

3011 W. LAKE MEAD BLVD.

North Las Vegas, Nevada 89032

AVAILABLE
For Sale



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Investment Snapshot

\$1,800,000

Sale Price

100%

Occupied

±5,500

Square Footage

6.82%*

Cap Rate

*Cap rate is exclusive of management fees

3011 W. Lake Mead Blvd. | North Las Vegas, NV 89032

+ Parcel Number	139-20-210-003
+ Zoning	Neighborhood Commercial (C-1)
+ Lot Size	±0.94 AC
+ Submarket	Central West
+ Traffic Counts	Lake Mead Blvd. // ±20,197 VPD Simmons St. // ±13,000 VPD
+ Year Built	2001

Property Overview

MDL Group is pleased to offer for sale 3011 W. Lake Mead Blvd. (the Property). The Property is a ±5,500 SF retail shopping center located near the intersection of Lake Mead and Simmons. The property is anchored by Domino's Pizza and also includes a commissary kitchen, smoke shop, and beauty salon. The retail center is also in close proximity to Wal-Mart and a large mixed-use redevelopment project on Rancho & Lake Mead Blvd.

Area Overview

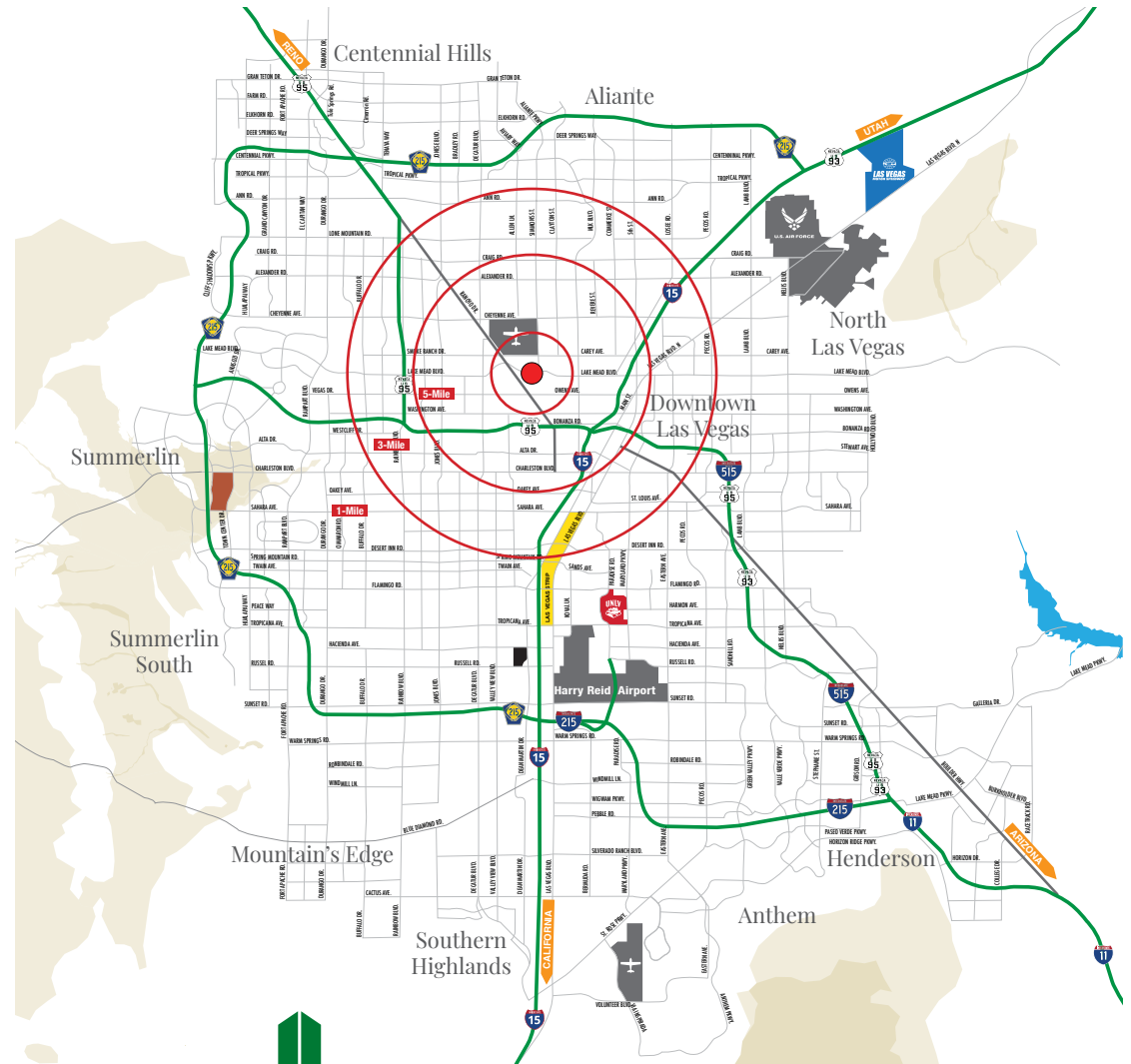
3011 W. Lake Mead is located in the Central West retail submarket and only 2 miles north of the US-95. The new Martin Luther King interchange at US-95 makes this property minutes from Downtown Las Vegas. Additionally, the North Las Vegas Airport is nearby. The property is in close proximity to the former Fiesta Rancho and Texas Station Casino sites with plans for a large mixed-use redevelopment project. Plans for the project include new housing with up to 655 units, grocery store, new hotel, outdoor recreation, retail stores, childcare center, and restaurants.

Population	1 mile	3 miles	5 miles
2010 Population	17,295	149,912	469,093
2020 Population	18,498	158,873	498,429
2025 Population	19,127	163,315	507,556
2030 Population	19,959	169,117	523,560
2010-2020 Annual Rate	0.67%	0.58%	0.61%
2020-2025 Annual Rate	0.64%	0.53%	0.35%
2025-2030 Annual Rate	0.86%	0.70%	0.62%
2025 Median Age	33.6	35.9	36.3

Households	1 mile	3 miles	5 miles
2025 Wealth Index	46	56	57
2010 Households	5,100	48,176	157,373
2020 Households	5,730	53,997	176,096
2025 Total Households	6,138	56,679	184,010
2030 Total Households	6,456	59,230	191,851
2010-2020 Annual Rate	1.17%	1.15%	1.13%
2020-2025 Annual Rate	1.32%	0.93%	0.84%
2025-2030 Annual Rate	1.02%	0.88%	0.84%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$71,904	\$80,558	\$82,602
2030 Average Household Income	\$83,588	\$91,083	\$92,867
2025-2030 Annual Rate	3.06%	2.49%	2.37%

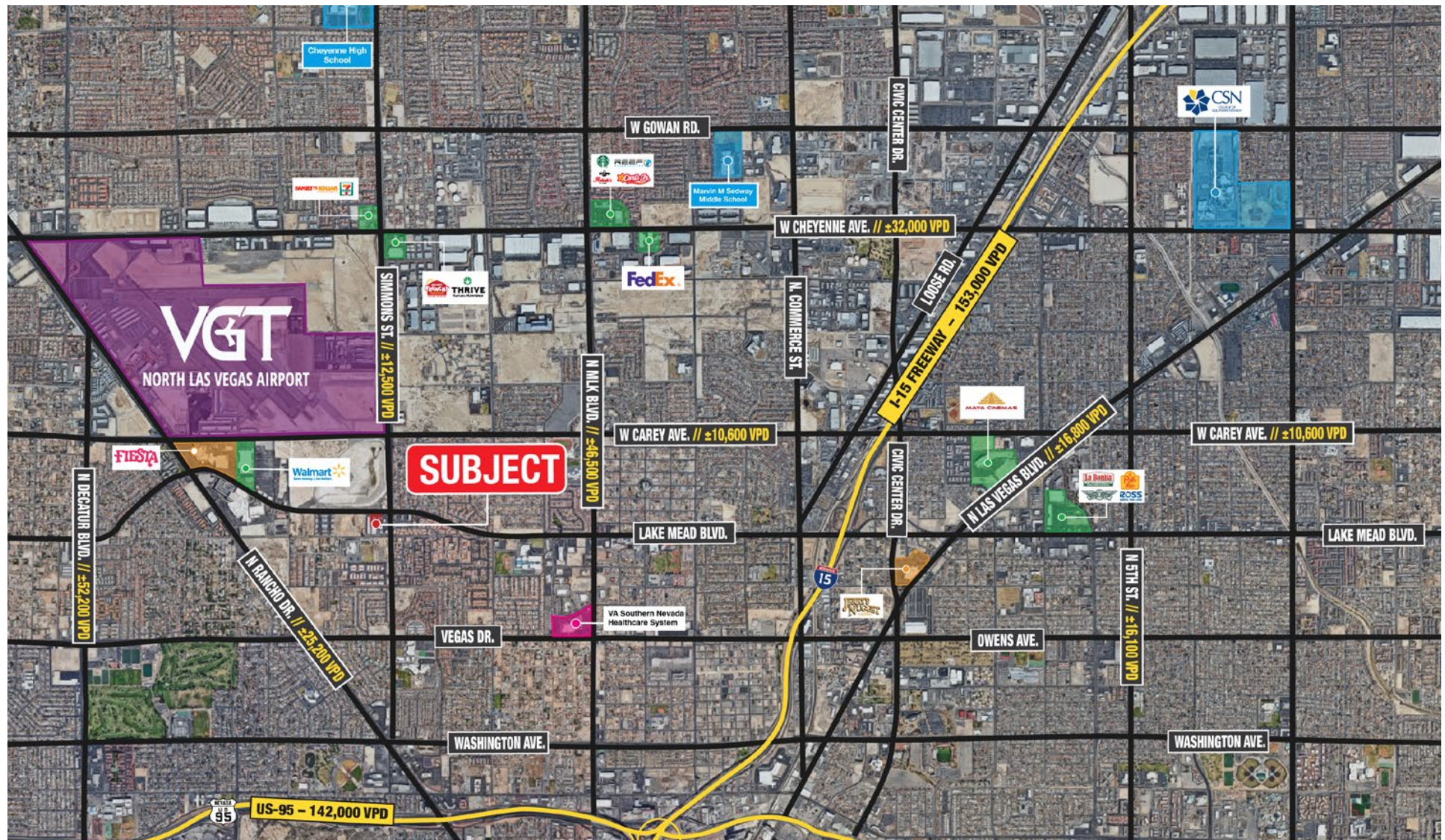
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	5,920	56,643	185,534
2020 Total Housing Units	6,034	57,380	189,748
2025 Total Housing Units	6,379	59,621	195,890
2025 Owner Occupied Housing Units	2,983	27,165	86,271
2025 Renter Occupied Housing Units	3,155	29,514	97,739
2025 Vacant Housing Units	241	2,942	11,880
2030 Total Housing Units	6,759	62,587	205,276
2030 Owner Occupied Housing Units	3,253	28,726	91,465
2030 Renter Occupied Housing Units	3,204	30,505	100,386
2030 Vacant Housing Units	303	3,357	13,425



3011 WEST LAKE MEAD BOULEVARD
North Las Vegas, NV 89032

For Sale

● Power Retail ● Casinos & Entertainment ● Airport ● Schools





Pro Forma January 2026

Suite	Tenant	Rentable Square Feet	Monthly Base Rent PSF	Monthly Base Rent	Monthly CAM PSF	Monthly CAM	Lease Commencement	Lease Expiration	Lease Options
100	NV Comm, LLC (Commissary Kitchen)	1,600	\$1.65	\$2,636.80	\$0.93	\$1,489.66	03/15/24	03/14/29	2 for 5 Years each
101	Vaporsmoke, LLC	1,159	\$2.16	\$2,506.92	-	-	12/01/21	05/31/27	1 for 5 Years
102	Hair Salon	1,241	\$1.35	\$1,675.35	\$0.93	\$1,155.41	12/01/05	01/31/27	-
104	Domino's Pizza	1,500	\$2.64	\$3,955.54	\$0.93	\$1,396.55	12/30/00	12/31/30	1 for 5 Years
		5,500	\$1.96	\$10,774.61	\$0.93	\$4,041.62			

Total Square Footage:	5,500
Annual Expenses ⁽¹⁾ :	\$55,045.91
Annual Expenses PSF:	\$10.01
Average Monthly Expenses PSF:	\$0.83

Gross Rent Per Rent Roll:	\$177,794.76
Avg. Gross Rent Per Rent Roll PSF Mo:	\$2.69

Gross Rent Per Rent Roll:	\$177,794.76
Annual Expenses ⁽¹⁾ :	(\$55,045.91)
Vacancy Factor (0%):	\$0.00
NOI:	\$122,748.85

Asking Price:	\$1,800,000.00
Asking Price PSF:	\$327.27
CAP Rate at Asking Price:	6.82%

(1) Annual expenses does not include management fees.

Clark County Nevada


Synopsis


As of the 2010 census, the population was 1,951,269, with an estimated population of 2,265,461 in 2022. 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 11th 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 11th-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 \$8.1 billion, which surpasses that of the state government.

Quick Facts

 **±435**
Size (Sq. Mi.)

 **2,265,461**
Population

 **290**
Pop. Density (Per Sq. Mi.)

Source: www.clarkcountynv.gov,
www.wikipedia.com

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.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



HENDERSON
SILVER KNIGHTS™



Nevada Tax Advantages

NEVADA

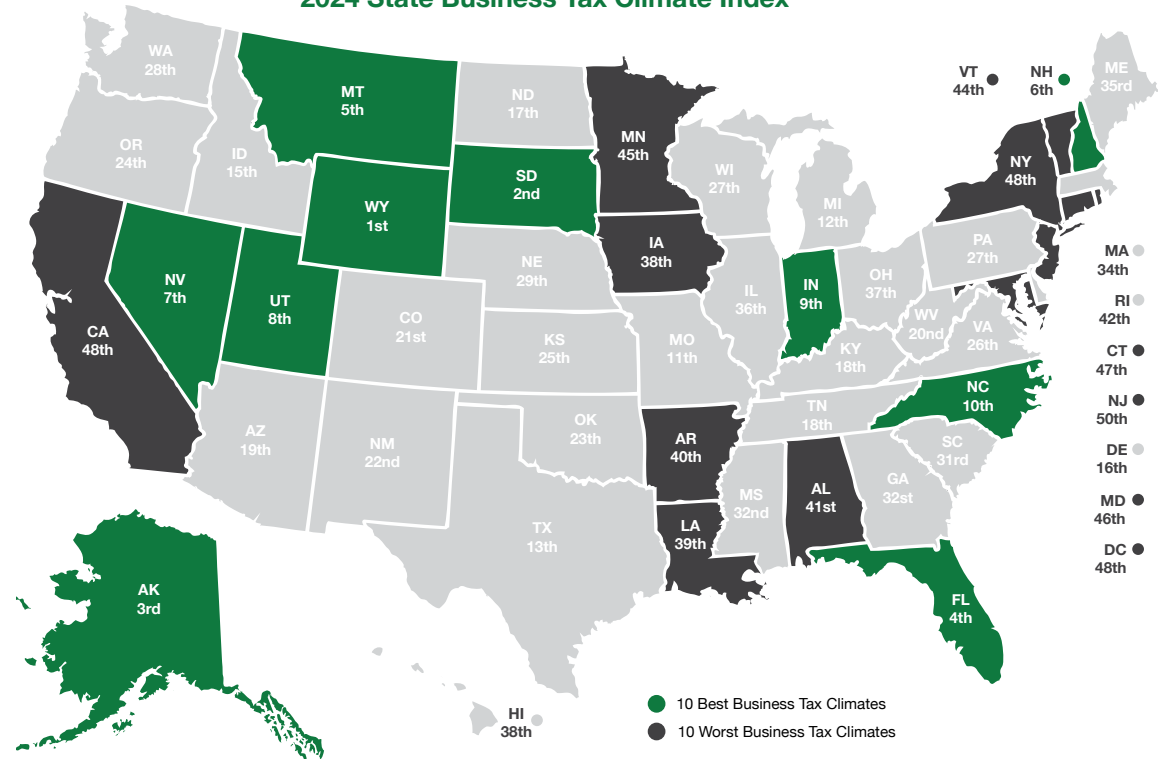
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

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

2024 State Business Tax Climate Index



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



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.



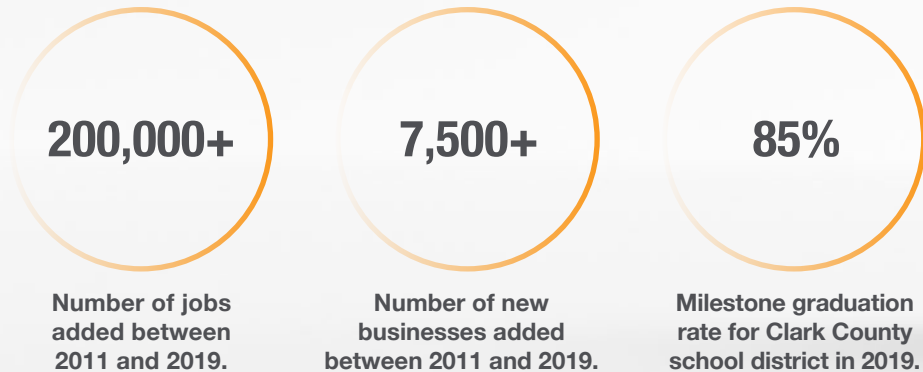
Service you deserve. People you trust.



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Southern Nevada Growth



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)

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.

Neither the owner, MDL Group, nor any of their respective directors, officers, agents, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained within this package or any supplemental information provided after the delivery of this package to you, and no legal commitment or obligation shall arise by reason of your receipt of this package or use of its contents. Please also refer to the disclaimer at the bottom of each page of this package, which disclaimer is incorporated herein by reference.

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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