

# 380 EAST LAKE MEAD PARKWAY HENDERSON, NEVADA

- OFFERING MEMORANDUM -



REPRESENTATIVE PHOTO

PREPARED BY:

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REPRESENTATIVE PHOTO



**PET SMART**  
for the love of pets

**BIG LOTS!**

**Marshalls**

**Staples**

**TARGET**

**ROSS**  
DRESS FOR LESS

**SITE**

# HIGHLIGHTS

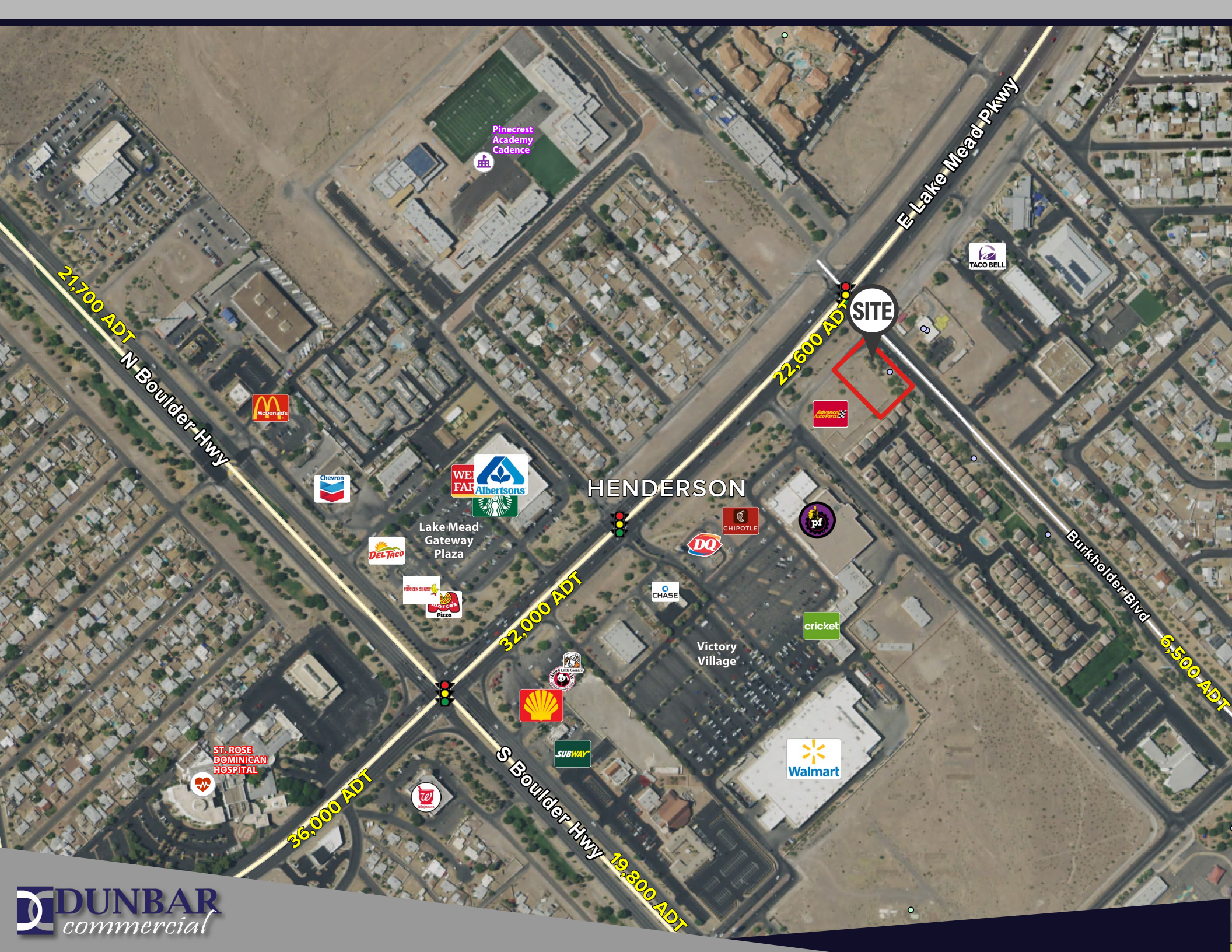
## IDEALLY LOCATED

- Located on the Corner of Lake Mead Parkway and Burkholder Blvd
- Shadow Anchored by Walmart Supercenter and Albertsons
- Located Directly Off Boulder Highway
- High Traffic Counts:
  - Lake Mead - 32,000+ AADP
  - Burkholder - 8,000+ AADP
- Henderson Is a High Growth Area

## CREDIT TENANT INVESTMENT

- Absolute Triple-Net Ground Lease (NNN)
- 2023 Build
- New 15 Year Ground Lease
- 4-5 Year Options
- 7,500 + Locations Nations Wide

REPRESENTATIVE PHOTO



21,700 ADT

N Boulder Hwy

22,600 ADT

E Lake Mead Pkwy

32,000 ADT

HENDERSON

36,000 ADT

S Boulder Hwy

6,500 ADT

Burkholder Blvd

SITE

Pinecrest Academy Cadence



Lake Mead Gateway Plaza



ST. ROSE DOMINICAN HOSPITAL



Victory Village



# INVESTMENT SUMMARY

PRICE \$1,455,000

CAP RATE 5.50%

ANNUAL RENT \$80,000

LEASE EXPIRATION 15 Years

LEASE TYPE Absolute NNN - Ground Lease

GUARANTY Franchise

OPTIONS 4-5 Year Options

RENT INCREASES 10% Every 5 Years

RENT COMMENCEMENT September 2023

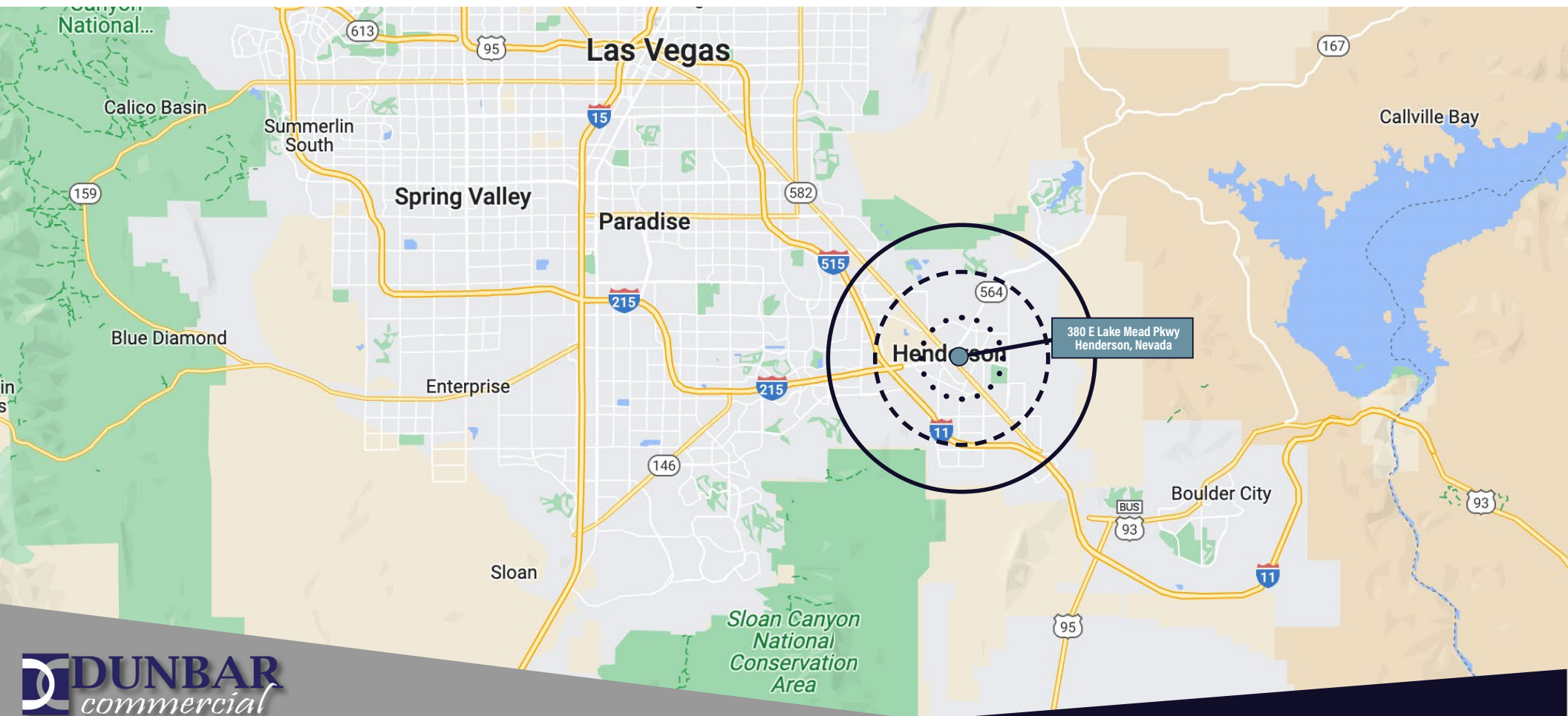
LOT SIZE 0.64 AC



REPRESENTATIVE PHOTO

# DEMOGRAPHICS

-  POPULATION
-  AVG. HOUSEHOLD INCOME
-  HOUSEHOLDS
-  BUSINESSES
-  DAYTIME POPULATION



## Affiliated Business Disclosure and Confidentiality Agreement

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