

100% Leased Investment Opportunity

RACETRACK PLAZA

732-748 S. RACETRACK ROAD, HENDERSON, NEVADA 89015

Listed By: 

FOR SALE | ±119,748 SF



SHOP SPACE

MAC.BID - ANCHOR

SUBJECT

SAUSALITO DRIVE

S. RACETRACK RD.

±119,748 SF | 100% Leased Investment Opportunity

RACETRACK PLAZA



PROPERTY OVERVIEW

Colliers is pleased to exclusively offer for sale 732-748 S. Racetrack Road, a multi-tenant retail / showroom building located in the Henderson submarket in Southern Nevada.

This ±119,748 SF property is 100% leased to four tenants. The main “box” (±109,748 SF) is leased to MAC.BID, an online auction company. The building was previously occupied by K-Mart.

The building was constructed in 1992, and within the last 6 months it has been renovated with a brand-new roof and new HVAC units. It is serviced by two (2) dock high loading doors and one (1) drive in loading door. It is situated on ±8.62 acres with five (5) points of access along Racetrack Road and Boulder Highway.

The property is located across Boulder Highway from Lowe’s Home Improvement and Albertson’s. There are over 3,000 rooftops within a half mile radius of the property, not including Lennar Homes’ new Black Mountain Ranch with 950 new single-family homes, less than one mile away. The building is also less than 2 miles from US-95 at the Wagon Wheel interchange.

PROPERTY DETAILS

PROPERTY ADDRESS	732-748 S. Racetrack Road Henderson, NV 89015
APN #s	179-21-311-009, 179-21-311-010
TOTAL BUILDING SF	±119,748 SF
LAND SIZE	±8.62 Acres
CLEAR HEIGHT	±18'
DOCK HIGH DOORS	Two (2)
GRADE LEVEL ROLL-UP DOOR	One (1)
YEAR BUILT / RENOVATED	1992/2024
JURISDICTION & ZONING	Henderson, Corridor/Community Mixed-Use (MC)
NUMBER OF TENANTS	Four (4)
OCCUPANCY	100%
TOTAL PARKING STALLS	530
INGRESS/EGRESS	Five (5) points of access along Racetrack Road and Boulder Highway
2025 PROPERTY TAXES	\$30,415.96

OFFERING DETAILS



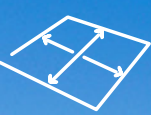
\$18,079,000
ASKING PRICE



\$1,129,575
NOI



6.25%
CAP RATE



\$150.98
PRICE/PSF



INVESTMENT HIGHLIGHTS

- ◇ Completely refurbished retail box formerly occupied by K-Mart.
- ◇ 100% leased to four (4) tenants with MAC.BID leasing the anchor space of ±109,759 SF.
- ◇ Opportunity to own an asset with in-place base rent 30% below market rates in the area, leaving a significant upside when leases roll over.
- ◇ When examining leasing velocity, lower coverage sites outperform conventional retail/flex product types.
- ◇ The site has very low coverage (31%) making it attractive for future development or expansion.
- ◇ Take advantage of a resurgent Henderson retail submarket including 950 Single family-unit Black Mountain Ranch, and ±12,250-unit master planned community Cadence both located within 3 miles of the property.
- ◇ Located on an infill site allowing for multiple exit strategies throughout the investment hold period.
- ◇ The location is primed for an influx of capital sources as the Henderson Boulder Highway “beautification” project is under way on Boulder Highway with a project cost exceeding \$172,000,000.



Over \$1,000,000 of 2024 capital improvements including new TPO roof, HVAC replacement, and interior improvements.



MAC.BID

TENANT	MAC.BID
ADDRESS	732 S. Racetrack Road Henderson, NV 89015
SF	±109,750 SF
RENT/PSF	\$0.73

MAC.BID (www.mac.bid) is the nation’s largest reseller of returned items and overstock from the largest online retailers in the country. Their footprint includes 2 locations in Las Vegas and with 25 locations nationwide and growing. The inventory is delivered, uploaded to an online auction, and sold every week.

LEASE ABSTRACT | MAC DISCOUNT, LLC DBA MAC.BID

LESSEE	MAC Discount, LLC dba MAC.BID
ADDRESS	732 S. Racetrack Road, Henderson, NV 89015
SQUARE FOOTAGE	±109,748 SF
LEASE TERM	84 months
STARTING ANNUAL RENT	\$960,295.00
ANNUAL INCREASES	3%
LEASE TYPE	NNN
LEASE COMMENCEMENT DATE	November 1, 2024
LEASE TERMINATION DATE	October 31, 2031
RENEWAL OPTION	Two (2) options to extend for five (5) years each at FMV with no later than nine (9) months written notice to Landlord.
SECURITY DEPOSIT	\$80,024.58
PARKING	530 Total Parking Spaces; 100 Dedicated Parking Spaces
LESSOR RESPONSIBILITIES	Limited LL Responsibilities. Click to View: Lessor Responsibilities Lease Abstract
LESSEE RESPONSIBILITIES	Click to View: Lessee Responsibilities Lease Abstract



FIT 2 SERVE

TENANT	Renew, LLC Derek Del Rosario dba Fit 2 Serve
ADDRESS	736 S. Racetrack Road, Henderson, NV 89015
SF	±4,000 SF
RENT/PSF	\$1.16

CrossFit facility established in 2013.

[VISIT SITE](#)



RISE UP CHRISTIAN CHURCH

TENANT	Rise Up Christian Church
ADDRESS	748 S. Racetrack Road, Henderson, NV 89015
SF	±6,000 SF
RENT/PSF	\$0.80

Non-Denominational community church.

APC TOWERS, LLC

APC TOWERS, LLC

TENANT	APC Towers, LLC
ADDRESS	-
SF	-
RENT/PSF	\$1,650.00

This Tenant leases cell tower.

TENANT OVERVIEW & LEASE SUMMARY | RENT ROLL



AS OF 11/01/25

SUITE	TENANT	SF	% OF GLA	LEASE TERM		BASE RENT			CAMS	RENT ESCALATIONS			OPTION TERMS	COMMENTS
				START	EXPIRES	PSF	ANNUAL	MONTHLY	MONTHLY	DATE	MONTHLY	ANNUAL		
1	MAC Discount, LLC dba MAC.BIDS	109,748	91.6%	11/1/24	10/31/31	\$0.73	\$989,103.84	\$82,425.32	\$11,249.17	11/1/2026	\$84,898.08	\$1,018,776.97	Two (2) Five (5) year options at Fair Market Value	
										11/1/2027	\$87,445.02	\$1,049,340.27		
										11/1/2028	\$90,068.37	\$1,080,820.48		
										11/1/2029	\$92,770.42	\$1,113,245.10		
										11/1/2030	\$95,553.54	\$1,146,642.45		
2	Rise Up Christian Church	6,000	5.0%	4/1/25	3/31/26	\$0.80	\$57,600.00	\$4,800.00	\$1,200.00				One (1) option for Twelve (12) months	
3	Renew LLC - Derek Del Rosario - Fit For Life Gym	4,000	3.3%	2/1/21	4/30/24	\$1.16	\$55,440.00	\$4,620.00	\$800.00					
Cell Tower	APC Towers, LLC						\$19,800.00	\$1,650.00	N/A				Four (4) remaining Five (5) year options with 10% increases each renewal option	Renewed 2/2023 for 5 years.

TOTAL ANNUAL BASE RENT: **\$1,121,943.84**

TOTAL MONTHLY BASE RENT: **\$93,495.32**

TOTAL MONTHLY CAMS: **\$13,249.17**

THE CITY OF HENDERSON

REIMAGINE BOULDER HIGHWAY

Making a generational impact
by reshaping the future

A historic roadway project that aims to make a generational impact by reshaping the future and safety of one of Nevada's oldest thoroughfares, Boulder Highway. This 7.5-mile construction project, designed with community input, will bring several vital roadway improvements, such as center-running transit lanes with enhanced passenger shelters, upgraded storm drain system, new traffic signals, improved lighting, elevated buffered bike lanes, landscape treatments, and more. The project is expected to cost \$172,000,000.

Reimagine Boulder Highway will not only transform one of our city's most historic roads, but it will also improve the surrounding area and create positive change for residents and businesses along the corridor for years to come. [\(Link to Article\)](#)





SITE PLAN

RACETRACK PLAZA

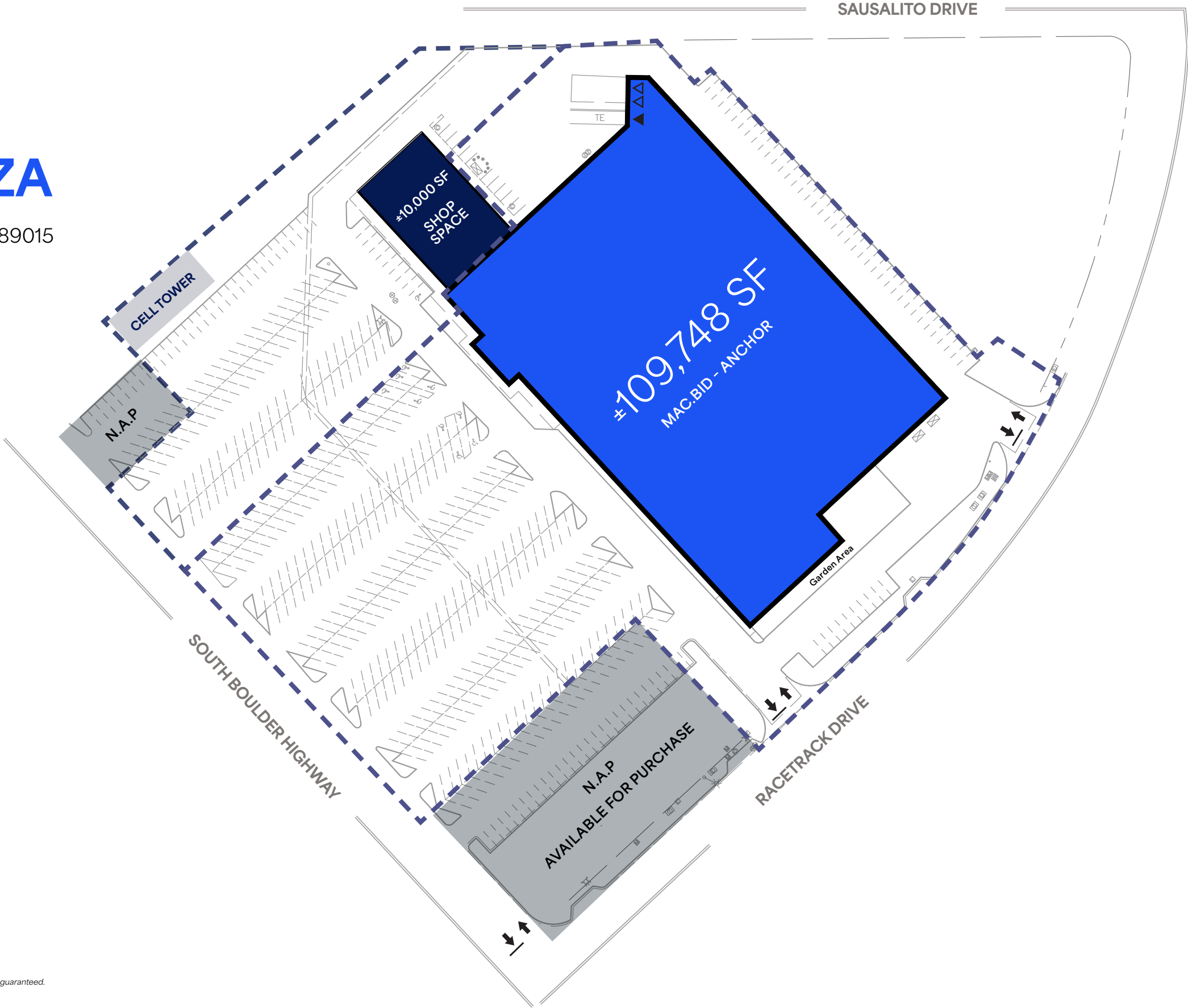
732-748 S. Racetrack Road, Henderson, Nevada 89015

- = SHOP SPACE
- = MAC.BID
- = PARCEL LINES
- = GRADE LEVEL ROLL-UP DOOR
- = DOCK DOORS

Onsite Parking Spaces	450
Handicap Parking	10
Offsite Parking	70
Total Parking Spaces	530



For illustration purposes only. Not to scale. Subject to change. © 2025 Colliers Las Vegas.
Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed.
The user is required to conduct their own due diligence and verification.



NORTHWEST FACING AERIAL



NORTH FACING AERIAL



SOUTH FACING AERIAL



TRADE AREA MAP



■ = SUBJECT

■ = RETAIL CENTER

■ = RESIDENTIAL

■ = SCHOOL

■ = HOTEL/CASINO



VICINITY MAP

Transit Drive Times

US-95 at Wagon Wheel Interchange
2.0 miles | 5 min

I-215 Interchange
5.0 miles | 9 min

Henderson Executive Airport
14.1 miles | 24 min

Harry Reid International Airport
14.9 miles | 18 min

Downtown Las Vegas
18.2 miles | 22 min

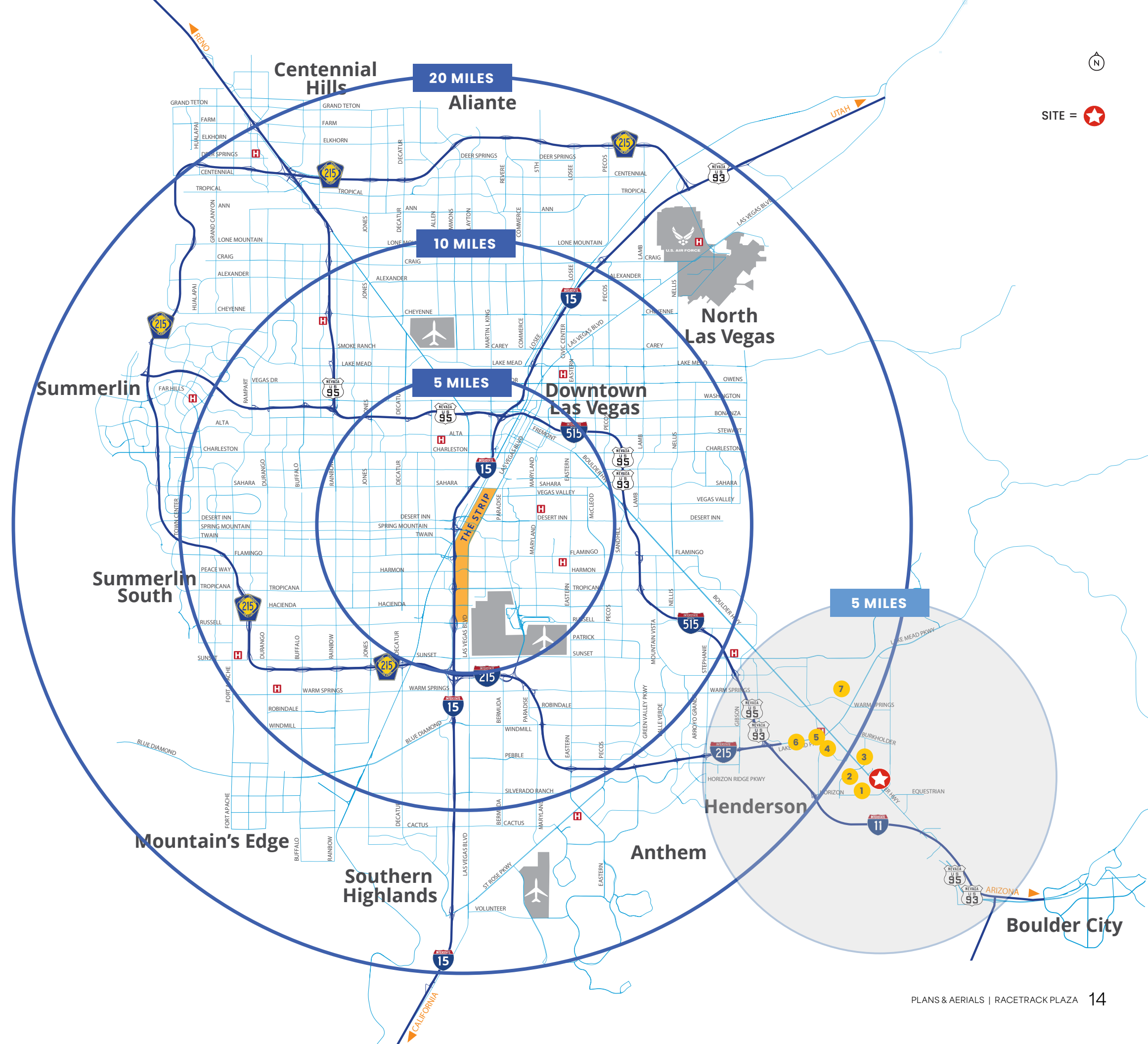
The Las Vegas Strip
19.3 miles | 23 min

Downtown Phoenix
283 miles | 4 hr 25 min

Port of Los Angeles
294 miles | 4 hr 34 min

Nearby Amenities ±5-Mile Radius

- 1 **Albertson's**
- 1.0 mile
- 2 **Black Mountain Ranch Community**
- 1.0 mile
- 3 **Smith's Marketplace**
- 1.4 miles
- 4 **Water Street District**
- 3.0 miles
- 5 **Las Vegas St. Rose Dominican Hospital**
- 3.0 miles
- 6 **Target**
- 3.5 miles
- 7 **Cadence Master-Planned Community**
- 2.5 miles



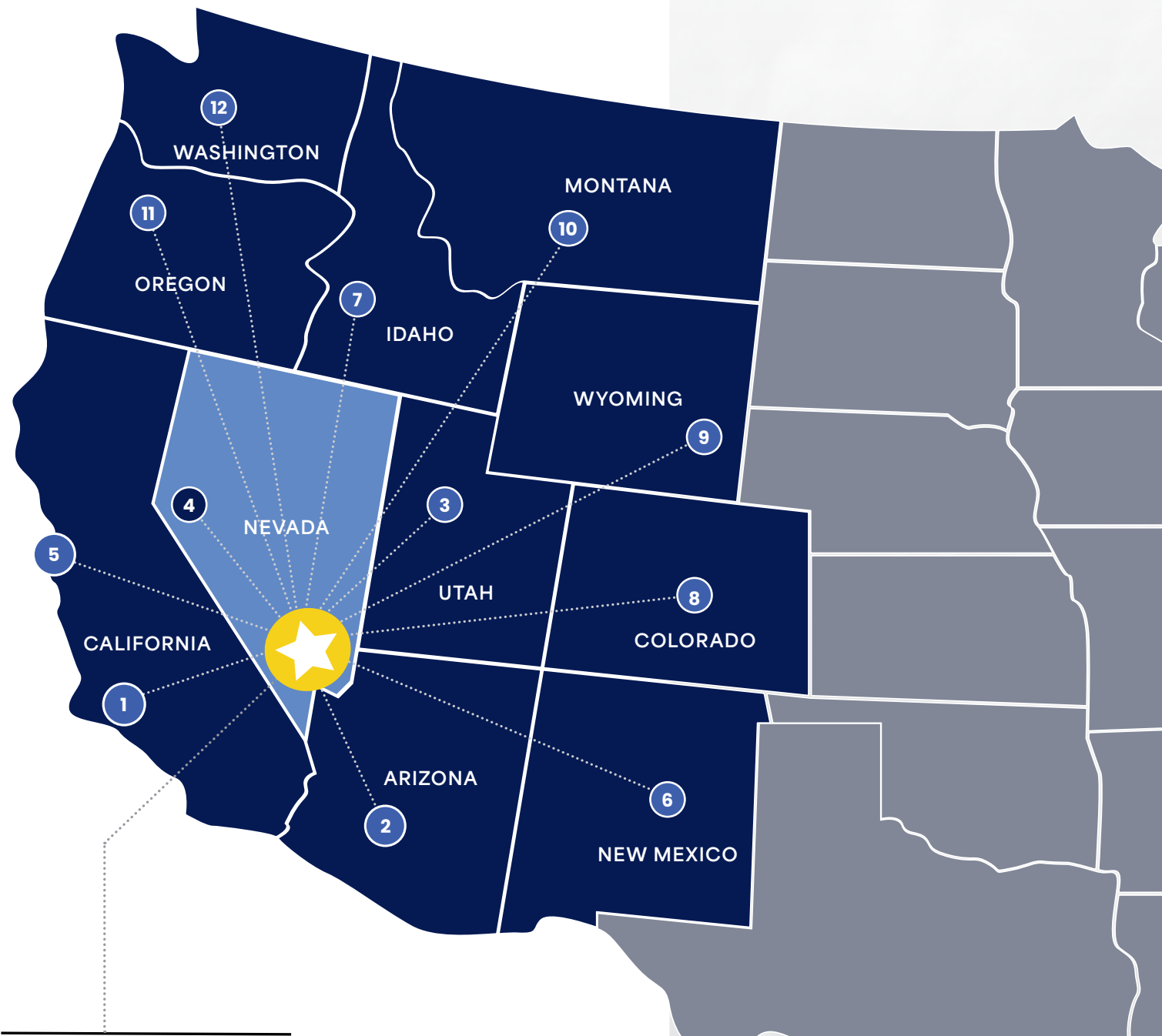


DRIVE-TIME MAP

Access to serving over 77 million+ people within a one-day truck drive.

Transit Drive Times

1 LOS ANGELES 265 Miles 3h 54min	2 PHOENIX 300 Miles 4h 39min
3 SALT LAKE CITY 424 Miles 5h 50min	4 RENO 452 Miles 6h 55min
5 SAN FRANCISCO 562 Miles 8h 20min	6 SANTA FE 634 Miles 9h 8min
7 BOISE 634 Miles 9h 31min	8 DENVER 752 Miles 10h 45min
9 CHEYENNE 837 Miles 11h 52min	10 HELENA 907 Miles 12h 31min
11 PORTLAND 982 Miles 15h 44min	12 SEATTLE 1,129 Miles 16h 52min



2.3 MILLION+
Southern Nevada Residents

With Access to
23.1% OF U.S. POPULATION



MARKET OVERVIEW

DEMOGRAPHICS | TAX ADVANTAGES | LAS VEGAS MARKET OVERVIEW | SPORTS

BUSINESS FACTS

LABOR

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 237,700 workers in the transportation, logistics and manufacturing industries
- Nearly 65,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada

BUSINESS ASSISTANCE PROGRAMS

- Sales And Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement For Recycling
- TRAIN employees now (TEN)
- Silver State Works Employee Hiring Incentives

NEVADA TAX CLIMATE

- Nevada Tax Abatement Programs
- Workforce Incentive Programs
- No Corporate Income Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inventory Tax
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax
- Competitive Sales and Property Tax Rates
- Minimal Employer Payroll Tax

DEMOGRAPHICS

Population Summary			
	2025 Total Population	2030 Est. Total Population	2025-2030 Population Change
1 Mile	15,557	16,218	4.2%
3 Miles	80,337	84,395	5.1%
5 Miles	124,839	134,599	7.8%

2025 Household Income Summary			
	Average Household Income	Median Household Income	Per Capita Income
1 Mile	\$108,772	\$86,422	\$43,105
3 Miles	\$115,116	\$87,472	\$43,485
5 Miles	\$126,774	\$97,493	\$48,093

Household Summary			
	2025 Households	2030 Est. Households	2025-2030 Household Change
1 Mile	6,238	6,574	5.4%
3 Miles	30,277	32,211	6.4%
5 Miles	47,419	51,713	9.1%

2025 Housing				
	Total Housing Units	Owner Occupied	Renter Occupied	Vacant
1 Mile	6,418	71.5%	28.5%	2.8%
3 Miles	31,442	70.6%	29.4%	3.7%
5 Miles	50,103	72.3%	27.7%	5.4%

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

A GLIMPSE AT
HENDERSON

Henderson, Nevada, is the state’s second-largest city, home to over 354,000 residents. Recognized for its exceptional quality of life, Henderson has been named one of the best places to live in the U.S. by Money Magazine and ranked among the safest cities in America. The city boasts a thriving economy, strong job market, and diverse housing options, from master-planned communities to urban living spaces. With more than 70 parks, extensive trail systems, premier shopping and dining destinations, and top-rated schools, Henderson offers a balanced lifestyle for families, professionals, and retirees alike. The city continues to grow with strategic commercial and residential developments, including revitalization efforts in the Water Street District and expansion in West Henderson. As a hub for business, innovation, and outdoor recreation, Henderson remains a premier destination to live, work, and play in Southern Nevada.

Henderson offers over 27 million square feet of available space, encompassing prime office spaces across all classifications, industrial sites, business parks, speculative buildings, and land.

RECENT RECOGNITIONS

Henderson has consistently been acknowledged for its safety and quality of life. In 2023, it ranked 3rd among the 15 Safest Large Cities in America. Additionally, Money Magazine included Henderson in its top 50 Best Places to Live in America in 2021.

RANKED TOP 10 IN THE NATION

Henderson, Nevada, is the second largest city in Nevada, with a population of over 337,000. Henderson, NV ranked 3rd on the 15 Safest Large Cities list in 2023. The city is considered to be one of the best places to live in Nevada and ranked among the top 50 Best Places to Live in America by Money Magazine (2021).



STRONG RESIDENTIAL DEVELOPMENT

There are currently five homebuilders developing within Cadence that include Toll Brothers, StoryBook Homes, Lennar, Richmond American, and Woodside Homes, with several others expected to also build in the coming years.

NEW RETAIL ADDED

Smith’s Marketplace opened in 2021 in Cadence. The store spans ±125,000 SF and added 230 jobs to the area. The Smith’s Marketplace is the second Nevada Marketplace store and includes a fuel station. Nine retailers will occupy a 16-acre space located near Smith’s Marketplace. Planned businesses include Starbucks, Domino’s, Jersey Mike’s, Teriyaki Madness, Wells Fargo, Providence Dental and UPS.

LAKE LAS VEGAS

Lake Las Vegas is a spectacular residential and resort destination situated on a privately-owned 320-acre lake, home to 11,000 rooms at picturesque luxury resorts, each just minutes away from on-the-water fun, championship golf courses, fantastic dining, and more.

CADENCE MASTER-PLANNED COMMUNITY

Cadence is a 2,200-acre master-planned community in Henderson, kicked off 2022 ranking in the top 10 best-selling master-planned communities in the U.S. according to John Burns Real Estate Consulting and RCLCO. Beyond national recognitions and strong sales, the Cadence community continues to blossom. The community features ±15,000 homes, a 50-acre central park and a variety of schools, bike trails, dog parks, pools, and a community amphitheater.

CADENCE’S CONTINUED DEVELOPMENT

- | | |
|--|--------------------------------|
| • ±15,000 residential units | • 450-acres of public spaces: |
| • ±1.1MM SF of commercial/retail | - 4 full-sized baseball fields |
| • Gaming resort with 1,500 rooms and convention space | - 5 little league fields |
| • 3 new elementary schools | - 5 softball fields |
| • 1 middle school, 1 private school and 1 charter school | - 6 soccer fields |
| • A new fire station | - 4 multi-purpose fields |
| | - 30-acres of trails |

NEVADA

TAX ADVANTAGES

The Silver State

Nevada has always been popular states for businesses. One of the main reasons for that are low-cost startup, regulatory, licensing and annual fees, taxes and tax structure, privacy of business owners and competitive utility rates for commercial operations.

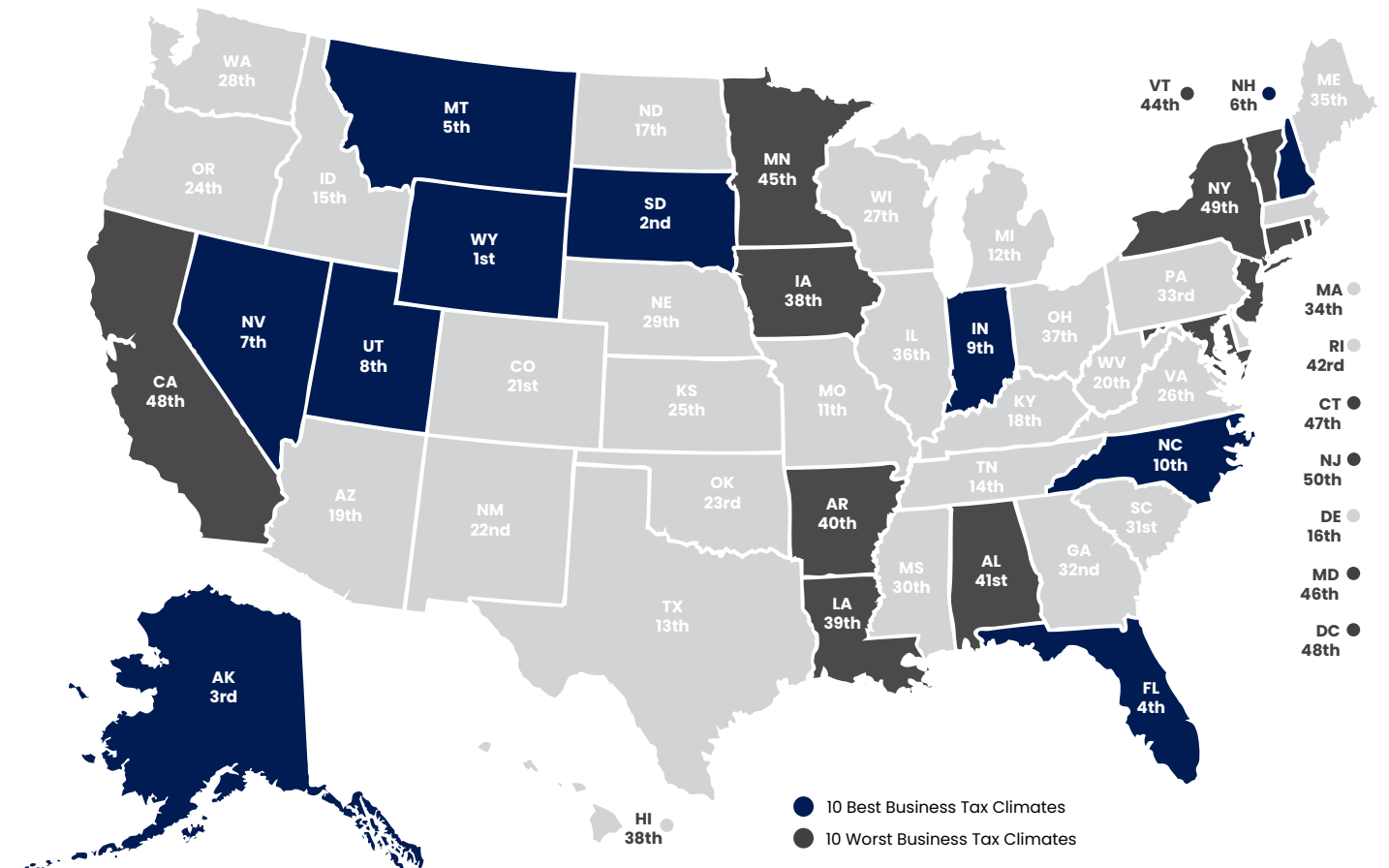
The Tax Climate Index comparison to neighboring states is significant: California ranks 48th, Arizona 19th, Idaho 15th, Oregon 24th and Utah 8th.

Nevada Tax System

Nevada ranks as a 7th best state in the Tax Foundation's 2023 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes; individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

Nevada takes it seriously with attracting new businesses because of taxes. There are plenty of taxes which you must pay in other states, but not in Nevada.

2023 STATE BUSINESS TAX CLIMATE INDEX



Here are the main tax advantages of this state:

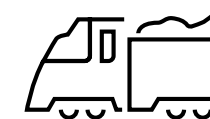
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org



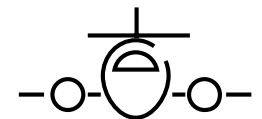
Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Railroad Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

CLARK COUNTY, NEVADA

Clark County is the largest county in Nevada by population with jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey. Clark is the nation’s 14th-largest county and provides extensive regional services to more than 2.3 million citizens and more than 40.8 million visitors a year (2023). Included are the nation’s 5th-busiest airport, air quality compliance, social services and the state’s largest public hospital, University Medical Center.

Nevada has no shortage of compelling landscapes, and Clark County is no different. Mt. Charleston and skiing are just 45 minutes away, and Red Rock National Conservation area beckons on the western fringe of the Las Vegas Valley. Lake Mead National Recreation Area, located 30 miles southeast of Las Vegas, caters to boaters, swimmers, fishermen, hikers, wildlife photographers and roadside sightseers. Meanwhile, gambling is offered in the destinations of Mesquite, Primm and Laughlin, located on the sundrenched Colorado River.



Travel Snapshot

2.3 Million+

Southern Nevada Residents

57.6 Million

2023 Enplaned/Deplaned Airline Passengers

70%

2023 Visitors Travel By Plane

29%

International Travelers Visiting Las Vegas



Gaming Revenue Snapshot

\$13.5 Billion

2023 Clark County Gaming Revenue

\$809.77

Average Visitor’s Gambling Spending Per Trip

6.0 Million

2023 Convention Delegates

40.8 Million

2023 Las Vegas Visitors



Occupancy Snapshot

90.7%

2023 Weekend Occupancy

69.7%

2023 U.S. National Average Hotel Occupancy

80.3%

2023 Las Vegas Midweek Occupancy

86.2%

2023 Las Vegas City-Wide Occupancy



LAS VEGAS

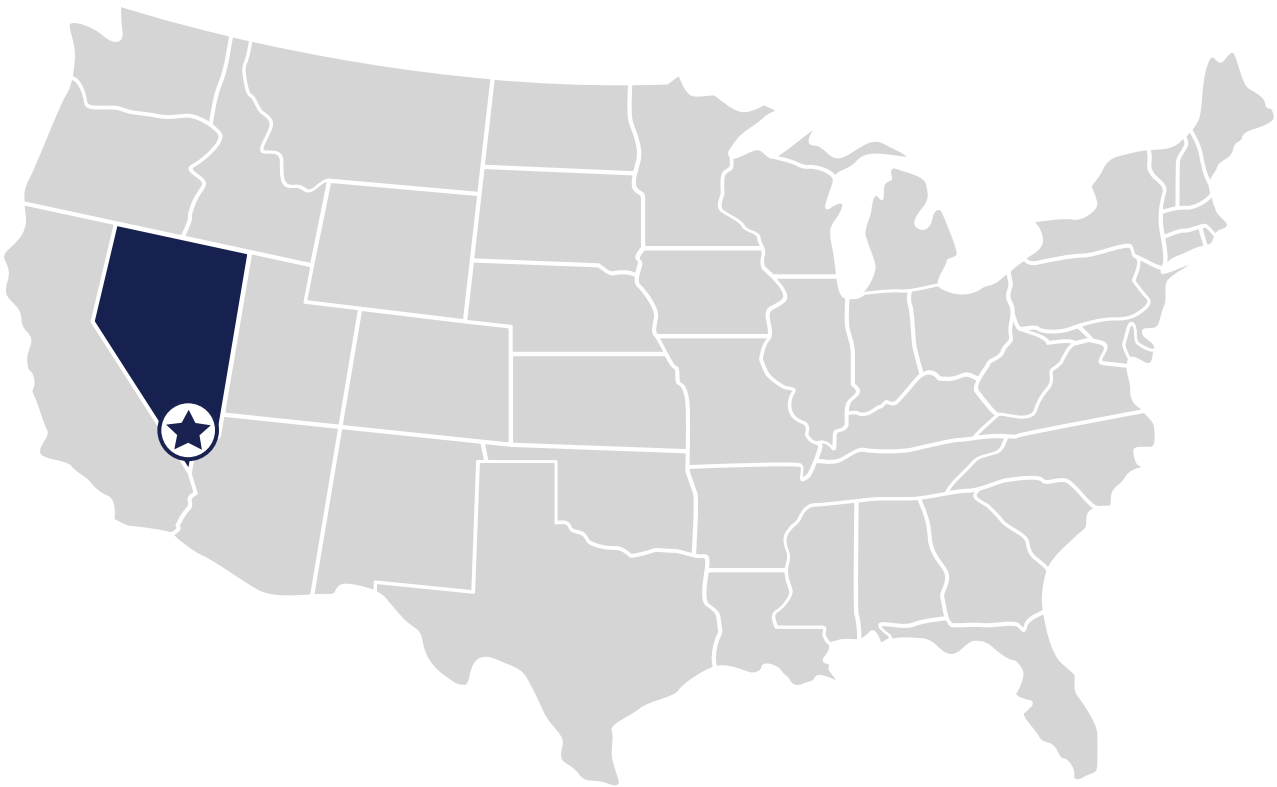
MARKET OVERVIEW

Las Vegas has historically been known as a gaming destination; however, the city’s diverse non-gaming allure continues to strengthen and has surpassed gambling demand. One such demand driver is the unparalleled convention and meeting space capacity available throughout the city.

LAS VEGAS ECONOMIC TRENDS*

Statistic	2019	2020	2021	2022	2023	2024
Visitor Volume	42,523,700	19,031,100	32,231,300	38,829,300	40,829,900	41,676,300
Gaming Revenue	\$10.35bn	\$6.5bn	\$11.44bn	\$12.78bn	\$13.48bn	\$13.56bn
Room Occupancy	88.9%	42.1%	66.8%	79.2%	83.5%	83.6%
Average Daily Room Rates	\$132.62	\$120.31	\$137.37	\$170.98	\$159.73	\$193.16
Convention Delegates	6,649,100	1,727,200	2,206,400	4,991,500	5,986,700	5,994,800
Total En/Deplaned Passengers	51,537,638	22,201,479	39,710,493	52,668,109	57,641,891	58,447,782
Room Inventory	149,422	143,117	150,487	151,771	154,662	150,612

*Source: Las Vegas Convention Center & Visitors Authority, Research Center



TOP TRADE SHOWS IN LAS VEGAS





#1 Trade Show Destination for 29 consecutive years

Trade Show News Network



THE STRONGEST TOURISM GROWTH TRAJECTORY IN THE WORLD



FORMULA ONE
GRAND PRIX
RACES THRU 2032



FUTURE HOME OF THE
LV ATHLETICS
MAJOR LEAGUE BASEBALL



TOP TICKET SALES
LV RAIDERS
NFL REVENUE RANKS



HOME OF THE
WNBA ALL STAR GAME
2023



HOME OF THE
WRANGLER NFR
PROFESSIONAL RODEO



THE TOP
BOXING CAPITAL
OF THE WORLD



HOME OF THE
UFC HEADQUARTERS
LAS VEGAS, NV



2022, 2023, & 2025 WNBA
WORLD CHAMPS
LAS VEGAS ACES



HOME OF THE
GOLDEN KNIGHTS
TOP 5 NHL PRICE & DEMAND

Las Vegas is developing a strong reputation as a top-tier sports destination, and has established a legitimate claim to the title of “Greatest Arena in the World.”



732-748 RACETRACK

732-748 RACETRACK
HENDERSON, NV

INDEX	AS OF 5/09/25
5- Year Treasury	3.95%
1-Month Term SOFR	4.33%

	RECOURSE BANK	CMBS
APPROXIMATE LTC / LTV	55 - 60%	60 - 65%
TERM	3 - 5 Years	5 Years
MIN DSCR	1.25 - 1.30x	1.30x
INDEX	5- Year Treasury	5- Year Treasury
INDEX AS OF 5/9/2025	Approximately 3.95%	Approximately 3.95%
SPREAD RANGE	2.30% - 3.05%	3.20% - 3.50%
ALL-IN RATE	6.25% - 7.00%	7.15% - 7.45%
LENDER FEE %	50 - 100 bps	0 bps
AMORTIZATION	25 Year	Interest Only
INTEREST ONLY	TBD	Full Term
PREPAYMENT	12 - 18 Month Minimum Interest	Defeasance
RECOURSE	Full recourse	Nonrecourse
NOTES	Availability of Financing Dependent Upon Purchaser's Financial Condition	*Must be fully occupied with all tenants paying rent (ie past any free rent period)

SHAHIN YAZDI
Shahin.Yazdi@colliers.com
(310) 869-2153

JONATHAN LEE
J.Lee@colliers.com
(310) 883-8627

BILL HYATT
Bill.Hyatt@colliers.com
(310) 699-6323

TOMMY ADELSON
Tommy.Adelson@colliers.com
(602) 717-0950

RACETRACK PLAZA

CONFIDENTIALITY AGREEMENT

This Confidential Offering Memorandum (the “Memorandum”) is being delivered exclusively by Colliers International (the “Agent”) to a party who may be interested in the acquisition of the 732-748 S. Racetrack Road, Henderson, Nevada 89015 (the “Property”), described in this Memorandum. This is a private offering, made only by delivery of a copy of the Memorandum to the recipient (the “Recipient”). By accepting this Memorandum, the Recipient agrees to comply strictly with the terms and conditions of the Confidentiality Agreement previously executed and delivered to the Agent by the Recipient with respect to this Memorandum and all information contained herein, and to use this Memorandum only for the purpose of evaluating the offering made hereby.

The material contained in this Memorandum is provided solely to assist the Recipient in determining whether it is interested in making an investigation or evaluation concerning a potential purchase of the Property. Neither the Agent nor any affiliates or client of the Agent which term includes related entities, the owners of any equity interest in the Property, (“Owner”), the manager of the Property (“Manager”), and any officers, employees and agents of any such parties make any representations or warranties with regard to the accuracy or completeness of the information contained herein. This Memorandum may include statements and estimates provided by the Agent, the Owner, or the Manager with respect to the anticipated future performance of the Property. Nothing contained in this Memorandum should be construed as a representation as to the future performance of the Property, and the Recipient acknowledges and agrees that any statements or estimates relating to future performance reflect various assumptions concerning the Property’s anticipated results, which may or may not prove to be correct. No representations are made as to the accuracy of such statements and estimates, and none of the Agent, the Owner, the Manager, or any related entities shall have any liability with respect to or arising from any inaccuracy in such statements or estimates.

Statements made in this Memorandum as to the content of any contract or other document referred to, are not complete or definitive descriptions, but summaries or portions thereof. Each such statement is qualified by its reference to the full text of the contract or document, copies of which will be made available by the Agent to Recipient upon request. In addition, not all contracts or other documents, which

may be relevant, have been summarized or referenced in this Memorandum. This Memorandum is being delivered by the Agent to a prospective purchaser with the understanding that it will independently investigate those matters which it deems appropriate in evaluating the Property and will rely solely on its own investigation in determining whether to purchase the Property.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property in any jurisdiction in which, or to any person for which, such offer, sale, or solicitation would be unlawful. Except where otherwise indicated, the information contained in this Memorandum has been prepared as and no obligation is assumed to supplement or modify the information to reflect subsequent events or conditions. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property or purchase of the Property.

More detailed information regarding the expected terms, conditions, and timing of the offering of the Property will be provided in due course by separate communication with each Recipient. The Agent, the Owner and the Manager reserve the right to engage in discussions or negotiations with one or more recipients or other prospective investors at any time without notification to, or other obligation to, any other Recipient or prospective investor. The offering made hereby is subject to a change in terms or termination without notice. The Owner and the Manager will remain free to operate the Property in their sole and absolute discretion during the evaluation and offering process, including the taking of such actions, whether within or outside of the ordinary course of business, which the Owner or the Manager shall deem necessary, prudent or desirable.

The Agent reserves the right to require the return of this Memorandum and any other material provided to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.

© 2025 Colliers International

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT LISTING AGENTS FOR MORE DETAILS.

Listed By:





RACETRACK PLAZA

732-748 S. RACETRACK ROAD, HENDERSON, NEVADA 89015

GRANT TRAUB, SIOR
Executive Vice President
+1 702 836 3789
grant.traub@colliers.com
License # NV-S.0039295

PAT MARSH, SIOR
Executive Vice President
+1 702 836 3741
pat.marsh@colliers.com
License # NV-S.0039553

SAM NEWMAN, SIOR
Vice President
+1 702 836 3724
sam.newman@colliers.com
License # NV-S.0172845