

For Sale

Brand New Murphy USA C Store - Las Vegas, MSA

400 E Windmill Ln Las Vegas, NV 89123



SALE PRICE

\$5,158,000 / 4.75% CAP

Abdus Asif

(702) 612-5500

License #: B-0034304

Ron Opfer

(702) 768-7238

License #: BS.0051236

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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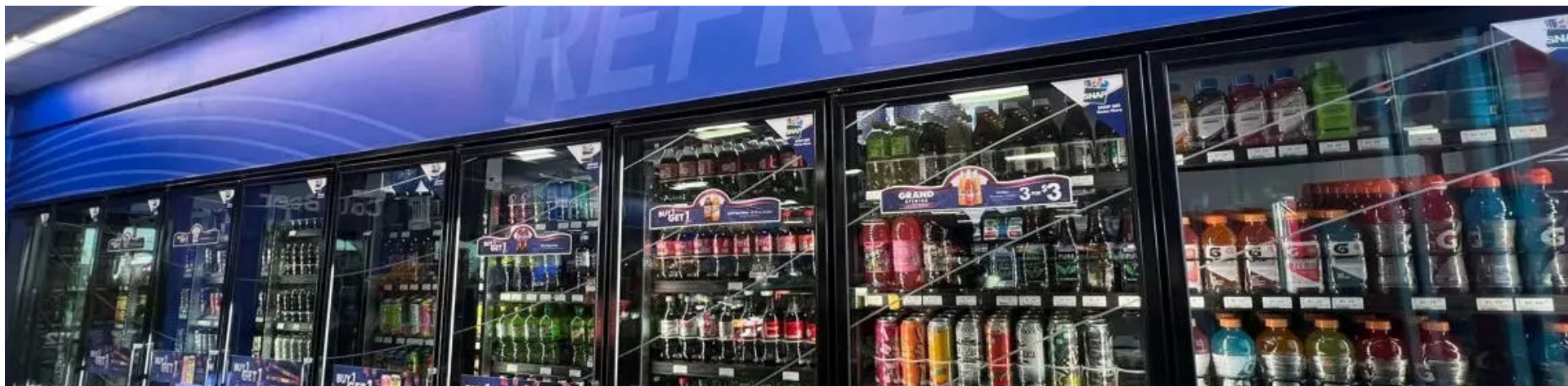
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DESCRIPTION

A newly constructed Murphy USA convenience store and fuel facility on a 1.3 acre parcel at the signalized hard corner of Windmill Land and Bermuda Road in the Las Vegas MSA. This investment is an absolute NNN ground lease to Murphy Oil USA, Inc. (NYSE: MUSA), with a corporate guaranty. It's a 20 years lease with four 5-year renewal options.

The landlord has no operating responsibilities. The tenant pays taxes and insurance and maintains the entire premise. Lease term is 20 years plus four 5-year options. Rent increases 8% every 5 years.

The store is scheduled to open 1st quarter of 2027 with approximately 3,500 square feet of building area plus 8 MPD's under the fuel canopy.

OFFERING SUMMARY

Sale Price:	\$5,158,000
Lot Size:	1.3 Acres
Building Size:	3,500 SF
Cap Rate:	4.85%

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,880	44,437	130,247
Total Population	13,421	110,952	337,734
Average HH Income	\$116,265	\$105,580	\$108,616

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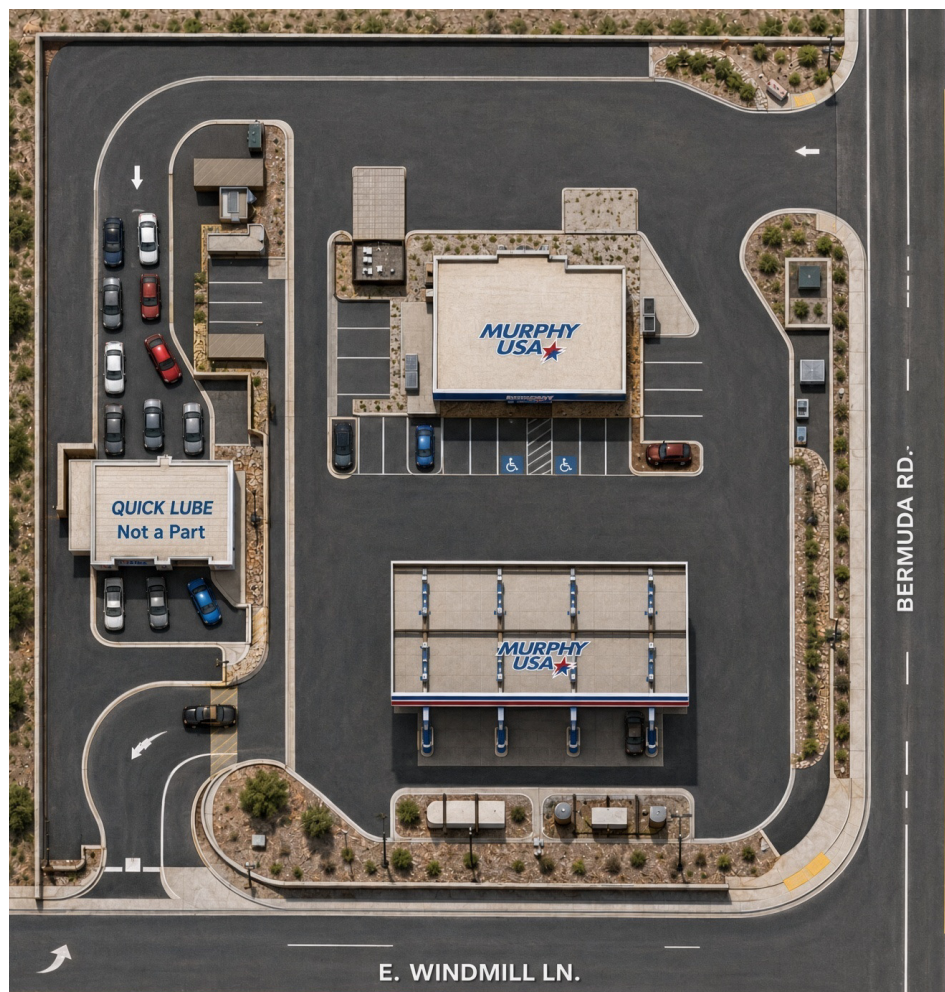
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For Sale

Murphy USA at Windmill in Las Vegas, NV

400 E Windmill Ln Las Vegas, NV 89123



LOCATION

Located at the NW corner of Windmill Ln and Bermuda Rd. The Vons anchored Las Palmas Shopping center is on the SE corner and the neighborhood center called Windmill Land Plaza is on the NE corner. 1 mile from Las Vegas Blvd. The property sits on 1.3 acres and contains a brand new Murphy USA C Store with 8 MPD's.

HIGHLIGHTS

- BRAND NEW MURPHY USA C STORE
- ABSOLUTE NNN - NO OWNER RESPONSIBILITIES
- FEE SIMPLE OWNERSHIP OF LAND.
- 20 YEAR GROUND LEASE WITH OPTIONS
- NO STATE INCOME TAX

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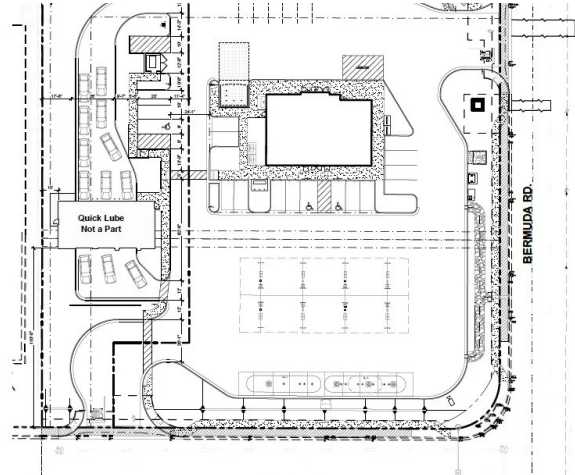
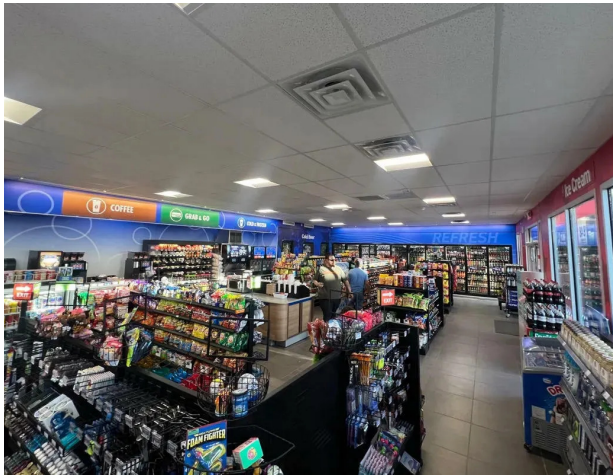
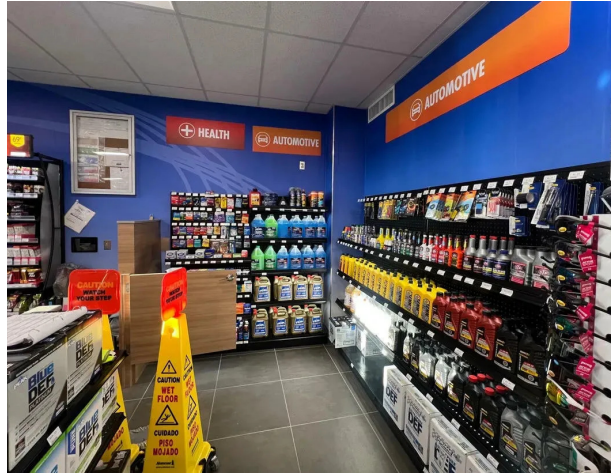
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Photos

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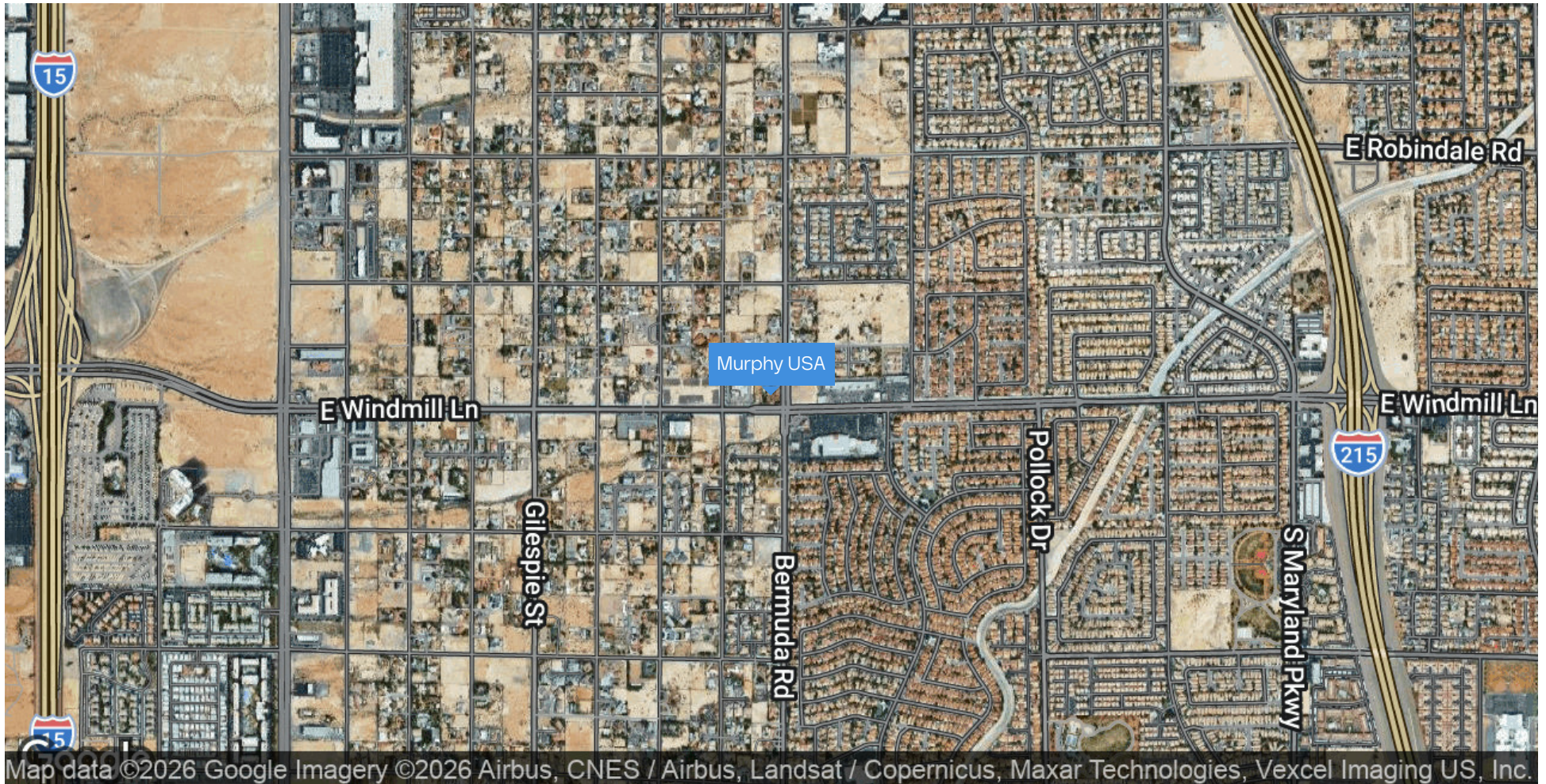
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Aerial

Brand New Murphy USA C Store - Las Vegas MS

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Map View

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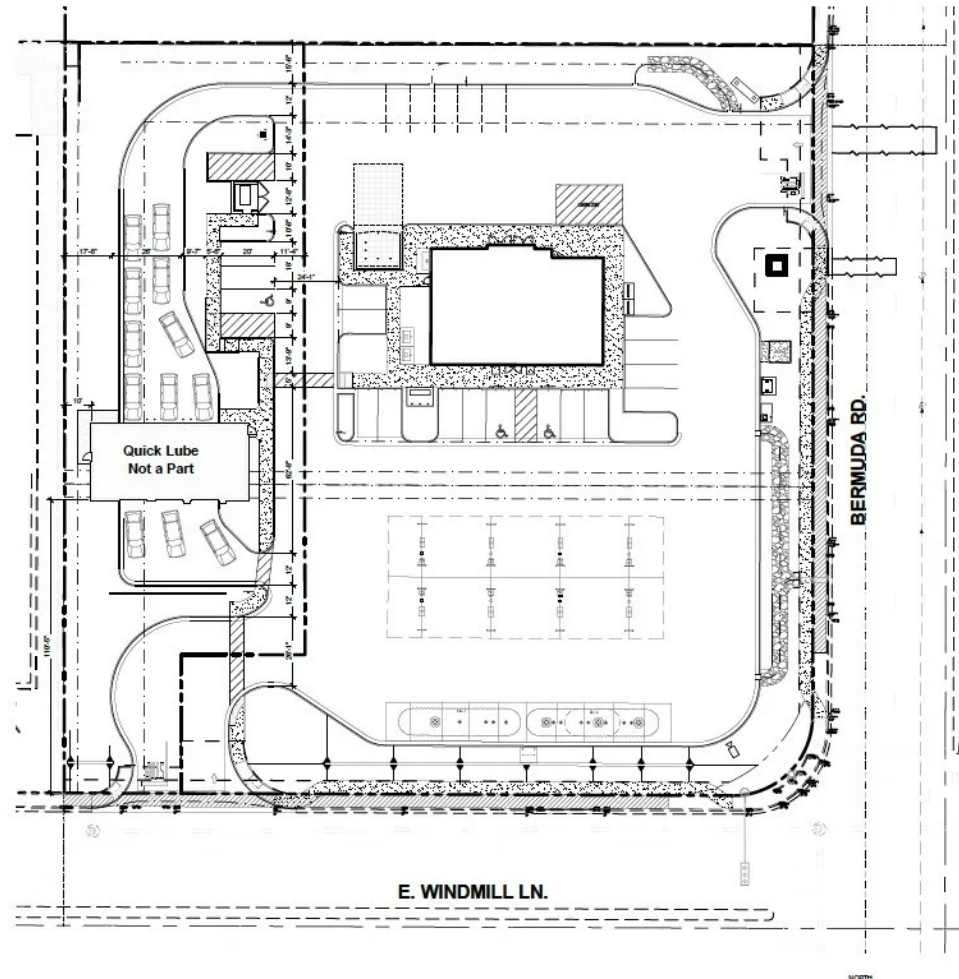
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Site Plan

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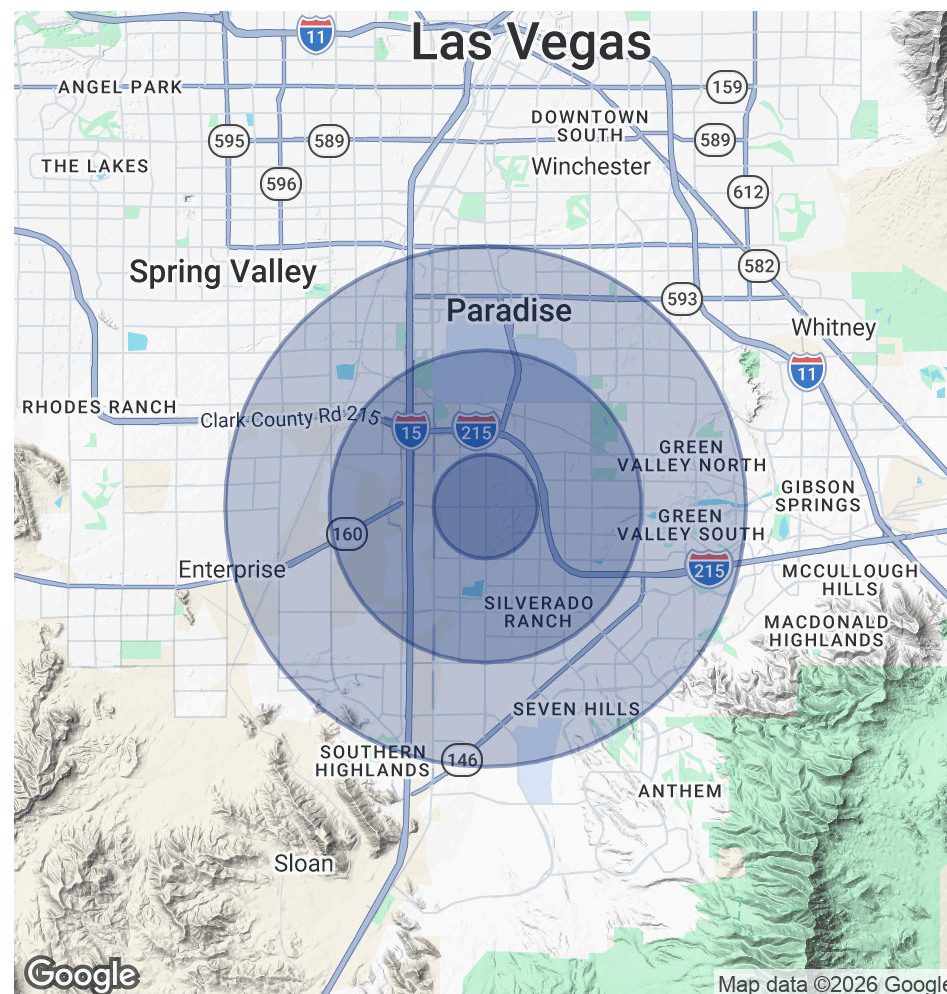
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,421	110,952	337,734
Average Age	45.5	41.8	39.6
Average Age (Male)	46.8	41.8	39.5
Average Age (Female)	43.6	41.3	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,880	44,437	130,247
# of Persons per HH	2.8	2.5	2.6
Average HH Income	\$116,265	\$105,580	\$108,616
Average House Value	\$473,242	\$453,329	\$472,616

2023 American Community Survey (ACS)



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