

OFFERING MEMORANDUM

7490 COMMERCIAL WAY, HENDERSON, NV 89011

PRICE REDUCED



Presented by

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

PROPERTY DETAILS

EXECUTIVE SUMMARY

PRICE REDUCED:

\$8,000,000

PRICE/SF:

\$288/SF

GROSS RENTABLE AREA:

±27,748 SF

ZONING:

IG (General Industrial)

ACREAGE:

1.47

YEAR BUILT:

2001

7490 COMMERCIAL WAY

Henderson, NV 89011

PROPERTY OVERVIEW

Northcap Commercial is pleased to offer for Sale and for Lease 7490 Commercial Way.

Located in Henderson, Nevada, **7490 Commercial Way is a robust, freestanding industrial warehouse and office building spanning nearly 28,000 SF on a 1.5-acre parcel.** Developed in 2001 with tilt-up/reinforced concrete construction, the facility offers high ceilings, efficient loading configuration, secure yard space, and modern utilities including heavy-duty electrical infrastructure and fire safety systems. With generous parking, industrial zoning, and a strategic location in Henderson's Midway submarket near major freeways, it's ideal for manufacturing, logistics, distribution, or owner-user operations.

PROPERTY DETAILS

FOR LEASE/FOR SALE

Price	\$8,000,000
Price/SF	\$288/SF
Property Type	Industrial Warehouse /Office
Office	3,300 SF
Building Size	±27,748 SF

Zoning	IG - General Industrial
Lease Type	NNN
Building Height	Clear Height 24'
Parcel #	178 - 11 - 115 - 009
Land Size	1.47 AC

HIGHLIGHTS

- SE of I-515 and Warm Springs
- Single Tenant
- Tilt-Up Construction
- Clear Height – 24'
- Dock High Doors – 2 (8' x 10')
- Drive-In Doors – 2 (12' x 14')
- Power: 277/408V, 800A, 3-Phase
- Fire Sprinklers

Disclaimer: Our information is deemed reliable but not guaranteed. Buyer/Tenant to verify all information.

** To Be Verified By Client*





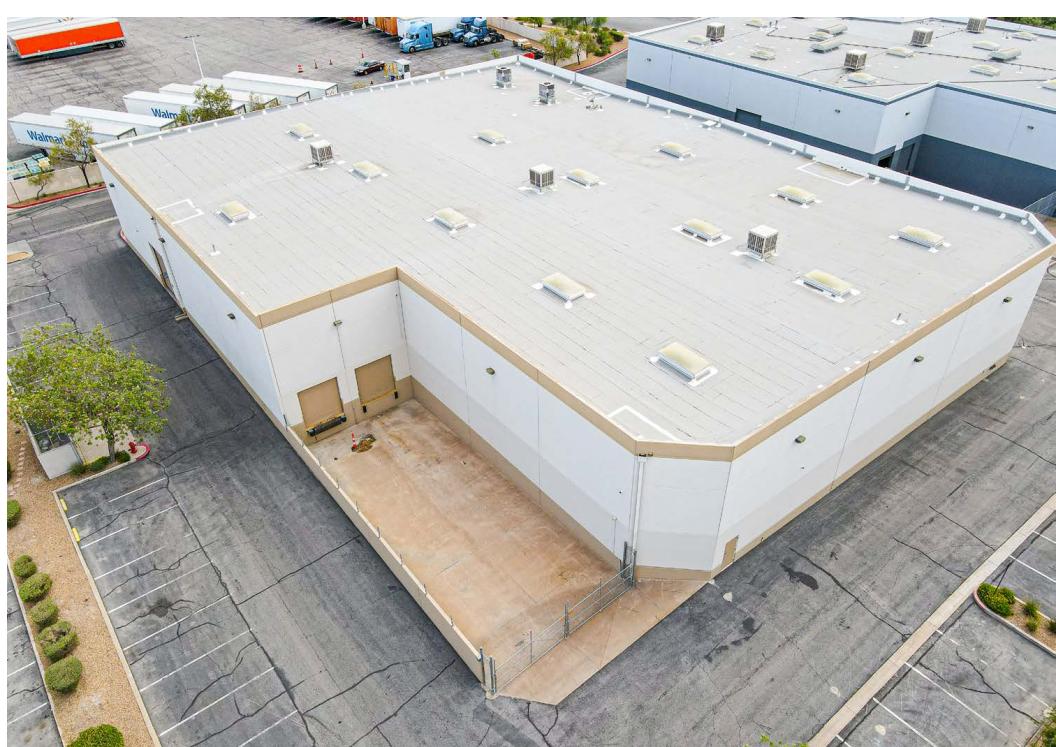


PROPERTY PICTURES

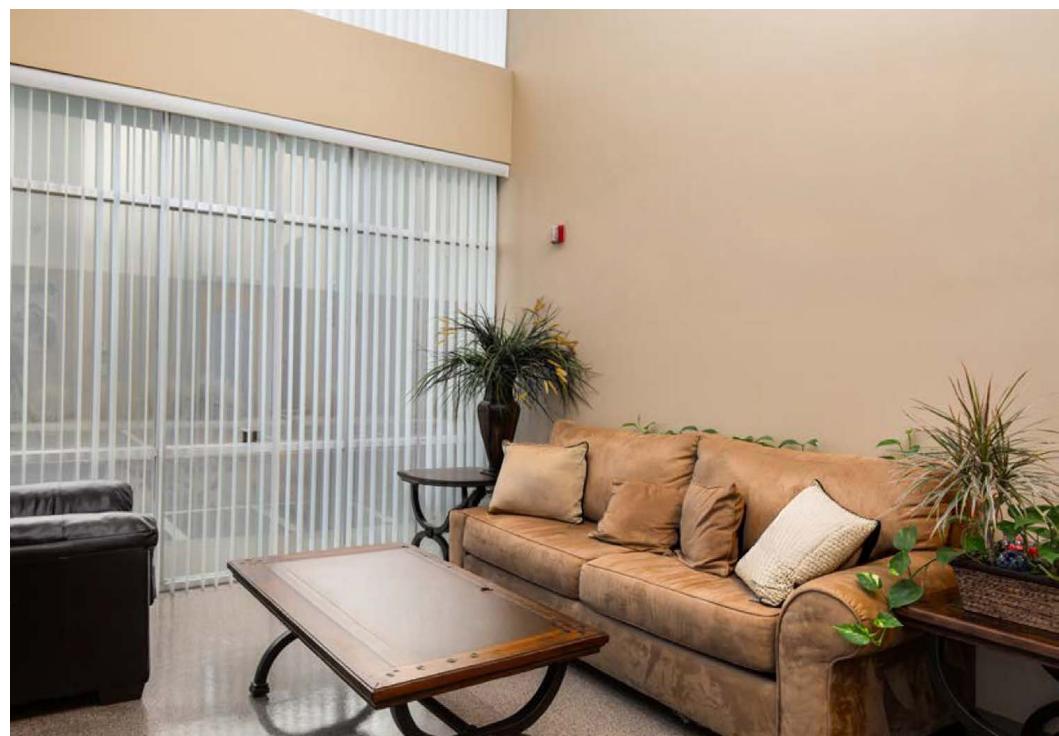
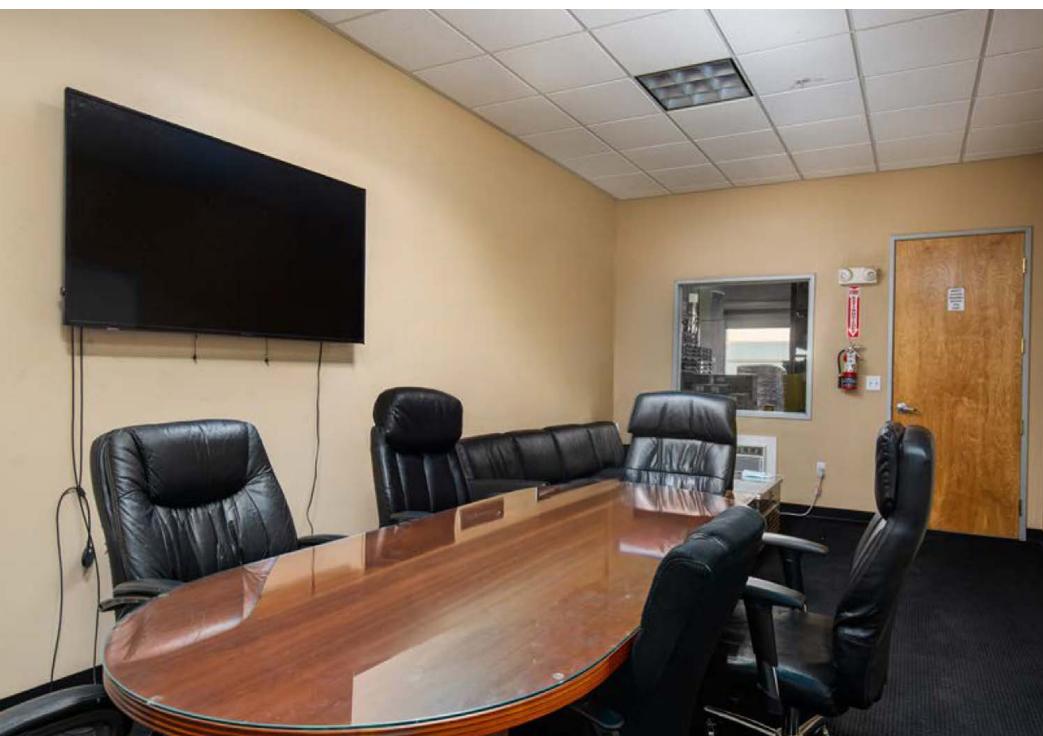
EXTERIORS

INTERIORS

EXTERIORS

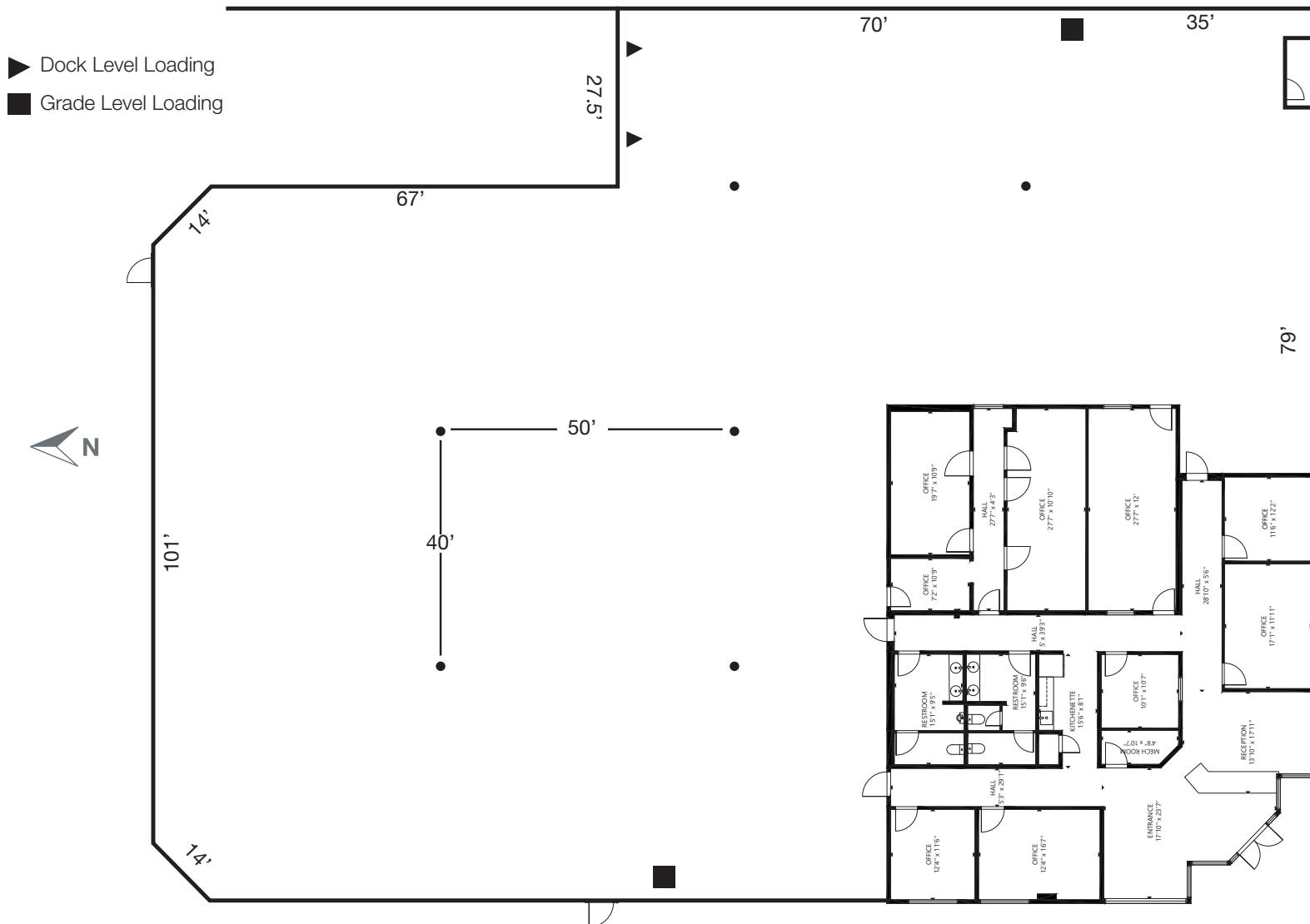


INTERIORS



FLOOR PLAN

7490





DEMOGRAPHIC REPORT

1 MILE RADIUS



Demographic and Income Profile

Ring: 1 mile radius

Prepared by Esri
Latitude: 36.05343
Longitude: -115.02220

Summary	Census 2010		Census 2020		2025		2030				
	Population	3,962	Households	1,458	Families	938	Average Household Size	2.71	2.82	2.78	2.77
Owner Occupied Housing Units	726		Owner HHs	1,041	1,093		1,114				
Renter Occupied Housing Units	732		Median Age	35.0	36.2		37.6				
Median Household Income	33.2										
Trends: 2025-2030 Annual Rate									Area	State	National
Population	-0.03%		Households	0.06%	Families	-0.02%	Owner HHs	0.38%	2025	2030	2025
									0.84%	1.00%	0.42%
									0.64%	0.54%	0.64%
									0.94%	1.24%	0.91%
									1.24%	1.42%	1.24%
									2.80%	2.80%	2.53%
Households by Income									2025	2030	
<\$15,000			Number		Percent		Number		Percent		
\$15,000 - \$24,999			249		12.5%		243		12.2%		
\$25,000 - \$34,999			91		4.6%		72		3.6%		
\$35,000 - \$49,999			84		4.2%		72		3.6%		
\$50,000 - \$74,999			174		8.7%		142		7.1%		
\$75,000 - \$99,999			298		15.0%		277		13.9%		
\$100,000 - \$149,999			333		16.7%		314		15.7%		
\$150,000 - \$199,999			430		21.6%		458		22.9%		
\$200,000+			136		6.8%		158		7.9%		
Median Household Income							197		9.9%		
Average Household Income											
Per Capita Income											
Population by Age									2025	2030	
0 - 4	255	6.4%	Number		Percent		338	6.0%	323	5.8%	
5 - 9	267	6.7%					360	6.4%	318	5.7%	
10 - 14	290	7.3%					379	6.7%	343	6.2%	
15 - 19	258	6.5%					348	6.2%	318	5.7%	
20 - 24	329	8.3%					395	7.0%	362	6.5%	
25 - 34	689	17.4%					999	17.7%	1,005	18.1%	
35 - 44	593	15.0%					816	14.5%	869	15.6%	
45 - 54	562	14.2%					701	12.4%	667	12.0%	
55 - 64	395	10.0%					639	11.3%	584	10.5%	
65 - 74	205	5.2%					447	7.9%	506	9.1%	
75 - 84	98	2.5%					163	2.9%	222	4.0%	
85+	22	0.6%					49	0.9%	47	0.8%	
Race and Ethnicity									2025	2030	
White Alone	2,772	69.9%	Number		Percent		2,972	52.7%	2,720	48.9%	
Black Alone	215	5.4%					405	7.2%	426	7.7%	
American Indian Alone	17	0.4%					36	0.6%	37	0.7%	
Asian Alone	420	10.6%					824	14.6%	877	15.8%	
Pacific Islander Alone	19	0.5%					78	1.4%	83	1.5%	
Some Other Race Alone	282	7.1%					442	7.8%	485	8.7%	
Two or More Races	238	6.0%					877	15.6%	933	16.8%	
Hispanic Origin (Any Race)	807	20.4%					1,285	22.8%	1,386	24.9%	

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

September 05, 2025

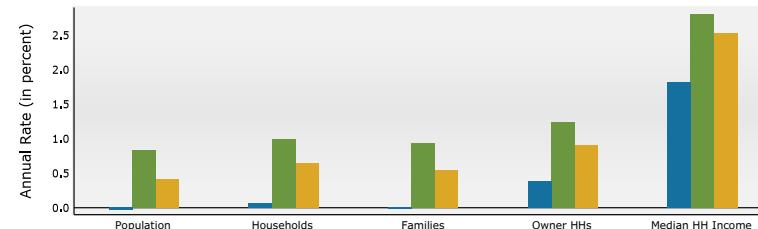


Demographic and Income Profile

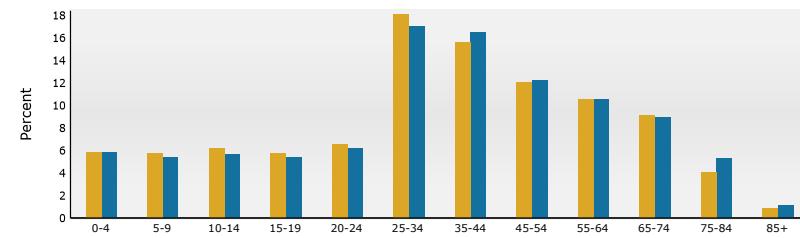
Ring: 1 mile radius

Prepared by Esri
Latitude: 36.05343
Longitude: -115.02220

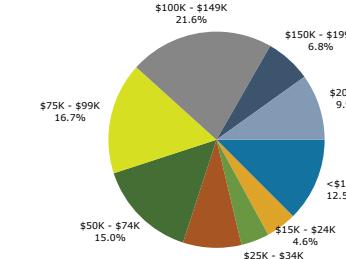
Trends 2025-2030



Population by Age

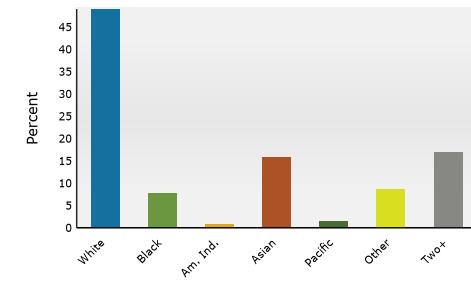


2025 Household Income



2025 Percent Hispanic Origin: 24.9%

2025 Population by Race



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3 MILE RADIUS



Demographic and Income Profile

Ring: 3 mile radius

Prepared by Esri
Latitude: 36.05343
Longitude: -115.02220

Summary	Census 2010		Census 2020		2025		2030	
	Population	Households	Families	Average Household Size	Owner Occupied Housing Units	Renter Occupied Housing Units	Median Age	
Population	85,786	33,019	21,093	2.58	18,415	14,604	35.4	121,411
Households								43,617
Families								48,565
Average Household Size								27,211
Owner Occupied Housing Units								29,690
Renter Occupied Housing Units								27,270
Median Age								29,781
								21,346
								21,295
								22,229
								38.8
								40.1
Trends: 2025-2030 Annual Rate								
	Area	State	National					
Population	1.19%	0.84%	0.42%					
Households	1.38%	1.00%	0.64%					
Families	1.35%	0.94%	0.54%					
Owner HHs	1.78%	1.24%	0.91%					
Median Household Income	2.67%	2.80%	2.53%					
Households by Income								
	Number	Percent	Number	Percent				
<\$15,000	3,092	6.4%	2,757	5.3%				
\$15,000 - \$24,999	2,619	5.4%	2,120	4.1%				
\$25,000 - \$34,999	2,725	5.6%	2,363	4.5%				
\$35,000 - \$49,999	4,198	8.6%	3,507	6.7%				
\$50,000 - \$74,999	7,994	16.5%	8,052	15.5%				
\$75,000 - \$99,999	7,679	15.8%	7,955	15.3%				
\$100,000 - \$149,999	9,551	19.7%	10,899	21.0%				
\$150,000 - \$199,999	5,340	11.0%	6,704	12.9%				
\$200,000+	5,366	11.0%	7,654	14.7%				
Median Household Income	\$85,023		\$96,978					
Average Household Income	\$111,578		\$125,620					
Per Capita Income	\$44,757		\$50,852					
Population by Age								
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,691	6.6%	6,137	5.6%	6,521	5.4%	6,772	5.3%
5 - 9	5,655	6.6%	6,580	6.0%	6,906	5.7%	6,862	5.3%
10 - 14	5,679	6.6%	6,930	6.3%	6,998	5.8%	7,259	5.6%
15 - 19	5,704	6.6%	6,606	6.0%	6,981	5.7%	6,871	5.3%
20 - 24	5,996	7.0%	6,976	6.3%	7,545	6.2%	7,839	6.1%
25 - 34	13,623	15.9%	17,766	16.1%	18,696	15.4%	18,280	14.2%
35 - 44	12,714	14.8%	15,689	14.2%	17,983	14.8%	19,953	15.5%
45 - 54	12,123	14.1%	14,387	13.0%	15,382	12.7%	16,874	13.1%
55 - 64	9,664	11.3%	13,554	12.3%	14,283	11.8%	14,535	11.3%
65 - 74	5,520	6.4%	10,202	9.2%	11,852	9.8%	12,912	10.0%
75 - 84	2,636	3.1%	4,485	4.1%	6,655	5.5%	8,375	6.5%
85+	780	0.9%	1,241	1.1%	1,609	1.3%	2,304	1.8%
Race and Ethnicity								
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	61,017	71.1%	59,798	54.1%	60,942	50.2%	61,507	47.7%
Black Alone	6,091	7.1%	10,849	9.8%	12,759	10.5%	13,712	10.6%
American Indian Alone	646	0.8%	956	0.9%	1,072	0.9%	1,132	0.9%
Asian Alone	6,254	7.3%	11,108	10.0%	13,401	11.0%	15,194	11.8%
Pacific Islander Alone	591	0.7%	1,125	1.0%	1,308	1.1%	1,444	1.1%
Some Other Race Alone	6,525	7.6%	10,384	9.4%	12,666	10.4%	14,370	11.2%
Two or More Races	4,662	5.4%	16,334	14.8%	19,263	15.9%	21,476	16.7%
Hispanic Origin (Any Race)	17,663	20.6%	26,547	24.0%	31,997	26.4%	36,068	28.0%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

September 05, 2025

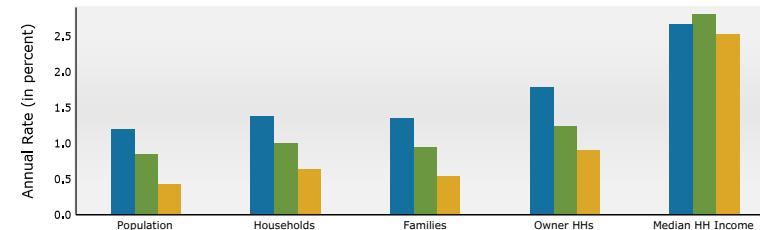


Demographic and Income Profile

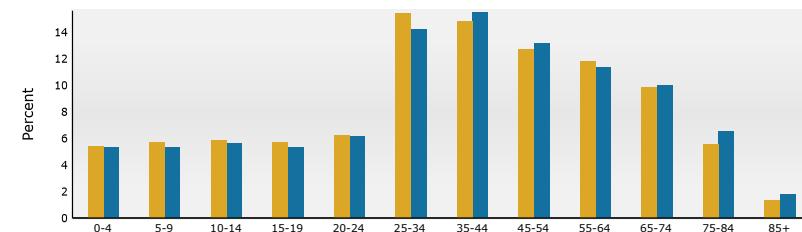
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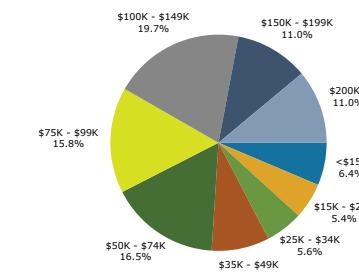
Trends 2025-2030



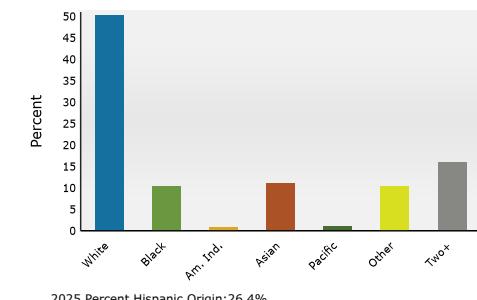
Population by Age



2025 Household Income



2025 Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

September 05, 2025

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5 MILE RADIUS



Demographic and Income Profile

Ring: 5 mile radius

Prepared by Esri
Latitude: 36.05343
Longitude: -115.02220

Summary	Census 2010		Census 2020		2025		2030	
	Population	Households	Families	Average Household Size	Owner Occupied Housing Units	Renter Occupied Housing Units	Median Age	Population
Population	240,200	91,479	60,403	2.61	55,899	35,580	37.2	283,199
Households								110,309
Families								118,118
Average Household Size								74,522
Owner Occupied Housing Units								72,869
Renter Occupied Housing Units								78,342
Median Age								45,249
								46,154
								41.9
Trends: 2025-2030 Annual Rate								
	Area	State	National					
Population	0.88%	0.84%	0.42%					
Households	1.06%	1.00%	0.64%					
Families	1.02%	0.94%	0.54%					
Owner HHs	1.46%	1.24%	0.91%					
Median Household Income	2.93%	2.80%	2.53%					
Households by Income								
	Number	Percent	Number	Percent				
<\$15,000	7,202	6.1%	6,376	5.1%				
\$15,000 - \$24,999	5,986	5.1%	4,814	3.9%				
\$25,000 - \$34,999	7,027	5.9%	6,015	4.8%				
\$35,000 - \$49,999	10,483	8.9%	8,838	7.1%				
\$50,000 - \$74,999	20,186	17.1%	19,725	15.8%				
\$75,000 - \$99,999	17,187	14.6%	17,394	14.0%				
\$100,000 - \$149,999	22,684	19.2%	25,539	20.5%				
\$150,000 - \$199,999	12,619	10.7%	15,556	12.5%				
\$200,000+	14,744	12.5%	20,239	16.3%				
Median Household Income								
	\$85,100		\$98,312					
Median Household Income								
Average Household Income	\$115,045		\$128,844					
Per Capita Income	\$45,327		\$51,218					
Population by Age								
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,273	6.4%	14,798	5.2%	15,131	5.1%	15,542	5.0%
5 - 9	15,644	6.5%	16,683	5.9%	16,324	5.5%	15,987	5.1%
10 - 14	16,257	6.8%	18,163	6.4%	17,348	5.8%	17,153	5.5%
15 - 19	16,220	6.8%	17,122	6.0%	17,584	5.9%	16,772	5.4%
20 - 24	15,447	6.4%	16,752	5.9%	17,736	5.9%	18,307	5.9%
25 - 34	33,790	14.1%	39,417	13.9%	41,298	13.8%	41,421	13.3%
35 - 44	34,783	14.5%	38,053	13.4%	41,214	13.8%	44,154	14.2%
45 - 54	34,701	14.4%	37,595	13.3%	38,192	12.8%	40,220	12.9%
55 - 64	29,027	12.1%	36,766	13.0%	37,302	12.5%	37,268	11.9%
65 - 74	17,721	7.4%	29,540	10.4%	32,001	10.7%	34,398	11.0%
75 - 84	8,734	3.6%	14,256	5.0%	19,515	6.5%	23,672	7.6%
85+	2,602	1.1%	4,056	1.4%	5,043	1.7%	7,127	2.3%
Race and Ethnicity								
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	171,571	71.4%	157,540	55.6%	155,326	52.0%	154,926	49.7%
Black Alone	15,471	6.4%	24,926	8.8%	28,088	9.4%	29,646	9.5%
American Indian Alone	1,752	0.7%	2,750	1.0%	3,007	1.0%	3,152	1.0%
Asian Alone	16,726	7.0%	24,640	8.7%	28,489	9.5%	31,940	10.2%
Pacific Islander Alone	1,590	0.7%	2,598	0.9%	2,895	1.0%	3,155	1.0%
Some Other Race Alone	20,787	8.7%	29,246	10.3%	33,771	11.3%	37,417	12.0%
Two or More Races	12,304	5.1%	41,499	14.7%	47,112	15.8%	51,785	16.6%
Hispanic Origin (Any Race)	52,253	21.8%	71,382	25.2%	81,865	27.4%	90,398	29.0%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

September 05, 2025

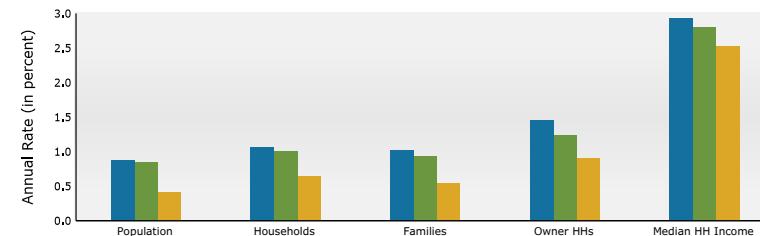


Demographic and Income Profile

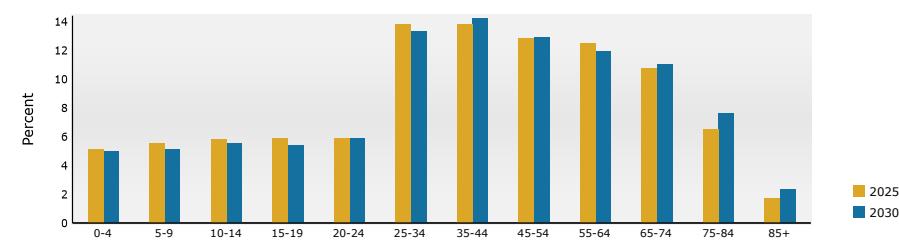
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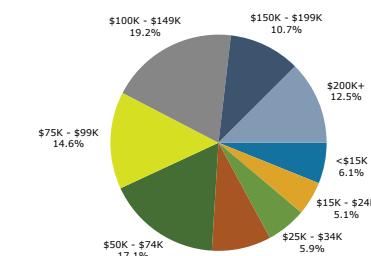
Trends 2025-2030



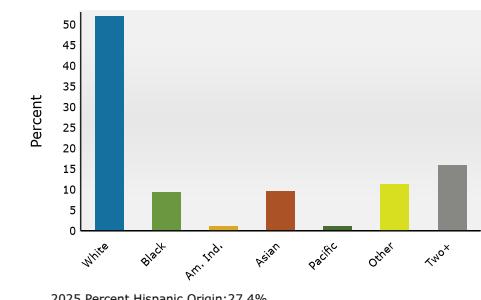
Population by Age



2025 Household Income



2025 Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

September 05, 2025

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LAS VEGAS MARKET



LAS VEGAS IMMERSIVE DISTRICT

Excerpt from lasvegasnevada.gov/News

May 2025

"More than 35 acres near AREA15 will officially be called the Vegas Immersive District, a new entertainment district. More than 35 acres near AREA15 will officially be called the Vegas Immersive District, a new entertainment district that will include housing, businesses, new immersive experiences and much more. It will include:

- 100,000-square-feet of horror themed immersive entertainment
- 418,000-square-feet of retail space
- 320,000-square-feet of office space
- 200 hotel rooms
- 585 multi-family housing units

They expect to welcome 3.5 million annual visitors with \$796 million in annual on-site spending. It will create 4,086 jobs. A maximum of \$15.8 million annually in eligible sales tax revenues from this district will support the rest of the buildout until at least 2037."

VEGAS LOOP, THE BORING CO.

Excerpt from teslarati.com

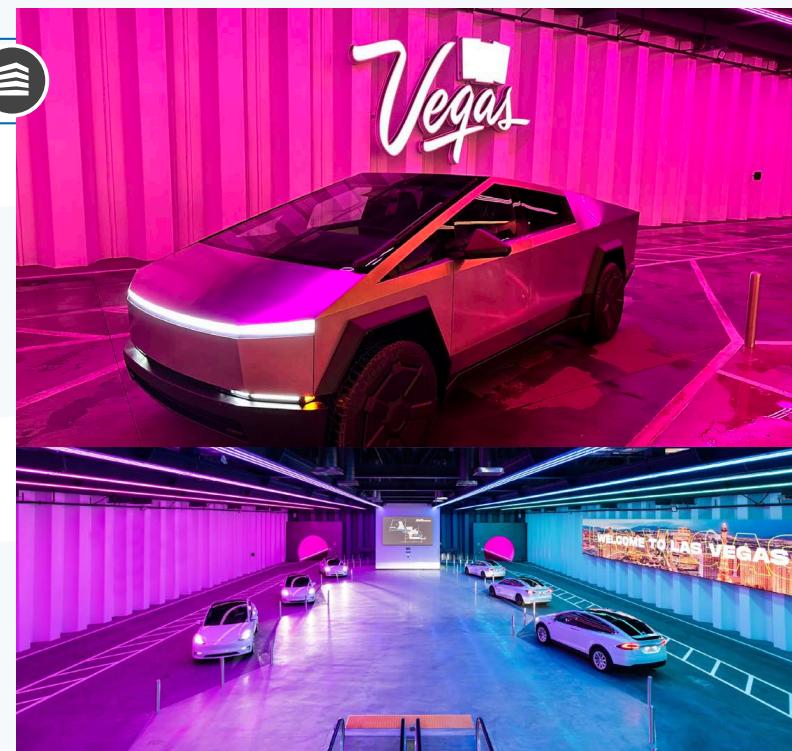
May 2025 | by Maria Merano

"The Boring Company clears fire safety delays, paving the way to accelerating its Vegas Loop expansion plans. After overcoming fire safety hurdles, the Boring Company is accelerating its Vegas Loop expansion. The project's progress signals a transformative boost for Sin City's transportation and tourism.

Elon Musk's tunneling company, along with The Las Vegas Convention and Visitors Authority (LVCVA) and Clark County, resolved fire safety concerns that delayed new stations. 'It's new. It's taken a little time to figure out what the standard should be,' said Steve Hill, LVCVA President and CEO, during last week's board meeting. 'We've gotten there. We're excited about that. We're ready to expand further, faster, than we have.'

Last month, the company submitted permits for tunnel extensions connecting Encore to a parcel of land owned by Wynn and Caesars Palace. The three tunnels are valued at \$600,000 based on county records.

Plans for a Tropicana Loop are also advancing, linking UNLV to MGM Grand, T-Mobile Arena, Allegiant Stadium, Mandalay Bay, and the upcoming Athletics' ballpark. Downtown extensions from the convention center to the Strat, Fremont Street Experience, and Circa's Garage Mahal are also in the permitting process..."





A'S BASEBALL STADIUM

Excerpt from kslsports.com

April 2025 | by Mark Anderson

"The Las Vegas A's are moving toward the next major step in their relocation to Sin City, a ballpark groundbreaking.

They cleared a significant hurdle last week when the Clark County Commission approved land-use permits. That approval followed the unveiling of new stadium renderings and the announcement of a Las Vegas patch on players' uniform sleeves for the next three seasons under a sponsorship with the Las Vegas Convention and Visitors Authority.

There are some documents that still need to be completed and submitted, but there appears to be nothing major that would block putting shovels in the ground.

A's President Marc Badain the team is on track for a June groundbreaking for the \$1.75 billion, 33,000-person capacity ballpark intended to open for the 2028 season. The club is playing the first of at least three seasons in a Triple-A ballpark at West Sacramento, California.

"Locally, everybody knows this project's going to happen," Badain said. "Nationally, there are a lot of skeptics. There will always be a lot of skeptics. There's a lot of people that make a living out of questioning the success of sports venues and what they actually do for a community. You're never going to eradicate that negativity. It's just out there."

"The community has obviously seen the impact that the sports facilities and the sports teams have had on the diversification of the economy as well as the enhancement of the Las Vegas brand and what the city can offer," Badain said. "It used to be the entertainment capital of the world. Now, everybody refers to it as the sports and entertainment capital of the world."



BRIGHTLINE WEST RAILWAY PROJECT

Excerpt from en.as.com

May 2025 | by William Allen

"Brightline West: Inside the ambitious \$12-billion high-speed rail project transforming travel in the U.S.

A planned rail line connecting Nevada and Southern California will be "the greenest form of transportation in America", according to the company leading the project.

Scheduled for completion later this decade, a planned high-speed rail line aims to halve travel times between Las Vegas and Los Angeles - and significantly reduce pollution caused by road traffic between the two U.S. cities.

Led by the private rail service company Brightline, the project is expected to cost around \$12 billion, boosted by significant federal funding. Notably, in April last year it was announced that construction of the line is to benefit from a \$3 billion grant from the Federal Department of Transportation.

Known as Brightline West, the 218-mile rail route is to run between Las Vegas and Rancho Cucamonga, a city around 35 miles east of downtown. An expected nine million passengers a year are to be carried on a fleet of "zero-emission, fully electric" trains capable of top speeds of around 200 mph."



DEVELOPMENT PROJECTS

MIDTOWN PLAZA



Excerpt from reviewjournal.com

April 2025 | by Eli Segall

"Developers of The English Hotel have kicked off a big project to add several buildings around their Arts District property.

Z Life Co. held a ceremonial groundbreaking Friday for Midtown, a multi-tower project around the intersection of Coolidge Avenue and First Street in Las Vegas. Plans call for condos, hotel rooms and apartments

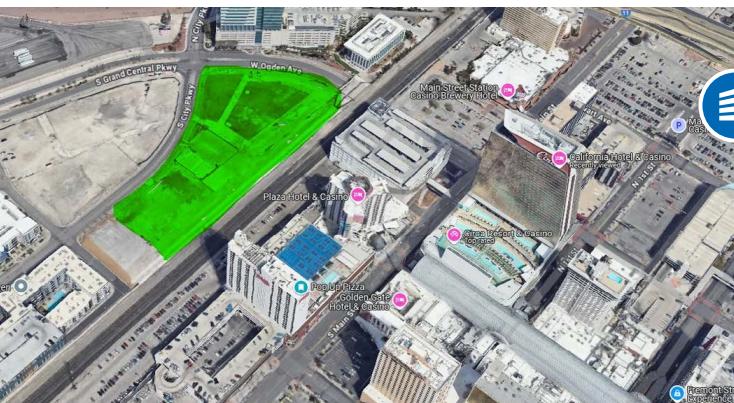
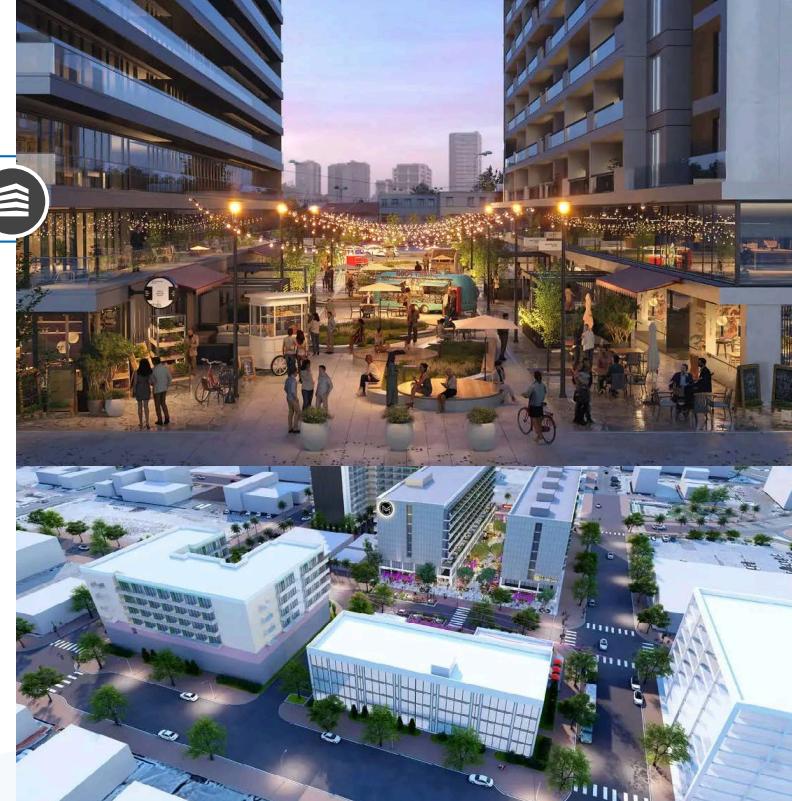
Midtown Plaza, as this first big segment of the broader development is known, will feature six new buildings around The English Hotel, according to Anna Olin, chief operating officer of Z Life.

All told, she said her group is investing roughly \$300 million with Midtown Plaza.

She noted they are developing the project north of Charleston Boulevard in an area that has been "unused for a number of years," while the Arts District south of Charleston has had a surge of new eateries, coffee shops and retailers open.

Las Vegas Mayor Shelley Berkley told attendees Friday that Midtown will offer residents a more urban lifestyle.

"This is going to change downtown Las Vegas and make the Arts District a part of the community that not only do people want to go and visit, but they want to live here," she said."



CIRCA 2 CASINO & RESORT

Excerpt from 8newsnow.com/news

May 2025 | by James Schaeffer

" Las Vegas Mayor Shelley Berkley hyped the new developments and projects in the Symphony Park neighborhood during her State of the City address Wednesday night.

"These projects, along with the new medical office building, plans for a new art museum envisioned by Elaine Wynn and her team," she said. "And a casino developed by Derek Stevens on the northeast corner of Symphony Park, are all in our future."

According to Symphony Park's master plan site map, the new project is titled "Circa 2 Casino & Resort." It is located a few yards behind the existing Circa Parking Garage, otherwise known as the Garage Mahal.

Clark County records show the 6.42-acre property was purchased in July 2017 by PQ Holdings LLC; it is currently zoned as a planned development.

The parcel appeared to be busy with workers driving onto the Tre Builder's site and walking into a modular building."



DEVELOPMENT PROJECTS

HARD ROCK HOTEL



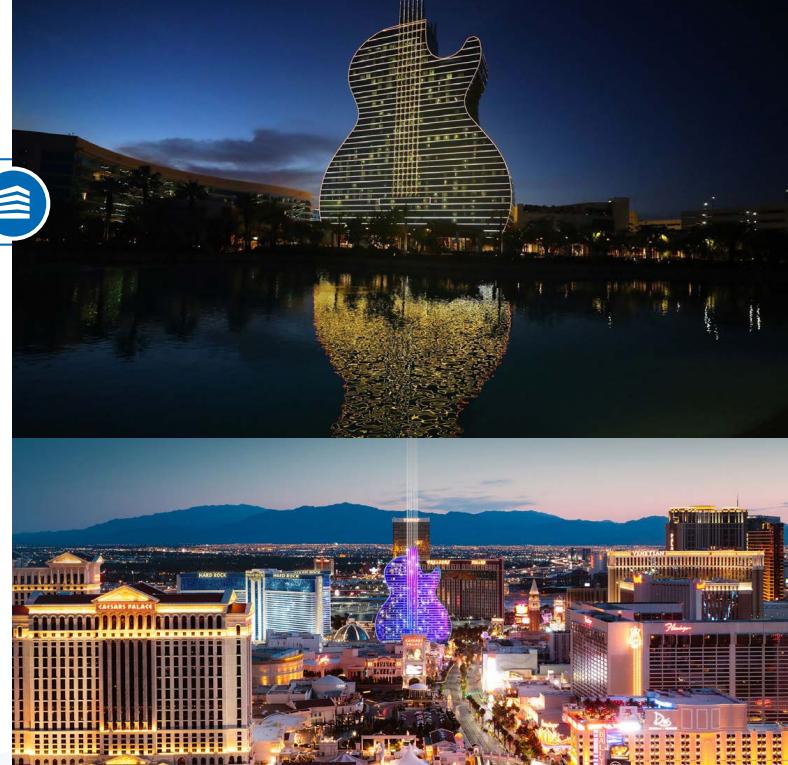
Excerpt from casino.org/vitalvegas

April 2025 | by Scott Roeben,

"After months of demolition and site preparation, the guitar hotel tower at Hard Rock Las Vegas (previously Mirage) is starting to look like a thing. Feel like you've missed something? Don't fret. It's time for a guitar tower construction update. Because guitars have "frets." Please keep up.

Hard Rock Las Vegas is expected to open in 2027, so let's see what's up with this magnificent erection expected to change the Las Vegas skyline forever. The Seminoles, owners of Hard Rock, have spent months getting ready for this build, including clearing the space, setting up temporary facilities for workers and digging down to the appropriate depth for foundations. The depth of the building's foundations is determined by things like soil conditions, load-bearing capacity and the building's final height.

Hard Rock's guitar tower will be 660 feet tall, which we consider a missed opportunity because if it was 666, it would be all the numbers on a roulette wheel added up. Circa tried something similar when it announced it would have 777 rooms, but that ended up being a P.R. hook (the industry term is "hooey"). Hard Rock probably made the right decision, especially given nobody wants the "number of the beast" attached to their fancy new casino."



LVXP MEGA PROJECT



Excerpt from lavishvegas.com

May 2025 | by Greg Haas

"The future arrives in Las Vegas as the renowned real estate developer LVXP announced plans to transform the long-vacant 27-acre site on Las Vegas Boulevard, previously home to the classic Wet 'n Wild waterpark, into a multi-billion-dollar entertainment and lifestyle venue. This new mega-complex promises a retail center, casinos, a 752-foot hotel and condo tower featuring a 6,000-seat theater and an arena designed to lure an NBA franchise to Sin City. LVXP is in its early planning stages, so everything remains speculative, but this is one of the most exciting projects to hit Las Vegas this decade.

The growing Henderson community of Inspirada will have its own resort and casino. According to city records, Station Casinos received approval to build Inspirada Station on a nearly 4-acre lot near Via Inspirada and Bicentennial Parkway. The hotel will have just over 200 rooms with a casino, meeting space, three restaurants, a food hall, a bowling alley, and a movie theater. Still, the potential resort isn't a done deal. Station Casinos has multiple properties in development, often filing for permits years in advance; only time will tell if Inspirada Station remains at the top of that list. Rendering courtesy Station Casinos Facebook. The grand opening of Otonomus by AHC, the first-ever Las Vegas hotel built in partnership with Airbnb, is on track for Summer 2025. Minutes from Allegiant Stadium, it promises a blend of cutting-edge AI technology, style, and hospitality. The new resort brings over 300 rooms, retail, multiple pools, a delightful Lebanese restaurant, and a rooftop lounge. Renderings reveal a sleek, modern design, similar to a luxury apartment complex with three centralized courtyard areas. The project is being developed by AHC Global Holdings, who hope to bring the concept to Japan and other destinations around the world..."





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