



MEDICAL (DERMATOLOGY) BUILDING

INLINE RETAIL STRIP BUILDING

SELF STORAGE

ConocoPhillips

USA AUTO & SERVICE

NEW DEVELOPMENT

FEDERAL LAND



48,748 VPD

S RAINBOW BOULEVARD

W OQUENDO ROAD

Starbucks

10-YEAR LEASE WITH 10% RENTAL INCREASES EVERY 5 YEARS

BRAND-NEW BUILD-TO-SUIT CONSTRUCTION

LAS VEGAS, NV



CP PARTNERS
COMMERCIAL REAL ESTATE

Surrounding Retail



CP PARTNERS
COMMERCIAL REAL ESTATE

Listing Team

RYAN SCHULTEN

rs@cppcre.com

PH: 415.274.7391

NV RED#: B.1003190.LLC

CA DRE#: 02136546

CP PARTNERS COMMERCIAL REAL ESTATE NEVADA, LLC
NV RED License #: B.1003190.LLC

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Starbucks

5860 S RAINBOW BLVD, LAS VEGAS, NV 89118 [↗](#)

\$3,474,000

PRICE

4.75%

CAP RATE

NOI	\$165,000
LEASE TYPE	Corporate NNN
LEASE TERM	10 Years
RENT INCREASES	10% Every 5 Years
BUILDING SIZE	2,161 SF
LOT SIZE (SF)	24,890 SF



Build-to-suit construction with drive-thru

A 10-year corporate Starbucks featuring 10% rental increases throughout the base term and options. The subject property is **part of a 5-parcel retail development** which includes **Conoco Phillips** and **USA Auto Service** as well as a **future dermatologist tenant** and **inline retail strip building**.

The Offering

- 10-year corporate net lease featuring 10% rental increases every 5 years throughout the base term and options
- Brand-new 2025 build-to-suit construction with drive-thru
- Subject property is part of a 5-building development located at W Oquendo Road & S Rainbow Road exposed to significant traffic counts – 50,000+ VPD

About the Tenant

- Largest coffee retailer in the world with 38,000+ locations worldwide
- 2023 revenues totaled \$36B, a 12% increase from the previous year
- Investment grade credit rating from S&P – BBB+

Market Highlights

- Explosive growth Southwest submarket – 25.06% projected population increase within a 1-mile radius over the next 5 years
- Numerous new development projects underway (see Page 11)
- Well below national average retail vacancy rate – 0.5%
- Just 6 miles from the Las Vegas Strip – 40M+ annual visitors
- Prominent & proximal national retailers driving traffic to the direct trade area include Sam's Club, Home Depot, In-N-Out, and Taco Bell



		CURRENT
Price		\$3,474,000
Capitalization Rate		4.75%
Building Size (SF)		2,161
Lot Size (SF)*		24,890
Scheduled Rent		\$165,000
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$165,000

*Cross parking provides 4:1000 parking ratio allowing for a variety of other uses

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. ParaSell/CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Starbucks
Lease Signed By	Starbucks Corporation
Lease Type	Corporate NNN
Lease Term	10 Years
Rent Increases	10% Every 5 Years
Rent Commencement	7/12/2025*
Options	4, 5-Year
Year Built	2025
*Estimated Rent Commencement Date	
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
Starbucks	2,161	7/12/2025	7/31/2030	\$165,000	\$13,750	\$165,000
	<i>10% Increase</i>	8/1/2030	7/31/2035		\$15,125	\$181,500
	Option 1	8/1/2035	7/31/2040		\$16,638	\$199,650
	Option 2	8/1/2040	7/31/2045		\$18,301	\$219,615
	Option 3	8/1/2045	7/31/2050		\$20,131	\$241,577
	Option 4	8/1/2050	7/31/2055		\$22,145	\$265,734
TOTALS:	2,161			\$165,000	\$13,750	\$165,000

LEGEND

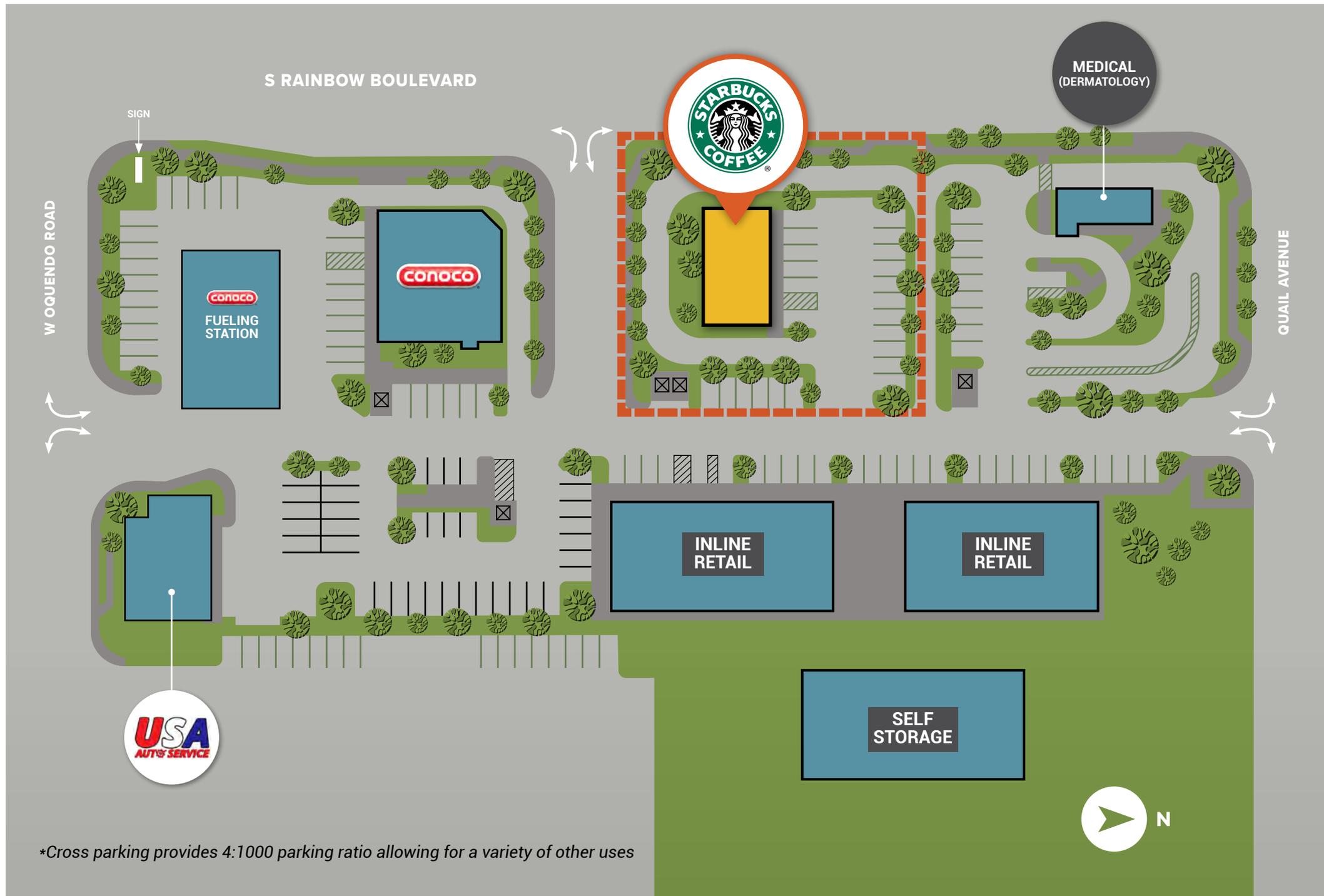
Property Boundary

2,161 Rentable SF

24,890 Lot Size SF*

22 Parking Spaces

Egress



*Cross parking provides 4:1000 parking ratio allowing for a variety of other uses

The #1 roaster and retailer of specialty coffee in the world, operating in 86 markets



38,000+

LOCATIONS
WORLDWIDE

\$36 Billion

TOTAL REVENUE IN
2023

BBB+

S&P
RATING



STARBUCKS

About Starbucks

- Headquartered in Seattle, Washington, Starbucks is the world's #1 specialty coffee retailer
- The menu offers award-winning coffee drinks, cold blended beverages they trademarked as Frappuccinos, fruit beverages, food items, premium teas and coffee beans

Company Growth

- In 2023, Starbucks' consolidated net revenues increased 12% to a record \$36 billion
- At the end of FY 2023 (Oct. 2023) the brand had 38,038 stores globally: 44% company-operated and 56% licensed
- 927 new stores were opened in FY 2023
- Starbucks has a credit rating of BBB+ from Standard & Poor's, and is traded on the NASDAQ under SBUX

Rankings

- #1 - FORTUNE'S List of World's Most Admired Companies - Food Services Industry (2023)
- #125 - FORTUNE 500 List (2024)

[Tenant Website](#)

LAS VEGAS STRIP
6.2 MILES



LAS VEGAS STRIP



Located in
the Southwest
submarket of
Las Vegas

48,748

VEHICLES PER DAY ALONG
RAINBOW BLVD

6.2 miles

TO THE LAS VEGAS STRIP

11.6 miles

TO DOWNTOWN LAS VEGAS

48,748 VPD

59,961 VPD

215

152,510 VPD

11

31,539 VPD

BUS 95

140,233 VPD

15

COLLEGE OF SOUTHERN NEVADA

NELLIS AIR FORCE BASE

12,203 VPD

14,385 VPD

W SMOKE RANCH ROAD

W CAREY AVENUE

E CAREY AVENUE

SUMMERLIN

61,756 VPD

613

251,371 VPD

11

41,029 VPD

DOWNTOWN LAS VEGAS

DOWNTOWN LAS VEGAS
11.6 MILES

124,137 VPD

215

339,480 VPD

15

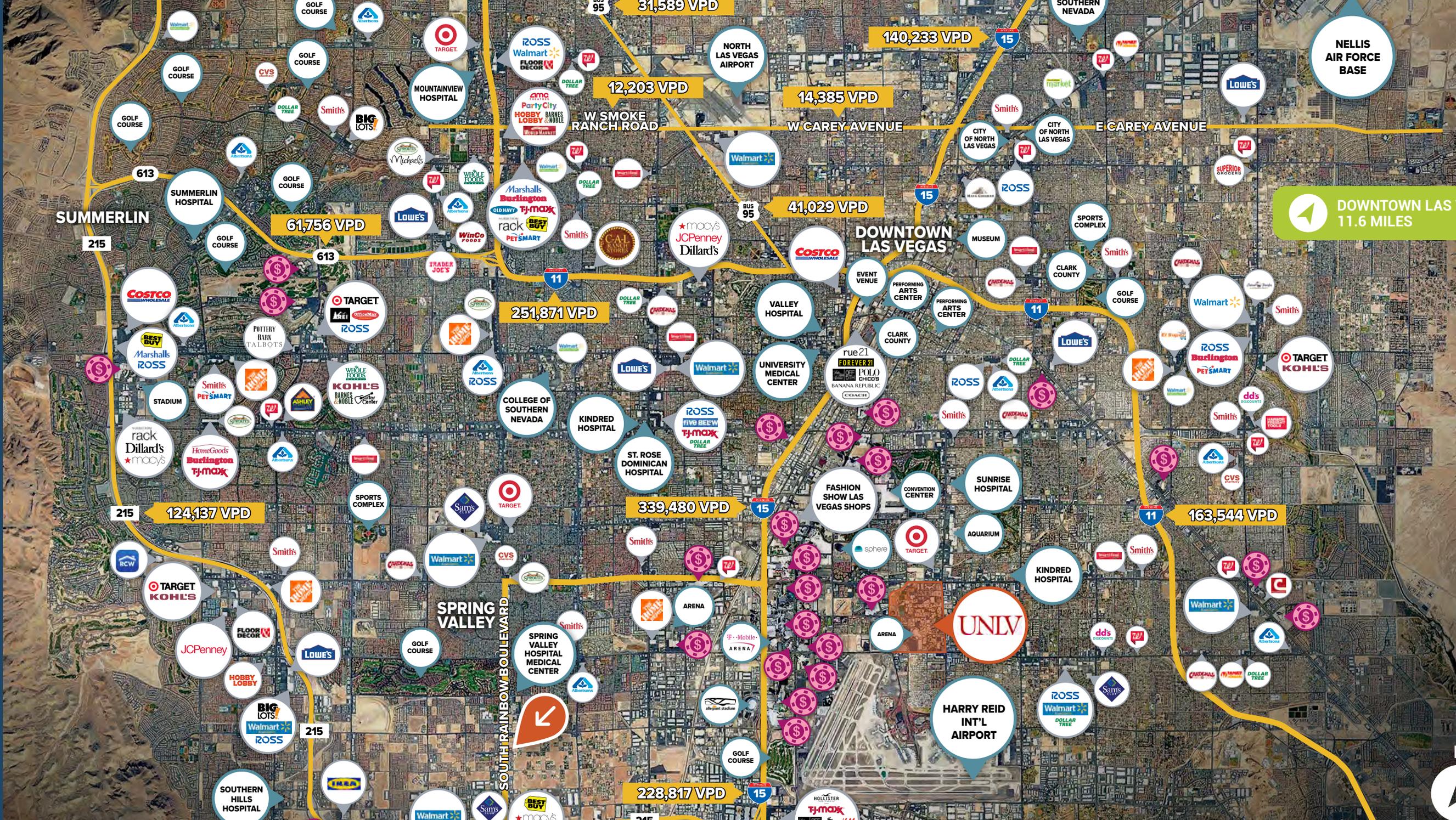
163,544 VPD

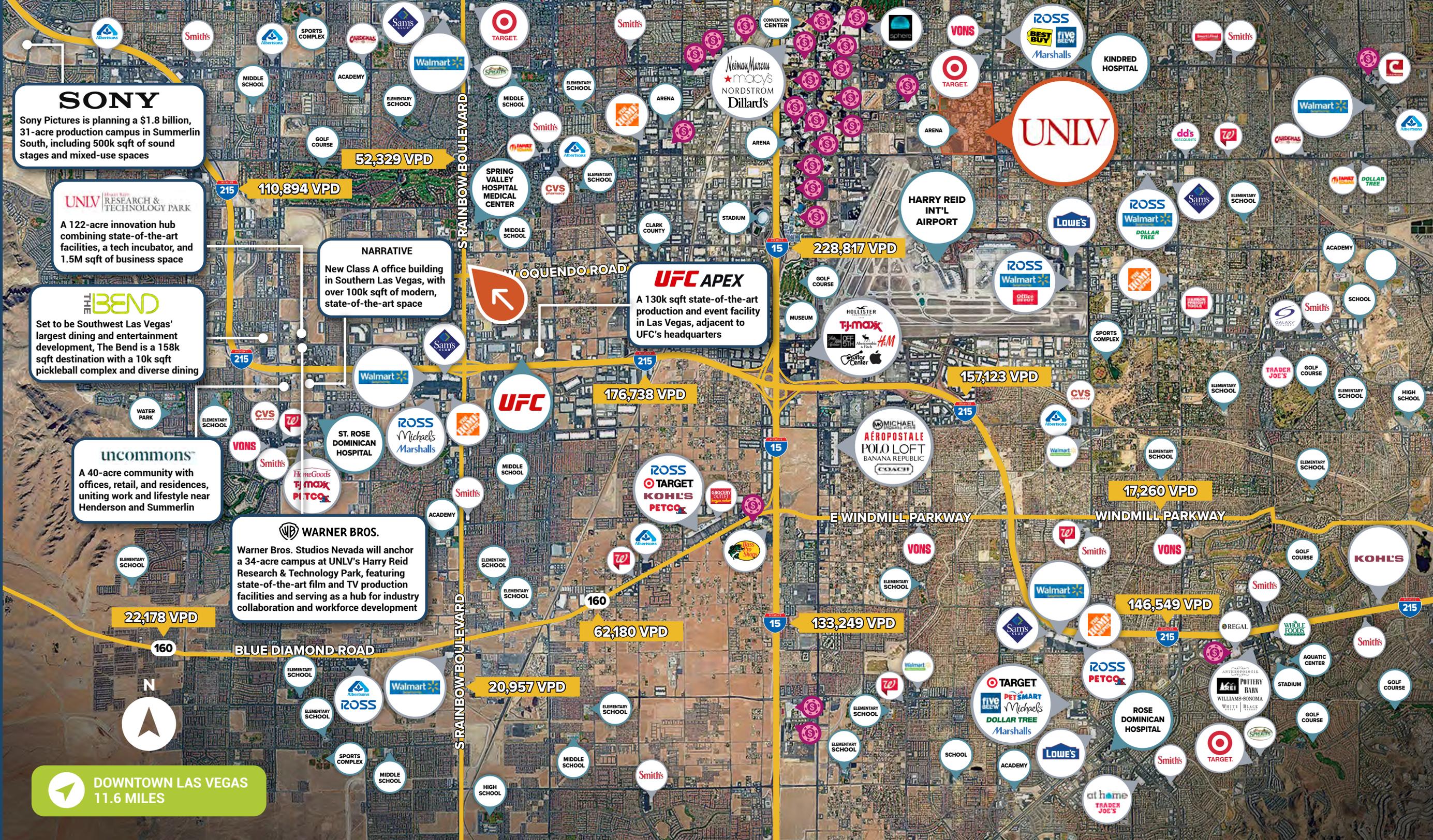
11

SPRING VALLEY

228,817 VPD

215





SONY
Sony Pictures is planning a \$1.8 billion, 31-acre production campus in Summerlin South, including 500k sqft of sound stages and mixed-use spaces

UNLV RESEARCH & TECHNOLOGY PARK
A 122-acre innovation hub combining state-of-the-art facilities, a tech incubator, and 1.5M sqft of business space

THE BEND
Set to be Southwest Las Vegas' largest dining and entertainment development, The Bend is a 158k sqft destination with a 10k sqft pickleball complex and diverse dining

uncommons
A 40-acre community with offices, retail, and residences, uniting work and lifestyle near Henderson and Summerlin

WARNER BROS.
Warner Bros. Studios Nevada will anchor a 34-acre campus at UNLV's Harry Reid Research & Technology Park, featuring state-of-the-art film and TV production facilities and serving as a hub for industry collaboration and workforce development

NARRATIVE
New Class A office building in Southern Las Vegas, with over 100k sqft of modern, state-of-the-art space

UFC APEX
A 130k sqft state-of-the-art production and event facility in Las Vegas, adjacent to UFC's headquarters

22,178 VPD

BLUE DIAMOND ROAD

20,957 VPD

62,180 VPD

133,249 VPD

146,549 VPD

17,260 VPD

157,123 VPD

176,738 VPD

228,817 VPD

110,894 VPD

52,329 VPD

DOWNTOWN LAS VEGAS
11.6 MILES

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2023	4,632	152,978	373,044
2028 Projection	5,793	164,698	397,967

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$107,836	\$100,885	\$101,339
Median	\$84,757	\$75,681	\$76,133

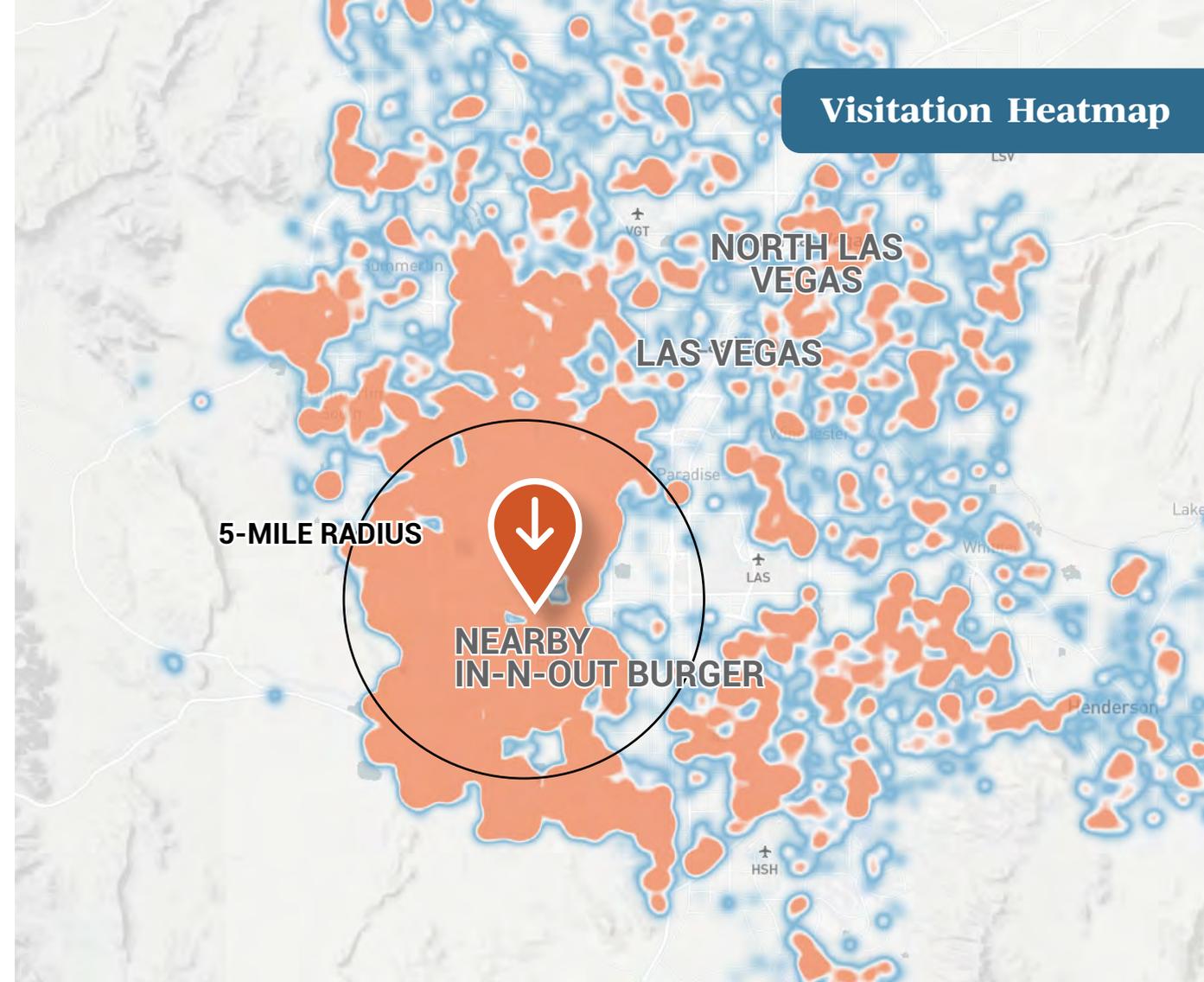
The nearby In-N-Out is the **8th ranked In-N-Out Burger out of 22 locations in Nevada** based on the number of visits in the past 12 months

893.6K Visits

OVER PAST 12 MONTHS AT THE NEARBY IN-N-OUT BURGER

24 Minutes

AVERAGE DWELL TIME AT THE NEARBY IN-N-OUT BURGER



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the nearby in-N-Out Burger over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Las Vegas, Nevada

ENTERTAINMENT CAPITAL OF THE WORLD



A Worldwide Destination

- Las Vegas is the largest city in Nevada and the greater Mojave Desert with an estimated population of 675,592 people
- Las Vegas is an internationally known entertainment destination for gambling, shopping, world-class restaurants, 5-star resorts and nightlife
- Located in, and the county seat of, Clark County, the city serves as the hub of the Las Vegas Valley metropolitan area

The Las Vegas Strip

- The 4.2-mile neon-lit Las Vegas Boulevard (known as The Strip) is the heart of the city
- The Las Vegas Strip is one of the world's most visited tourist attractions, welcoming over 40.8 million tourists in 2023
- It is a top three destination in the U.S. for business conventions and a global leader in the hospitality industry, claiming more AAA Five Diamond hotels than any other city in the world

The Las Vegas Valley

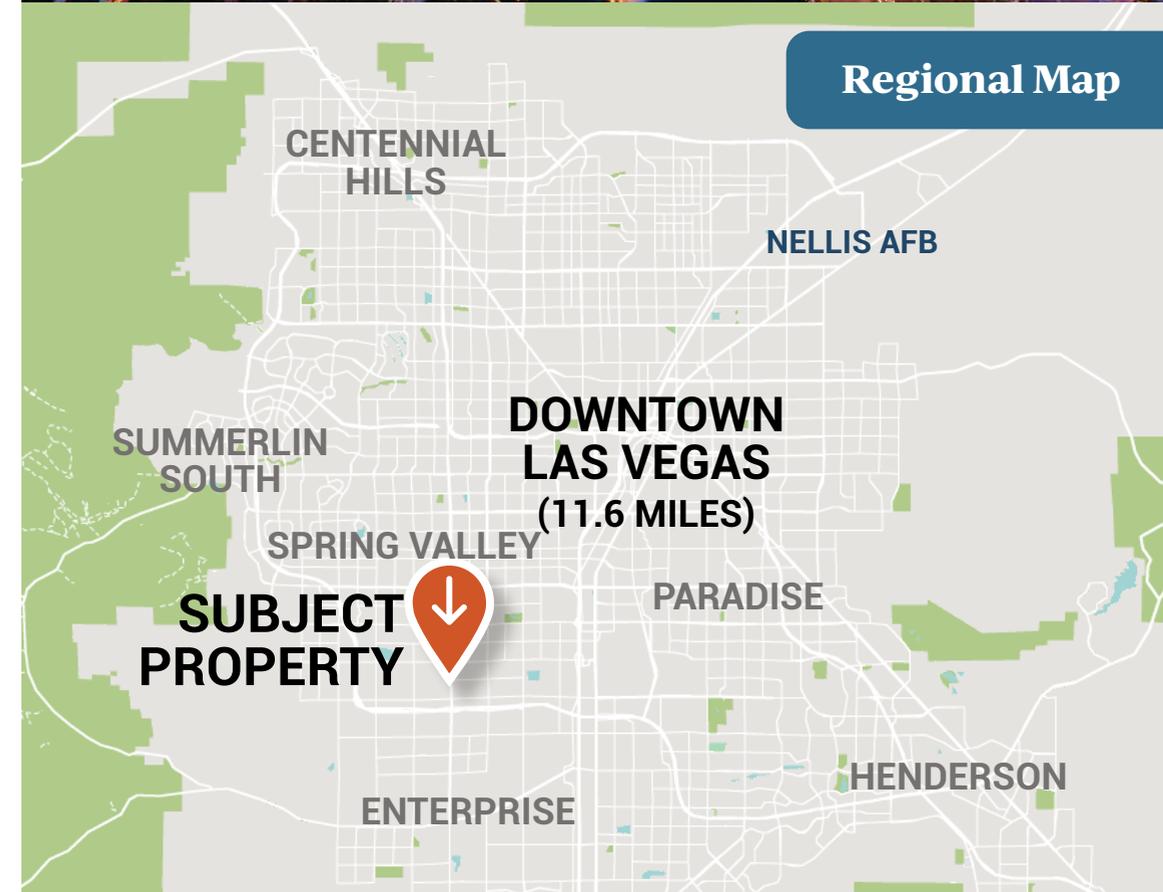
- The Las Vegas Valley as a whole is Nevada's most important financial, commercial, and cultural hub
- Home to the three largest incorporated cities in Nevada: Las Vegas, Henderson and North Las Vegas
- It remains one of the fastest growing metropolitan areas in the U.S., and in its relatively short history has established a diverse presence in international business, commerce, urban development and entertainment, as well as being one of the most visited tourist destinations in the world
- In 2022, the total GDP for Greater Las Vegas was \$160 billion

2.8 Million

LAS VEGAS MSA
ESTIMATED POPULATION

\$160 B

LAS VEGAS MSA GDP



Regional Map

CENTENNIAL
HILLS

NELLIS AFB

SUMMERLIN
SOUTH

DOWNTOWN
LAS VEGAS
(11.6 MILES)

SPRING VALLEY

**SUBJECT
PROPERTY**

PARADISE

ENTERPRISE

HENDERSON

Fast Growing Las Vegas

- Over the past three years, the Las Vegas Valley was the 17th fastest-growing metro in the country, according to the U.S. Census Bureau
- The valley, which includes Las Vegas, North Las Vegas and Henderson and most of Clark County, is the 29th largest metro in the country
- The valley's total population now sits at 2.33 million, up from 2.26 million in 2020
- Clark County remains the fastest-growing county in the state and has added 71,098 new residents to its population base since 2020
- By 2040 alone, the population in Clark County is expected to grow by 698,000 residents – pushing the local population past the 3 million mark

Where are people moving from?

- Nearly 158,000 people relocated to Nevada from California between 2020 though 2023, making up 43% of all new residents to Nevada during the past four years, according to the Nevada Department of Motor Vehicles
- California was followed by Arizona, Texas, Utah, Washington, Colorado, Oregon, Florida, New Mexico and Idaho

Why Las Vegas

RANKED 16TH BEST CITY TO LIVE IN THE U.S. ACCORDING TO *U.S. NEWS AND WORLD REPORT*

NEVADA HAS NO STATE INCOME TAX - ATTRACTING MANY BIG COMPANIES AND ENTREPRENEURS

ENDLESS ENTERTAINMENT, DINING, INDOOR AND OUTDOOR RECREATIONAL ACTIVITIES AVAILABLE WITHIN THE LAS VEGAS VALLEY

EXCELLENT YEAR-ROUND WEATHER - APPROXIMATELY 294 DAYS OF SUNSHINE ANNUALLY

Nation's Best Convention Center

- THE WALL STREET JOURNAL



2.9M

TOTAL SQ. FT. OF EXHIBIT SPACE

225

MEETING ROOMS (OVER 390K SQ. FT.)

6M

CONVENTION ATTENDEES IN 2023

\$15.1B

OVERALL ECONOMIC OUTPUT IN SOUTHERN NEVADA

Las Vegas Convention Center (LVCC)

- Located just minutes from the Las Vegas Strip, the Las Vegas Convention Center is one of the largest and most visited convention centers in the U.S., hosting the world's biggest trade events, meetings, and business conferences
- For a record 26 consecutive years, Las Vegas has been named the No. 1 trade show destination in North America by *Trade Show News Network*
- Because of their higher average spending profile, convention visitors generate higher per-capita economic impacts in Southern Nevada than leisure visitors
- In 2023, the convention sector contributed more than \$15.1 billion to the overall economic output



The A's - MLB

Formerly the Oakland Athletics, the Athletics are anticipated to play their first season in Las Vegas at a newly constructed stadium in 2028. As part of the deal to build the new stadium, the A's have signed to a 30-year non-relocation agreement and lease.

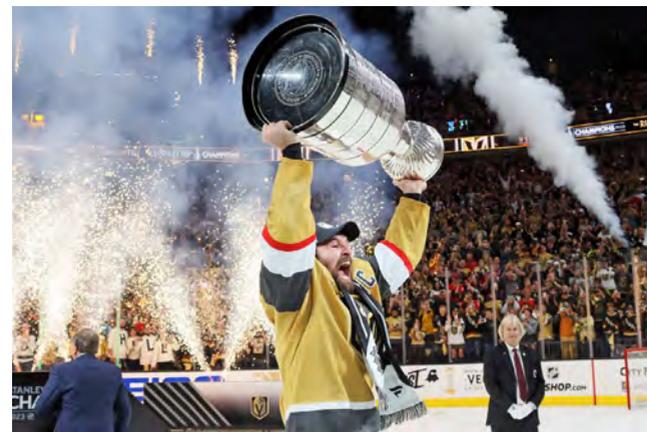
The proposed \$1.75 billion stadium will be built on the Las Vegas Strip at the site of the former Tropicana Hotel. The domed stadium will have an estimated capacity of 33,000. Construction is expected to begin in mid-2025.



The Las Vegas Raiders - NFL

The Raiders moved to Las Vegas from Oakland in 2020 and have been playing at Allegiant stadium near the southwestern end of the Las Vegas strip ever since.

Between 2021 and 2023, the Raiders stadium - a 65,000 seat venue, generated \$2.29 Billion in revenues and out-of-town visitor spending. Allegiant Stadium hosts a number of events annually in addition to NFL games, including major concerts, collegiate events, and community and charity events.



Vegas Golden Knights - NHL

The Las Vegas Golden Knights were created as an expansion team, playing their first season in 2017. In 2023, the Golden Knights won the Stanley Cup, after making it to the playoffs six times in seven seasons.

The 20,000-seat T-Mobile Arena hosts a range of events from NHL games, UFC, boxing, and basketball to awards shows and large concerts.



One of the largest single employers in Southern Nevada

Home of the Fighter Pilot

- Nellis Air Force Base is a part of the United States Air Force's Combat Command, and is located about 8 miles northeast of downtown Las Vegas
- The base covers more than 14,000 acres and is a major base for advanced combat aviation training
- Its mission is accomplished through an array of aircraft, including fighters, bombers, re-fuelers, and aircraft used for transport, close-air support, command and control and combat search and rescue
- Units at Nellis continue to provide training for composite strike forces that include every type of aircraft in the U.S. Air Force inventory, and is responsible for operational test and evaluation, as well as tactics development
- The 57th Wing is the operational element of the center. The wing's major units are the 57th Operations Group, 57th Maintenance Group, U.S. Air Force Air Demonstration Squadron "Thunderbirds", U.S. Air Force Weapons School, 414th Combat Training Squadron (Red Flag), U.S. Air Force Advanced Maintenance and Munitions Operations School, and the 549th Combat Training Squadron (Green Flag-West).
- Other USAFWC units at Nellis AFB are the 99th Air Base Wing and Nevada Test and Training Range, the 53d Test & Evaluation Group, and 505th Operations Group



[Learn More](#)

14,900

TOTAL BASE WORKFORCE

60,000

BASE FAMILIES & RETIREES

\$4.4 Billion

ECONOMIC IMPACT TO REGION



A Carnegie R1 Research University

According to *U.S. News & World Report*, UNLV is Ranked the #2 University in Nevada

- UNLV is a public, urban research institution that holds the nation's highest recognition for both research and community engagement from the Carnegie Foundation for the Advancement of Teaching – R1, the gold standard for research institutions
- Founded in 1957, UNLV has transformed from a small branch college to a thriving research institution
- The UNLV Rebels compete in the NCAA Division I as a member of the Mountain West Conference, in 16 sports (400+ athletes)

UNLV

220+

TOTAL DEGREE PROGRAMS

30,660

NUMBER OF STUDENTS ENROLLED 2023

\$1.58B

ECONOMIC IMPACT ON THE LAS VEGAS REGION

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