



SAHARA CORPORATE CENTER

Owner-User / Investment Sale ■
Irreplaceable Trophy Asset ■



 **MDLGroup**

9580 W. Sahara Avenue, Las Vegas Nevada, 89117 • Offering Memorandum

 **CORFAC
INTERNATIONAL**

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SAHARA CORPORATE CENTER
9580 W. Sahara Avenue, Las Vegas, NV 89117



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SAHARA CORPORATE CENTER
9580 W. Sahara Avenue, Las Vegas, NV 89117



03

Executive Summary

- + Property Highlights
- + Property Description & Area Overview
- + Investment Highlights
- + Submarket Information
- + Landmark Projects



SAHARA CORPORATE CENTER

Leasing Details



\$12,900,000

Sale Price



±28,029 SF

Space Available

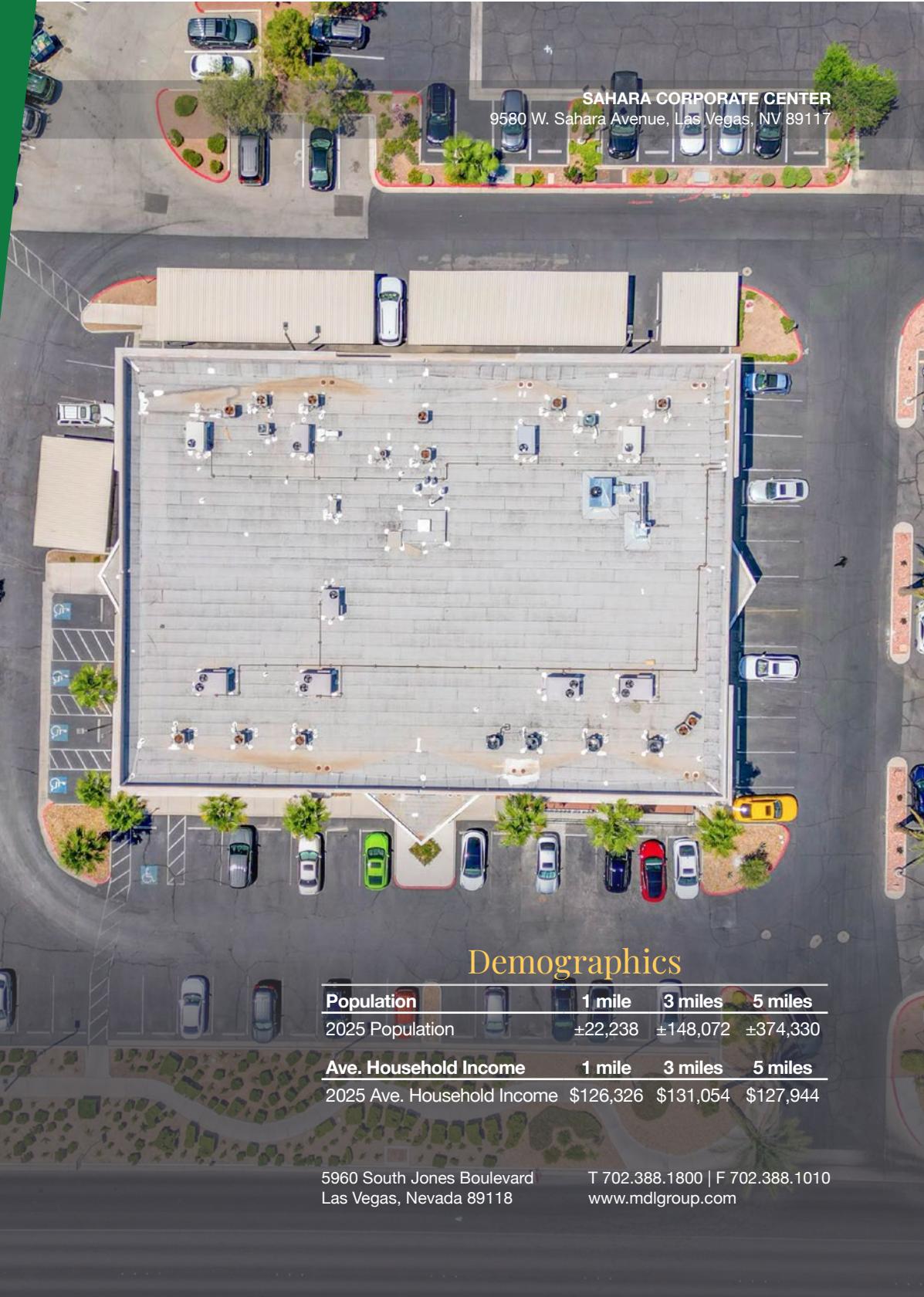


Summerlin

Submarket

Property Highlights

- Newly renovated office building with premium finishes
- Multiple complimentary tenant uses in the building
- Exceptional visibility on highly trafficked corridor of West Sahara
- Zoned for Neighborhood Commercial (C-1)
- Exceptional location within 2 miles from Downtown Summerlin, Lifetime Fitness, Boca Park and Village Square and I-215 Beltway



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Population	1 mile	3 miles	5 miles
2025 Population	±22,238	±148,072	±374,330

Ave. Household Income	1 mile	3 miles	5 miles
2025 Ave. Household Income	\$126,326	\$131,054	\$127,944

Executive Summary

SAHARA CORPORATE CENTER
9580 W. Sahara Avenue, Las Vegas, NV 89117



Property Description

MDL Group is pleased to present Sahara Corporate Center ("the Property"), located in the desirable West / Summerlin submarket with convenient access to the CC-215 Beltway and Summerlin Parkway. This recently remodeled, two-story professional office building has exceptional visibility on the highly-trafficked corridor of West Sahara Boulevard and is perfect for a variety of businesses. It features an exceptional second-generation layout, including a dedicated conference room, an open bullpen area, reception desk, and five private offices.

Area Overview

The property is located in Summerlin submarket with convenient (less than 2 miles) access to the CC-215 Beltway and Summerlin Parkway. This 2-story professional office building accommodates a wide variety of tenant uses. Onsite amenities include La Quinta by Wyndham, The Coffee Class, Urban Nest Realty, WFG Title, and more! Exceptional location within 2 miles from major retail centers including Downtown Summerlin, Boca Park, and Village Square.



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\$12,900,000.00
Sale Price

±28,029 SF
Building Square Footage

±1.26 AC
Acreage

\$1,095,538.92
Gross Annual Income

Summerlin
Submarket



Rare Opportunity to Score a Double Play

Sahara Corporate Center provides an opportunity to have any one of two acquisition opportunities:

1. An Owner-User / Investment Sale, or
2. An Owner-User building in an irreplaceable location with exceptional visibility

The opportunity is multifaceted and allows for the prospective buyer to have an exceptional cash-flow opportunity in a partially leased building or occupy the majority of the building (thereby qualifying for SBA Lending instruments), occupying a portion of the building, or occupying the entirety of the building. Customize your investment play!



Thriving Summerlin Submarket

Nestled against the breathtaking Red Rock Canyon National Conservation Area, Summerlin is a thriving, award-winning master-planned community that offers an unparalleled quality of life for its residents and tenants. Its strategic location provides seamless connectivity to the rest of the Las Vegas Valley via the CC-215 Beltway, making it a highly desirable hub for commerce. The community's economic vitality is boosted by an abundance of businesses and professional centers, all integrated within the master plan to create a robust and self-sufficient local economy. This prime location is further enhanced by its proximity to major retail destinations like Downtown Summerlin, Boca Park, and Village Square, along with premier entertainment venues such as the Red Rock Casino & Resort and the Las Vegas Ballpark, home of the Triple-A Aviators.

Summerlin Community

Thrive in Summerlin: A Master-Planned Community with a Vibrant Economy, Affluent Residents, and Unparalleled Lifestyle Amenities

Summerlin, a master-planned community in Las Vegas, Nevada, offers a compelling proposition for commercial real estate investors and businesses. Developed by The Howard Hughes Corporation, Summerlin emerged from a vision to create a vibrant, sustainable community that harmonizes with its natural surroundings. This vision has materialized into a thriving area boasting a diverse mix of residential, commercial, and recreational amenities.

Surrounded by a plethora of great shopping centers and retail corridors, including Downtown Summerlin and Boca Park, Summerlin provides businesses with ample opportunities to tap into a robust consumer base. The community is also renowned for its proximity to the Red Rock Canyon National Conservation Area, offering breathtaking scenery and recreational opportunities like hiking, rock climbing, and scenic drives. This natural draw attracts outdoor enthusiasts and adds to the area's overall appeal.

Summerlin caters to an active and affluent lifestyle. World-class golf courses such as TPC Las Vegas and Spanish Trail Country Club attract discerning clientele. Furthermore, the community boasts established sports facilities, including City National Arena, home of the Vegas Golden Knights NHL practice facility, and Las Vegas Ballpark, home of the Las Vegas Aviators Triple-A baseball team. These facilities not only enhance the quality of life for residents but also attract visitors and generate significant economic activity.

With a total population of 327,805 and an average household income of \$120,849 within a 5-mile radius, Summerlin presents a highly attractive demographic for businesses. The affluent and active nature of the resident population creates a strong demand for high-quality goods and services, making it an ideal location for a wide range of commercial ventures.



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The master-planned Summerlin Community's strategic location, excellent infrastructure, and strong support for businesses create a fertile ground for growth and success.



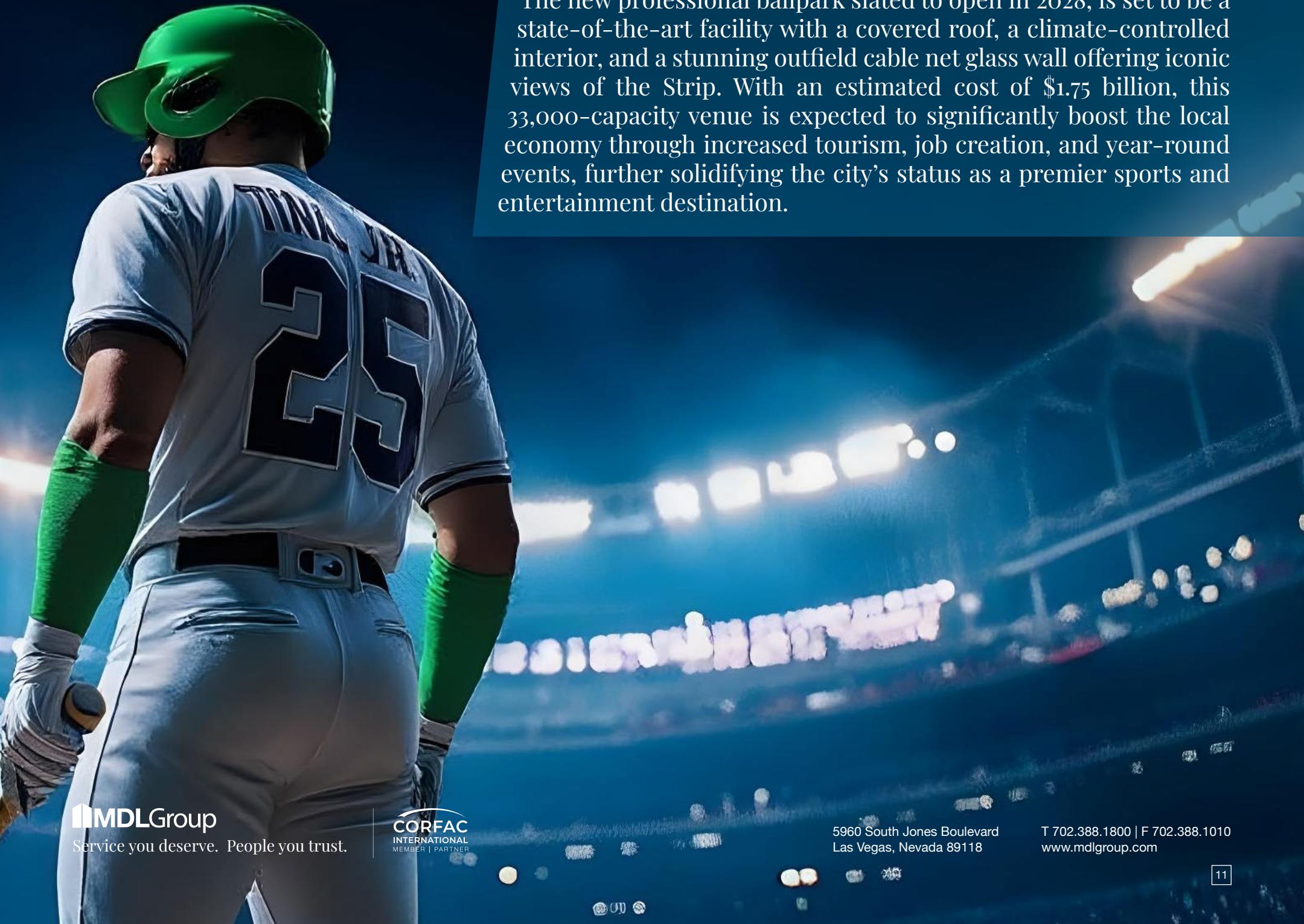
Elite-Tier Professional Ballpark

A State-of-the-Art Facility Coming to the Valley

Come 2028, the new elite-tier ballpark, representing the world's premier professional baseball league, will be a transformative force for the Las Vegas economy. Located on approximately 9.0 acres in the heart of the Las Vegas Strip, between Tropicana Avenue and Reno Avenue, this 33,000-capacity stadium is engineered to blend an open-air atmosphere with a climate-controlled environment, featuring a distinctive outfield glass wall that provides sweeping, iconic views of the Las Vegas Strip. Beyond its innovative design, the ballpark prioritizes an exceptional fan experience with seating closer to home plate and the smallest foul territory of any professional baseball venue. It will also offer a multitude of distinct seating options, appealing to a wide range of attendees, from those seeking luxury to dedicated baseball enthusiasts. These diverse amenities, along with multiple suite and club seat options and one-of-a-kind premium group seating, are set to generate significant demand for year-round events, extending beyond just baseball games, thereby attracting a steady stream of tourists.

The economic ripple effect of this new venue will be substantial. The multi-year construction phase alone is projected to create thousands of jobs for construction workers, engineers, and various trades. Once operational, the ballpark will sustain thousands of permanent jobs in areas such as stadium operations, hospitality, security, and retail. The influx of tourists drawn by the games and other year-round events will dramatically increase demand for lodging, dining, entertainment, and transportation services throughout the Las Vegas Valley. This increased visitor spending will boost local businesses, generate substantial tax revenues for the city and state, and further diversify Las Vegas's economy beyond its traditional gaming roots. The ballpark represents a significant investment in the city's future, solidifying its position as a world-class sports and entertainment hub and fostering sustained economic growth.





The new professional ballpark slated to open in 2028, is set to be a state-of-the-art facility with a covered roof, a climate-controlled interior, and a stunning outfield cable net glass wall offering iconic views of the Strip. With an estimated cost of \$1.75 billion, this 33,000-capacity venue is expected to significantly boost the local economy through increased tourism, job creation, and year-round events, further solidifying the city's status as a premier sports and entertainment destination.

Brightline West

The High-Speed Rail Project Connecting Las Vegas to Southern California

Brightline West will be America's first true high-speed passenger rail system. The modern, eco-friendly system will redefine train travel in America and connect two of our most iconic destinations: Las Vegas and Southern California. This 218-mile passenger rail service will operate from Las Vegas to Rancho Cucamonga, California, with 96% of its alignment within the median of the I-15 highway.

The project would connect Las Vegas to Los Angeles via a route running alongside the Interstate 15 highway, mostly within the "meridian strip" central reservation, and would include three stations in the high desert and San Bernardino County areas. Construction is expected to take about 4 years with service beginning in 2028.

Brightline West expects to offer a journey time of approximately 2 hours 15 minutes, operating at a top speed of 200 mph. This is more than twice as fast as the equivalent journey by road.

As part of the \$10 billion investment, Brightline says the "fully electric, emission-free system will be one of the greenest forms of transportation in the U.S., removing 3 million cars and 400,000 tons of CO2 each year."

It has been estimated that building the line will create 40,000 construction jobs, the Las Vegas Review-Journal reports.



Sources: <https://brightlinewest.com>, <https://www.railpage.com.au>



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Between Las Vegas and Southern California, **Brightline West** expects to offer a journey time of approximately 2 hours 15 minutes, operating at a top speed of 200 mph.





Maps & Photos



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Maps & Photos

- + Demographic Profile
- + Area Map
- + Site Plan
- + Property Photos

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Fast Facts



356,764
Daytime Population



152,143
Households



71.6%
Employees Drive to Work



62.1%
White Collar Employees



0.5%
2025-2030 Growth Rate

5-Mile Radius

Population	1 mile	3 miles	5 miles
2010 Population	22,386	135,987	316,393
2020 Population	22,968	146,203	356,448
2025 Population	22,238	148,072	374,330
2030 Population	22,184	150,747	383,771
2010-2020 Annual Rate	0.26%	0.73%	1.20%
2020-2025 Annual Rate	-0.61%	0.24%	0.94%
2025-2030 Annual Rate	-0.05%	0.36%	0.50%
2025 Median Age	43.0	43.8	42.6

Households	1 mile	3 miles	5 miles
2010 Households	9,584	56,068	126,519
2020 Households	10,063	61,370	143,776
2025 Households	10,046	63,146	152,143
2030 Households	10,103	64,915	157,241
2010-2020 Annual Rate	0.49%	0.91%	1.29%
2020-2025 Annual Rate	-0.03%	0.54%	1.08%
2025-2030 Annual Rate	0.11%	0.55%	0.66%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$126,326	\$131,054	\$127,944
2030 Average Household Income	\$140,964	\$146,079	\$142,447
2025-2030 Annual Rate	2.22%	2.19%	2.17%

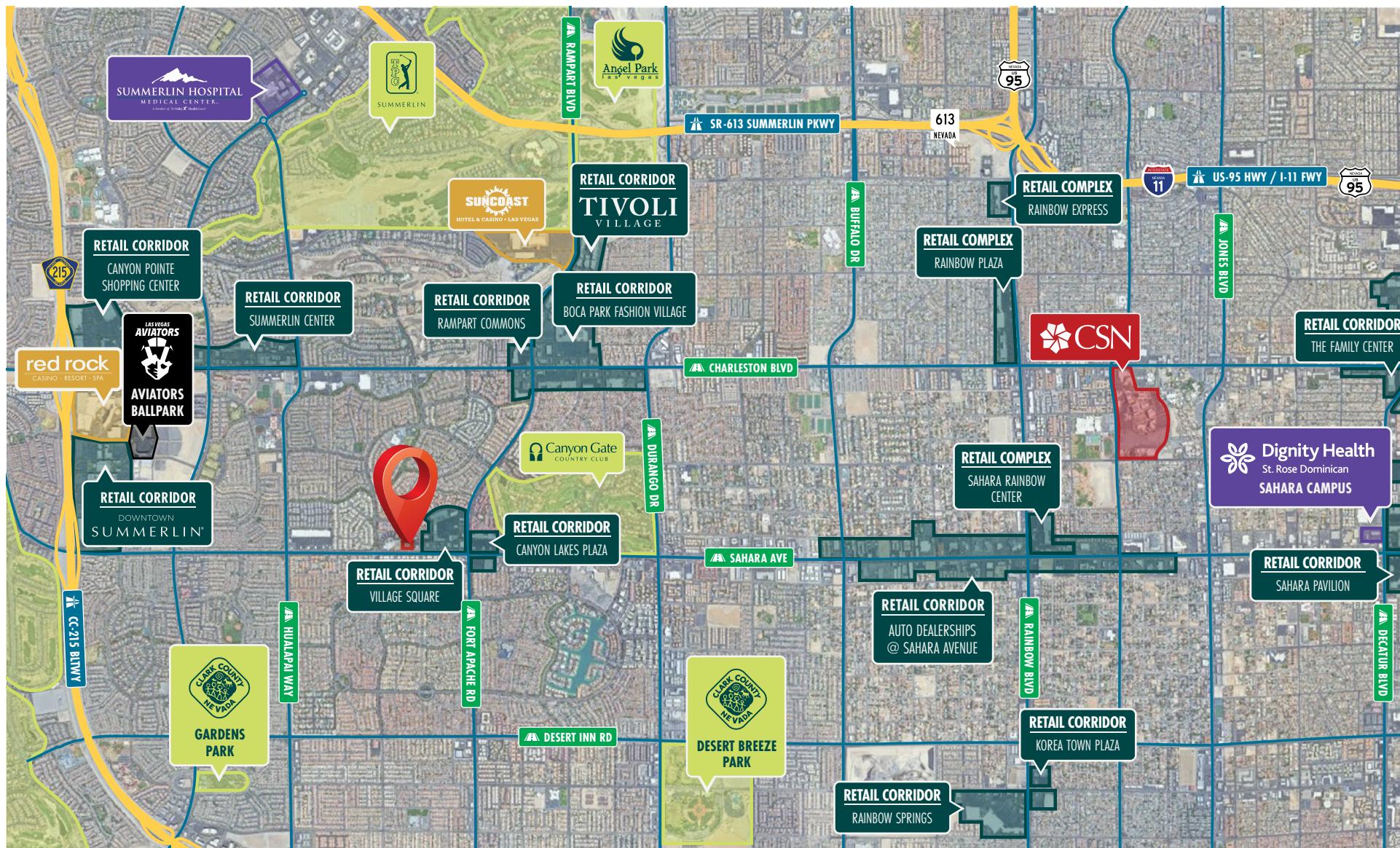
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	10,624	63,686	142,544
2020 Total Housing Units	10,660	65,999	153,990
2025 Total Housing Units	10,550	67,167	161,298
2025 Owner Occupied Housing Units	5,363	35,229	91,509
2025 Renter Occupied Housing Units	4,683	27,917	60,634
2025 Vacant Housing Units	504	4,021	9,155
2030 Total Housing Units	10,698	69,342	166,764
2030 Owner Occupied Housing Units	5,506	36,923	95,857
2030 Renter Occupied Housing Units	4,597	27,992	61,384
2030 Vacant Housing Units	595	4,427	9,523

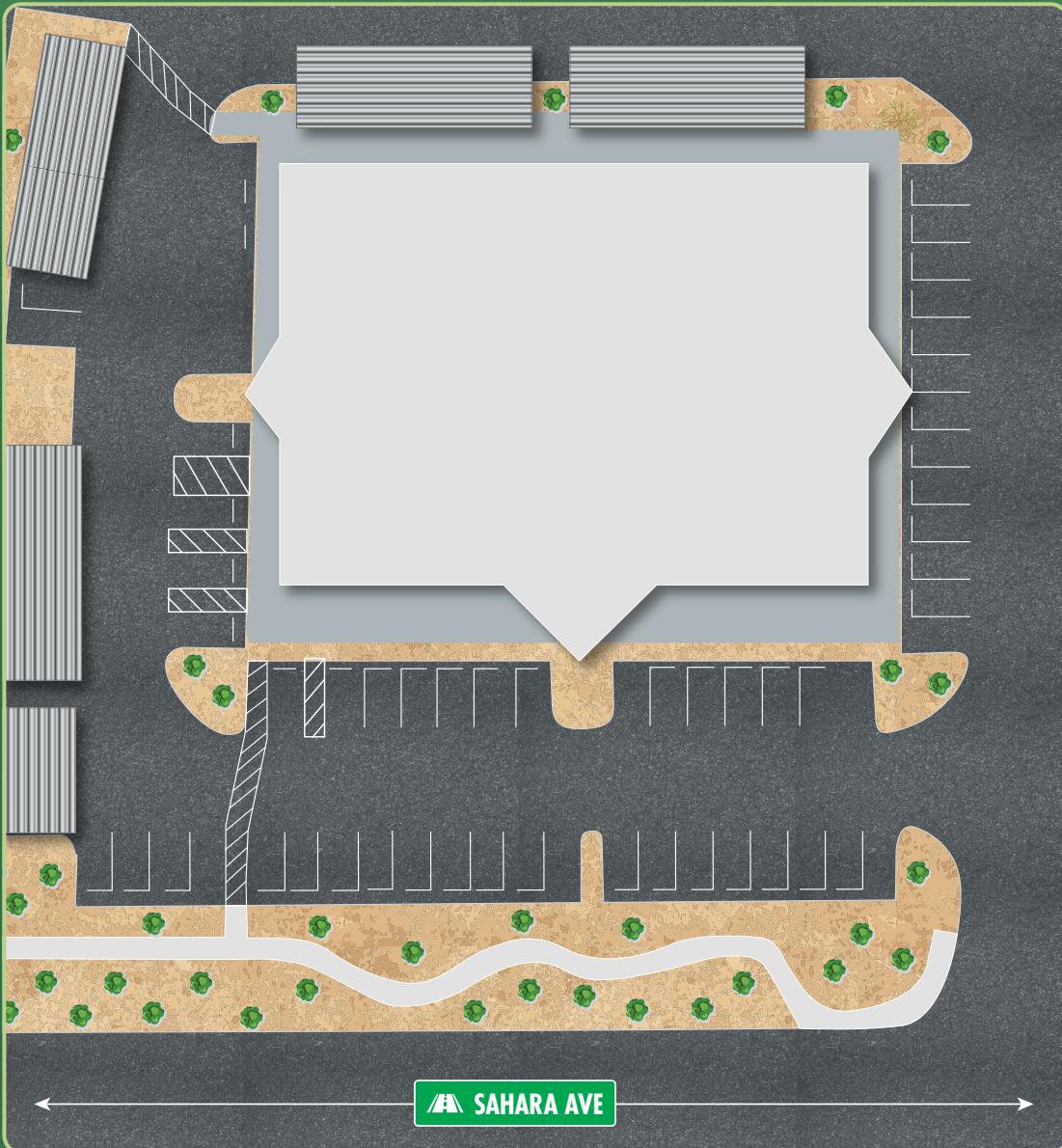
Source: ESRI

Maps & Photos: Area Map

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- Retail Center
- Casino
- Golf & Recreation
- Academia
- Hospital





SAHARA
CORPORATE CENTER

Site Plan

APN	163-06-816-026
Submarket	Summerlin
Property Size	±28,029 SF
Stories	2
Lot Size	±1.26 AC
Zoning	Neighborhood Commercial (C-1)
Year Built	2001
Parking	132 Surface Stalls / 32 Covered Spaces
Traffic Counts	Sahara Avenue // ±30,000 VPD Fort Apache Road // ±30,500 VPD

Maps & Photos: Aerial Views

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Maps & Photos: Aerial Views

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 SAHARA AVE



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Maps & Photos: Exterior Views

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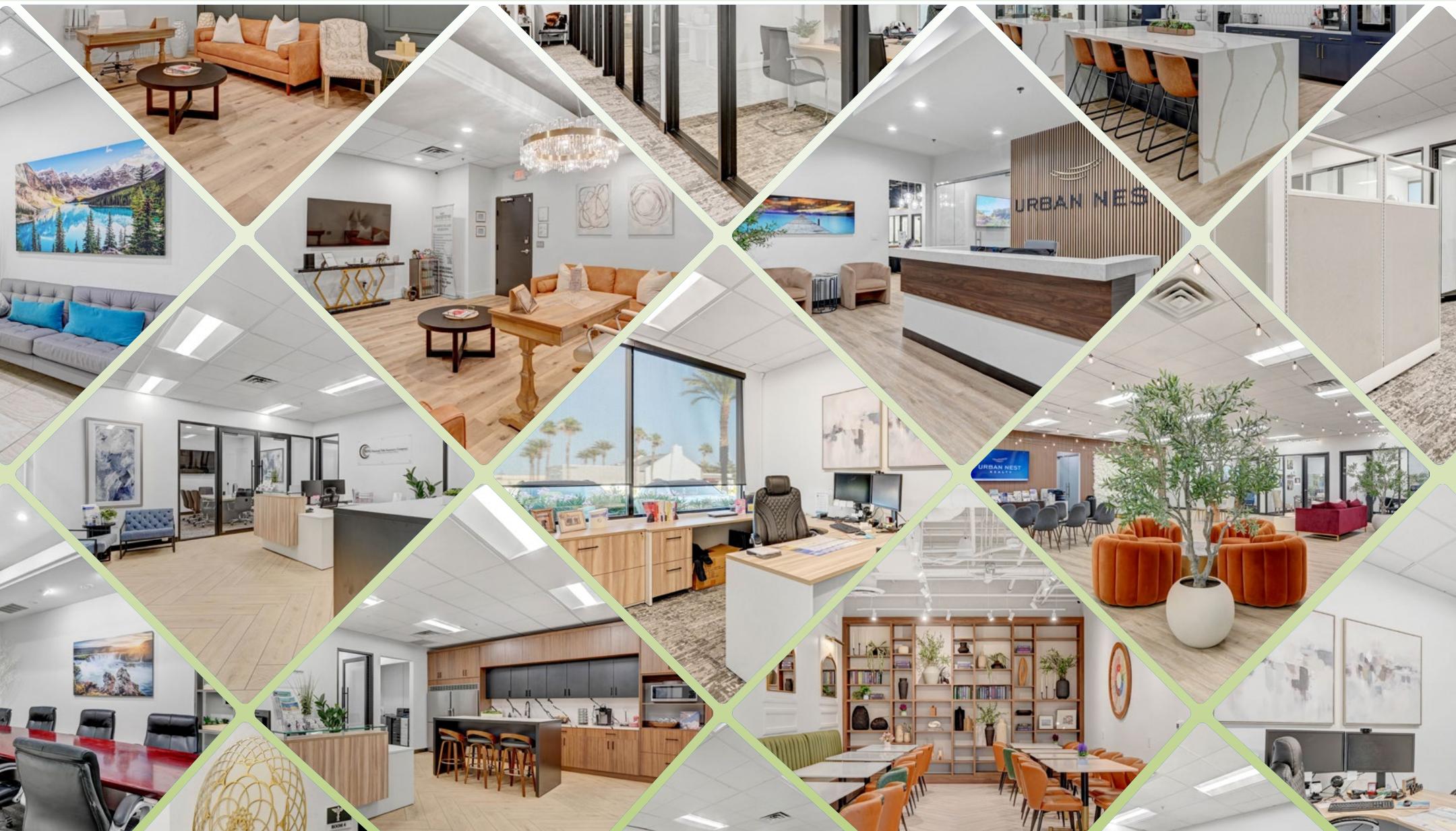


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Maps & Photos: Interior Views

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Market Overview



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Tenancy

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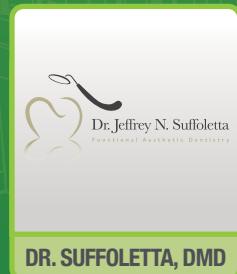
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Featured Tenants

Join a modern and revitalized corporate office campus that is anchored by prominent and prestigious locally known brands with national footprints. A true all-in-one service destination, Sahara Corporate Center is a campus where you, your business, and your clientele can find a variety of premium amenities in the immediate vicinity. Located in Peccole Ranch, tucked in between Summerlin, Queensridge, Canyon Gate and The Lakes, Peccole Ranch is a master planned community with a prominent presence and tremendous accessibility to the greater Las Vegas Valley.



CVBN Law LLP, based in Las Vegas, specializes in personal injury law, particularly car accidents and other injury claims. They focus on a client-first approach, offering free consultations and working on a contingency fee basis. The firm handles various personal injury cases, including those arising from car, motorcycle, and semi-truck accidents, as well as premises liability, medical malpractice, and defective products.

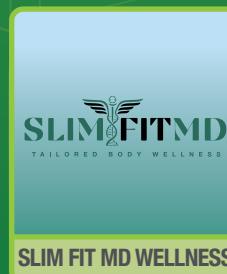


Dr. Jeffrey Suffoletta, DMD, is a dentist practicing in Summerlin, Las Vegas, who focuses on preventive, restorative, and aesthetic dentistry. He is committed in providing his patients with the highest quality, state of the art dentistry built upon education, experience and excellence by offering the most comprehensive dental experience possible with the new Gallileos 3D cone beam.



The Coffee Class is a popular Las Vegas-based coffee shop known for its diverse menu of specialty coffees, teas, and creative culinary offerings, including unique pastries and brunch items. They focus on creating a welcoming and aesthetic atmosphere, making it a favored spot for both casual visits and focused work. The company prides itself on its commitment to quality ingredients and innovative flavor combinations, distinguishing it within the local coffee scene.

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WFG National Title Insurance Company is a prominent national underwriter and provider of title insurance and real estate settlement services across the United States. Their aim is to streamline real estate transactions by utilizing technology, including AI and automation, to reduce time and cost for clients.

Urban Nest is a prominent real estate company based in Las Vegas, Nevada, specializing in residential property sales. With over 50 years of combined experience from its founders, they boast a significant track record with hundreds of active listings and thousands of properties sold annually.

Slim Fit MD Wellness is a medical practice specializing in personalized weight loss and wellness programs. They offer physician-supervised solutions, including Semaglutide injections, to help patients achieve sustainable weight reduction. Their approach emphasizes tailored plans and expert guidance to improve overall health and well-being.

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Rent Roll

	UNIT	TENANT	SF	SECURITY	LEASE DATE		RENEWAL OPTION	RATE & TERMS	CURRENT MONTHLY AMOUNT	AMOUNT PER SF	MONTHLY	DUE DATE	LATE FEES ASSESSED ON DAY 6	TENANT CURRENT	COMMENTS
					START	END									
RENT ROLL	101& 109	TCC Sahara LLC, DBA The Coffee Class	3,685	\$16,590.00	1/1/2025	12/29/2029	Yes	(1) add'l 5 year term @ 3%	\$14,740.00	\$4.00	Yes	1st	3%	Yes	Rent increases 3% - Annually on anniversary date
	120	WFG National Title Company	3,372	\$12,142.57	9/1/2024	8/31/2028	Yes	(2) add'l 3 year terms @ Fair Market	\$10,790.40	\$3.20	Yes	1st	3%	Yes	Rent increases 3% - Annually on anniversary date
	150	NNEW LLC	1,500	\$12,000.00	9/1/2024	1/31/2027	No	N/A	\$6,000.00	\$4.00	Yes	1st	3%	Yes	Rent increases 3% - Annually on anniversary date
	190	Dr. Jeffrey Suffoletta, DDS PLLC	2,144	\$3,923.52	5/20/2024	1/31/2027	Yes	(1) add'l 5 year term @ Fair Market	\$4,609.60	\$2.15	Yes	1st	5%	Yes	Rent increases 4% - Annually on anniversary date
	180	CVBN Law, LLP	3,328	\$6,306.63	10/1/2020	7/31/2025	No	N/A	\$6,154.91	\$1.84	Yes	1st	10%	Yes	Rent increases 3% - Annually on anniversary date
	200	Urban Nest Realty	14,000						\$49,000.00	\$3.50					

UNIT	TENANT	SF	EXPENSE
190	Dr. Jeffrey Suffoletta, DDS PLLC	2,144	8.03%
150	NNEW LLC	1,498	5.35%
120	WFG National Title Company	3,372	12.64%
101 & 109	TCC Sahara LLC, DBA The Coffee Class	3,685	13.81%
180	CVBN Law, LLP	3,328	8.41%

Note: Tenants pay 48.24% of expenses

FINANCIAL SUMMARY	
Total Building	±28,029 SF
Total Leased Area	±28,029 SF
Total Current Monthly Rent	\$91,294.91
Average Rent PSF	\$3.11
Vacant SF	0
Total Current Annual	\$1,095,538.92
Late Fees	Charged after the 6th day
Misc Dues (Parking/Other)	Charged to tenants

PRO FORMA EXPENSES	
* Landlord currently self manages the building and recaptures all other operational expenses via pass thru recovery. The pro forma below accounts for current gross income against assumed, traditional expenses for similar class buildings with similar potential future vacancy and tenant roll. *	
Current actual Gross Annual Income	\$1,095,538.92
Pro Forma Expense Load @ 20%	\$219,107.78 / annual
Pro Forma NOI	\$876,431.14



Market Overview

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Nevada Tax Advantages

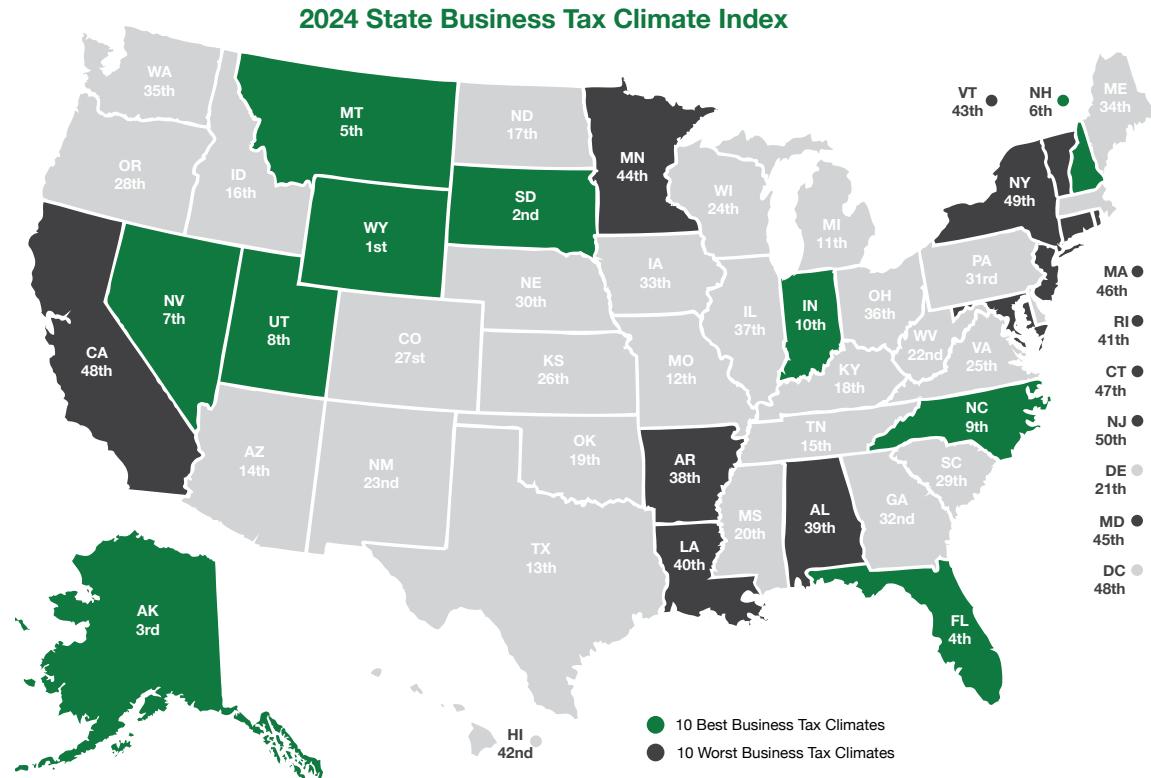
NEVADA

Nevada has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking
 California ranks 48th, Arizona 14th,
 Idaho 16th, Oregon 28th and Utah
 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org



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Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

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Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



Disclaimer

This package is provided to you by MDL Group and is intended solely for your limited use and benefit in determining whether you desire to express further interest in purchasing the property described in the attached documentation (the "Property"). The providing of "this package" to you and your use thereof is conditioned upon your agreement to the terms set forth below.

This package contains selected information pertaining to the Property. It does not purport to be a representation of the state of affairs of the current owner, nor should it be construed to contain all or part of the information which prospective investors would deem necessary to evaluate the Property for purchase. Any financial projections and information provided are for general reference purposes only, are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the current owner and MDL Group. All projections, assumptions and other information provided are made herein are subject to material variation. MDL Group has not independently investigated the accuracy of the information within the package, as such information was obtained by the owner and/or public records. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

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You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the property manager.

Owner's obligation therein has been satisfied or waived. By receipt of "this package", you agree that the package and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose the package or any of its contents to any other entity without the prior written authorization of owner. You also agree that you will not use the package or any of its contents in any manner detrimental to the interest of the owner or MDL Group.

This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to MDL Group.

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