

COMMERCE ON REVERE North Las Vegas, Nevada

Three commercial drive-thru pads
Ground Lease or BTS

Schools within a mile of the site

- Northeast Career & Tech academy
- Legacy High school
- Ruby Duncan Elementary school
- Don E Hayden Elementary School
- Brian & Teri Cram Middle School

5% Broker
Commission
Incentive



AVAILABLE LEASING PADS



- **Three pad options** 288 sq ft- 2500 sq ft
- Ideal for **fast-food restaurants**
- High-visibility location offers excellent exposure from major roads, ensuring high traffic and convenience for your customers.
- **Customizable space** to fit kitchen and operational needs
- **High-traffic area** with excellent visibility
- Located in a **fast-developing neighborhood** with increasing residential and commercial growth

POTENTIAL BUILD OUT DESIGN



PAD ONE

Available Now

- \$75,000 Annually
- BTS Costs- TBD
- 1,000 sq ft finished pad
- Ideal drive- thru property
- Completely finished pad ready for ground lease or BTS
- All utility hook ups are available for immediate use



PAD TWO

- 1,800 sq ft Finished Pad
- **\$95,000 Annually**
- BTS Costs- TBD

PAD THREE

- 288 sq ft Walk-Up Fast-Food Restaurant
- **\$40,000 Annually**
- BTS Costs- TBD
- Completely finished pads ready for ground lease or BTS
- Merging the two pads into one large allows a building size of 1800-3000+/- sq ft
- **125,000k Annually**, BTS Costs- TBD
- **Utilities Available**

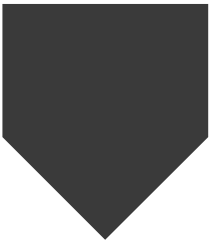


35 ACRE REGIONAL PARK

- ❑ Park adjacent to site along the western property line: construction on phase I is currently underway.
- ❑ 4 basketball courts, 4 volleyball courts, open space, water park/splash pad, group picnic areas, 4 softball fields, 3 soccer fields.
- ❑ Site will have intentional pedestrian connectivity to park & amenities.



THE FUTURE NEIGHBORHOOD



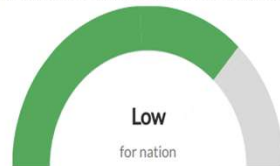
Median monthly rent by number of bedrooms



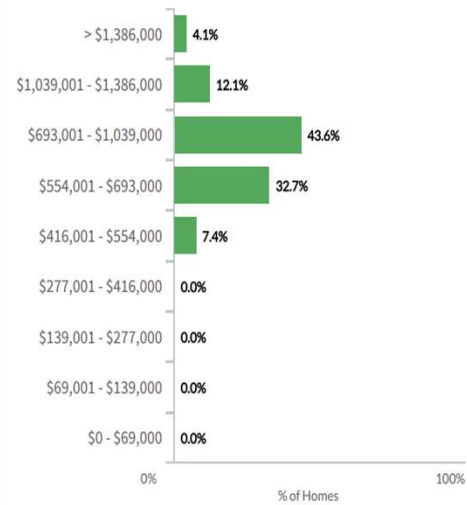
Higher average rent than 73.4% of Nevada neighborhoods.



Higher average rent than 73.2% of U.S. neighborhoods.



Neighborhood Home Prices



Higher home value than 88.8% of Nevada neighborhoods.



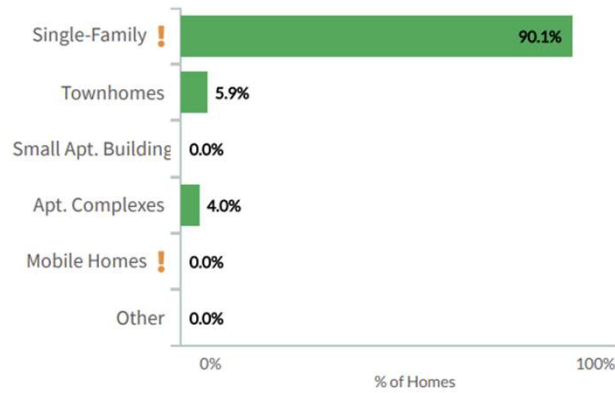
Higher home value than 82.7% of U.S. neighborhoods.



HOUSING MARKET DETAILS

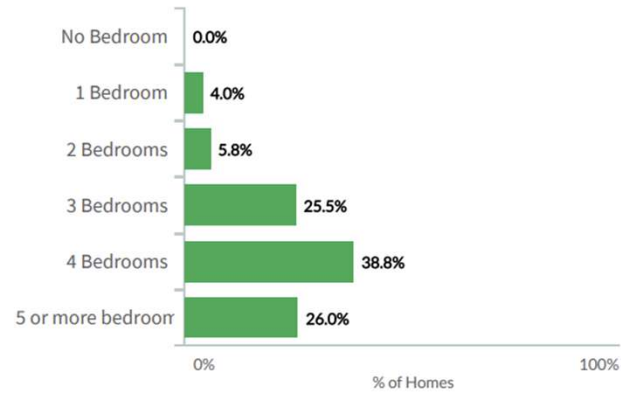
Types of Homes

⚠ This neighborhood has among the **highest** percentages of single family detached homes of all neighborhoods in America according to NeighborhoodScout analysis. This neighborhood has among the **lowest** percentage of mobile homes and trailers of all neighborhoods in America according to NeighborhoodScout analysis.



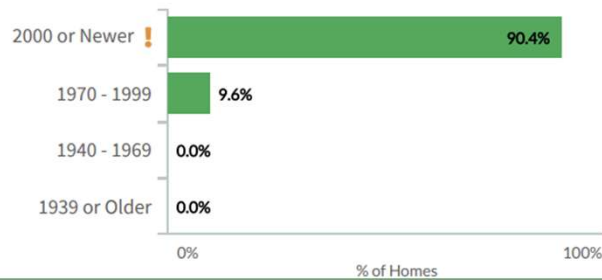
Home Size

⚠ This neighborhood has among the **highest** percentage of five or more bedroom residences of all neighborhoods in America according to NeighborhoodScout analysis.

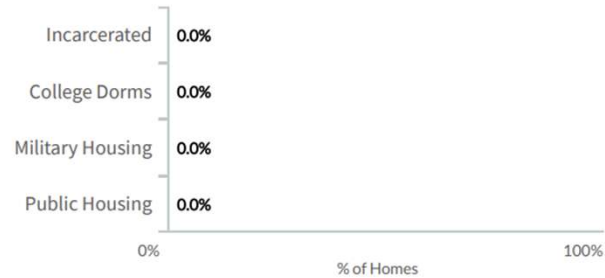


Age of Homes

⚠ This neighborhood has among the **highest** percentage of homes and other residences built in 2000 or later of all neighborhoods in America according to NeighborhoodScout analysis.



Special Purpose Housing



Neighborhood Look and Feel

Suburban: Although not necessarily outside city limits, these neighborhoods have a more generous amount of space per person with densities generally between 1,000 and 5,000 people per square mile.



LIFESTYLE

Percentage of neighborhoods in America that this neighborhood surpasses.

Family Friendly	86.2%	Very Good
Luxury Communities	85.9%	Very Good
Young Single Professionals	47.9%	Poor
Retirement Dream Areas	40.1%	Poor
College Student Friendly	17.9%	Poor
Vacation Home Locations	0.0%	Poor
First Time Homebuyers	0.0%	Poor

There isn't one neighborhood that is best for everyone. The best neighborhood for you may not be the best one for someone else. Similarly, what you want as a first-time home buyer may be different than what you want when you have school-aged children, or when you are nearing retirement.

The length of the bars indicate the percentage of neighborhoods in America that this neighborhood is more family-friendly than, more college student friendly than, more luxurious than, and so forth.

AVERAGE INCOME

Per Capita Income

Best measure of the average spending power of each person in the neighborhood.



Median Household Income

Best measure of the budget of the typical family or other non-family household.

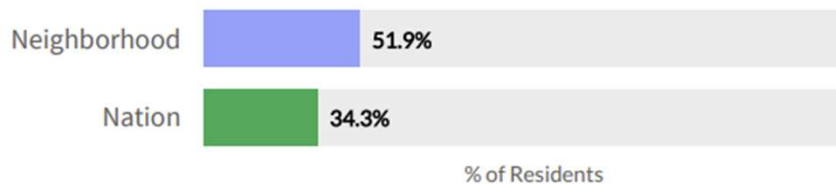


EDUCATION

Adults with College Degree

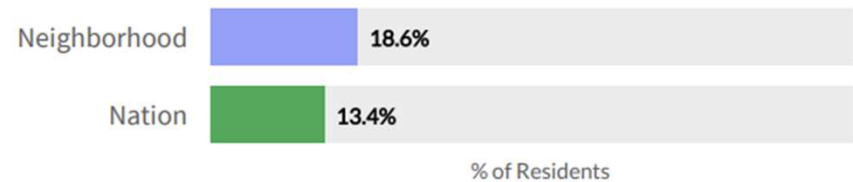
Adults aged 25 and older that have attained at least a 4 year college degree like a BA.

⚠ This neighborhood has one of the **highest** levels of adult educational attainment in the state, according to NeighborhoodScout's exclusive analysis.



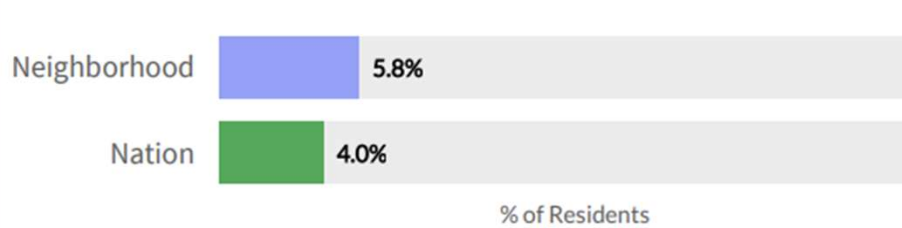
Adults with Advanced Degree

Adults aged 25 and older that have attained a graduate or professional degree above and beyond a 4 year degree.

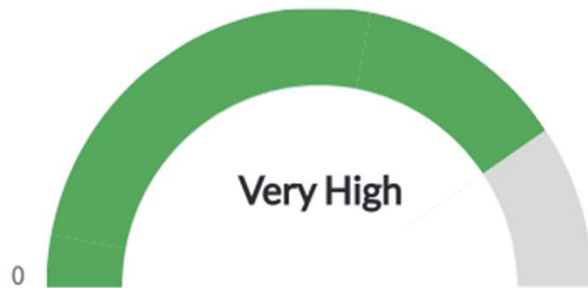


UNEMPLOYMENT RATE

The percent of neighborhood residents who are seeking employment, but are currently unemployed.

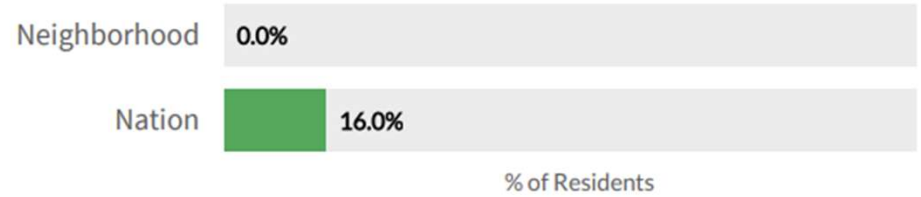


More educated than **81.75%** of U.S. neighborhoods.

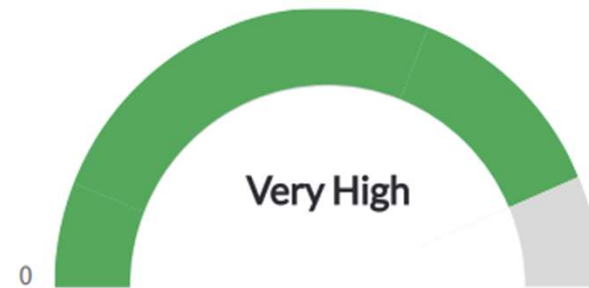


CHILDREN LIVING IN POVERTY

⚠ This neighborhood has one of the **lowest** percentages of children living below the federal poverty line of any neighborhood in this state.



Higher income than **87.07%** of U.S. neighborhoods.



CONTACT OWNER BUILDER

Broker Co-op welcomed

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