

774 & 734 N. Nellis Blvd | Las Vegas, NV 89110

OFFERING MEMORANDUM



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ASSET OVERVIEW

Address

**774 N Nellis Blvd,
Las Vegas, NV 89110
Leasable +/- 3,800 sf**

**734 N Nellis Blvd,
Las Vegas, NV 89110
(Ground Lease 29,621 sf)**

APN

**14033101017
14033101018 (Ground Lease)**

Year Built and Zoning

**2004
Commercial General (CG)**

Traffic

**N Nellis Blvd/E Bonanza Rd.
21,546**

OFFERING

The Cambridge Group Ltd. is pleased to present the standalone building at 774 N. Nellis Blvd Las Vegas, NV & a ground lease at 734 N. Nellis Blvd Las Vegas, NV.

Strategically located along N. Nellis Boulevard, a well-traveled arterial in East Las Vegas with daily traffic counts in excess of 21,000. The properties are situated on separate parcels and are fully occupied by two established tenants, providing stable, diversified income.

The 774 N. Nellis Boulevard building is leased to Pep Boys, a nationally recognized automotive service and retail brand with a long operating history and strong consumer presence. The second building at 734 N. Nellis Boulevard is occupied by a local Mexican restaurant with a drive-thru, serving the surrounding residential and commercial community.

Landlord Responsibilities

774 N Nellis: Roof, Foundation, Exterior Walls, Structural Portions, and General utility systems

734 N Nellis (Ground Lease): HVAC replacement is 50/50

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INVESTMENT OPPORTUNITY



Occupancy
100%



Price
\$3,200,000



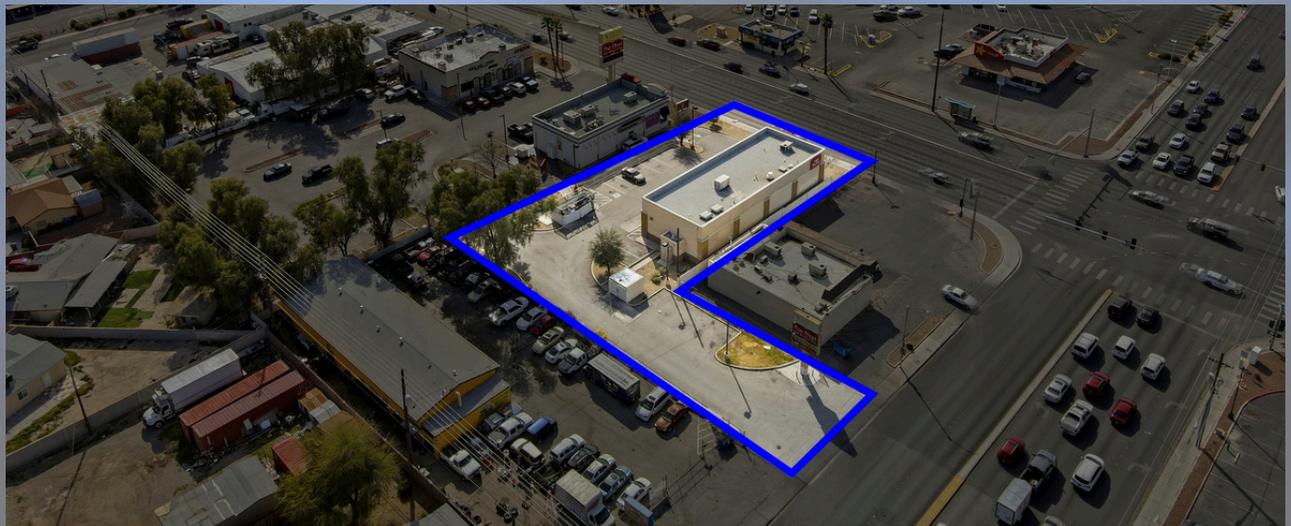
NOI
\$184,164



Cap Rate
5.75%



Expenses
Absolute NNN



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FINANCIAL SUMMARY

Income

Rent Income (2026)	\$	184,164
Total Operating Income	\$	184,164

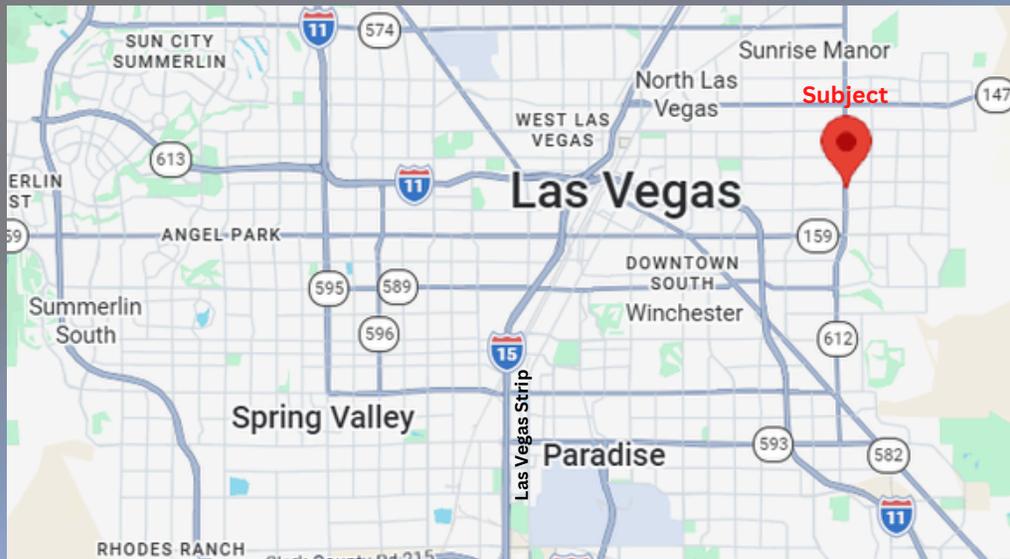
Income Summary

Total Operating Income	\$	184,164
Total Operating Expense	\$	0.00
NOI - Net Operating Income	\$	184,164



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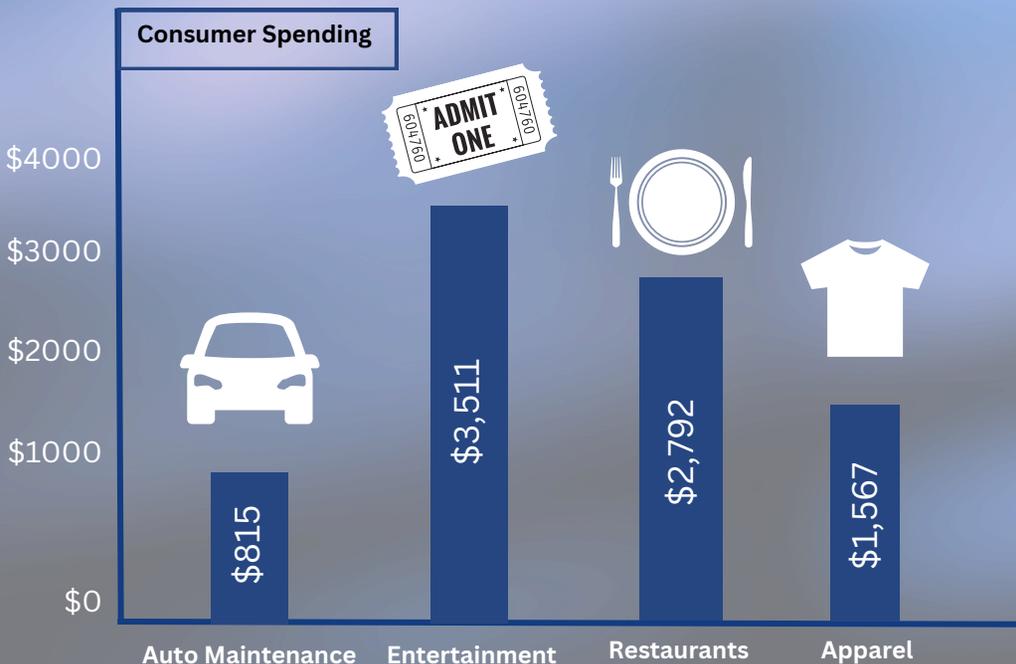
LOCATION AND DEMOGRAPHICS



Population	2 Mi	5 Mi	10 Mi
2020 Population	110,890	428,157	1,093,917
2024 Population	108,585	426,875	1,122,614
2029 Population Projection	115,672	456,074	1,205,645
Annual Growth 2024-2029	1.3%	1.4%	1.5%
Median Age	33.1	34.7	36.6
U.S. Armed Forces	38	1,629	4,111

Households	2 Mi	5 Mi	10 Mi
2024 Households	32,717	142,248	405,067
2029 Household Projection	34,840	152,017	435,293
Annual Growth 2020-2024	0%	0.3%	0.9%
Annual Growth 2024-2029	1.3%	1.4%	1.5%
Owner Occupied Households	18,536	66,392	197,751
Renter Occupied Households	16,305	85,625	237,542
Avg Household Vehicles	2	2	2
Total Consumer Spending	\$902.7M	\$3.6B	\$11B

Income	2 Mi	5 Mi	10 Mi
Avg Household Income	\$59,049	\$56,340	\$69,081
Median Household Income	\$44,871	\$42,131	\$50,660
\$50,000 - 75,000	5,748	25,899	74,380
\$75,000 - 100,000	4,265	15,606	47,401
\$100,000 - 125,000	1,978	7,851	28,125
\$125,000 - 150,000	1,400	5,437	19,840
\$150,000 - 200,000	958	4,184	18,492
\$200,000+	632	2,478	16,460



Based on average annual dollars per household | 5 mile radius of property

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LAS VEGAS MARKET OVERVIEW



Allegiant Stadium

Home of the Las Vegas Raiders, the 65,000 seat stadium is located west of the Las Vegas Strip allowing easy access for both tourists and area residents.



Sports Destination

Las Vegas is proving to be a powerhouse sports destination. From Formula one, to the WNBA champs, Golden Knights, Raiders, the UFC headquarters, and more! Las Vegas truly has something for everyone when you comes to Top tier sports.



MSG Sphere Las Vegas

MSG Sphere is a sphere-shaped music and entertainment arena, near the Las Vegas Strip. In 2026, the Sphere in Las Vegas features major residencies from No Doubt, Eagles, Kenny Chesney, ILLENIUM, Backstreet Boys and Carin León



Trade Shows

In 2025, Las Vegas trade shows maintained strong, high-volume activity, with over 1.06 million Estimated attendees. 2026 is projected to see around 1.23 million for events at the Las Vegas Convention Center (LVCC). Top events included CES, SEMA, and large-scale, industry-specific exhibitions



Las Vegas A's

The new Las Vegas Athletics stadium is a \$2 billion, 33,000-seat, climate-controlled, domed facility currently under construction on the former Tropicana hotel site on the Las Vegas Strip, with an scheduled opening for the 2028 MLB season



Tourism

Las Vegas welcomed approx. 38.6 million visitors in 2025. Tourism is estimated at 39 to over 40 million visitors for 2026. Driven by a packed calendar of sports (Formula 1, Super Bowl, NASCAR) and conventions, the city is positioning itself as a top destination

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