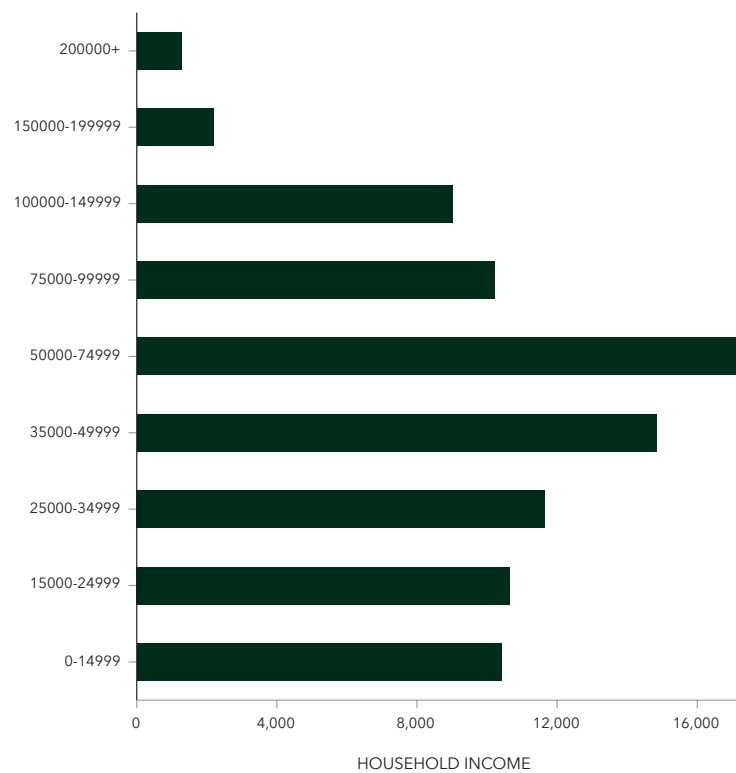
\$17,005

2017 Per Capita Income



\$216,151

2017 Average Net Worth





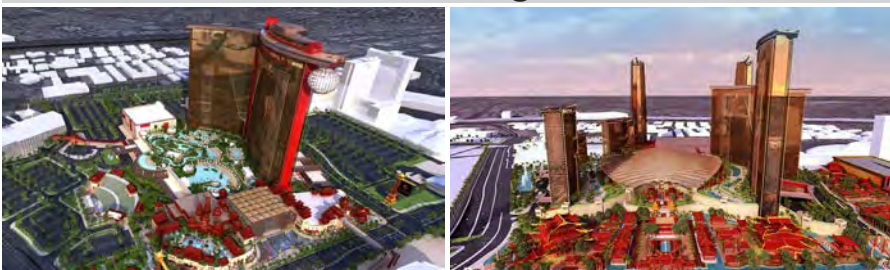
LAS VEGAS VALLEY OVERVIEW

4230 E. CRAIG ROAD, NORTH LAS VEGAS, NEVADA 89030

**\$15.2 Billion
in New
Capital
Investment
is Driving
Growth**



1. Resorts World Las Vegas - \$4.0 Billion



- \$4 billion Strip resort project with a heavy Asian theme began construction in 2017.
- Resorts World, developed by the Genting Group, is being built at the former site of the Stardust and Echelon.
- Genting, which bought the site from Boyd in 2013 for \$350 million, will be using the partially constructed Echelon structures for this property.
- With a projected opening set for 2020, the initial phase will have 3,100 rooms, a 100,000-square-foot casino, shops and restaurants spread across its 88-acre site.

2. The Drew (Former Fontainebleau) - \$3.0 Billion



- The Drew is comprised of three hotels inclusive of 24 restaurants and 95,000 square feet of gaming.
- The \$3 billion hotel will have \pm 3,800 rooms and 500,000 square feet of convention and meeting space.
- This project is expected to create approximately 11,000 jobs in Nevada, comprised of 3,500 construction jobs and 7,000 permanent jobs.
- Heavy construction should begin by July 2019 with a 2020 debut.



LAS VEGAS VALLEY OVERVIEW

4230 E. CRAIG ROAD, NORTH LAS VEGAS, NEVADA 89030

3. Las Vegas Stadium - \$1.9 Billion



- The Oakland Raiders will move to Las Vegas for the 2020 NFL season.
- The groundbreaking ceremony took place in November 2017 for a new \$1.9 billion stadium just west of the Strip.
- The venue's horse-shoe shape, designed by Manica Architecture, would accommodate 65,000 spectators, 8,000 cars, tailgating amenities and mixed-use commercial facilities.
- The design shows a retractable natural turf field.
- This venue would also allow Las Vegas to host the annual Super Bowl.

5. Union Village - \$1.2 Billion



- Union Village will be the first Integrated Health Village in the world, and is listed as the largest healthcare building project in the United States.
- The \$1.2 billion dollar, 155-acre planned development not only covers healthcare, but retail, entertainment, and senior living as well.
- Approximately 355,000 square feet have been completed, totaling \$300 million in work, with another 476,000 square feet to be under construction soon.

4. Convention Center Expansion - \$1.4 Billion



- Las Vegas Convention Center will be renovated and expanded into a \$1.4 billion Las Vegas Global Business District.
- Planned in four phases, new facilities will replace the 26-acre Riviera Hotel site, adding ±1.4 million square-feet of exhibit and meeting space.
- Phase Two of the project is projected to be completed in 2020.
- Expected to draw an additional 600,000 visitors a year, drive \$2.1 billion in economic activity during construction and have an annual economic impact of \$810 million when finished.

6. Switch - \$1 Billion



- Switch is a globally recognized leader in future-proof data center design, superscale cloud, unparalleled telecom gateways and energy sustainability.
- Its Southern Nevada expansion includes a \$1 billion data storage site on 200 acres near its two existing data storage facilities at South Jones Boulevard and the 215 Beltway.
- Idea to link 50 million people within 14 milliseconds of data hosted at each of the company's data hubs via a superloop of fiber optic cable connecting its Reno and Las Vegas supernaps sites, with a planned facilities in LA and SF.



LAS VEGAS VALLEY OVERVIEW

4230 E. CRAIG ROAD, NORTH LAS VEGAS, NEVADA 89030

7. Project Neon - \$1 Billion



- Project Neon is the largest public works project in Nevada history.
- \$1 billion effort to redesign and widen Interstate 15 from the U.S. Highway 95 interchange to Sahara Avenue by July 2019.
- Currently this road is the busiest stretch of highway in Nevada with 300,000 vehicles daily. Traffic through the corridor is expected to double by 2035.

8. Extreme Sports Park - \$800 Million



- Josh Kearney's \$800M extreme sports park called The Edge received county approval in 2017.
- 130-acre at the SEC of Las Vegas Boulevard and Sunset Road, adjacent to Town Square Las Vegas, a 1.2M SF class A open air shopping, dining, office and entertainment center.
- The Park is expected to have surfing/wake boarding/rock climbing/mountain biking/indoor skydiving/bungee jumping/zip lines and a 15-story, 640 room hotel with a casino, convention space, restaurants and two rooftop pools.
- Project will take approximately 2.5 years to complete.

9. Palms Renovation - \$485 Million



- Station Casinos will enhance nearly every feature of the resort by investing \$485 million in improvements.
- Plans include redesigned/renovated hotel rooms, 60 new hotel rooms, 29,000 square foot nightclub, new 73,000 square foot pool club, several celebrity chef restaurants, new spa, meeting/convention space, new covered parking spaces, refresh of the Pearl Theater, renovated casino floor, and a new front desk registration area to name a few.
- First phase underway and the second phase is expected to be completed by early 2019.

10. Park MGM (Former Monte Carlo) - \$450 Million



- A transformation occurring in Las Vegas is the conversion of the Monte Carlo into two hotels: a 2,700-room luxury resort Park MGM and a 292-room hotel NoMad Las Vegas.
- This \$450 million makeover is projected to be completed by the end of 2018.
- The new resort will feature two hotels, redesigned rooms, an Italian market Eataly with cafes, walk-up counters and dine-in restaurants.
- The properties will have amenities such as dining and casinos as well as a 5,300-seat theater at the Park MGM.

Exclusively Listed by:



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