



4907 VEGAS DR # 170
LAS VEGAS, NV 89108



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EXCLUSIVELY PRESENTED BY:



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GK Properties

2500 Paseo Verde Pkwy. #120
Henderson, NV 89074

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PROPERTY SUMMARY

Offering Price	\$2,585,000.00
Building SqFt	18,468 SqFt
Year Built	1963
Lot Size (acres)	1.02
Parcel ID	138-25-503-003, 138-25-503-002
Zoning Type	Commercial
County	Clark
Frontage	0.00 Ft
Coordinates	36.187882,-115.207614

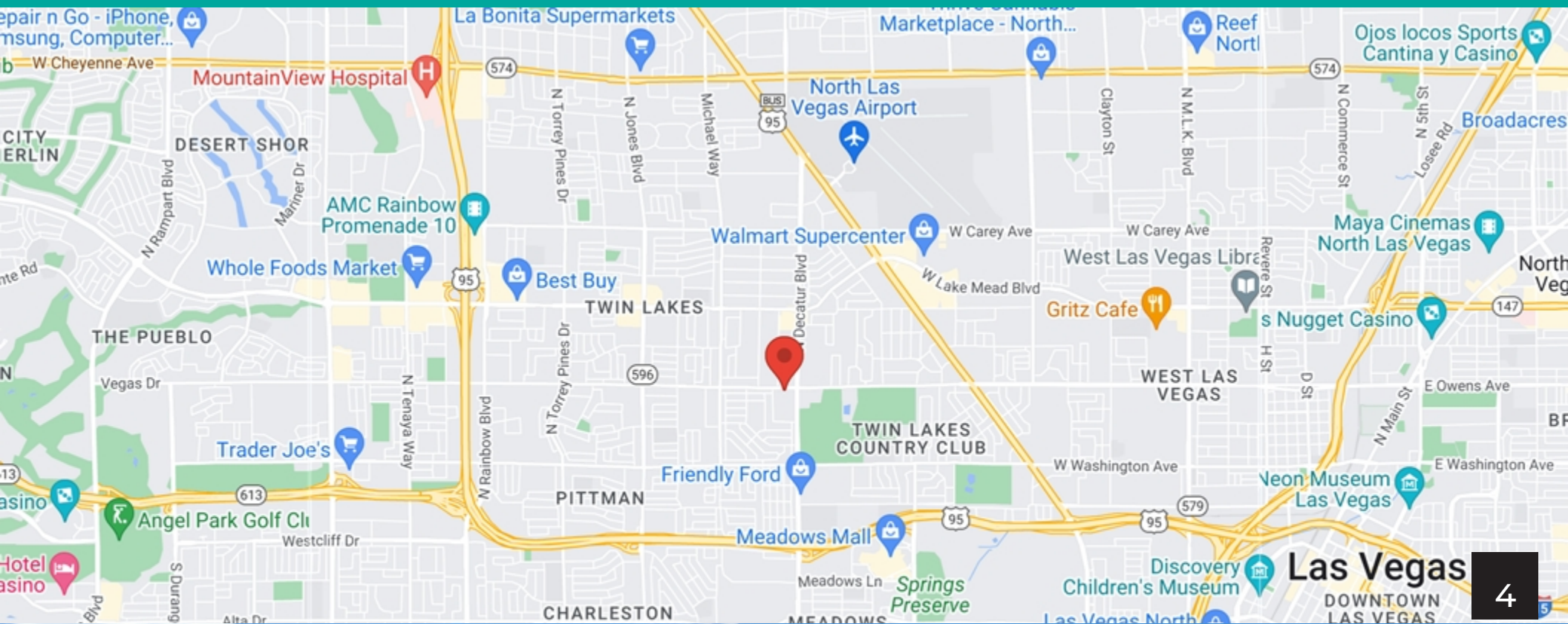
INVESTMENT SUMMARY

GK Properties is pleased to offer 4907 & 4909 Vegas Dr. in Las Vegas, NV. This is a 100% percent leased, stabilized asset, that offers an investor the rare opportunity to acquire a well constructed multi tenant retail center currently at a 7.77% Cap Rate. The property is a 18,468 square foot inline center on Vegas Dr consisting of 10 tenants.



INVESTMENT HIGHLIGHTS

- High-performing intersection with excellent visibility.
- 4907 & 4909 Vegas Dr. is being offered at \$2,695,000.00 with a current net operating income of \$210,808.
- Glass Storefronts
- Excellent market & retail fundamentals.





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RENTAL

RENTAL

LOCATION HIGHLIGHTS

- Located on Vegas Dr, a major thoroughfare and premier location in the submarket.
- One of the fastest growing cities in Nevada.
- Strategically located at the major intersection of Vegas Dr. and Decatur Blvd.
- High volume retail area serving a large population of neighboring communities.



RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	EXPENSE REIMBURSEMENTS	LEASE FROM	LEASE TO	NOTES
130	Restaurant	2,400	\$54,000.00	\$22.50		08/15/2025	08/15/2030	
140 & 150	Beauty Salon	1,680	\$29,280.00	\$17.43		09/10/2022	09/09/2027	
160 & 170	Mundo Latino Services	2,340	\$35,988.00	\$15.38		11/01/2022	10/31/2027	
150	Second Hand Store	780	\$16,068.00	\$20.60		10/15/2023	10/14/2028	
140	Bike Club	1,560	\$22,860.00	\$14.65		06/01/2023	07/31/2024	Month to Month
130	Church	1,290	\$18,000.00	\$13.95		12/01/2022	11/30/2025	
120	Storage	900	\$9,000.00	\$10.00		11/20/2023	11/19/2026	
110	Vacant	4,530	\$0.00	\$0.00			-	Vacant
110 Land	Vegas Billboards	0	\$1,200.00	\$0.00		08/01/2013	7/31/2038	
110 & 120	Vacant	2,100	\$0.00	\$0.00			-	Vacant
	Total Occupied	17580	\$186,396.00					
	TOTAL	17580	\$186,396.00		\$0.00			

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

PRICING	\$2,585,000.00
PRICE PSF	\$147.04
IN PLACE NOI	\$155,403.13
IN PLACE CAP RATE	6.01%
YEAR 1 NOI	\$155,403.13
YEAR 1 CAP RATE	6.01%
YEAR 1 LEVERAGED CASH / CASH RETURN	6.01%

GENERAL INFORMATION

ANALYSIS PERIOD	1
ANALYSIS START DATE	11/29/2023
MARKET RENT/SF	\$0.00

EXPENSE BREAKDOWN

GENERAL EXPENSES	
TRASH	\$2,500.00
WATER	\$8,400.00
TOTAL GENERAL EXPENSES	\$10,900.00
PROPERTY INSURANCE	\$11,000.00
PROPERTY TAX	\$9,092.87
TOTAL EXPENSES	\$30,992.87



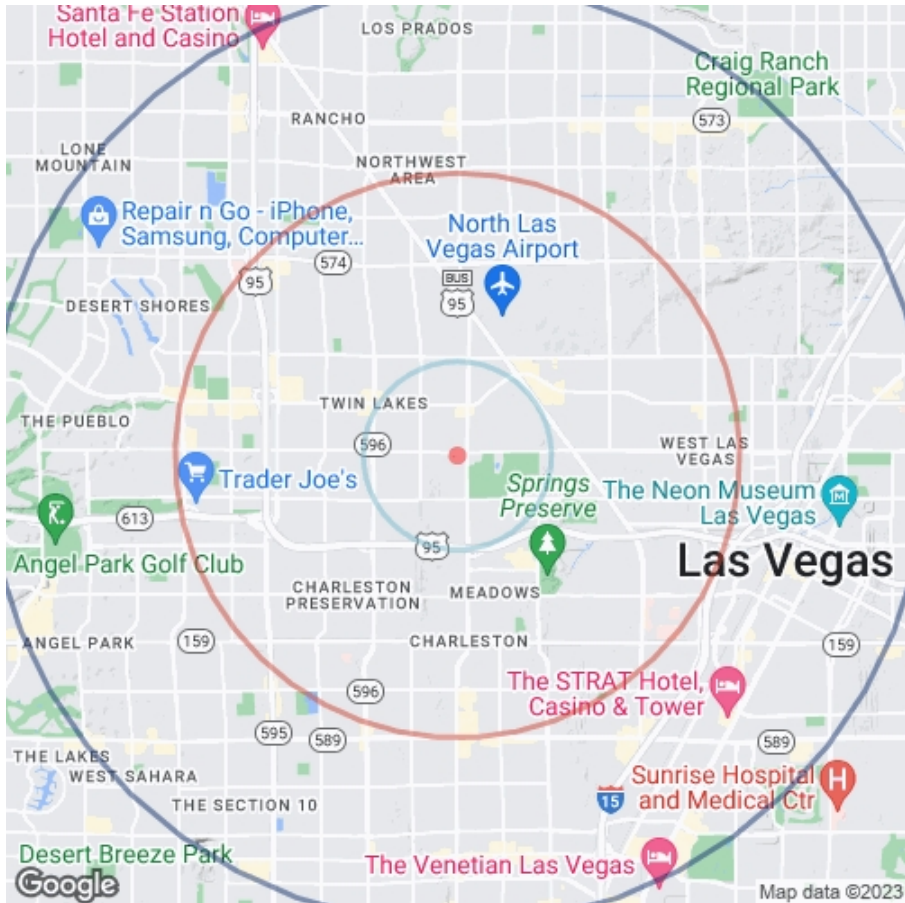
CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$186,396.00	\$186,396.00
SCHEDULED BASE RENTAL REVENUE	\$186,396.00	\$186,396.00
TOTAL POTENTIAL GROSS REVENUE	\$186,396.00	\$186,396.00
EFFECTIVE GROSS REVENUE	\$186,396.00	\$186,396.00
OPERATING EXPENSES		
PROPERTY TAX	\$9,092.87	\$9,092.87
INSURANCE	\$11,000.00	\$11,000.00
GENERAL EXPENSES	\$10,900.00	\$10,900.00
TOTAL OPERATING EXPENSES	\$30,992.87	\$30,992.87
NET OPERATING INCOME	\$155,403.13	\$155,403.13
CAP RATE	6.01%	6.01%

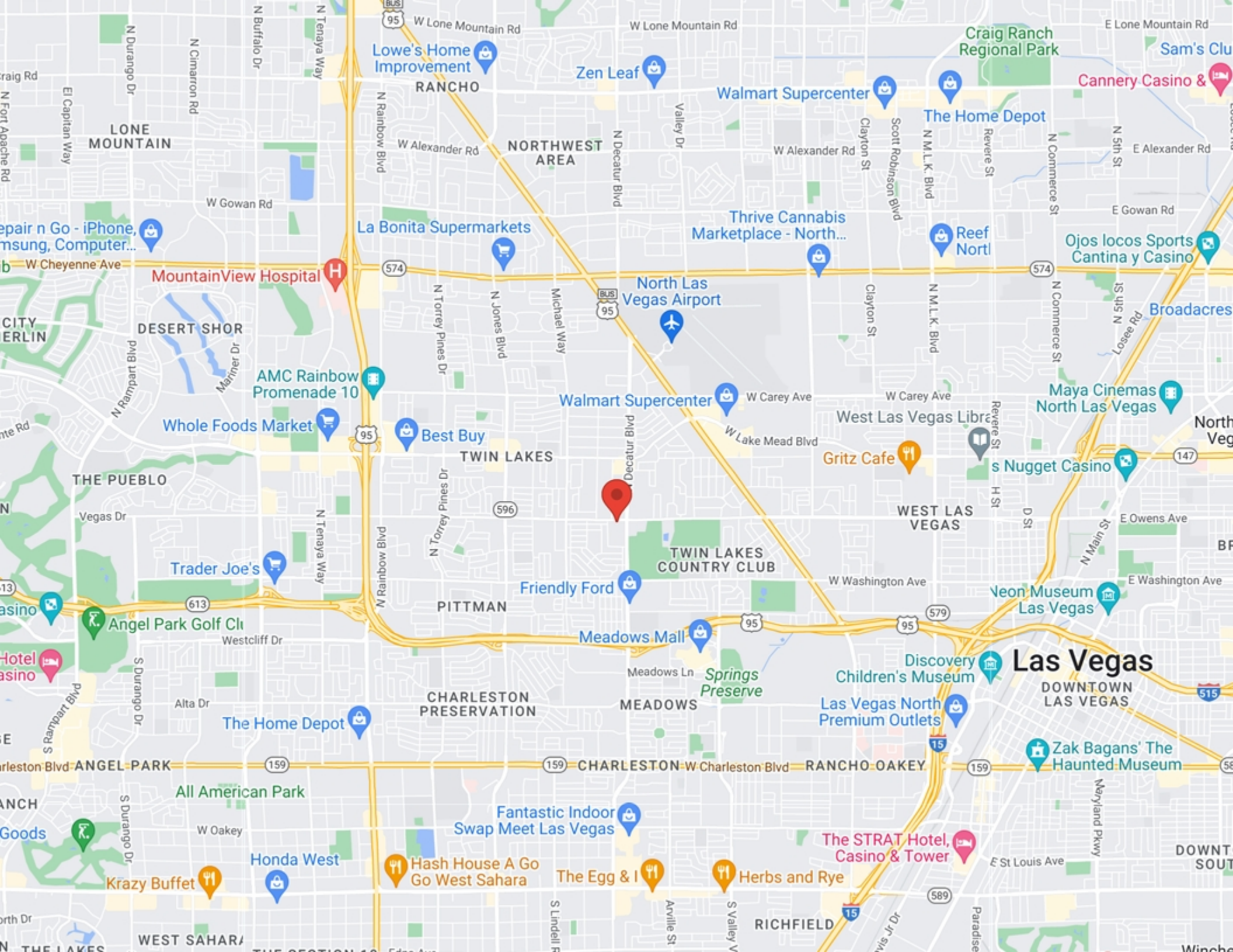
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,536	163,561	410,751
2010 Population	23,963	171,060	435,102
2025 Population	25,726	183,443	463,559
2030 Population	27,091	188,156	476,488
2025-2030 Growth Rate	1.04 %	0.51 %	0.55 %
2025 Daytime Population	18,441	173,207	553,027

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,043	7,210	18,421
\$15000-24999	725	5,263	14,522
\$25000-34999	545	5,580	15,034
\$35000-49999	1,228	8,947	20,780
\$50000-74999	1,746	12,574	31,932
\$75000-99999	1,363	9,839	24,779
\$100000-149999	1,249	10,183	28,395
\$150000-199999	350	3,372	11,742
\$200000 or greater	381	3,672	12,351
Median HH Income	\$ 59,203	\$ 61,378	\$ 64,846
Average HH Income	\$ 77,263	\$ 80,579	\$ 87,844



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	7,739	59,122	152,048
2010 Total Households	7,748	59,293	156,787
2025 Total Households	8,628	66,639	177,963
2030 Total Households	9,149	68,954	184,829
2025 Average Household Size	2.98	2.74	2.58
2025 Owner Occupied Housing	4,343	31,174	87,053
2030 Owner Occupied Housing	4,618	32,950	91,666
2025 Renter Occupied Housing	4,285	35,465	90,910
2030 Renter Occupied Housing	4,531	36,004	93,163
2025 Vacant Housing	371	3,204	11,981
2025 Total Housing	8,999	69,843	189,944



Lowe's Home Improvement

Zen Leaf

Walmart Supercenter

The Home Depot

Cannery Casino &...

MountainView Hospital

La Bonita Supermarkets

Thrive Cannabis Marketplace - North...

Reef North

Ojos Locos Sports Cantina y Casino

North Las Vegas Airport

Whole Foods Market

Best Buy

Walmart Supercenter

Gritz Cafe

Maya Cinemas North Las Vegas

Nugget Casino

Trader Joe's

Friendly Ford

TWIN LAKES COUNTRY CLUB

WEST LAS VEGAS

Neon Museum Las Vegas

Angel Park Golf Cl

Meadows Mall

Springs Preserve

Discovery Children's Museum

Las Vegas

The Home Depot

CHARLESTON PRESERVATION

MEADOWS

Las Vegas North Premium Outlets

Zak Bagans' The Haunted Museum

All American Park

Fantastic Indoor Swap Meet Las Vegas

The STRAT Hotel, Casino & Tower

Krazy Buffet

Honda West

Hash House A Go Go West Sahara

The Egg & I

Herbs and Rye

WEST SAHARA

RICHFIELD

DOWNTOWN SOUTH

ABOUT LAS VEGAS

Las Vegas (US: ; from Spanish las vegas 'the meadows'), often known simply as Vegas, is the 25th-most populous city in the United States, the most populous city in the state of Nevada, and the county seat of Clark County. The Las Vegas Valley metropolitan area is the largest within the greater Mojave Desert, and 2nd-largest in the Southwestern United States. Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife, with most venues centered on downtown...



CITY OF LAS VEGAS

INCORPORATED 3/15/1911

AREA

CITY 141.9 SQ MI

LAND 141.9 SQ MI

WATER 0.1 SQ MI

ELEVATION 2001 FT

POPULATION

POPULATION 641,903

RANK 75

DENSITY 4,525.16 SQ MI

URBAN 2,196,623



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