

# RAINBOW & RICHMAR BROKEN YOLK CAFÉ & THE GREEK GYRO OFFERING MEMORANDUM

FOR SALE  
**\$5,673,896.00**



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## PROPERTY OVERVIEW

Introducing an exceptional investment opportunity — this modern, high-end retail property offers a stable and attractive triple-net (NNN) leased income stream, making it a highly sought-after asset for investors. Located in one of Las Vegas' premier retail corridors, this property features sleek, contemporary architecture with top-of-the-line finishes, ensuring both curb appeal and functionality.

The property is fully leased to two premium Tenants, each with multiple locations across Las Vegas, with Broken Yolk Café having multiple locations across Las Vegas demonstrating their established presence and long-term viability in the market. The Greek Gyro is one of the most successful and highly rated fast casual Greek restaurants in all of Boston, with this being their first location in the Las Vegas Valley. These Tenants are well-known brands, providing an additional layer of stability and reliability. The triple net leases (NNN) ensure that the Tenants are responsible for property taxes, insurance, and maintenance costs, minimizing the landlord's responsibilities and enhancing the investment's appeal.

The property spans a highly visible and easily accessible location with ample parking and modern amenities, making it an attractive destination for both customers and businesses alike. Its prime location offers high foot traffic and solid exposure, ensuring that the Tenants' businesses thrive while providing steady, long-term rental income.

## STABLE INCOME

- Steady Rental Income
- Strong Tenant Mix
- NNN Leases
- Renewal Options with Increases

## EXCELLENT RETAIL LOCATION

- High Traffic Area
- Servicing Southwest Las Vegas
- Street Frontage - Ample Parking

## UNIQUE MODERN DESIGN

- Modern Architectural Detail
- Upgraded Tenant Improvements
- Large Glass Storefronts
- Modern Efficiency

## PERFECT 1031 EXCHANGE PROPERTY

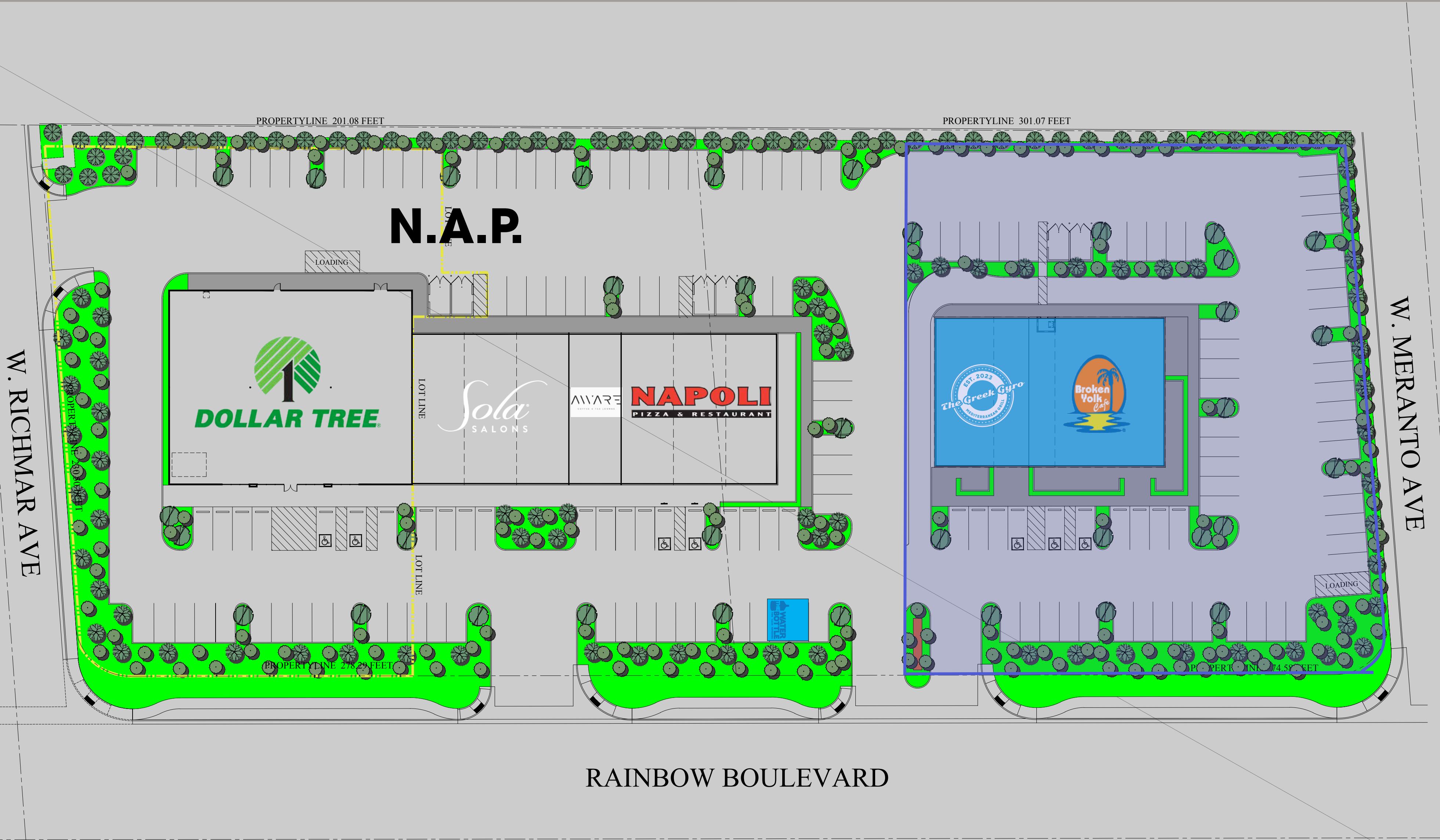
- Ease of Management
- Pride of Ownership
- Long Term Tenant Commitments
- Quality Net Leased Investment



OCCUPANCY	100%
NUMBER OF TENANTS	2
BUILDING SIZE	7,334
LAND SIZE	±1.38 ACRES
MARKET/SUBMARKET	SOUTHWEST
PARCEL NUMBER	TBD
PRICE	\$5,673,896.00
NOI	\$340,433.76
CAP RATE	6.00%
YEAR BUILT	2023
LEASE TYPE	NNN









TENANT	SQUARE FOOTAGE	LEASE TERM	OPTIONS	START DATE	END DATE	ANNUAL RENT	MONTHLY RENT	MONTHLY RENT PSF	INCREASES
The Greek Gyro	2,720	10 Years	3 x 5 Years	9/1/25	8/31/35	\$128,928.00	\$10,744.00	\$47.40	12.5% - 5 Yrs
Broken Yolk	4,614	10 Years	2 x 5 Years	5/22/23	5/31/33	\$211,505.76	\$17,625.48	\$45.44	10% - 5 Yrs
TOTAL OCCUPIED	7,334					\$340,433.76	\$28,369.48		





# RAINBOW & RICHMAR

9435 RAINBOW BLVD., LAS VEGAS, NV 89139

// PROPERTY AERIAL







Since making its Pacific Beach debut back in 1979, Broken Yolk Café has grown to become a leading franchise in the restaurant industry's breakfast and lunch category, with 41 locations across the country. Known for its scratch-made ingredients, generous portion sizes, and inviting atmosphere, Broken Yolk Café prides itself on creating unique and lasting experiences for families, friends, and foodies wanting to enjoy life on the sunnyside. If you ask foodies why they love the Broken Yolk, they will most likely say, "Their signature benedicts and variety of menu options, mimosas (12 oz size!), homemade sauces, soups and baked goods and the most important SERVICE! Broken Yolk is a full service restaurant that makes sure every guest has an egg-cellent experience!

Broken Yolk Cafe is more than just a place to eat; it's a gathering spot for friends, families and communities. Our cafes are designed to be comfortable and inviting, providing a relaxed atmosphere where conversations flow, and memories are made. We're proud to be a part of your mornings, whether it's a casual weekday breakfast or a leisurely weekend brunch.





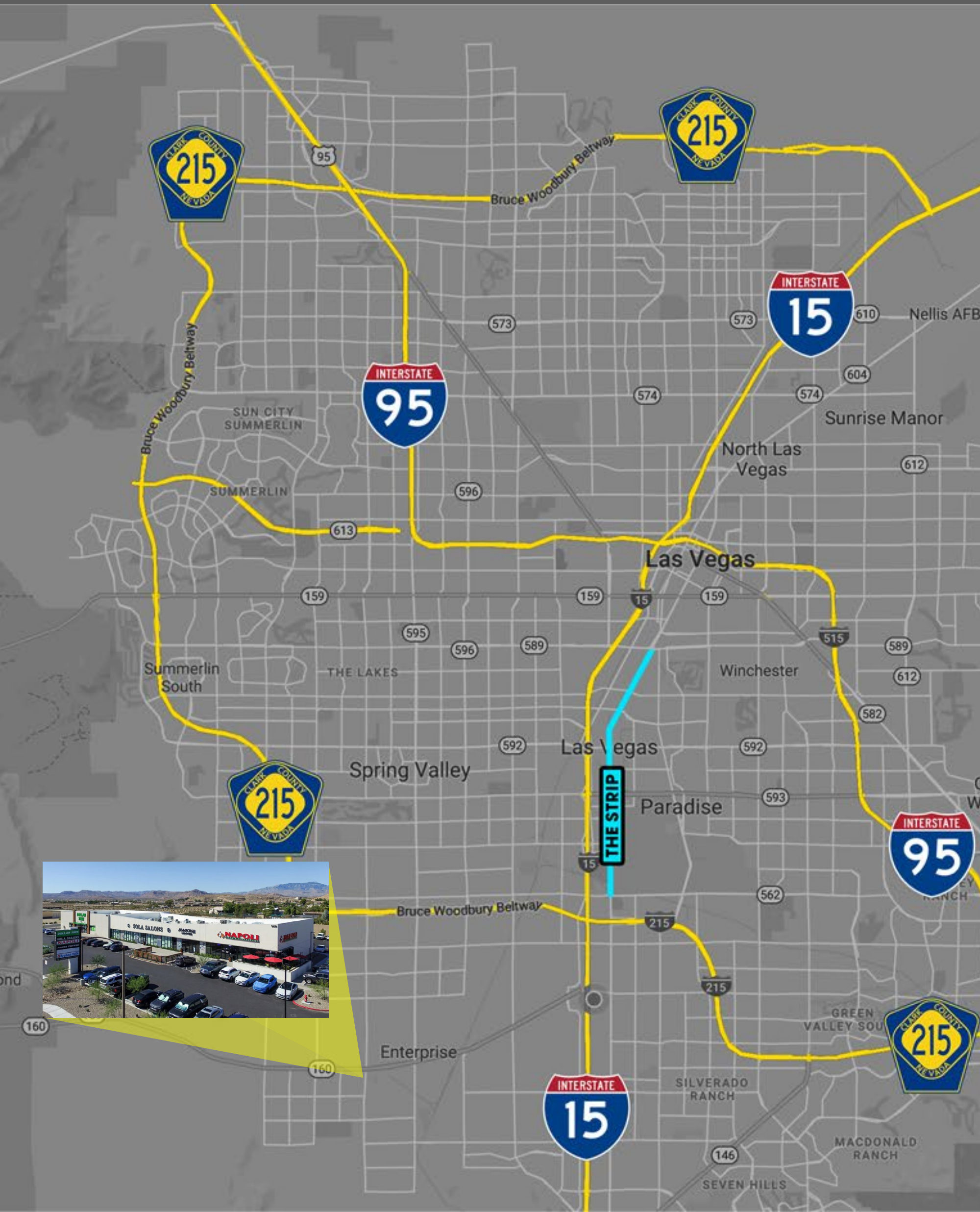


The Greek Gyro is a fast-casual Mediterranean restaurant concept offering authentic Greek fare with an emphasis on quality, speed of service, and generous portions. With an established presence in the Boston market, the brand has cultivated a loyal following through its signature gyros, grilled souvlaki plates, house-made sauces, and traditional sides and desserts. The concept has proven highly adaptable to both dine-in and off-premise demand — including drive-thru and takeout, positioning it well within the current consumer dining landscape.

This center represents a strategic expansion for The Greek Gyro, building on their strong performance in dense urban settings and bringing the brand into a high-visibility suburban retail environment. The space features a dedicated drive-thru, allowing the tenant to fully leverage operational efficiencies and tap into a broader demographic seeking fast, fresh alternatives to national QSR chains. The owner of The Greek Gyro is a seasoned foodservice operator with deep roots in the local market. In addition to The Greek Gyro, he is a long-standing partner in Napoli Pizza — a successful, well-established pizzeria and takeout restaurant that is adjacent to The Greek Gyro. His dual presence in the center reflects a high degree of familiarity with the property, the tenant mix, and the local customer base, as well as a vested interest in the long-term success of the center as a whole. With decades of combined experience in both quick-service and fast-casual restaurant operations, the ownership team brings a proven ability to manage staffing, maintain product consistency, and deliver strong customer experiences across multiple brands. Their operational model emphasizes efficiency, flavor authenticity, and high-value offerings — all key drivers of loyalty and repeat business.







This project is located in a high-traffic, rapidly growing area located on the southern edge of Las Vegas, providing access to several key neighborhoods and commercial hubs. This area is increasingly becoming a prime destination for both residential and retail development, thanks to its proximity to major roads, expanding residential communities, and the continued growth of businesses in the area.

One of the standout features of this region is Mountain's Edge, a master-planned community that has been a driving force in the area's growth. Mountain's Edge is an expansive residential community that spans over 3,500 acres and is one of the largest master-planned communities in Southern Nevada. It offers a mix of single-family homes, townhomes, and apartments, catering to families, retirees, and young professionals alike. The community is designed with modern amenities and a focus on outdoor living, offering parks, walking trails, and recreational spaces that encourage an active lifestyle. The development also features a variety of schools, shopping centers, dining options, and healthcare facilities, making it a well-rounded and desirable location for residents.

The area surrounding the property is undergoing significant new development, further enhancing its appeal. Several new residential communities are being built in close proximity, including luxury homes and affordable housing projects to accommodate the increasing population. Alongside these residential developments, the region is seeing substantial commercial growth, with new retail centers, restaurants, and service-oriented businesses opening to cater to the expanding population.

In addition to residential and retail expansion, the area is also benefiting from new infrastructure investments, including road improvements and utilities expansion, to support the growing demand for services and real estate. This development is creating a dynamic, thriving environment that attracts both businesses and residents, further enhancing the area's appeal for potential investors and retailers.



## LAS VEGAS – ONE OF THE FASTEST GROWING CITIES IN THE U.S.

Las Vegas is an internationally renowned major resort city known primarily for gambling, shopping and fine dining and is the leading financial and cultural center for Southern Nevada. The city bills itself as **The Entertainment Capital of the World**, and is famous for its consolidated casino/hotels and associated entertainment. It has also become a world-class city for sporting events, now home to the Las Vegas Raiders, Vegas Golden Knights, National Finals Rodeo and UFC. This year, Las Vegas also became one of only three U.S. cities to host the Formula 1 Las Vegas Grand Prix (and made a 10-year commitment) and will host the 2024 NFL Super Bowl. MLB's Athletics were recently granted approval to move their MLB team to Las Vegas and should start playing ball here in 4-5 years. A growing retirement and family city, Las Vegas is the 26th most populous city in the United States, with a population at the 2022 census of 656,274. The 2022/2023 population of the Las Vegas metropolitan area is 2,899,000.

### TODAY, LAS VEGAS IS ONE OF THE TOP TOURIST DESTINATIONS IN THE WORLD.

Established in 1905, Las Vegas was incorporated as a city in 1911. Las Vegas often refers to the city plus some areas beyond the city limits, especially the resort areas on and near the Las Vegas Strip, and sometimes the entire Las Vegas Valley. The 4.2 mi (6.8 km) stretch of South Las Vegas Boulevard known as the Strip is mainly in the unincorporated communities of Paradise, Winchester, and Enterprise. Las Vegas is situated within Clark County in an arid basin on the desert floor, surrounded by dry mountains. The Spring Mountains lie to the west. Within the city there are many lawns, trees, and other greenery. The city enjoys abundant sunshine year-round: it has an average of about 300 sunny days per year. The primary drivers of the Las Vegas economy are tourism, gaming, sporting events and conventions, which in turn feed the retail and restaurant industries.



**55** In 2023, more than **MILLION PEOPLE** visited Las Vegas!