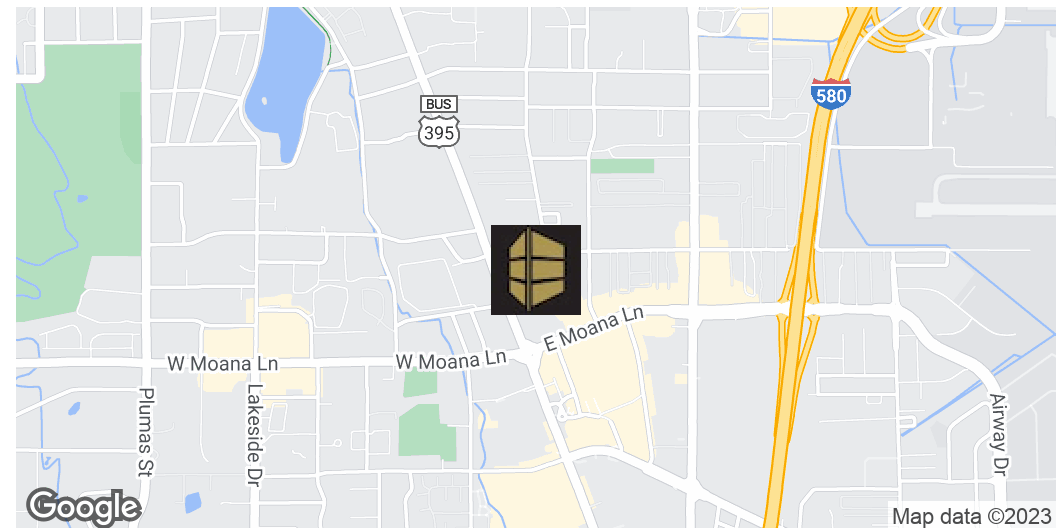
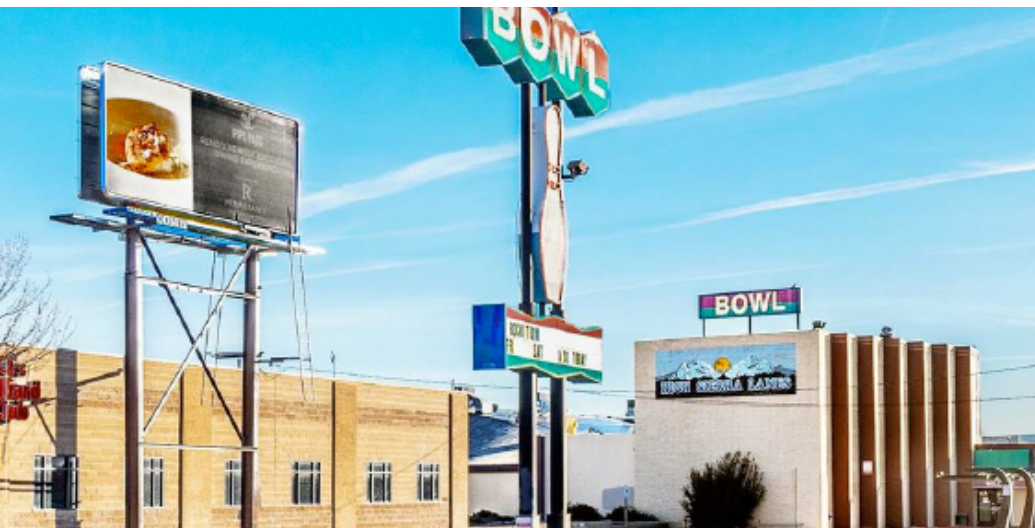


PROPERTY SUMMARY



PROPERTY DESCRIPTION

You can buy Building or Building with the Business

Located on the South Virginia corridor right between the Peppermill hotel and casino and the Atlantis Hotel and Casino. Just a 1/2 mile away from the emerging development of Park Lane High Sierra Lanes has been in business over twenty years and shows a very consistent cash flow year over year. This family entertainment center features 24 lanes of bowling, 15 gambling machines, arcade, full-service snack bar, pro shop, and embroidery shop. The business has a very consistent customer base of over 2000 league bowlers with leagues six nights a week. The center boasts black light bowling both Friday night and Saturday night with a DJ to host the party. This is a hot spot for holiday parties and business gatherings/meetings. The owner is willing to stay on to train the new owner / manager. There are seven full-time employees and approximately 13 part-time employees.

OFFERING SUMMARY

Sale Price:	\$5,000,000
Available SF:	24,289 SF
Lot Size:	1.67 Acres
Building Size:	24,289 SF
NOI:	\$320,000.00
Cap Rate:	6.4%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,363	38,711	91,635
Total Population	23,750	88,448	217,597
Average HH Income	\$39,313	\$58,968	\$62,557

RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

ADDITIONAL PHOTOS



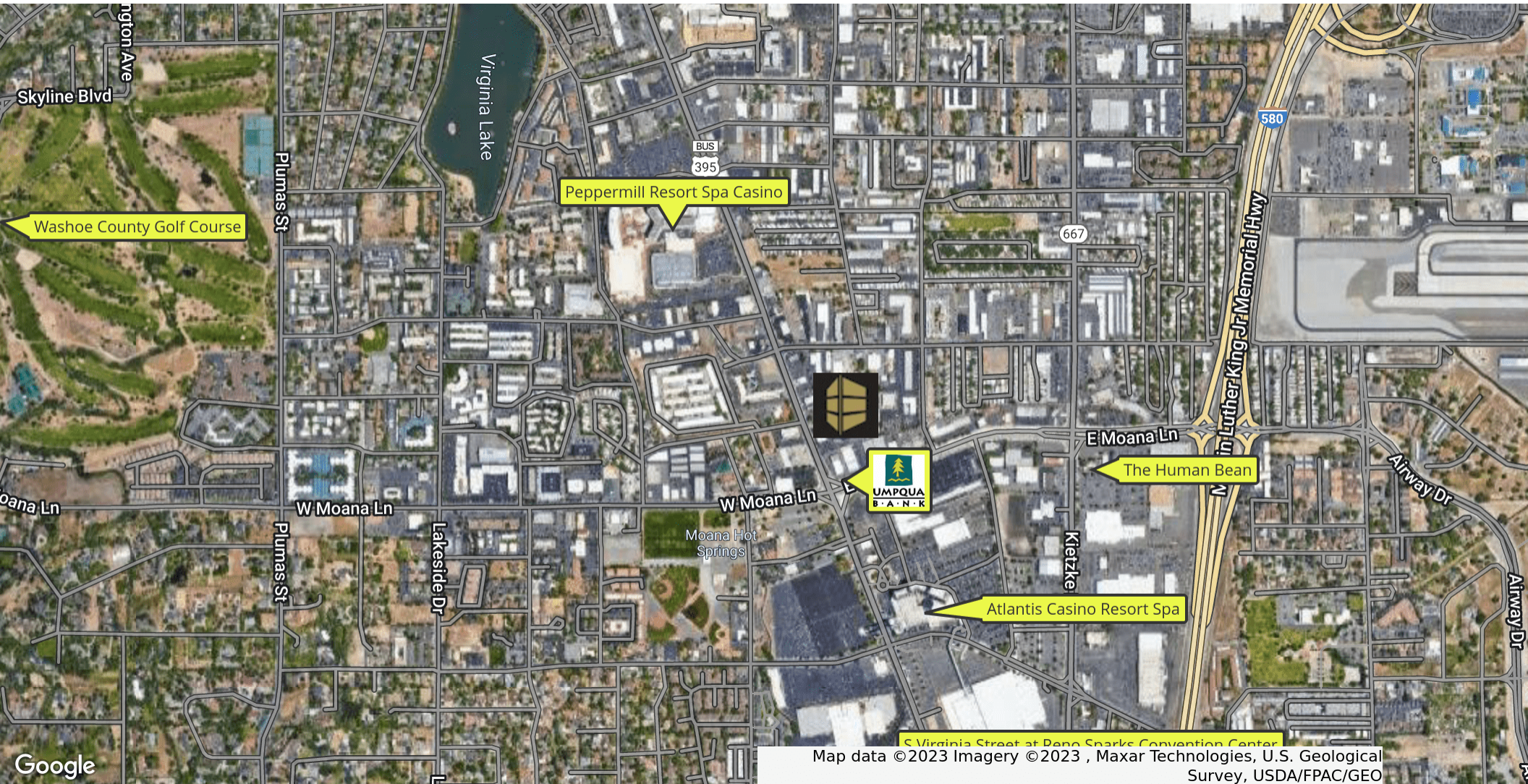
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ADDITIONAL PHOTOS



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LOCATION MAP



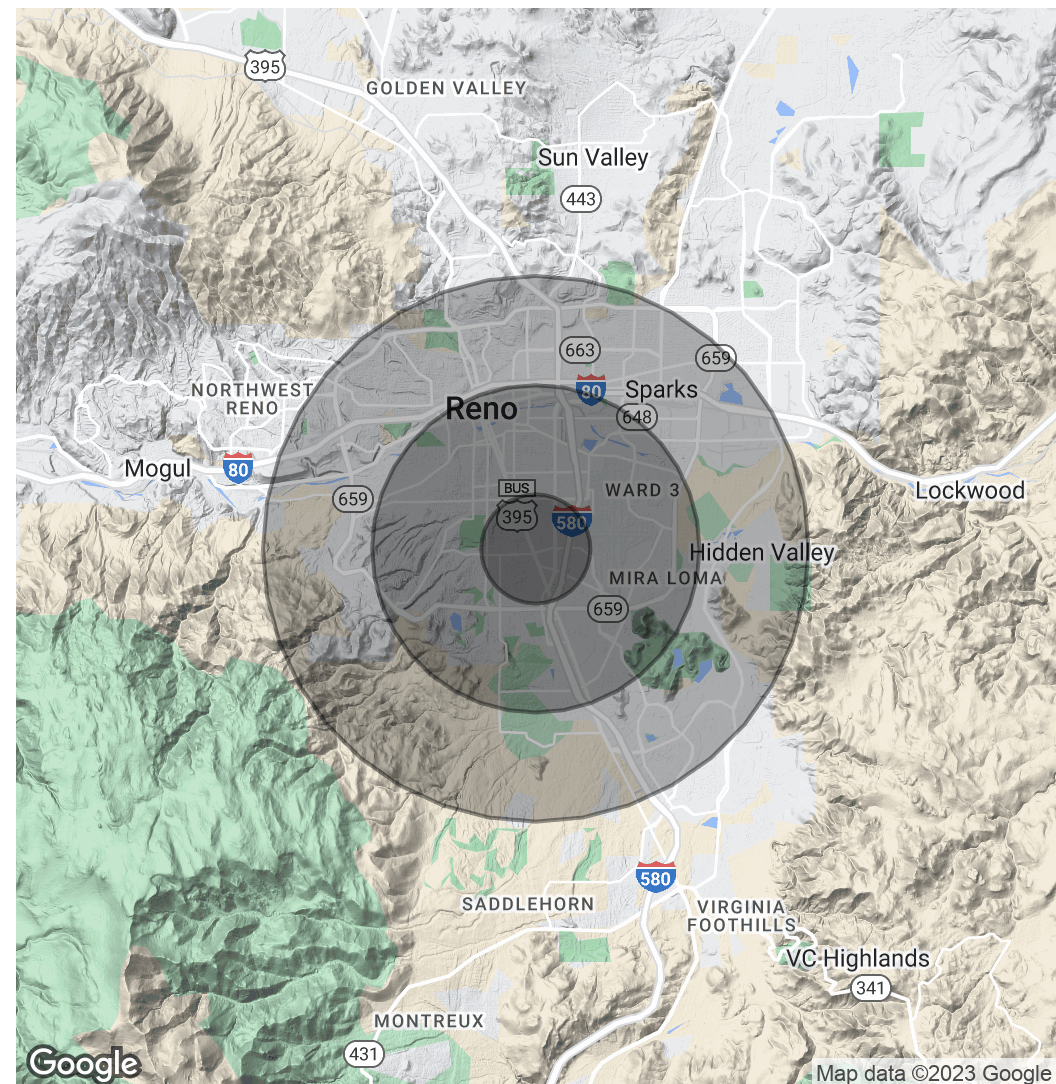
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,750	88,448	217,597
Average Age	29.3	36.8	36.2
Average Age (Male)	29.4	35.9	35.3
Average Age (Female)	29.6	37.6	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,363	38,711	91,635
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$39,343	\$58,968	\$62,557
Average House Value	\$201,944	\$293,456	\$355,875

* Demographic data derived from 2020 ACS - US Census



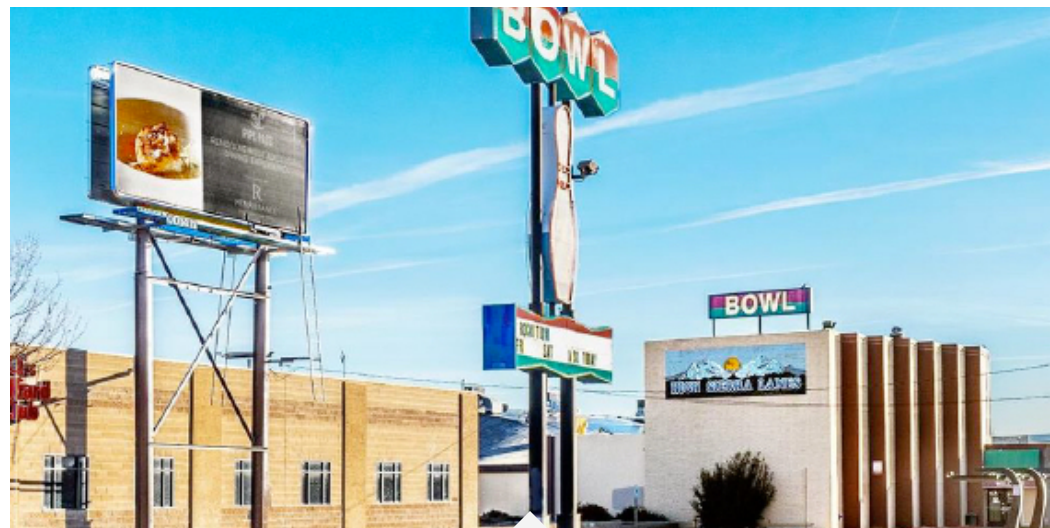
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PROPERTY DETAILS & HIGHLIGHTS

Building Name	High Sierra Lanes - Bowling
Property Type	Special Purpose
Property Subtype	Other
APN	020-201-64
Building Size	24,289 SF
Lot Size	1.67 Acres
Year Built	1958
Year Last Renovated	1965
Number of Floors	2

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- Primary Corridor on S. Virginia Street with High Visibility
- Leased land to Billboard Company
- Buy Building and/or Business
- Great location to keep current use or as a Development Site

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ADVISOR BIO 1



RYAN JOHNSON, CCIM

Principal

Ryan@johnsongroup.net

Direct: 775.823.8877 x202 | Cell: 775.232.8551

NV #BS.1707

PROFESSIONAL BACKGROUND

Has personally brokered over \$500,000,000 in real estate investment sales.
4 time COSTAR Power Broker Award Winner
2018, 2019, 2020 and 2021 Summit Award Winner.

EDUCATION

Graduate of the University OF Nevada in 1999 – Computer Information Systems
CCIM certification earned May 2007

MEMBERSHIPS

5 years CCIM Board of Directors Norther NV Chapter
CCIM for over 15 years

JOHNSON GROUP COMMERCIAL

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