

774 & 734 N. Nellis Blvd | Las Vegas, NV 89110

OFFERING MEMORANDUM



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TABLE OF CONTENTS



TABLE OF CONTENTS

03

ASSET OVERVIEW

05

TENANT PROFILES

06

FINANCIAL SUMMARY

07

LOCATION AND DEMOGRAPHICS

08

LAS VEGAS MARKET OVERVIEW

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ASSET OVERVIEW

Address

**774 N Nellis Blvd,
Las Vegas, NV 89110
Leasable +/- 3,800 SF**

**734 N Nellis Blvd,
Las Vegas, NV 89110
Leasable +/- 2,920 SF**

APN

**14033101017
14033101018**

Year Built and Zoning

**2004
Commercial General (CG)**

Traffic

**N Nellis Blvd/E Bonanza Rd.
21,546**

OFFERING

The Cambridge Group Ltd. is pleased to present the standalone buildings at 774 N. Nellis Blvd Las Vegas, NV & 734 N. Nellis Blvd Las Vegas, NV.

Strategically located along N. Nellis Boulevard, a well-traveled arterial in East Las Vegas with daily traffic counts in excess of 21,000. The properties are situated on separate parcels and are fully occupied by two established tenants, providing stable, diversified income.

The 774 N. Nellis Boulevard building is leased to Pep Boys, a nationally recognized automotive service and retail brand with a long operating history and strong consumer presence. The second building at 734 N. Nellis Boulevard is occupied by a local Mexican restaurant with a drive-thru, serving the surrounding residential and commercial community.

Landlord Responsibilities

774 N Nellis: Roof, Foundation, Exterior Walls, Structural Portions, and General utility systems

734 N Nellis: HVAC replacement is 50/50

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INVESTMENT OPPORTUNITY



Occupancy
100%



Price
\$3,200,000



NOI
\$184,164



Cap Rate
5.75%



Lease Type
NNN



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FINANCIAL SUMMARY

Income

| | | |
|-------------------------------|-----------|----------------|
| Rent Income (2026) | \$ | 184,164 |
| Total Operating Income | \$ | 184,164 |

Expense Summary

Single-tenant operators are responsible for all expenses associated with their respective parcels. Notwithstanding the foregoing, for the building located at 734 N. Nellis, HVAC replacement costs shall be shared equally between landlord and tenant (50/50). For the building located at 774 N. Nellis, the landlord shall remain responsible for the roof, foundation, exterior walls, structural components, and general utility systems.



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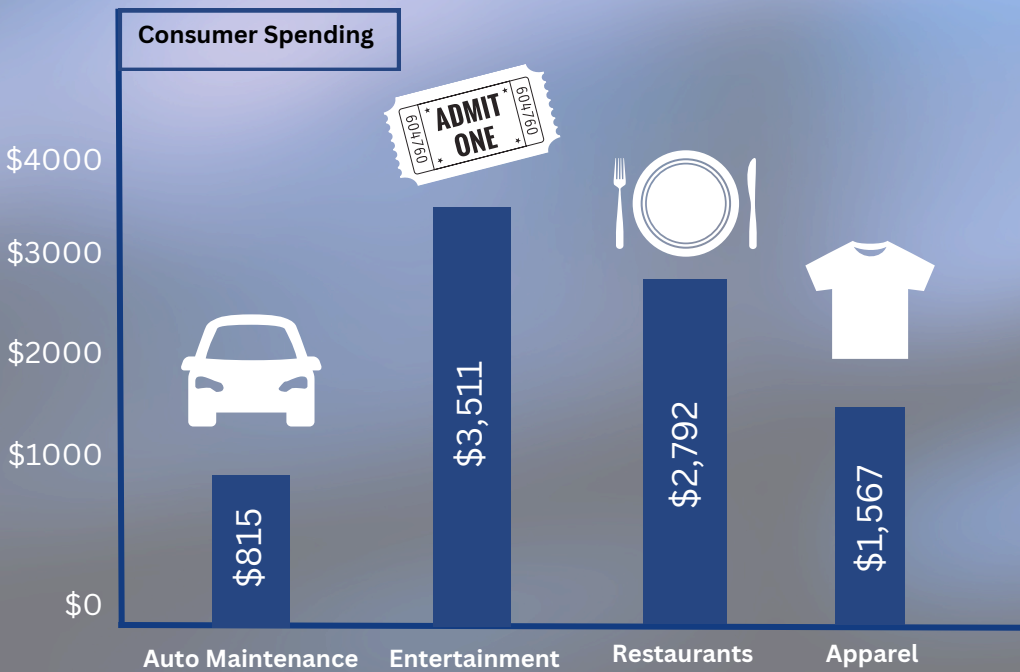
LOCATION AND DEMOGRAPHICS



| Population | 2 Mi | 5 Mi | 10 Mi |
|----------------------------|---------|---------|-----------|
| 2020 Population | 110,890 | 428,157 | 1,093,917 |
| 2024 Population | 108,585 | 426,875 | 1,122,614 |
| 2029 Population Projection | 115,672 | 456,074 | 1,205,645 |
| Annual Growth 2024-2029 | 1.3% | 1.4% | 1.5% |
| Median Age | 33.1 | 34.7 | 36.6 |
| U.S. Armed Forces | 38 | 1,629 | 4,111 |

| Households | 2 Mi | 5 Mi | 10 Mi |
|----------------------------|----------|---------|---------|
| 2024 Households | 32,717 | 142,248 | 405,067 |
| 2029 Household Projection | 34,840 | 152,017 | 435,293 |
| Annual Growth 2020-2024 | 0% | 0.3% | 0.9% |
| Annual Growth 2024-2029 | 1.3% | 1.4% | 1.5% |
| Owner Occupied Households | 18,536 | 66,392 | 197,751 |
| Renter Occupied Households | 16,305 | 85,625 | 237,542 |
| Avg Household Vehicles | 2 | 2 | 2 |
| Total Consumer Spending | \$902.7M | \$3.6B | \$11B |

| Income | 2 Mi | 5 Mi | 10 Mi |
|-------------------------|----------|----------|----------|
| Avg Household Income | \$59,049 | \$56,340 | \$69,081 |
| Median Household Income | \$44,871 | \$42,131 | \$50,660 |
| \$50,000 - 75,000 | 5,748 | 25,899 | 74,380 |
| \$75,000 - 100,000 | 4,265 | 15,606 | 47,401 |
| \$100,000 - 125,000 | 1,978 | 7,851 | 28,125 |
| \$125,000 - 150,000 | 1,400 | 5,437 | 19,840 |
| \$150,000 - 200,000 | 958 | 4,184 | 18,492 |
| \$200,000+ | 632 | 2,478 | 16,460 |



Based on average annual dollars per household | 5 mile radius of property

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LAS VEGAS MARKET OVERVIEW



Allegiant Stadium

Home of the Las Vegas Raiders, the 65,000 seat stadium is located west of the Las Vegas Strip allowing easy access for both tourists and area residents.



Sports Destination

Las Vegas is proving to be a powerhouse sports destination. From Formula one, to the WNBA champs, Golden Knights, Raiders, the UFC headquarters, and more! Las Vegas truly has something for everyone when you comes to Top tier sports.



MSG Sphere Las Vegas

MSG Sphere is a sphere-shaped music and entertainment arena, near the Las Vegas Strip. In 2026, the Sphere in Las Vegas features major residencies from No Doubt, Eagles, Kenny Chesney, ILLENIUM, Backstreet Boys and Carin León



Trade Shows

In 2025, Las Vegas trade shows maintained strong, high-volume activity, with over 1.06 million Estimated attendees. 2026 is projected to see around 1.23 million for events at the Las Vegas Convention Center (LVCC). Top events included CES, SEMA, and large-scale, industry-specific exhibitions



Las Vegas A's

The new Las Vegas Athletics stadium is a \$2 billion, 33,000-seat, climate-controlled, domed facility currently under construction on the former Tropicana hotel site on the Las Vegas Strip, with an scheduled opening for the 2028 MLB season



Tourism

Las Vegas welcomed approx. 38.6 million visitors in 2025. Tourism is estimated at 39 to over 40 million visitors for 2026. Driven by a packed calendar of sports (Formula 1, Super Bowl, NASCAR) and conventions, the city is positioning itself as a top destination

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