

7-ELEVEN – ABS. NNN - OVER 40 YRS OF OPERATING HISTORY

4380 W DESERT INN RD, LAS VEGAS, NV 89102



OFFERING MEMORANDUM

Marcus & Millichap



MARCUS & MILLICHAP



Burlington

W SAHARA AVE

goodwill
El Super
ROSS
DRESS FOR LESS
TJ-maxx
five BELOW

MART

CLARK HIGH SCHOOL
±2,820 STUDENTS

7
ELEVEN

Smith's

W DESERT INN RD

macy's
backstage

W DESERT INN RD

MEOW
WOLF

CHINATOWN VEGAS

S DECATUR BLVD

Smith's

W FLAMINGO RD

ARVILLE ST

GOLD COAST
HOTEL & CASINO • LAS VEGAS

PALMS
CASINO RESORT • LAS VEGAS

rio
LAS VEGAS

S VALLEY VIEW BLVD

PALACE STATION
HOTEL-CASINO

15

THE LAS VEGAS STRIP

4.5-Mile Strip of Las Vegas Blvd, Home to Casinos, Hotels, Restaurants, and Entertainment Venues

±85,000 Hotel Rooms	±\$21.8B Total Revenue (2024)
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N

Executive Summary

4380 W Desert Inn Rd, Las Vegas, NV 89102

FINANCIAL SUMMARY

Price	\$1,383,000
Cap Rate	5.25%
Building Size	2,405 SF
Annual Rent ⁽¹⁾	\$72,600
Year Built	1981
Lot Size	0.27 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	7-Eleven Inc.
Lease Commencement Date	January 1, 1982
Lease Expiration Date	November 30, 2028
Lease Term Remaining	3 Years
Rental Increases	10% in Option
Renewal Options	1, 5 Year Option
Right of First Refusal	30 Days
Right of First Offer	15 Days

(1) The annual rent will increase to \$72,600 on 12/1/2026. Seller will credit Buyer at closing the difference between current rent (\$67,800) and future scheduled rent.

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
12/1/2026 – 11/30/2028	\$72,600.00	5.25%
Renewal Option	Annual Rent	Cap Rate
12/1/2028 – 11/30/2033	\$79,860.00	5.77%

Base Rent ⁽¹⁾	\$72,600
Net Operating Income	\$72,600
Total Return	5.25% \$72,600



CLARK HIGH SCHOOL
±2,820 STUDENTS

SHADOW RIDGE APARTMENTS
±312 STUDENTS

DOWNTOWN LAS VEGAS

THE LAS VEGAS STRIP



16,300 CPD
ARVILLE STREET

43,000 CPD
W DESERT INN RD



Property Description



INVESTMENT HIGHLIGHTS

- » **Absolute NNN Lease with 7-Eleven - Core Infill Near Las Vegas Strip**
- » Longstanding Site - Tenant has Operated at the Location Since 1982 (44 Years)
- » **434,966 Residents within 5 Miles - Growing Las Vegas Trade Area**
- » Situated at a Busy Intersection, Accessible by $\pm 59,300$ Cars per Day
- » **Located One Mile Off the Interstate 15 Freeway, a Significant Connector for the Las Vegas Metro Area**
- » Direct Access to the Las Vegas Strip via Desert Inn Road ($\pm 85,000$ Hotel Rooms)
- » **Adjacent to Clark High School ($\pm 2,820$ Students)**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2029 Projection	35,772	157,916	443,336
2024 Estimate	35,351	155,196	434,966
Growth 2024 - 2029	1.19%	1.75%	1.92%

Households

2029 Projections	14,599	68,345	182,869
2024 Estimate	14,322	66,895	178,538
Growth 2024 - 2029	1.93%	2.17%	2.43%

Tenant Overview



78,000+
Locations
Worldwide



**SEVEN & I
HOLDINGS**
Parent Company



1927
Founded



7-ELEVEN.COM
Website



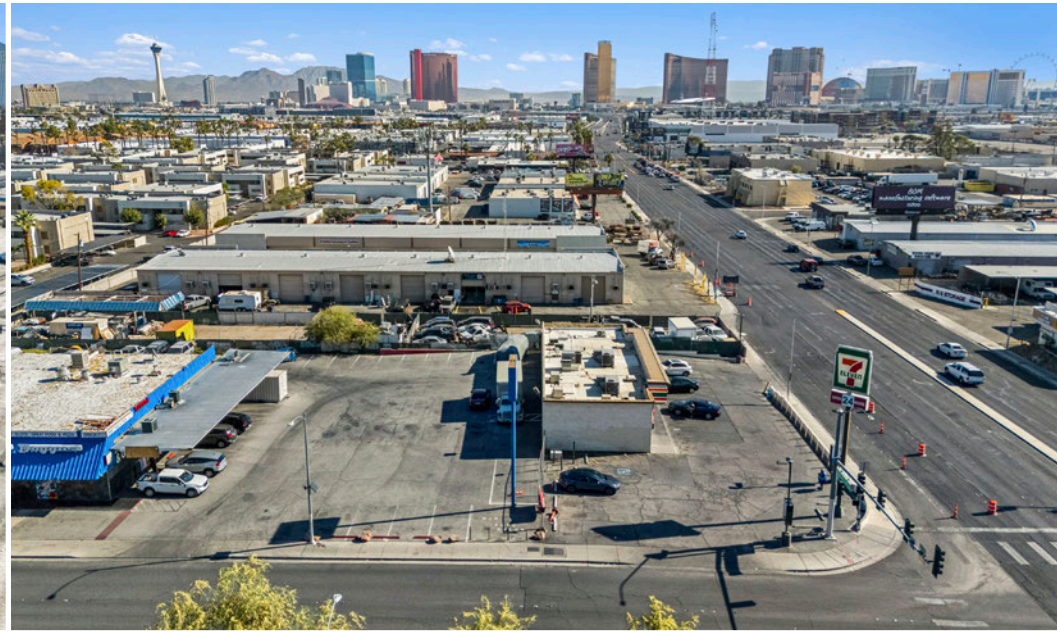
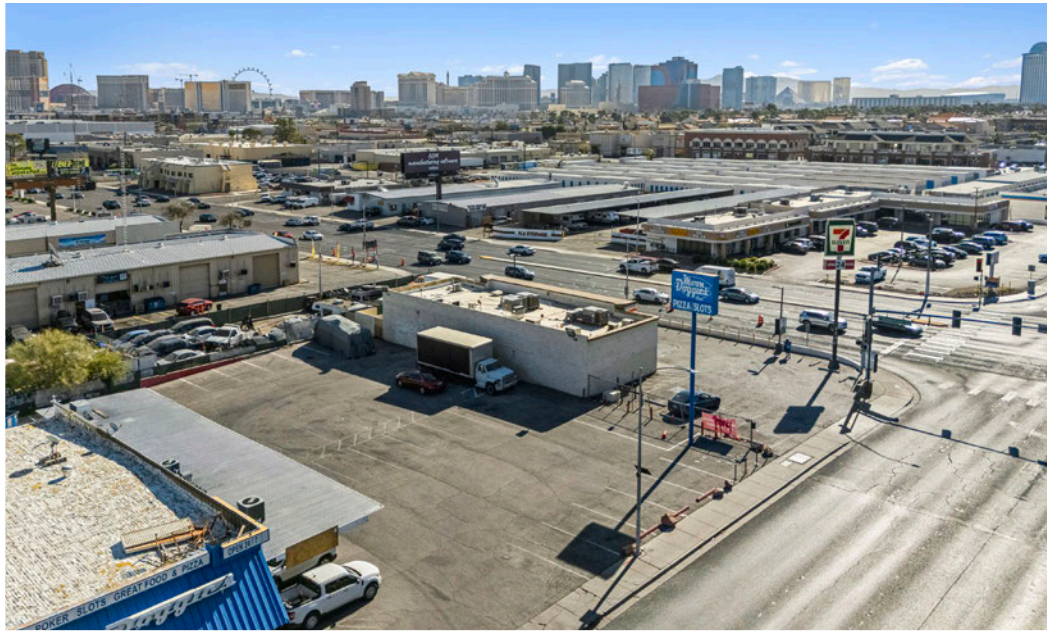
S&P A
Credit Rating



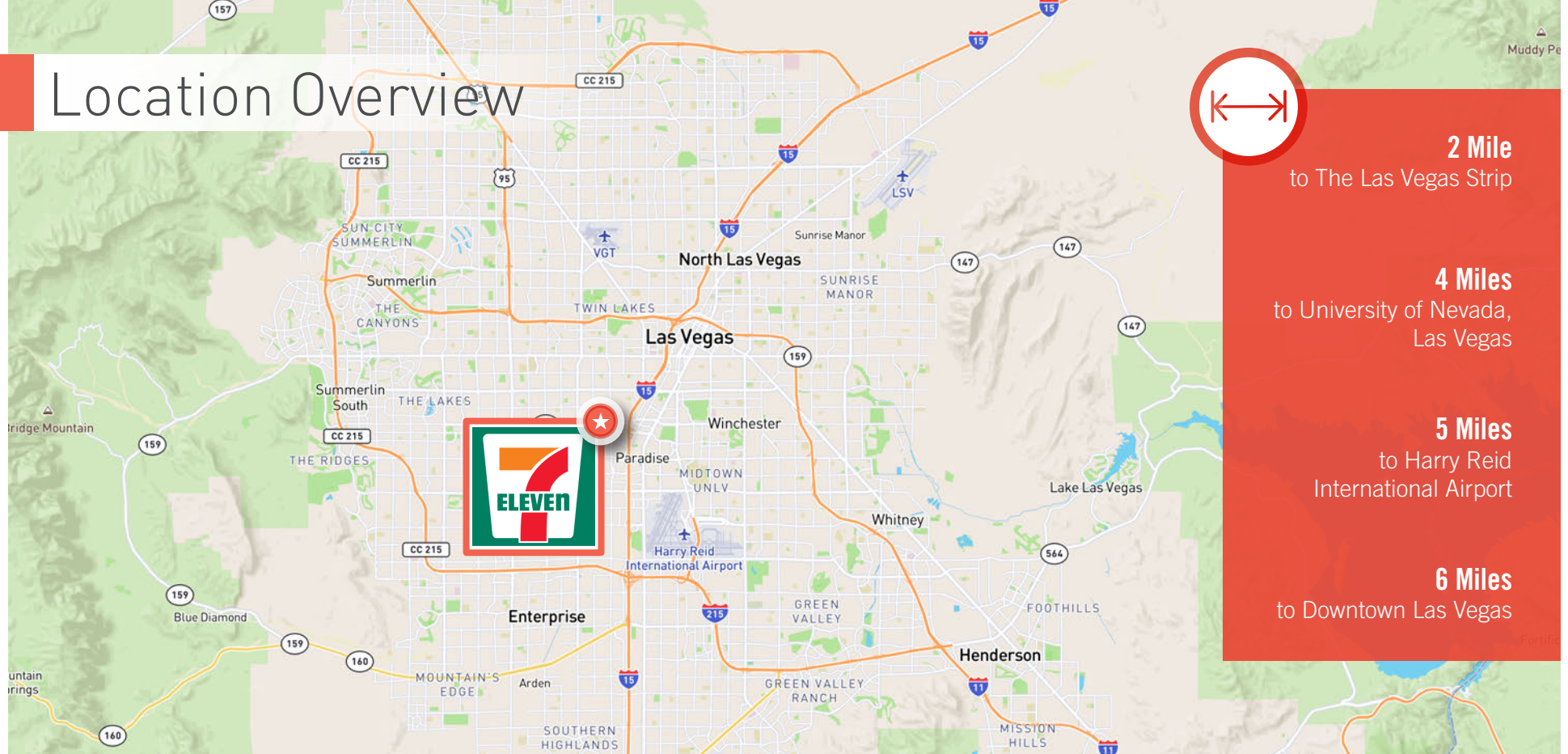
IRVING, TEXAS
Headquarters

7-Eleven Inc. is a Japanese-American international chain of convenience stores, headquartered in Dallas, Texas. 7-Eleven operates, franchises, and/or licenses more than 14,000 stores in the U.S. and Canada and 78,000 stores worldwide under the brands 7-Eleven, Speedway, Stripes, Laredo Taco Company, and Raise the Roost Chicken and Biscuits. As the first to provide to-go coffee cups, offer a self-serve soda foundation, operate for 24 hours a day, and coin the phrase “BrainFreeze,” 7-Eleven has a legacy of innovation. From its humble beginnings as the world’s first convenience store, 7-Eleven continues its pursuit of innovative ways to cater to a new, digital-savvy generation of shoppers. 7-Eleven is customer-focused, offering convenient and user-friendly technology.

Property Photos



Location Overview



The Las Vegas-Henderson-Paradise MSA is one the fastest-growing metros in the nation, with a population of more than 2.3 million. Over the next five years, the metro's population is expected to grow by 6%.

Known as The Entertainment Capital of the World, Las Vegas is an internationally renowned major resort city, regarded for its gambling, shopping, fine dining, entertainment, and nightlife. It is a top three destination in the United States for business conventions and a global leader in the hospitality industry, claiming more AAA Five Diamond hotels than any other city in the world. Today, Las Vegas annually ranks as one of the world's most visited tourist destinations and serves as the leading financial, commercial, and cultural center for Nevada.

The primary drivers of the Las Vegas economy are tourism, gaming and

conventions, which in turn feed the retail and restaurant industries. With about 150,000 hotel rooms, Las Vegas is home to more hotels than any other city in the world. In the past, casinos and celebrity shows were the two major attractions for the area. Now, shopping, conventions, and fine dining also help attract tourists.

The metro is home to a fully diversified economy, with logistics groups, tech firms, and manufacturing all taking advantage of Las Vegas' low cost of business and proximity to major West Coast markets. Las Vegas serves as the headquarters for the world's two largest Fortune 500 gaming companies, Caesars Entertainment and MGM Resorts International. Promising residential and office developments are popping up around Downtown Las Vegas. New condominium and high-rise hotel projects have changed the Las Vegas skyline dramatically in recent years.

[exclusively listed by]

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