

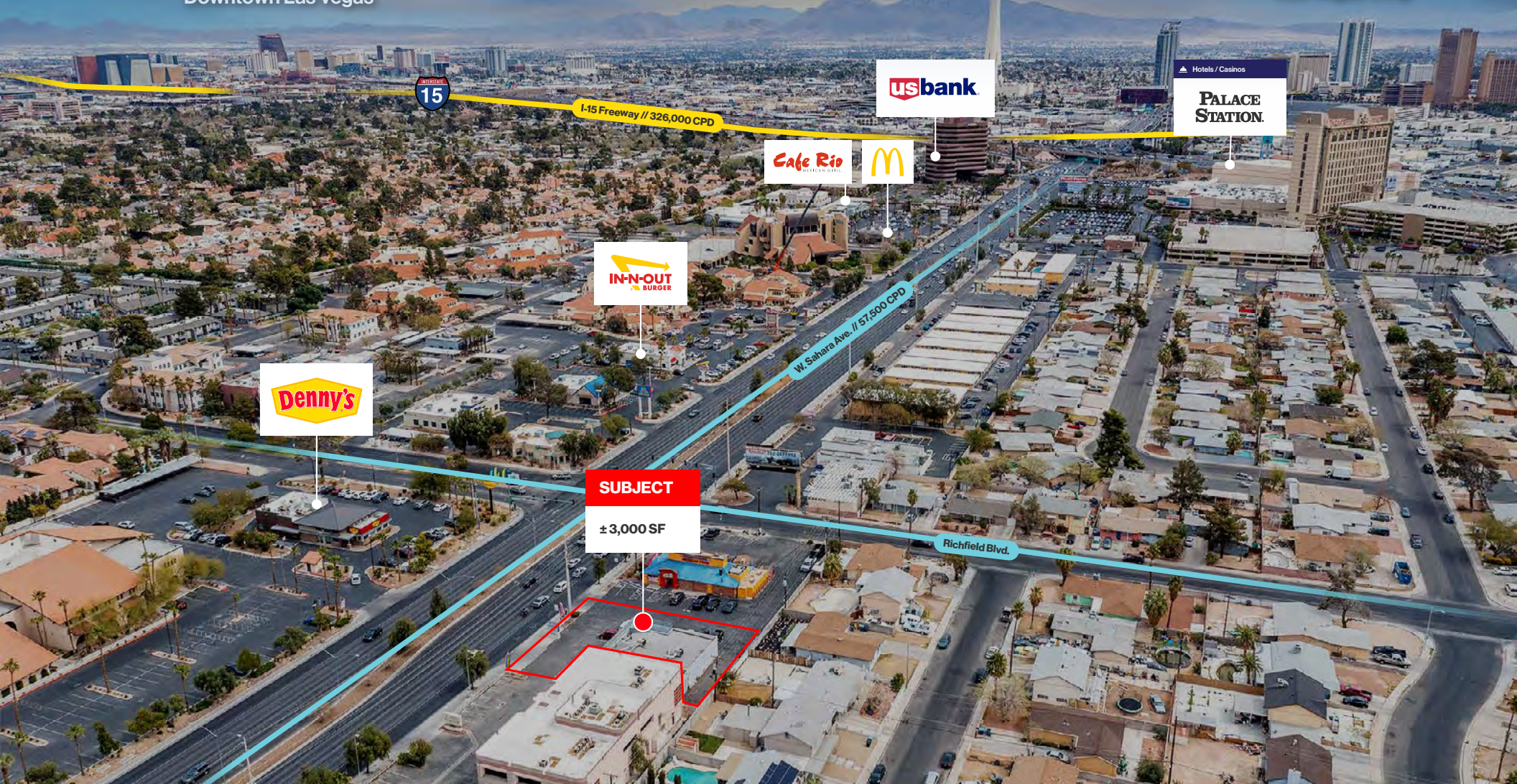
Offering Memorandum

# Single-Tenant Net Leased Investment



Downtown Las Vegas

Las Vegas Strip



3013 W. Sahara Avenue, Las Vegas, NV 89102

SWC of W. Sahara Avenue and Richfield Boulevard | Absolute NNN Lease



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3013 W. Sahara Avenue  
Las Vegas, NV 89102

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## Investment Team



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## Offering Snapshot



**\$1,600,000**  
Offering Price



**\$100,400**  
NOI



**6.3%**  
CAP Rate



**± 3,000 SF**  
Total Square Footage

## Property Overview

LOGIC Commercial Real Estate presents the opportunity to purchase the fee simple interest in 3013 W. Sahara Avenue, a single-tenant, net-leased freestanding retail building located at the signalized intersection of Sahara Avenue and Richfield Boulevard, just minutes from the Las Vegas Strip. The property is approximately 1.5 miles from the world-famous Las Vegas Strip, which attracts 42 million annual visitors, and is a 15-minute drive from Harry Reid International Airport.

### Current Lease Status

- Structured as a new 10-year term
- Current annual rent of \$100,440
- Scheduled rent escalation to \$104,400 on October 1, 2031
- Lease expiration date of September 30, 2036

### Option Period Structure

- Two (2) five (5) year option periods
- 10% base rent increase for each option period





# Property Details



## Location

3013 W. Sahara Avenue  
Las Vegas, NV 89102



## Property Size

- Building:  $\pm$  3,000 SF
- Land:  $\pm$  0.19 AC



## Traffic Counts

- W. Sahara Avenue  
 $\pm$  57,500 CPD
- S. Valley View Boulevard  
 $\pm$  28,700 CPD
- I-15 Freeway  
 $\pm$  326,000 CPD



## Parcel Number

- 162-08-104-008



## Construction

- Built in 1962
- Renovated in 2016



## Zoning

- Zone C-1
- City of Las Vegas



Investment Highlights



**Situated only  $\pm$  1.5 miles west of the Las Vegas Strip,  
which attracts 42MM annual visitors**



**10% escalation at commencement of each option term**



**Strategically positioned on one of the busiest  
thoroughfares in the Las Vegas Valley**



**Sahara Avenue boasts an impressive daily  
traffic count exceeding 57,000 vehicles**





Tenant:	EJVD Distribution, LLC, dba Vape Pirates	
Lease Type:	NNN	
Move-In Date:	August 1, 2021	
Lease Expiration:	September 30, 2036	
Building Size:	± 3,000 SF	
Land Size:	± 0.19 AC	
Year Built:	1962	
Lease Term:		
Date:	Monthly:	Annual:
1/1/2026 - 09/30/2030	\$8,370.00	\$100,440.00
10/1/2031 - 09/30/2036	\$8,700.00	\$104,400.00
Option 1 (years 11 - 15)	\$9,570.00	\$114,840.00
Option 2: (years 16 - 20)	\$10,527.00	\$126,324.00

Vape Pirates is a retail store that specializes in vape hardware, e-juice and vape accessories. In addition to having a retail store, the owners of Vape Pirates also run a wholesale distribution company called Eliquid. For the last 5 years, Eliquid has been running out of a ± 10,500 SF building in Arizona distributing Eliquid products all over the United States.



## Important Statistics

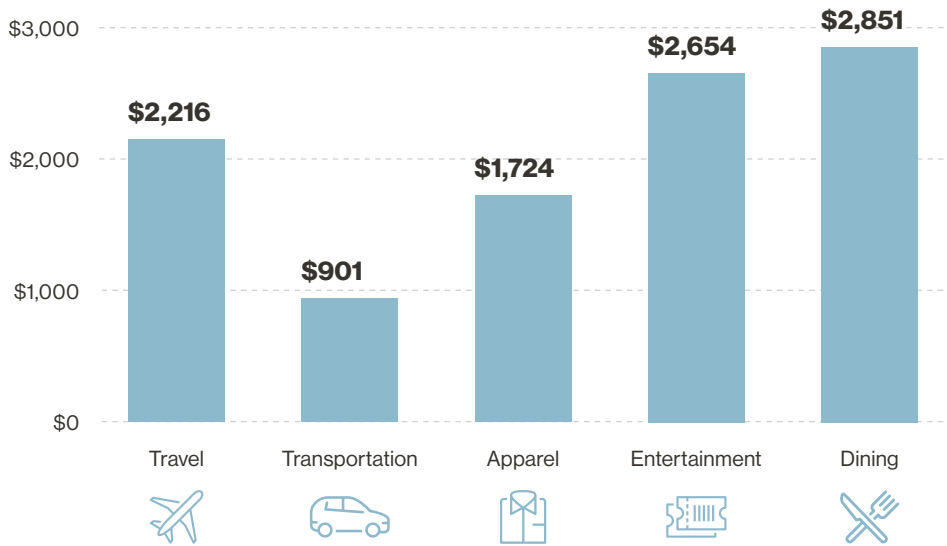
5-Mile Radius



## Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



## Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	17,775	156,534	462,686
2025 Population	16,640	161,543	468,710
2030 Population	17,360	168,350	482,883
Annual Growth 2020 - 2025	-1.25%	0.60%	0.25%
Annual Growth 2025 - 2030	0.85%	0.83%	0.60%
Income			
2025 Average Household Income	\$84,563	\$78,271	\$76,469
2030 Average Household Income	\$92,348	\$86,172	\$85,284
2025 Per Capita Income	\$37,011	\$34,079	\$31,134
2030 Per Capita Income	\$41,015	\$38,044	\$35,095
Households			
2020 Total Households	7,167	65,916	183,423
2025 Total Households	7,365	70,041	190,265
2030 Total Households	7,793	74,052	198,184
Housing			
2025 Total Housing Units	7,937	83,345	211,874
2025 Owner Occupied Housing Units	2,919	21,046	69,801
2025 Renter Occupied Housing Units	4,446	48,995	120,464
2025 Vacant Housing Units	572	13,304	21,609
2030 Total Housing Units	8,398	88,043	221,713
2030 Owner Occupied Housing Units	3,087	22,403	73,742
2030 Renter Occupied Housing Units	4,706	51,650	124,442
2030 Vacant Housing Units	605	13,991	23,529

# Vicinity Map

This property is located in a dense and mature area servicing a daytime population of ± 734,724. Average income of residents is \$75,977 within a 1-mile radius.

## Amenities within a 5-mile radius

- 1 **Palace Station**  
-0.47 miles
- 2 **Area 15**  
-0.8 miles
- 3 **Las Vegas Strip**  
-1.7 miles
- 4 **Chinatown**  
-2.13 miles
- 5 **University Medical Center**  
-2.1 miles
- 6 **Valley Hospital**  
-1.63 miles
- 7 **Las Vegas Premium Outlets North**  
-1.96 miles
- 8 **Rio All-Suite Hotel & Casino**  
-1.84 miles
- 9 **Downtown Las Vegas**  
-2.92 miles
- 10 **College of Southern Nevada**  
-2.9 miles



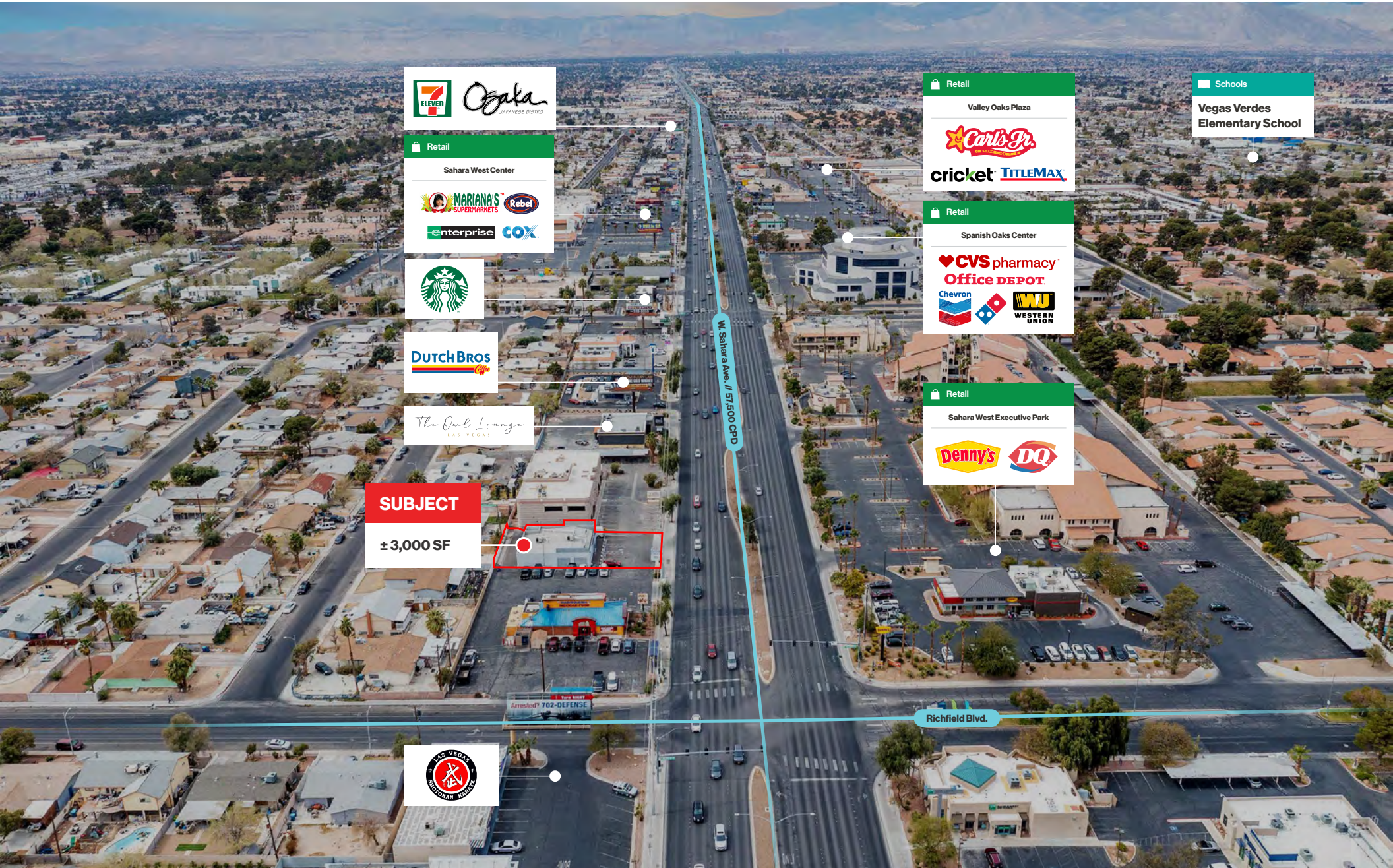




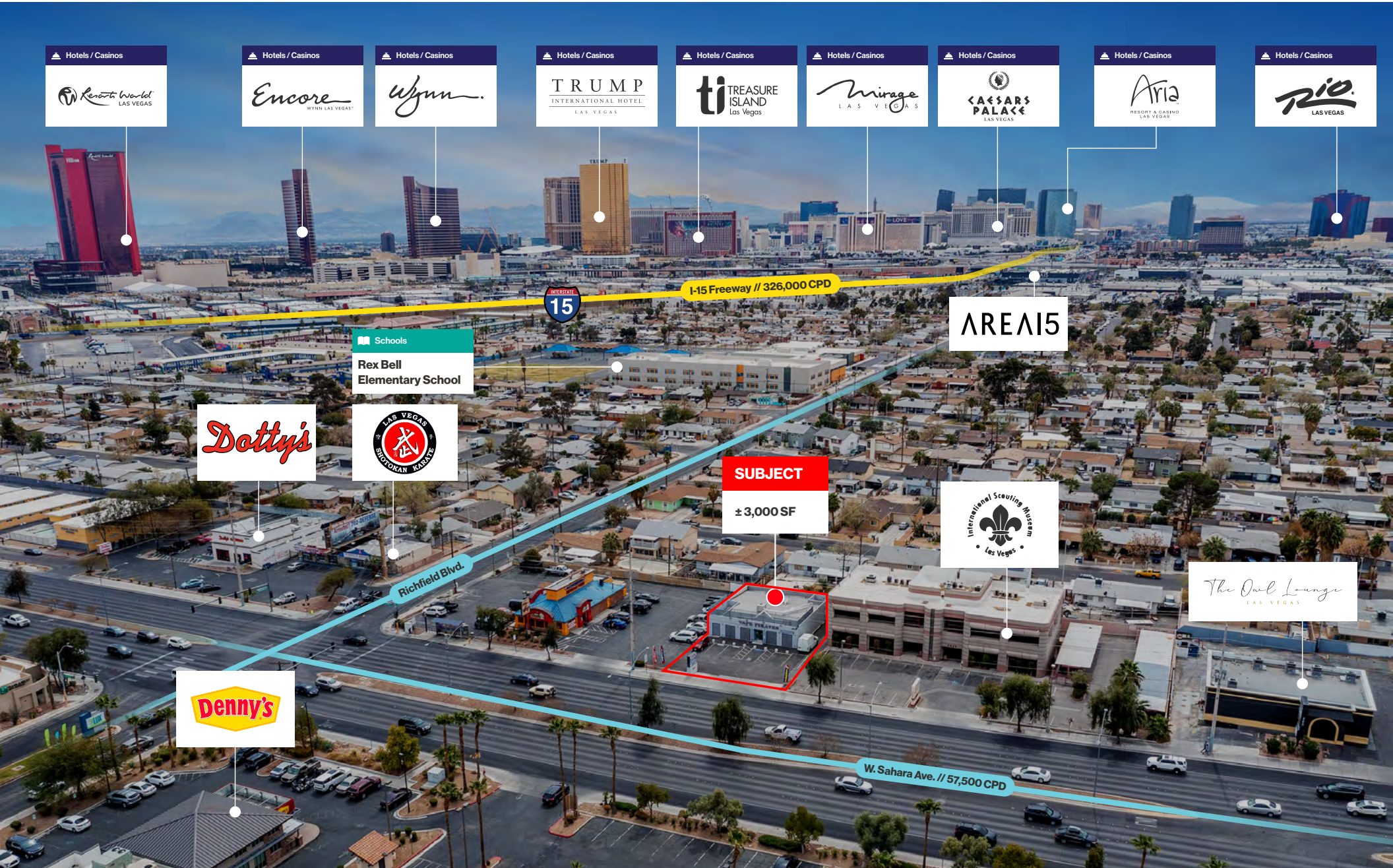




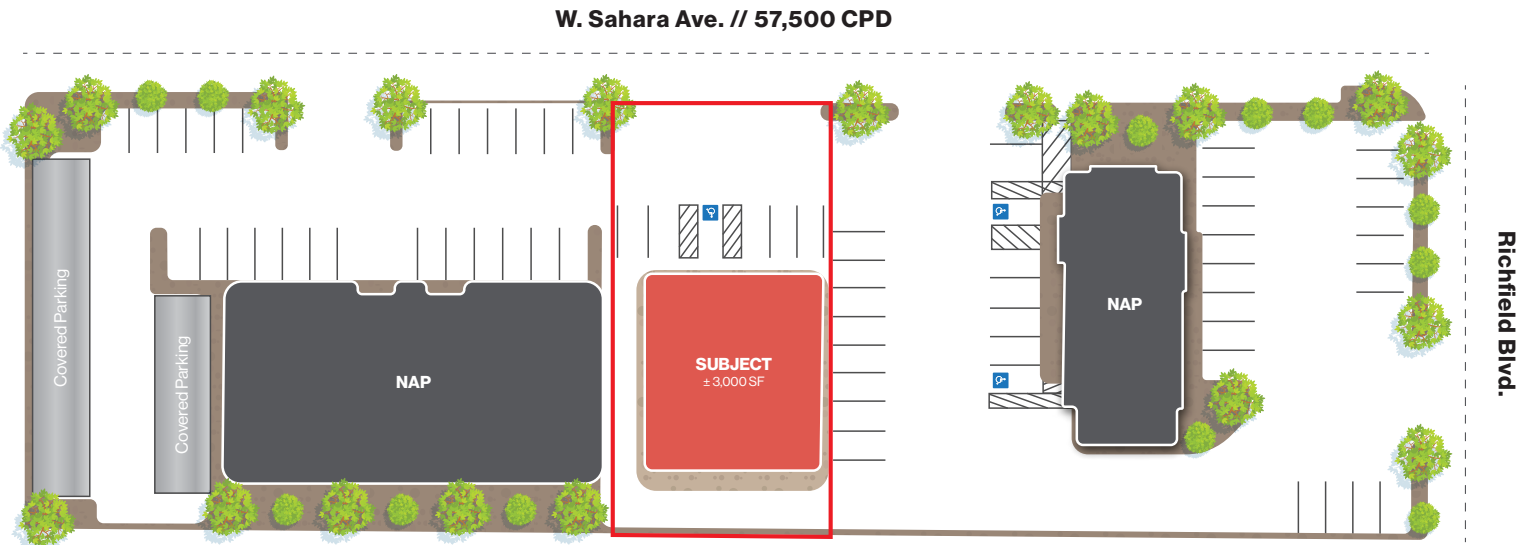












# Confidentiality Agreement

## Affiliated Business Disclosure

LOGIC Reno, LLC engages in a broad range of commercial real estate businesses including, but not limited to brokerage services, property management and investment fund management. At times different LOGIC affiliates may have or represent clients who have competing interests in the same transaction. For example, affiliates or their clients may have or express an interest in the property described in this Memorandum **3013 W. Sahara Avenue, Las Vegas, NV 89102**, and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither LOGIC Reno, LLC nor any affiliate has an obligation to disclose to you such affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, LOGIC Reno, LLC and its affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. LOGIC Reno, LLC and its affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

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## Disclaimer

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# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



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For inquiries please reach out to our team.

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