







## EXECUTIVE SUMMARY

PROPERTY OVERVIEW

PROPERTY DETAILS



EXECUTIVE SUMMARY

PRICE:  
**CALL BROKER**

BUILDING SIZE:  
**21,000 SF**

LOT SIZE:  
**1.35 AC**

PROPERTY TYPE:  
**RETAIL**

YEAR BUILT:  
**1958**

# 4101 W CHARLESTON BLVD.

Las Vegas, NV 89120

## PROPERTY OVERVIEW

Northcap Commercial is please to offer for lease 4101 W Charleston Blvd. Located in Las Vegas, Nevada, this site offers a new owner to take advantage of the large lot to sell outdoor furniture, pools/spa, or other household landscapes with an automotive-use potential. With a +/- 21,932 square foot building allows for an indoor showroom to showcase your product. Located in the heart of Las Vegas in an area that encapsulates the unique fusion of history, modernity, and the vibrant energy that defines the City of Las Vegas.

This building is situated along one of the busiest streets in Las Vegas, with Charleston Boulevard serving as a key artery that connects various neighborhoods and business hubs.

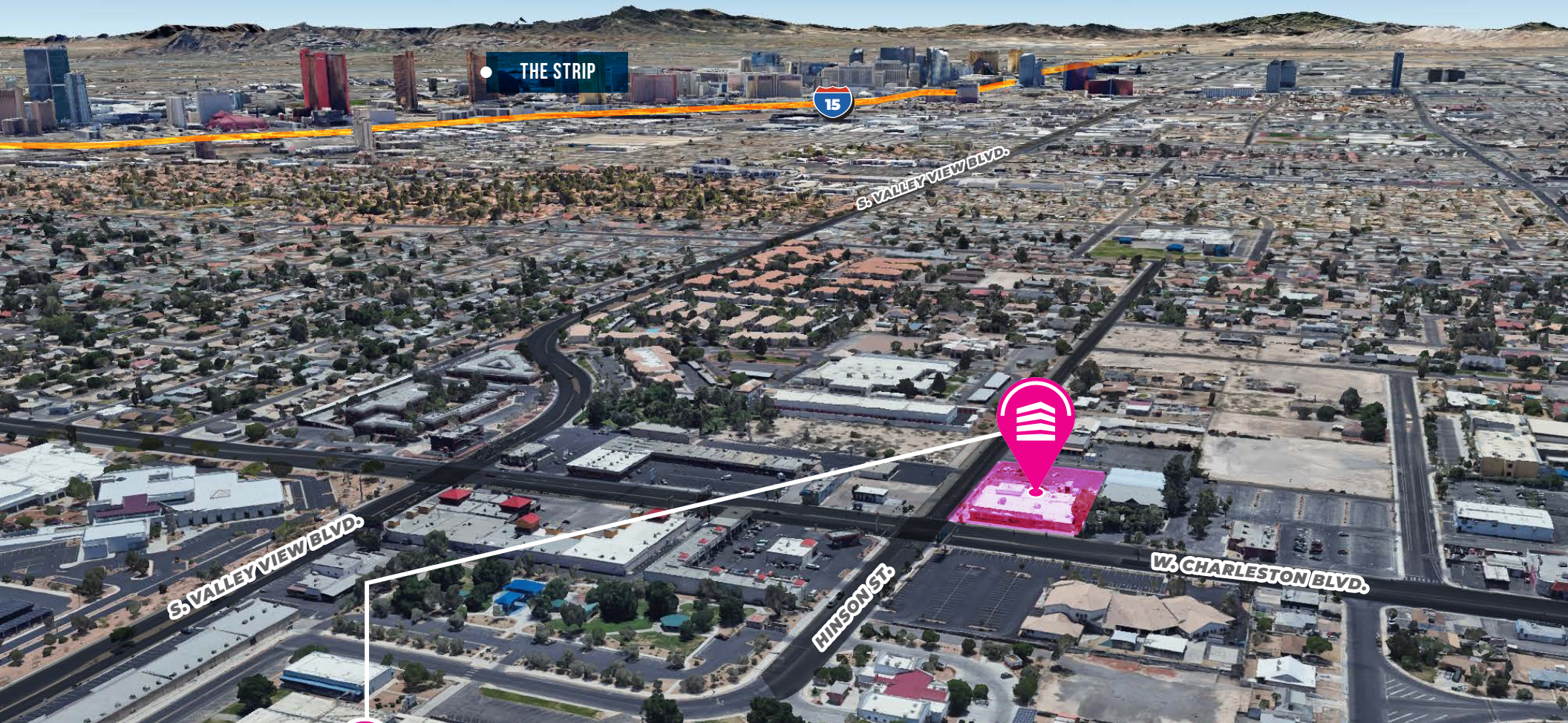
## PROPERTY DETAILS

<b>Lease Type</b>	NNN	<b>Property Type</b>	Retail
<b>Property Subtype</b>	Freestanding	<b>Price/SF</b>	<b>CALL BROKER</b>
<b>Building Class</b>	C	<b>Building Height</b>	1 Stories
<b>Tenancy</b>	Single	<b>Parcel #</b>	162 - 06 - 510 - 025
<b>Building FAR</b>	0.36	<b>Zoning</b>	C - 1 (Limited Commercial)
<b>Parking</b>	45 Spaces (4.76 Spaces per 1,000 SF Leased)	<b>Frontage</b>	212 FT on Charleston Blvd

Disclaimer: Our information is deemed reliable but not guaranteed

\* To Be Verified By Buyer

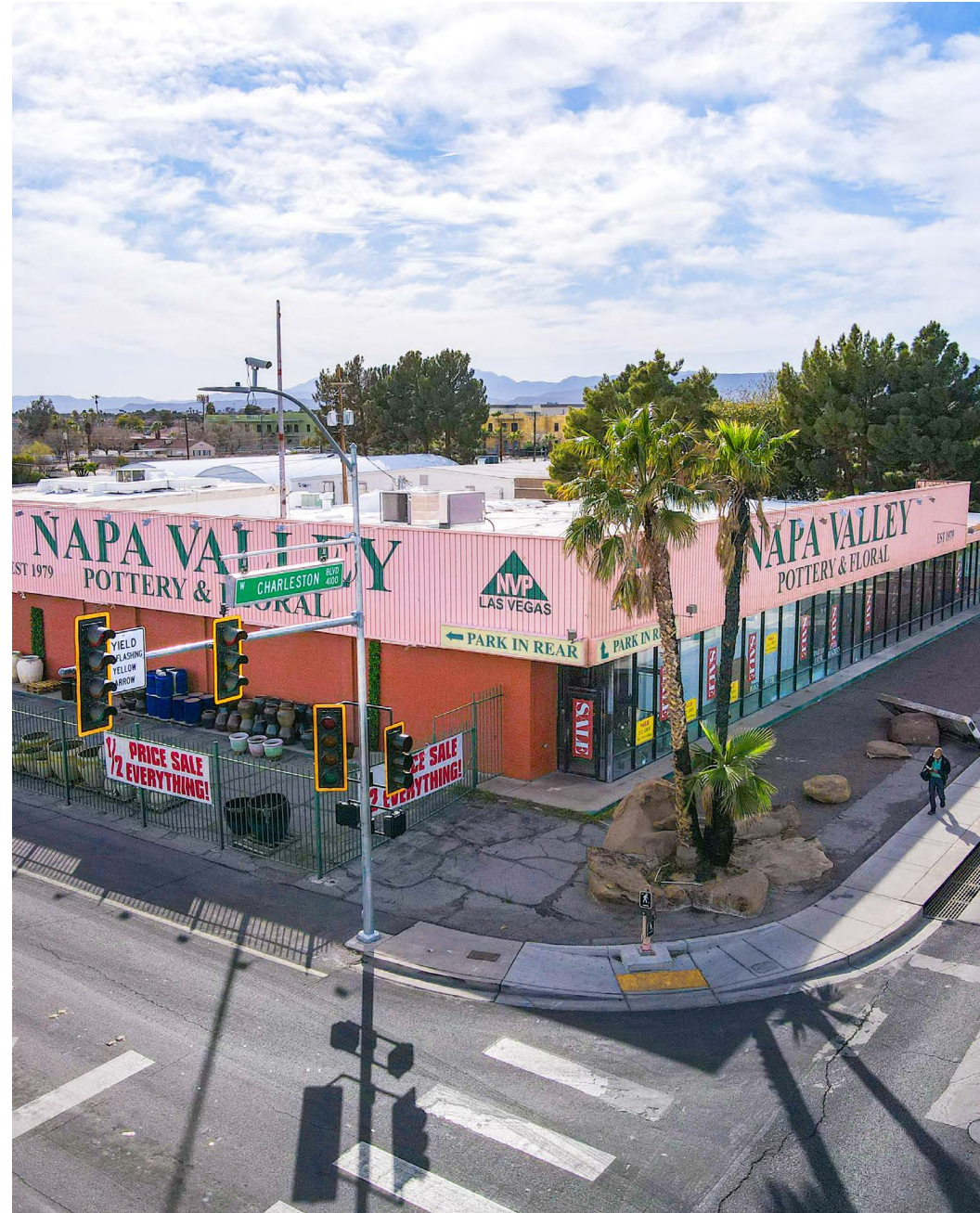




## LOCATION OVERVIEW

Being located on a major thoroughfare on Charleston Blvd is in a prime position for retail and service needs. Surrounded by a mix of residential buildings, from single-family homes to multi-family apartments. Nearby Cultural and Historical Attractions such as The Las Vegas Natural History Museum, The Neon Museum, and the Arts District are all nearby. Easily accessible and well-connected to other key areas, including The Strip, which is only a short drive away, and it's close to public transportation options. Close proximity to Downtown Las Vegas Medical District which offers the University Medical Center of Southern Nevada and other healthcare facilities.









# HIGHLIGHTS

## HIGHLIGHTS

- Proximity to Downtown Las Vegas
- Diverse Residential Area
- Near to Medical and Educational Facilities
- Access to Shopping and Services
- Great Transportation Access
- Nearby Cultural and Historical Attractions
- Bus Line
- Signage
- Signalized Intersection









**DEMOGRAPHIC REPORT**



1 MILE RADIUS



Demographic and Income Profile

4101 W Charleston Blvd, Las Vegas, Nevada, 89102  
Ring: 1 mile radius

James S. Han, CCIM - 702.825.2125  
Latitude: 36.15864  
Longitude: -115.19568

Summary	Census 2010	Census 2020	2024	2029				
Population	15,694	16,091	15,609	16,842				
Households	6,187	6,440	6,460	6,980				
Families	3,551	3,639	3,544	3,850				
Average Household Size	2.53	2.48	2.40	2.39				
Owner Occupied Housing Units	3,107	2,954	3,249	3,441				
Renter Occupied Housing Units	3,080	3,486	3,211	3,539				
Median Age	40.6	40.5	41.9	43.2				
<b>Trends: 2024-2029 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>					
Population	1.53%	0.77%	0.38%					
Households	1.56%	1.02%	0.64%					
Families	1.67%	0.96%	0.56%					
Owner HHs	1.15%	1.30%	0.97%					
Median Household Income	3.73%	3.23%	2.95%					
<b>Households by Income</b>			<b>2024</b>	<b>2029</b>				
		Number	Percent	Number	Percent			
<\$15,000		519	8.0%	505	7.2%			
\$15,000 - \$24,999		427	6.6%	346	5.0%			
\$25,000 - \$34,999		688	10.7%	580	8.3%			
\$35,000 - \$49,999		1,190	18.4%	1,111	15.9%			
\$50,000 - \$74,999		1,108	17.2%	1,180	16.9%			
\$75,000 - \$99,999		797	12.3%	908	13.0%			
\$100,000 - \$149,999		1,005	15.6%	1,325	19.0%			
\$150,000 - \$199,999		180	2.8%	301	4.3%			
\$200,000+		547	8.5%	724	10.4%			
Median Household Income		\$57,071		\$68,529				
Average Household Income		\$89,137		\$104,650				
Per Capita Income		\$36,458		\$42,841				
<b>Population by Age</b>	<b>Census 2010</b>	<b>Census 2020</b>		<b>2024</b>		<b>2029</b>		
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	981	6.3%	816	5.1%	768	4.9%	818	4.9%
5 - 9	918	5.8%	874	5.4%	814	5.2%	828	4.9%
10 - 14	943	6.0%	944	5.9%	828	5.3%	877	5.2%
15 - 19	984	6.3%	898	5.6%	876	5.6%	893	5.3%
20 - 24	962	6.1%	951	5.9%	879	5.6%	982	5.8%
25 - 34	1,951	12.4%	2,319	14.4%	2,089	13.4%	2,088	12.4%
35 - 44	2,012	12.8%	2,103	13.1%	2,222	14.2%	2,358	14.0%
45 - 54	2,112	13.5%	2,021	12.6%	1,918	12.3%	2,128	12.6%
55 - 64	1,973	12.6%	2,103	13.1%	2,027	13.0%	2,068	12.3%
65 - 74	1,468	9.4%	1,778	11.0%	1,803	11.6%	2,056	12.2%
75 - 84	1,008	6.4%	918	5.7%	1,009	6.5%	1,302	7.7%
85+	383	2.4%	367	2.3%	376	2.4%	445	2.6%
<b>Race and Ethnicity</b>	<b>Census 2010</b>	<b>Census 2020</b>		<b>2024</b>		<b>2029</b>		
	Number	Percent	Number	Percent	Number	Percent		
White Alone	9,618	61.3%	6,602	41.0%	5,924	38.0%	5,918	35.1%
Black Alone	1,078	6.9%	1,658	10.3%	1,680	10.8%	1,765	10.5%
American Indian Alone	131	0.8%	237	1.5%	237	1.5%	259	1.5%
Asian Alone	1,016	6.5%	1,182	7.3%	1,196	7.7%	1,321	7.8%
Pacific Islander Alone	74	0.5%	116	0.7%	118	0.8%	128	0.8%
Some Other Race Alone	3,027	19.3%	3,898	24.2%	4,057	26.0%	4,654	27.6%
Two or More Races	751	4.8%	2,397	14.9%	2,398	15.4%	2,796	16.6%
Hispanic Origin (Any Race)	5,936	37.8%	6,857	42.6%	7,039	45.1%	8,117	48.2%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 05, 2025



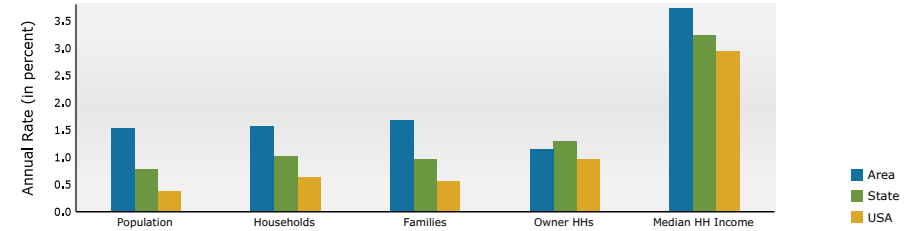
Demographic and Income Profile

Ring: 1 mile radius

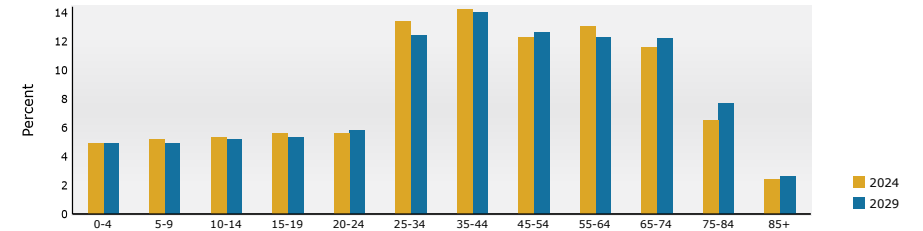
2

James S. Han, CCIM - 702.825.2125  
Latitude: 36.15864  
Longitude: -115.19568

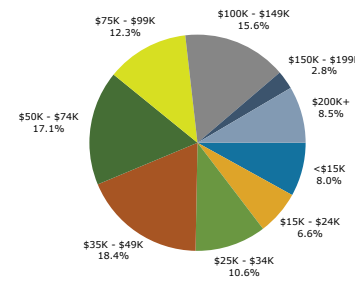
Trends 2024-2029



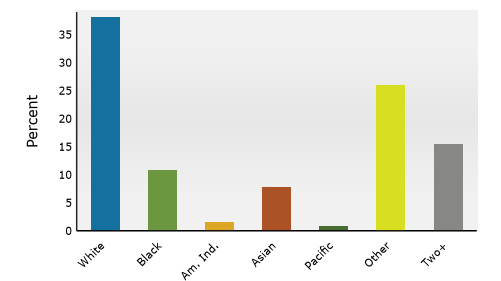
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 45.1%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 05, 2025



3 MILE RADIUS



Demographic and Income Profile

James S. Han, CCIM - 702.825.2125  
 Ring: 3 mile radius  
 Latitude: 36.15864  
 Longitude: -115.19568

Summary	Census 2010	Census 2020	2024	2029				
Population	163,737	166,851	168,517	175,153				
Households	58,231	62,950	64,868	68,269				
Families	34,687	36,672	36,594	38,294				
Average Household Size	2.72	2.62	2.57	2.54				
Owner Occupied Housing Units	24,382	23,160	25,969	27,785				
Renter Occupied Housing Units	33,849	39,790	38,899	40,485				
Median Age	35.0	36.7	37.8	38.8				
<b>Trends: 2024-2029 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>					
Population	0.78%	0.77%	0.38%					
Households	1.03%	1.02%	0.64%					
Families	0.91%	0.96%	0.56%					
Owner HHs	1.36%	1.30%	0.97%					
Median Household Income	3.13%	3.23%	2.95%					
<b>Households by Income</b>			<b>2024</b>	<b>2029</b>				
		Number	Percent	Number	Percent			
<\$15,000		9,052	14.0%	8,650	12.7%			
\$15,000 - \$24,999		6,300	9.7%	5,276	7.7%			
\$25,000 - \$34,999		6,392	9.9%	5,652	8.3%			
\$35,000 - \$49,999		9,540	14.7%	8,742	12.8%			
\$50,000 - \$74,999		11,458	17.7%	11,502	16.8%			
\$75,000 - \$99,999		7,879	12.1%	9,089	13.3%			
\$100,000 - \$149,999		8,311	12.8%	11,050	16.2%			
\$150,000 - \$199,999		2,651	4.1%	4,404	5.9%			
\$200,000+		3,284	5.1%	4,268	6.3%			
Median Household Income		\$51,721		\$60,331				
Average Household Income		\$74,936		\$88,158				
Per Capita Income		\$28,982		\$34,663				
<b>Population by Age</b>	<b>Census 2010</b>	<b>Census 2020</b>		<b>2024</b>		<b>2029</b>		
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	12,418	7.6%	9,865	5.9%	9,806	5.8%	10,035	5.7%
5 - 9	11,158	6.8%	10,515	6.3%	9,731	5.8%	9,572	5.5%
10 - 14	10,294	6.3%	11,397	6.8%	10,106	6.0%	9,667	5.5%
15 - 19	10,915	6.7%	10,592	6.3%	10,646	6.3%	10,212	5.8%
20 - 24	12,187	7.4%	11,172	6.7%	11,631	6.9%	12,322	7.0%
25 - 34	24,805	15.1%	25,761	15.4%	25,631	15.2%	25,861	14.8%
35 - 44	22,985	14.0%	22,653	13.6%	23,747	14.1%	24,791	14.2%
45 - 54	21,760	13.3%	21,409	12.8%	21,248	12.6%	21,612	12.3%
55 - 64	17,544	10.7%	20,005	12.0%	20,120	11.9%	20,258	11.6%
65 - 74	11,229	6.9%	14,401	8.6%	15,485	9.2%	17,695	10.1%
75 - 84	6,362	3.9%	6,966	4.2%	7,984	4.7%	10,146	5.8%
85+	2,079	1.3%	2,117	1.3%	2,384	1.4%	2,981	1.7%
<b>Race and Ethnicity</b>	<b>Census 2010</b>	<b>Census 2020</b>		<b>2024</b>		<b>2029</b>		
	Number	Percent	Number	Percent	Number	Percent		
White Alone	85,100	52.0%	54,449	32.6%	51,217	30.4%	50,345	28.7%
Black Alone	20,084	12.3%	26,054	15.6%	26,766	15.9%	27,512	15.7%
American Indian Alone	1,307	0.8%	2,448	1.5%	2,546	1.5%	2,647	1.5%
Asian Alone	11,203	6.8%	13,223	7.9%	13,978	8.3%	15,115	8.6%
Pacific Islander Alone	1,112	0.7%	1,493	0.9%	1,491	0.9%	1,559	0.9%
Some Other Race Alone	36,929	22.6%	43,425	26.0%	45,896	27.2%	49,495	28.3%
Two or More Races	8,002	4.9%	25,759	15.4%	26,624	15.8%	28,481	16.3%
Hispanic Origin (Any Race)	72,386	44.2%	75,069	45.0%	78,782	46.8%	84,620	48.3%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

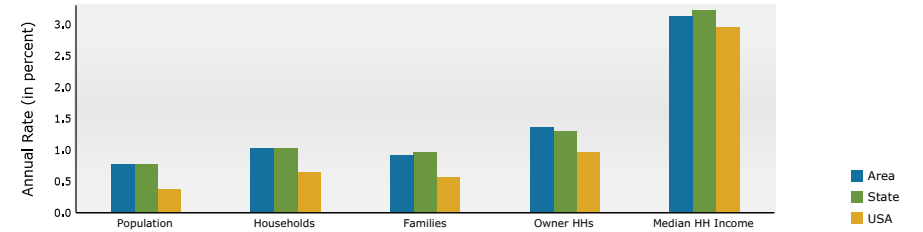
March 05, 2025



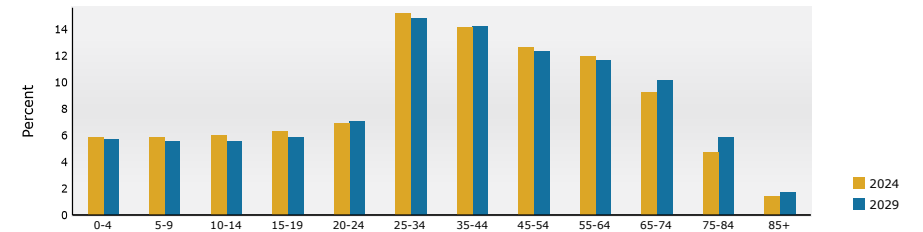
Demographic and Income Profile

James S. Han, CCIM - 702.825.2125  
 Ring: 3 mile radius  
 Latitude: 36.15864  
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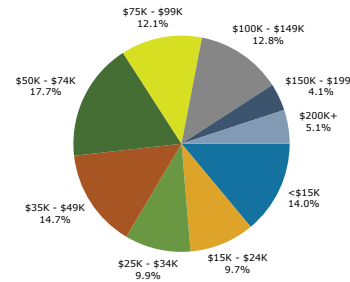
Trends 2024-2029



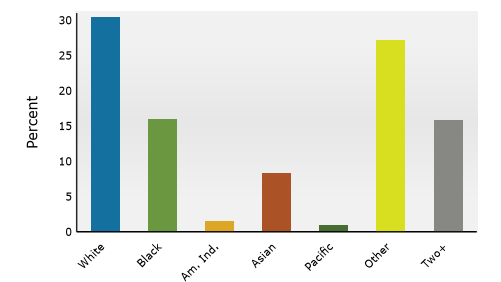
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 46.8%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 05, 2025



5 MILE RADIUS



Demographic and Income Profile

James S. Han, CCIM - 702.825.2125  
 Latitude: 36.15864  
 Longitude: -115.19568  
 Ring: 5 mile radius

Summary	Census 2010	Census 2020	2024	2029				
Population	477,164	494,269	498,899	513,863				
Households	179,124	194,500	199,559	208,215				
Families	103,378	109,580	108,777	112,799				
Average Household Size	2.61	2.51	2.47	2.44				
Owner Occupied Housing Units	72,359	70,190	78,551	83,967				
Renter Occupied Housing Units	106,765	124,310	121,008	124,248				
Median Age	35.3	36.9	37.9	39.0				
<b>Trends: 2024-2029 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>					
Population	0.59%	0.77%	0.38%					
Households	0.85%	1.02%	0.64%					
Families	0.73%	0.96%	0.56%					
Owner HHs	1.34%	1.30%	0.97%					
Median Household Income	2.69%	3.23%	2.95%					
<b>Households by Income</b>		<b>2024</b>	<b>2029</b>					
		Number	Percent	Number	Percent			
<\$15,000		26,409	13.2%	25,216	12.1%			
\$15,000 - \$24,999		18,807	9.4%	15,698	7.5%			
\$25,000 - \$34,999		20,416	10.2%	17,937	8.6%			
\$35,000 - \$49,999		28,215	14.1%	25,931	12.5%			
\$50,000 - \$74,999		38,242	19.2%	38,434	18.5%			
\$75,000 - \$99,999		24,962	12.5%	28,400	13.6%			
\$100,000 - \$149,999		25,282	12.7%	32,740	15.7%			
\$150,000 - \$199,999		8,779	4.4%	12,954	6.2%			
\$200,000+		8,431	4.2%	10,887	5.2%			
Median Household Income		\$52,673		\$60,159				
Average Household Income		\$73,160		\$85,359				
Per Capita Income		\$29,234		\$34,599				
<b>Population by Age</b>	<b>Census 2010</b>	<b>Census 2020</b>	<b>2024</b>	<b>2029</b>				
	Number	Percent	Number	Percent				
0 - 4	34,616	7.3%	28,949	5.9%	28,772	5.8%	29,151	5.7%
5 - 9	31,375	6.6%	30,567	6.2%	28,324	5.7%	27,677	5.4%
10 - 14	29,975	6.3%	31,969	6.5%	28,969	5.8%	27,866	5.4%
15 - 19	32,228	6.8%	30,102	6.1%	30,094	6.0%	29,481	5.7%
20 - 24	35,555	7.5%	34,012	6.9%	35,115	7.0%	36,329	7.1%
25 - 34	73,028	15.3%	77,931	15.8%	77,133	15.5%	75,695	14.7%
35 - 44	67,758	14.2%	67,277	13.6%	70,387	14.1%	73,675	14.3%
45 - 54	66,245	13.9%	63,370	12.8%	63,143	12.7%	64,143	12.5%
55 - 64	52,351	11.0%	60,715	12.3%	60,757	12.2%	59,619	11.6%
65 - 74	31,500	6.6%	43,460	8.8%	46,271	9.3%	52,119	10.1%
75 - 84	17,019	3.6%	19,887	4.0%	23,171	4.6%	29,605	5.8%
85+	5,513	1.2%	6,031	1.2%	6,765	1.4%	8,503	1.7%
<b>Race and Ethnicity</b>	<b>Census 2010</b>	<b>Census 2020</b>	<b>2024</b>	<b>2029</b>				
	Number	Percent	Number	Percent				
White Alone	248,937	52.2%	167,020	33.8%	156,501	31.4%	152,176	29.6%
Black Alone	68,137	14.3%	88,166	17.8%	91,298	18.3%	93,264	18.1%
American Indian Alone	4,002	0.8%	6,528	1.3%	6,836	1.4%	7,055	1.4%
Asian Alone	36,019	7.5%	43,185	8.7%	45,441	9.1%	48,755	9.5%
Pacific Islander Alone	3,234	0.7%	4,258	0.9%	4,368	0.9%	4,573	0.9%
Some Other Race Alone	93,144	19.5%	109,925	22.2%	116,531	23.4%	125,339	24.4%
Two or More Races	23,690	5.0%	75,188	15.2%	77,924	15.6%	82,701	16.1%
Hispanic Origin (Any Race)	186,954	39.2%	198,183	40.1%	208,558	41.8%	223,036	43.4%

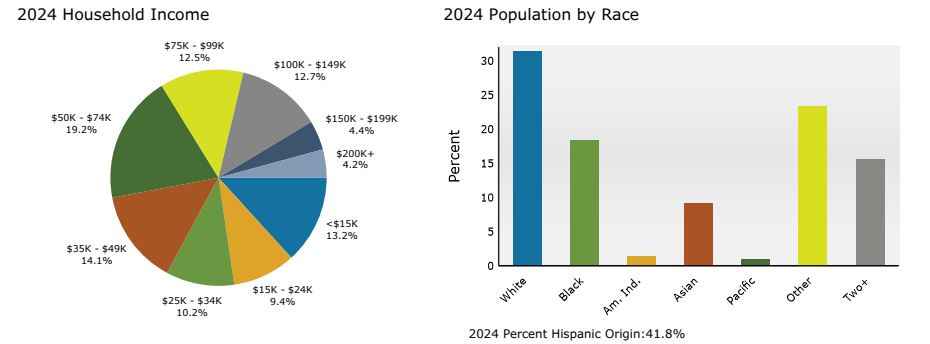
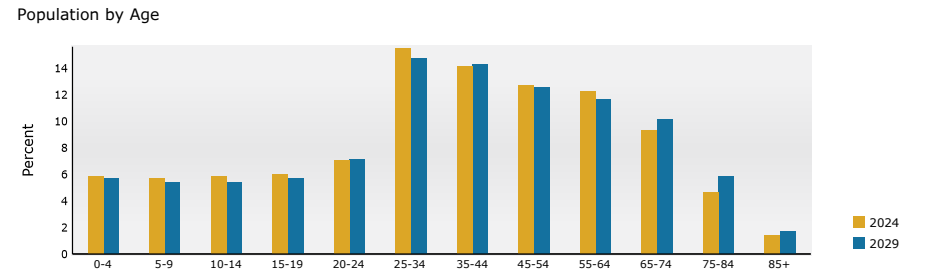
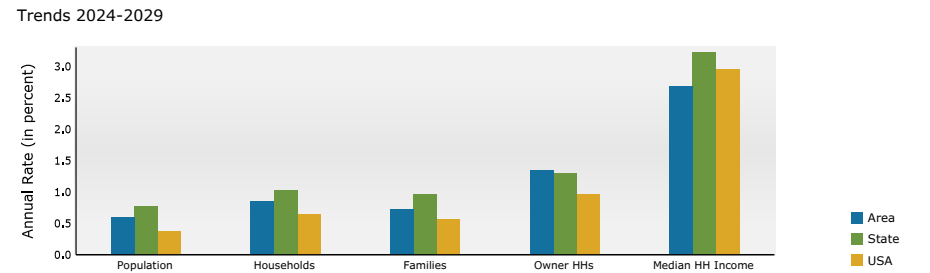
Data Note: Income is expressed in current dollars.  
 Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 05, 2025



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March 05, 2025



# LAS VEGAS MARKET





## HUNTRIDGE THEATER

Excerpt from [8newsnow.com](https://www.8newsnow.com)  
February 2024 | by James Schaeffer

"J Dapper, founder of Dapper Companies, presented a 20-page PowerPoint presentation to the Las Vegas City Historic Preservation Commission on Wednesday to provide an update on the renovation of the 80-year-old movie house.

"We have kind of turned all of our focus on instead of design and getting to the point of turning in a set of plans," he said, "To making sure we get into the best position of the new market tax credits, otherwise we will just not be able to qualify and get them."

Enterprise Bank and Trust is now reserving \$8 million in New Markets Tax Credit allocation for the project in addition to another bank which will buy the allocation for an overall net result of nearly \$2.5 million.

"[Dapper] is a really strong believer in revitalizing the historic heart of Las Vegas and he has done that in a number of areas and in parts of the city already," Mallory Gott, owner of Winnie & Ethel's Diner, said. "I also think that any progress is the right direction and that's been my personal experience with the Dapper Development company."

"Revitalizing the city streets, the sidewalks, the urban landscaping down here, I think those are all really great leading indicators that this part of the city is on the map," Gott said. "Not only private development but also really rehabilitating this side of the city hopefully in the eyes of the community at large."



## VEGAS LOOP, THE BORING CO.



Excerpt from [teslarati.com](https://www.teslarati.com)  
August 2024 | by Zachary Visconti

"Currently, the Boring Company is building out a larger network of underground tunnels called the Vegas Loop, after the company initially built a few stations, dubbed the Las Vegas Convention Center (LVCC) Loop. The LVCC loop has three stations: the LVCC West Station, the LVCC South Station, and the LVCC Central Station, with the whole loop designed to carry 4,400 passengers per hour.

The Vegas Loop is a sprawling plan for stations across the entire city, expected to eventually carry as many as 90,000 passengers per hour.

Las Vegas is the most expansive of The Boring Company's underground tunneling projects, though Tesla earlier this year began a project to build a tunnel at its Giga Texas. In May, The Boring Company celebrated surpassing two million rides given, about a year after the company reached one million.

The Boring Company continues to develop its Las Vegas Loop with underground tunnels, President and CEO of the Las Vegas Convention and Visitors Authority Steve Hill said that the Teslas in them will soon be using driver assistance technology. While Hill didn't specify what "driver assistance tool" the company would be using, it stands to reason that Tesla's Full Self-Driving (FSD) would be fairly easy to adapt to the underground tunnel system, especially compared to actual traffic."







## A'S BASEBALL STADIUM

Excerpt from [ktvu.com/news](https://ktvu.com/news)  
August 2024 | by KTVU Staff

"A clearer picture of the timeline for building a new ballpark for the A's in Las Vegas is emerging.

The construction companies hired by the A's plan to break ground on the project in the spring of 2025.

And their goal is to have the baseball park ready in time for opening day in 2028. The 33,000-seat stadium will be built along the Las Vegas strip at the site of the Tropicana Hotel, which is scheduled to be torn down next month.

Meanwhile, the Las Vegas Review Journal reported that the A's have three outstanding agreements with the Las Vegas Stadium Authority that are being negotiated and set to be presented in nearly final forms at a Oct. 17 meeting. Those agreements include nonrelocation, lease and development agreements, the Journal reported. A final vote will occur in December.

"We're on track for those and we're really happy with the progress we've made and ensuring that it's done in an appropriate fashion and working hand-in-hand with the stadium authority," A's President Dave Kaval said, according to the Journal.

Until the Vegas stadium is ready, the As' agreed to play the following three seasons, with an option for a fourth, in a Triple-A stadium in West Sacramento, California."

## BRIGHTLINE WEST RAILWAY PROJECT



Brightline West System Map

Excerpt from [brightlinewest.com/media/press-releases/2024](https://brightlinewest.com/media/press-releases/2024)  
September 2024 | by Marybeth Luczak

"Washington, D.C. (Sept. 26, 2024) – Today, the Federal Railroad Administration (FRA) officially signed the \$3 billion grant agreement awarded to the Nevada Department of Transportation (NDOT) for Brightline West. In December 2023, President Biden announced the Federal-State Partnership for Intercity Passenger Rail Grant at a ceremony in Las Vegas and in April, U.S. Transportation Secretary Pete Buttigieg spoke at the Brightline West groundbreaking. Brightline West will be America's first true high-speed rail project set to connect Southern California to Las Vegas, with trains traveling over 200 miles per hour.

"This is a historic commitment that will jumpstart the high-speed rail industry in America, creating thousands of jobs all across the country," said Michael Reiningger, CEO of Brightline. "Brightline West will be American made and American built, and will serve as the blueprint for connecting city pairs that are too close to fly but too far to drive."

The Brightline West rail project will create over 35,000 jobs, including more than 10,000 union construction jobs. Once operational, the project will include approximately 1,000 jobs. Brightline signed historic labor agreements with the California and Southern Nevada Building Trades to construct the project and the High-Speed Rail Labor Coalition to operate and maintain the system..."





### DURANGO STATION CASINO



Excerpt from [rnews3lv.com](https://www.rnews3lv.com)  
July 2024 | by Matthew Seeman

"Durango Resort in Las Vegas set to expand with new casino space and parking"

"Executives are touting plans to expand the new Durango Resort in the southwest Las Vegas valley.

Clark County approved plans for the expansion earlier this month, and Station Casinos' parent company Red Rock Resorts discussed them during a second-quarter earnings call with analysts on Tuesday.

Stephen Cootey, the company's executive vice president, said Durango will add 25,000 square feet of additional casino space, including a new high-limit slot area and bar. That would bring an additional 230 slot machines to the casino floor, according to Cootey. Another parking garage will also be built, adding nearly 2,000 parking spots.

The expansion is still in the planning and budgeting stages, but construction is expected to begin later this year, said Cootey, who promised more updates in future earnings calls.

"In terms of disruption, expect it to be the minimal disruption to the property," he said ..."



### OAK VIEW GROUP ARENA

Excerpt from [sportsbusinessjournal.com/Articles](https://www.sportsbusinessjournal.com/Articles)  
September 2024 | by Mick Akers

"Proposed south Strip NBA-ready arena could shift sites.

Plans for a \$10 billion NBA-ready arena-hotel project slated for a plot of land just south of the Las Vegas Strip have stalled.

Oak View Group's plan to construct a 20,000-seat arena with a connected resort on Las Vegas Boulevard and Blue Diamond Road has hit a roadblock, a person with knowledge of the situation told the Review-Journal. The site is near where the planned Brightline West high-speed rail station is scheduled to be built.

Oak View Group issued a statement regarding the project's future, but it doesn't mention the Las Vegas Boulevard site.

"We are committed to building a world-class NBA ready arena in Las Vegas and will share more information shortly," an Oak View Group spokesperson said in a statement.

The deal hit a snag due to a pricing disagreement with land owner Blue Diamond Acquisition for the 25 acres the arena/hotel project would've been constructed on, according to the source. In February 2022, Blue Diamond Acquisition purchased nearly 63 acres on the northwest corner of Las Vegas Boulevard and Blue Diamond Road for \$98 million, according to Clark County records ..."





## DEVELOPMENT PROJECTS

### HARD ROCK HOTEL



Excerpt from [vegasfoodandfun.com](https://vegasfoodandfun.com)  
September 2024 | by Bob & Jenn Bassett

"It's official, the skyline of Las Vegas hotels on the Las Vegas Strip is getting a guitar which will be the Hard Rock Hotel Las Vegas! Rock on! In case you haven't heard, what we're talking about is the new acquisition of The Mirage by Hard Rock International.

Though not too many details are available just yet, we've gathered everything we can find about what's coming from the Hard Rock Hotel in Las Vegas.

The Mirage: Now Owned by Hard Rock. So where did it begin? Well, in 2021, Hard Rock International announced that it intended to purchase The Mirage for \$1.08 billion. The deal went through at the end of 2022.

Now in 2024, The Mirage is operated by Hard Rock International. However, the land is owned by VICI Properties Inc., which Hard Rock Las Vegas has signed a lease agreement with.

As of March of this year, it has been approved for Hard Rock International to build their guitar-shaped hotel right where the iconic Mirage volcano was. There are several other plans slated for the renovation and transformation, too ..."



### MOVIE & FILM STUDIOS, SUMMERLIN

Excerpt from [8newsnow.com/news](https://8newsnow.com/news)  
October 2024 | by Greg Haas

"Warner Bros. adds plan for Las Vegas studio attraction, lists economic benefits of movie partnership. Bringing movie studios to Las Vegas could provide a \$1.2 billion boost to the economy each year and more than 16,500 ongoing jobs, according to an economic study released by Warner Bros. Discovery on Wednesday.

Nevada got a glimpse of the trailer in 2023 when movie studio proposals emerged late in the legislative session. Now, details of the blockbuster plan are getting ready to hit the big screen. Endorsements from big name movie stars are likely again — but first, the studio is pitching economic star power.

In August, Warner Bros. Discovery (WBD) said it plans to commit more than \$8 billion to the project, a partnership with UNLV to take Nevada Studios to the next level as "Warner Bros. Studios Nevada at UNLV's Harry Reid Research & Technology Park in Las Vegas, a 34-acre campus.

Today's pitch also sweetens the deal. "As an additional part of the plan, WBD will include a studio attraction similar to the ones they operate in Hollywood, London and Tokyo," according to WBD's news release..."



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