

OFFERING MEMORANDUM

SILVERADO PLAZA

*96% occupied retail and medical
shopping center investment located
in prime Las Vegas, Nevada*

8150 & 8200 S MARYLAND PKWY, LAS VEGAS, NV



IN ASSOCIATION WITH

SCOTT REID & PARASELL, INC.

A Licensed Nevada Broker #B.1002366.CORP



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EXECUTIVE SUMMARY

SILVERADO PLAZA OFFERING SUMMARY

LOCATION

ADDRESS 8150 S Maryland Pkwy, Las Vegas, NV 89123
8200 S Maryland Pkwy, Las Vegas, NV 89123

OFFERING SUMMARY

PRICE	\$8,620,000
NET OPERATING INCOME @ 100% OCC	\$581,772
CAP RATE	6.75%
PRICE / SF	\$316
NET RENTABLE AREA	27,236 SF
YEAR BUILT	2007 & 2008
TOTAL LOT SIZE	115,434 SF (2.65 Acres)



INVESTMENT HIGHLIGHTS

- **Diverse Tenant Mix:** 96% leased to a well-rounded mix of national brands, local dining, medical, and specialty retailers, including Starbucks with a drive thru, Aloha Kitchen and Bar, Elite Family Dental, and Lasik of Nevada. This diverse lineup attracts a broad customer base, ensuring stability and consistent foot traffic.
- **High Occupancy with Established Tenants:** Nearly fully occupied, with most tenants in place since 2015-2016. This long-standing occupancy offers a reliable income stream and reflects strong tenant satisfaction and lease stability.
- **NNN Lease Structure:** All tenants are on triple net (NNN) leases, transferring property operating costs to tenants and reducing landlord responsibilities, making this an ideal low management investment.
- **Built-In Rent Growth:** Most leases feature 3% to 3.5% annual rent escalations, providing reliable, built-in revenue growth over time and enhancing long-term income potential.
- **Below-Market Rents with Upside Potential:** Current rental rates at Silverado Plaza are below market levels, offering a significant value-add opportunity for investors. This below-market positioning provides the potential for increased revenue in future lease renewals or new tenant agreements, enhancing long-term returns.
- **Listed Below Appraised Value:** An official appraisal conducted just two months ago valued the property \$590,000 ABOVE the current list price at \$9,210,000; providing immediate equity and value for investors.



INVESTMENT HIGHLIGHTS

- **Prime Location on High-Traffic Corridor:** Located on S. Maryland Parkway, a main thoroughfare near The Strip, UNLV, and Harry Reid Airport. This high-traffic area ensures excellent visibility and draws both local residents and tourists, supporting strong tenant performance.
- **Synergistic Tenant Mix:** The combination of popular dining, medical, fitness, and specialty retail creates a dynamic environment that encourages customers to stay longer and visit frequently, boosting tenant success and satisfaction.
- **Ample Parking for High Traffic:** The shopping center features abundant parking, ensuring convenience for customers and supporting high tenant retention. The ample parking layout accommodates peak traffic, making it easy for visitors to access each business within the center.
- **Modern, Well-Maintained Building:** Built in 2008, the property boasts high-quality construction and has been meticulously maintained. This modern structure provides a durable, attractive environment for tenants and minimizes the need for major capital expenditures.
- **Strong Market Dynamics:** Las Vegas's rapid population growth, economic diversification, and favorable tax environment make it an attractive, resilient market for investors. Property values have strong potential for appreciation in this thriving market.



An abstract graphic composed of thin, light-colored lines forming a complex, overlapping grid or wireframe structure. The lines are arranged in a way that creates a sense of depth and perspective, resembling a stylized architectural drawing or a data visualization. The lines are primarily horizontal and vertical, but some are diagonal, creating a series of irregular polygons and rectangles. The overall effect is that of a transparent, multi-layered grid.

PROPERTY OVERVIEW

PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW





FINANCIAL ANALYSIS

RENT ROLL

Tenant	Suite	Sq Ft	Lease Start	Lease End	Current Rent/SF	Current Rent/Mo	Rental Increases	Lease Type	Renewal Options
Starbucks	8150-100	1,681	01/15/15	02/28/28	\$4.60	\$7,730	10% Every 5 Years	NNN	Three 5-Year
Aloha Kitchen & Bar	8150-120	3,635	06/15/16	09/30/26	\$1.69	\$6,137	3% Annually	NNN	Two 5-Year
Lasik of Nevada	8190-100	2,625	12/01/12	06/30/26	\$1.80	\$4,727	3% Annually	NNN	None
Revolt Hockey Company	8190-110	2,385	09/01/22	08/31/27	\$1.59	\$3,792	3% Annually	NNN	Two 5-Year
Flaming Taco Mexican Grill	8200-100	1,500	01/01/15	09/30/28	\$3.09	\$4,641	3.5% Annually	NNN	One 5-Year
Stardust Vape & Smoke Shop	8200-110	1,200	02/01/22	01/31/27	\$1.59	\$1,905	3% Annually	NNN	Two 5-Year
VACANT	8200-120	1,200	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Elite Family Dental	8200-130	1,600	01/01/15	09/30/25	\$1.87	\$2,990	3% Annually	NNN	One 5-Year
YB Fit - Pilates	8200-140	783	06/01/24	12/31/28	\$1.44	\$1,124	None	NNN	One 3-Year
Rock Center for Dance (1)	8200-150 & 160; 8210	10,627	01/01/15	12/31/28	\$1.45	\$15,435	None	NNN	One 5-Year
Total Occupied	26,036 SF	95.59%	Occupancy						
Total Available	1,200 SF	4.41%	Vacancy			\$581,772	Total Annual Rent		
Total Square Footage	27,236 SF					\$48,481	Total Monthly Rent		

(1) Tenant has a 5% discount off CAM annually through term.

INCOME & EXPENSE

ANNUALIZED OPERATING DATA @ 100% OCCUPANCY

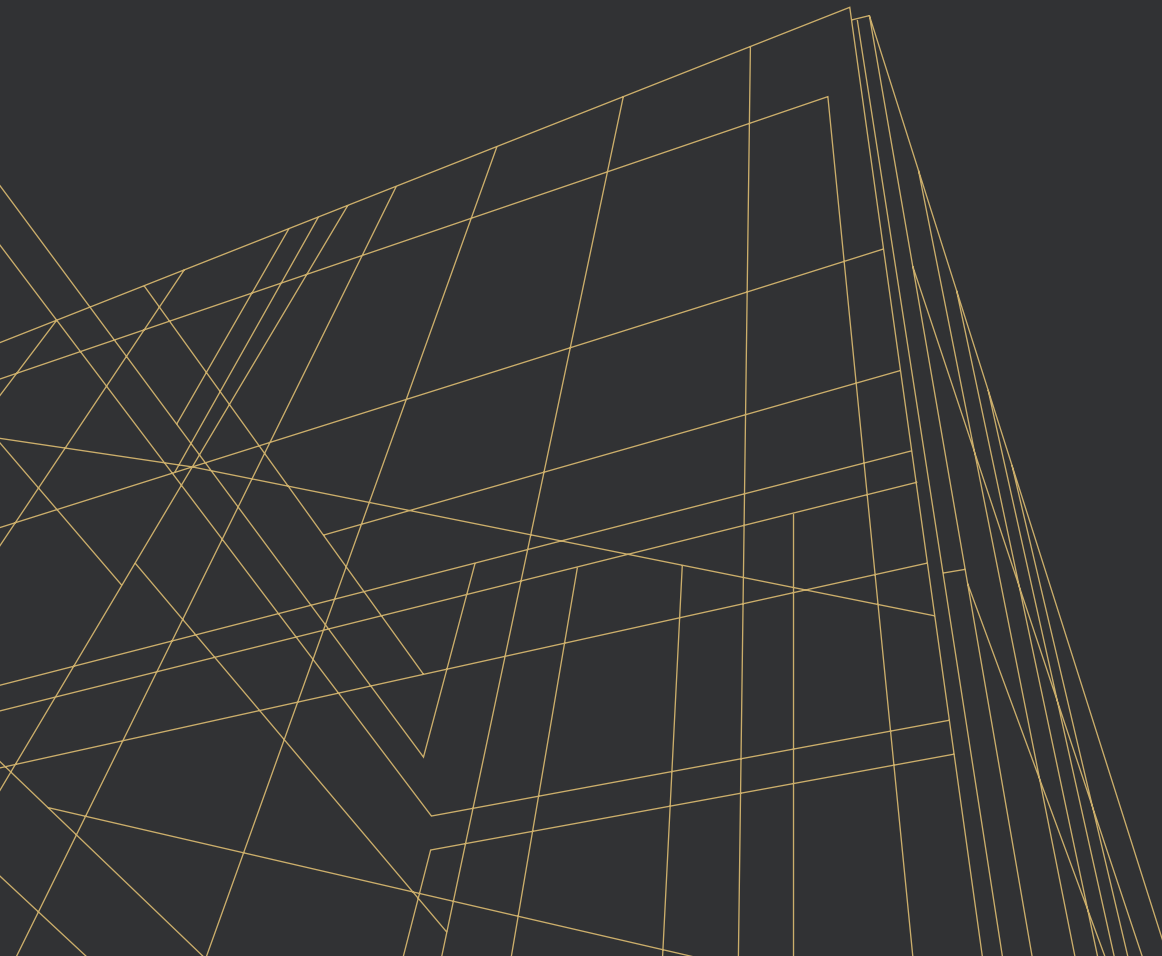
Tenant	Whole Center	
	Current	
Scheduled Gross Income (SGI)	\$606,246	
Expense Reimbursement	(\$202,732)	
Total Operating Income	\$808,978	
Vacancy	(\$24,269)	
Effective Gross Revenue (EGR)	\$784,709	
Total Operating Expenses	(\$202,732)	
Net Operating Income (NOI)	\$581,977	

OPERATING EXPENSES

	Amount	\$/SF/Yr
Taxes	\$43,889	\$1.61
Insurance	\$17,537	\$0.64
CAM	\$117,056	\$4.30
Management (1)	\$24,250	\$0.89
Total Expenses	\$202,732	\$7.44

(1) Tenants pay an additional 4% of their rent as a management fee to property manager. This is in addition to their base rent.





LOCATION OVERVIEW



LAS VEGAS A PLACE THAT NEEDS NO INTRODUCTION

Las Vegas, often known simply as Vegas, is the most populous city in the U.S. state of Nevada and the seat of Clark County.

The Las Vegas Valley metropolitan area is the largest within the greater Mojave Desert, and second-largest in the Southwestern United States. [6][7] Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife, with most venues centered on downtown Las Vegas and more to the Las Vegas Strip just outside city limits. The Las Vegas Valley as a whole serves as the leading financial, commercial, and cultural center for Nevada. According to the United States Census Bureau, the city had 641,903 residents in 2020, with a metropolitan population of 2,227,053, making it the 25th-most populous city in the United States.

The city bills itself as the Entertainment Capital of the World, and is famous for its luxurious and extremely large casino-hotels. With over 40.8 million visitors annually as of 2023, Las Vegas is one of the most visited cities in the United States. It is a top-three U.S. destination for business conventions and a global leader in the hospitality industry, claiming more AAA Five Diamond hotels than any other city in the world. Las Vegas annually ranks as one of the world's most visited tourist destinations.

Data Source: Wikipedia

LAS VEGAS, NV

- **Strong Regional Growth in Las Vegas:** Las Vegas is one of the fastest-growing metro areas in the U.S., attracting residents with affordable living, job opportunities, and a desirable climate. This population surge drives demand for retail and commercial spaces like Arroyo Place.
- **Expanding Job Market Beyond Tourism:** The Las Vegas region has diversified, with job growth in healthcare, technology, and manufacturing. This economic expansion fuels demand for both commercial and residential real estate, creating a resilient market.
- **Major Infrastructure Investments:** Significant projects, such as a \$2.4 billion upgrade to Harry Reid International Airport and the proposed high-speed rail link to Southern California, enhance the area’s connectivity, increasing tourism and business activity.
- **Growing Healthcare Sector:** New hospitals and medical facilities are being developed to serve the expanding population, driving demand for medical office space and enhancing the value of properties like Arroyo Place with healthcare tenants.
- **Favorable Tax Climate:** Nevada’s no state income tax, low property taxes, and business-friendly environment make the Las Vegas area a highly attractive location for businesses and residents, supporting strong real estate demand.





ECONOMY

- Gross Domestic Product (GDP) exceeds \$160.7 billion; 35th largest economic region in the U.S.
- Principal employers: Clark County School District (40,000 employees), Clark County (10,000), Las Vegas Metro Police Department (5,600), State of Nevada (4,500), and University of Nevada, Las Vegas (4,000) • One of the top 3 convention and business meeting locations in America; convention attendance was just shy of 6 million in 2023, a 19.9% increase over 2022
- One of the world's top draws for tourism; \$35 billion in tourism revenue and 40+ million visitors annually
- Dream Las Vegas - A 531-room boutique hotel proposed for Las Vegas Boulevard; construction to resume in early 2024
- Midtown: A proposed mixed-use development that will add 3,000 residential units and 100,000 square feet of commercial space to the downtown area; phase 1 is expected to be complete by mid-2025
- Helios Development: A new 135-acre mixed-use medical campus will create 12,000 new jobs and have nearly \$5.0 billion in estimated construction expenditures; the project broke ground in October 2022
- MLB's Oakland A's - Announced in 2023 that they will be relocating to Las Vegas when their new \$1.5 billion ballpark is completed in 2028
- Brightline West - A high-speed rail line from Las Vegas to Los Angeles; construction on the 218-mile and \$12 billion rail system is expected to start in 2024.
- University of Nevada, Las Vegas - A public land-grant research university on a 332-acre campus about 1.6 miles east of the Las Vegas Strip; 31,094 current student enrollment
- Home to 75% of Nevada's Residents



DEMOGRAPHICS



Population

	2 Miles	5 Miles	10 Miles
2024 POPULATION	62,144	341,728	1,239,768
2029 POPULATION PROJECTION	66,170	367,619	1,336,623
MEDIAN AGE	42.6	40.6	39.3



Household & Income

	2 Miles	5 Miles	10 Miles
2024 HOUSEHOLDS	24,738	137,323	481,300
2029 HOUSEHOLD PROJECTION	26,322	147,599	518,821
AVG HOUSEHOLD INCOME	\$96,650	\$95,561	\$85,775
MEDIAN HOUSEHOLD INCOME	\$74,403	\$70,749	\$62,379

Data Source: CoStar 2024



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