

OFFERING SUMMARY

Asking Price: \$5,200,000

Parcel Size: 4.76 acres

Zoning: Community Commercial

Submarket: Inspirada

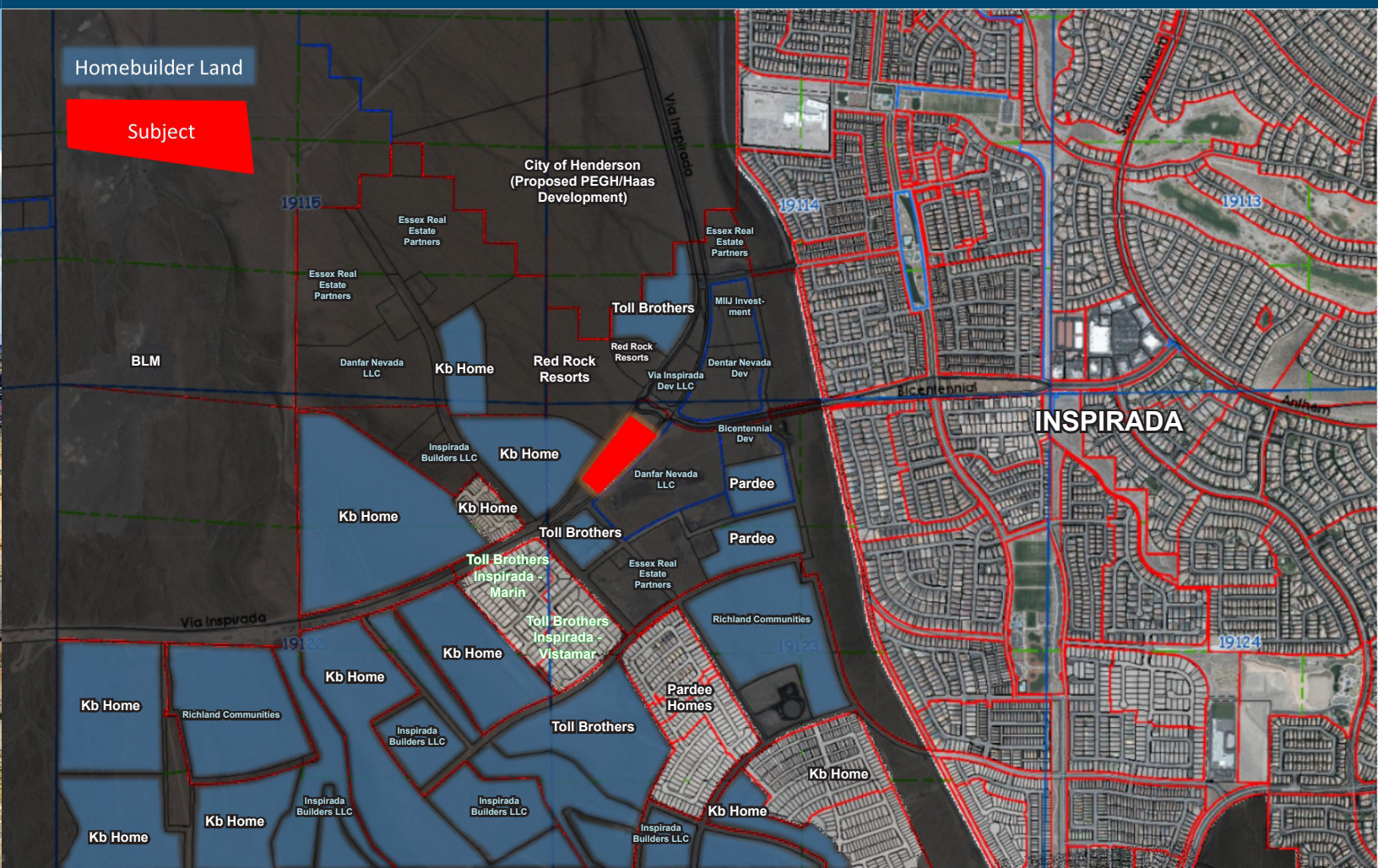
APN: 191-23-199-002

PROPERTY OVERVIEW

The property is located on the new Via Inspirada street that connects the next phases of the Inspirada masterplan to greater Henderson. Via Inspirada runs from Executive Airport drive to Las Vegas Blvd south of M Resort. The parcel is 4.76 gross acres and is straddled by Via Inspirada next to the peanut roundabout. The property is ideal for shopping center and triple net developers. With minimal retail within one mile, the development would also serve the Anthem, Seven Hills and Southern Highlands communities.

LOCATION OVERVIEW

Public homebuilders have sizable holdings in the area and there are over 1,000 mapped, partially finished or finished lots in the immediate area. The initial phases of the Inspirada masterlan is nearing completion and development is moving west. Via Inspirada has been devised to connect existing development to Las Vegas Blvd and to provide quicker access to the I-15.



INSPIRADA QUICK FACTS

- Top Selling Masterplan in Henderson Nevada
- 9th Best Selling Masterplan in the U.S. with 717 sales in 2018
- Is currently home to over 9,600 residents
- Approved for up to 8,500 homes
- Approximately 15 miles from McCarran Airport

Source: John Burns Real Estate Consulting, <https://inspirada.com>.

AREA FEATURES

- Located near the Raiders practice facility and headquarters, which broke ground in 2019
- Close to Henderson Executive Airport
- Scheduled to have significant new housing development with over 1,000 lots already final mapped
- Via Inspirada connects to Bicentennial Pkwy, Volunteer Blvd, Executive Airport DR and Las Vegas Blvd

Demographic and Income Profile

West Henderson, Henderson, Nevada
Ring: 3 mile radius

Prepared by Esri
Latitude: 35.93965
Longitude: -115.13396

Summary	Census 2010	2018	2023				
Population	29,015	36,565	41,323				
Households	12,869	15,656	17,504				
Families	9,065	10,918	12,171				
Average Household Size	2.25	2.34	2.36				
Owner Occupied Housing Units	10,487	12,875	14,456				
Renter Occupied Housing Units	2,382	2,781	3,049				
Median Age	54.0	53.8	54.2				
Trends: 2018 - 2023 Annual Rate	Area	State	National				
Population	2.48%	1.59%	0.83%				
Households	2.26%	1.48%	0.79%				
Families	2.20%	1.44%	0.71%				
Owner HHs	2.34%	2.06%	1.16%				
Median Household Income	2.08%	2.45%	2.50%				
		2018	2023				
Households by Income		Number	Percent	Number	Percent		
<\$15,000		1,049	6.7%	888	5.1%		
\$15,000 - \$24,999		828	5.3%	748	4.3%		
\$25,000 - \$34,999		1,308	8.4%	1,229	7.0%		
\$35,000 - \$49,999		1,348	8.6%	1,314	7.5%		
\$50,000 - \$74,999		3,019	19.3%	3,209	18.3%		
\$75,000 - \$99,999		2,246	14.3%	2,713	15.5%		
\$100,000 - \$149,999		3,130	20.0%	4,209	24.0%		
\$150,000 - \$199,999		1,226	7.8%	1,388	7.9%		
\$200,000+		1,502	9.6%	1,806	10.3%		
Median Household Income		\$77,339		\$85,707			
Average Household Income		\$102,851		\$114,973			
Per Capita Income		\$43,941		\$48,622			
Census 2010		2018		2023			
Population by Age	Number	Percent	Number	Percent	Number	Percent	
0 - 4	1,370	4.7%	1,539	4.2%	1,691	4.1%	
5 - 9	1,300	4.5%	1,723	4.7%	1,861	4.5%	
10 - 14	1,104	3.8%	1,755	4.8%	2,033	4.9%	
15 - 19	900	3.1%	1,434	3.9%	1,795	4.3%	
20 - 24	796	2.7%	1,184	3.2%	1,400	3.4%	
25 - 34	2,899	10.0%	2,987	8.2%	3,399	8.2%	
35 - 44	3,493	12.0%	3,983	10.9%	4,253	10.3%	
45 - 54	2,956	10.2%	4,157	11.4%	4,626	11.2%	
55 - 64	6,276	21.6%	5,669	15.5%	4,972	12.0%	
65 - 74	5,669	19.5%	8,208	22.4%	8,901	21.5%	
75 - 84	1,870	6.4%	3,246	8.9%	5,408	13.1%	
85+	383	1.3%	680	1.9%	985	2.4%	
Census 2010		2018		2023			
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	
White Alone	22,057	76.0%	25,640	70.1%	27,080	65.5%	
Black Alone	1,253	4.3%	2,003	5.5%	2,573	6.2%	
American Indian Alone	127	0.4%	182	0.5%	212	0.5%	
Asian Alone	3,676	12.7%	5,673	15.5%	7,465	18.1%	
Pacific Islander Alone	120	0.4%	163	0.4%	197	0.5%	
Some Other Race Alone	639	2.2%	1,005	2.7%	1,315	3.2%	
Two or More Races	1,143	3.9%	1,900	5.2%	2,480	6.0%	
Hispanic Origin (Any Race)		2,617	9.0%	4,148	11.3%	5,302	12.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

Retail Market Potential

West Henderson, Henderson, Nevada
Ring: 3 mile radius

Prepared by Esri
Latitude: 35.93965
Longitude: -115.13396

Demographic Summary		2018	2023
Population		36,565	41,323
Population 18+		30,656	34,623
Households		15,656	17,504
Median Household Income		\$77,339	\$85,707
Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Apparel (Adults)			
Bought any men's clothing in last 12 months	15,221	49.7%	105
Bought any women's clothing in last 12 months	14,165	46.2%	107
Bought clothing for child <13 years in last 6 months	7,318	23.9%	89
Bought any shoes in last 12 months	17,481	57.0%	107
Bought costume jewelry in last 12 months	6,422	20.9%	115
Bought any fine jewelry in last 12 months	5,237	17.1%	96
Bought a watch in last 12 months	5,052	16.5%	104
Automobiles (Households)			
HH owns/leases any vehicle	14,625	93.4%	109
HH bought/leased new vehicle last 12 mo	1,915	12.2%	127
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	27,915	91.1%	107
Bought/changed motor oil in last 12 months	13,871	45.2%	95
Had tune-up in last 12 months	8,996	29.3%	114
Beverages (Adults)			
Drank bottled water/seltzer in last 6 months	21,706	70.8%	102
Drank regular cola in last 6 months	10,495	34.2%	77
Drank beer/ale in last 6 months	14,362	46.8%	111
Cameras (Adults)			
Own digital point & shoot camera/camcorder	4,734	15.4%	132
Own digital SLR camera/camcorder	3,103	10.1%	130
Printed digital photos in last 12 months	8,579	28.0%	120
Cell Phones (Adults/Households)			
Bought cell phone in last 12 months	10,576	34.5%	96
Have a smartphone	24,933	81.3%	102
Have a smartphone: Android phone (any brand)	9,334	30.4%	78
Have a smartphone: Apple iPhone	15,023	49.0%	128
Number of cell phones in household: 1	4,360	27.8%	90
Number of cell phones in household: 2	7,007	44.8%	116
Number of cell phones in household: 3+	3,886	24.8%	90
HH has cell phone only (no landline telephone)	6,993	44.7%	85
Computers (Households)			
HH owns a computer	13,433	85.8%	115
HH owns desktop computer	6,881	44.0%	115
HH owns laptop/notebook	10,414	66.5%	118
HH owns any Apple/Mac brand computer	3,477	22.2%	125
HH owns any PC/non-Apple brand computer	11,075	70.7%	113
HH purchased most recent computer in a store	6,766	43.2%	117
HH purchased most recent computer online	2,607	16.7%	124
Spent <\$500 on most recent home computer	2,609	16.7%	110
Spent \$500-\$999 on most recent home computer	3,370	21.5%	122
Spent \$1,000-\$1,499 on most recent home computer	1,938	12.4%	130
Spent \$1,500-\$1,999 on most recent home computer	1,112	7.1%	154
Spent \$2,000+ on most recent home computer	679	4.3%	107

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2018 and 2023.

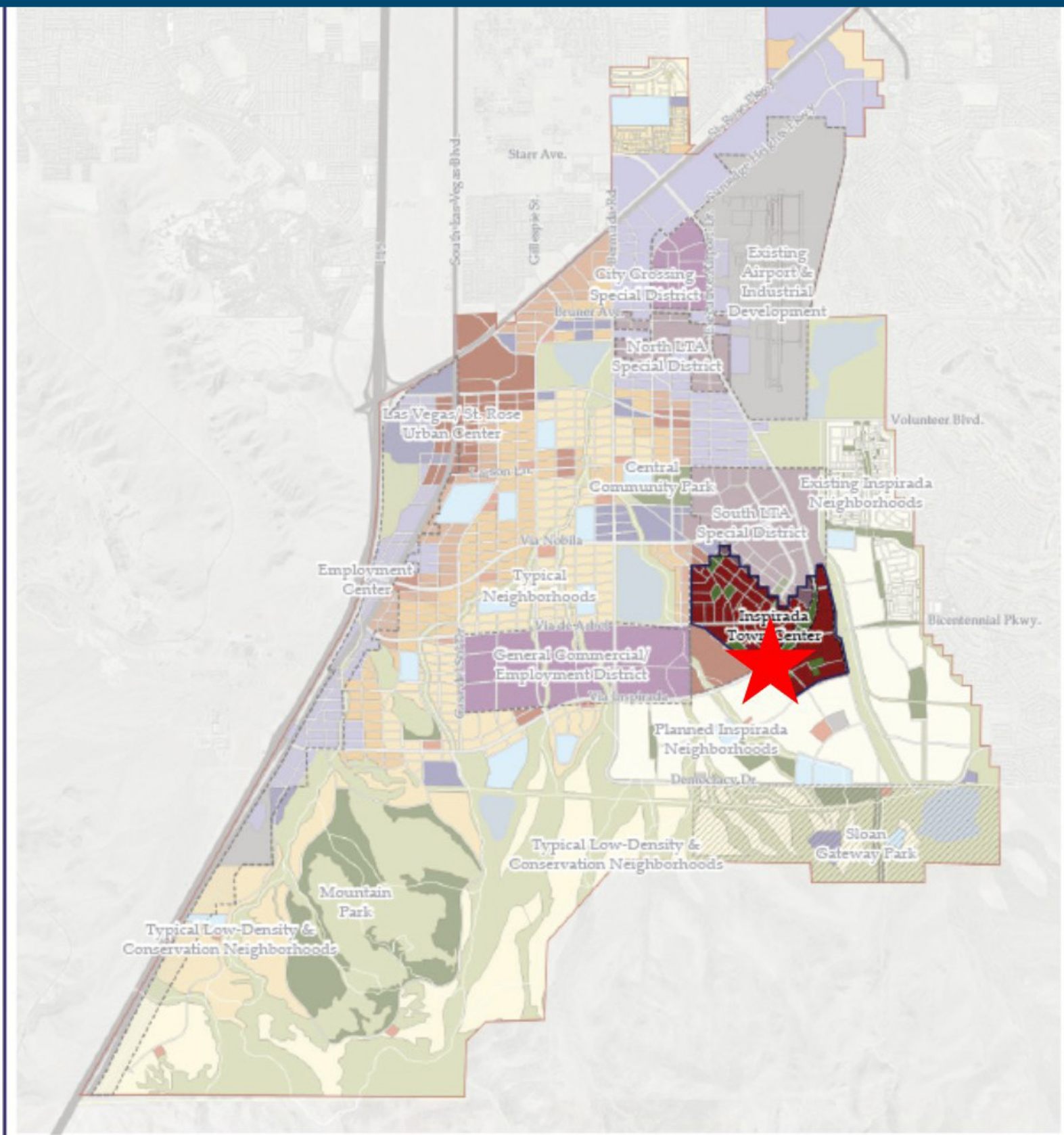


Restaurant Specialty Report

West Henderson, Henderson, Nevada
Rings: 1, 3, 5 mile radii

Prepared by Site To Do Business
Latitude: 35.93965
Longitude: -115.13396

Product/Consumer Behavior	Expected Number of Adults	Percent	MPI
Went to family restaurant/steak house in last 6 mo	76,722	81.2%	108
Went to family restaurant/steak house 4+ times/mo	28,377	30.0%	112
Spent at family restaurant/30 days: <\$31	7,705	8.2%	93
Spent at family restaurant/30 days: \$31-50	10,661	11.3%	113
Spent at family restaurant/30 days: \$51-100	15,759	16.7%	108
Spent at family restaurant/30 days: \$101-200	11,851	12.5%	135
Spent at family restaurant/30 days: \$201-300	2,998	3.2%	127
Family restaurant/steak house last 6 months: breakfast	14,473	15.3%	114
Family restaurant/steak house last 6 months: lunch	20,849	22.1%	113
Family restaurant/steak house last 6 months: dinner	49,683	52.6%	112
Family restaurant/steak house last 6 months: snack	2,108	2.2%	113
Family restaurant/steak house last 6 months: weekday	33,104	35.0%	114
Family restaurant/steak house last 6 months: weekend	43,541	46.1%	108
Fam rest/steak hse/6 months: Applebee`s	20,547	21.7%	96
Fam rest/steak hse/6 months: Bob Evans Farms	2,829	3.0%	82
Fam rest/steak hse/6 months: Buffalo Wild Wings	11,987	12.7%	121
Fam rest/steak hse/6 months: California Pizza Kitchen	2,963	3.1%	111
Fam rest/steak hse/6 months: Carrabba`s Italian Grill	4,547	4.8%	159
Fam rest/steak hse/6 months: The Cheesecake Factory	7,772	8.2%	114
Fam rest/steak hse/6 months: Chili`s Grill & Bar	13,175	13.9%	135
Fam rest/steak hse/6 months: CiCi`s Pizza	3,565	3.8%	106
Fam rest/steak hse/6 months: Cracker Barrel	11,510	12.2%	110
Fam rest/steak hse/6 months: Denny`s	8,142	8.6%	100
Fam rest/steak hse/6 months: Golden Corral	6,546	6.9%	93
Fam rest/steak hse/6 months: IHOP	11,429	12.1%	118
Fam rest/steak hse/6 months: Logan`s Roadhouse	2,903	3.1%	97
Fam rest/steak hse/6 months: LongHorn Steakhouse	5,752	6.1%	116
Fam rest/steak hse/6 months: Olive Garden	19,483	20.6%	123
Fam rest/steak hse/6 months: Outback Steakhouse	10,383	11.0%	123
Fam rest/steak hse/6 months: Red Lobster	10,171	10.8%	102
Fam rest/steak hse/6 months: Red Robin	9,002	9.5%	136
Fam rest/steak hse/6 months: Ruby Tuesday	5,428	5.7%	107
Fam rest/steak hse/6 months: Texas Roadhouse	11,993	12.7%	127
Fam rest/steak hse/6 months: T.G.I. Friday`s	5,464	5.8%	103
Fam rest/steak hse/6 months: Waffle House	5,478	5.8%	100
Went to fast food/drive-in restaurant in last 6 mo	86,842	91.9%	102
Went to fast food/drive-in restaurant 9+ times/mo	38,984	41.3%	104
Spent at fast food restaurant/30 days: <\$11	4,381	4.6%	90
Spent at fast food restaurant/30 days: \$11-\$20	9,688	10.3%	97
Spent at fast food restaurant/30 days: \$21-\$40	15,491	16.4%	100
Spent at fast food restaurant/30 days: \$41-\$50	9,271	9.8%	110
Spent at fast food restaurant/30 days: \$51-\$100	16,560	17.5%	105
Spent at fast food restaurant/30 days: \$101-\$200	9,421	10.0%	125
Spent at fast food restaurant/30 days: \$201+	3,670	3.9%	139
Went to fine dining restaurant last month	12,861	13.6%	126
Went to fine dining restaurant 3+ times last month	3,548	3.8%	116
Spent at fine dining restaurant/30 days: <\$51	1,491	1.6%	97
Spent at fine dining restaurant/30 days: \$51-\$100	3,771	4.0%	121
Spent at fine dining restaurant/30 days: \$101-\$200	3,231	3.4%	130

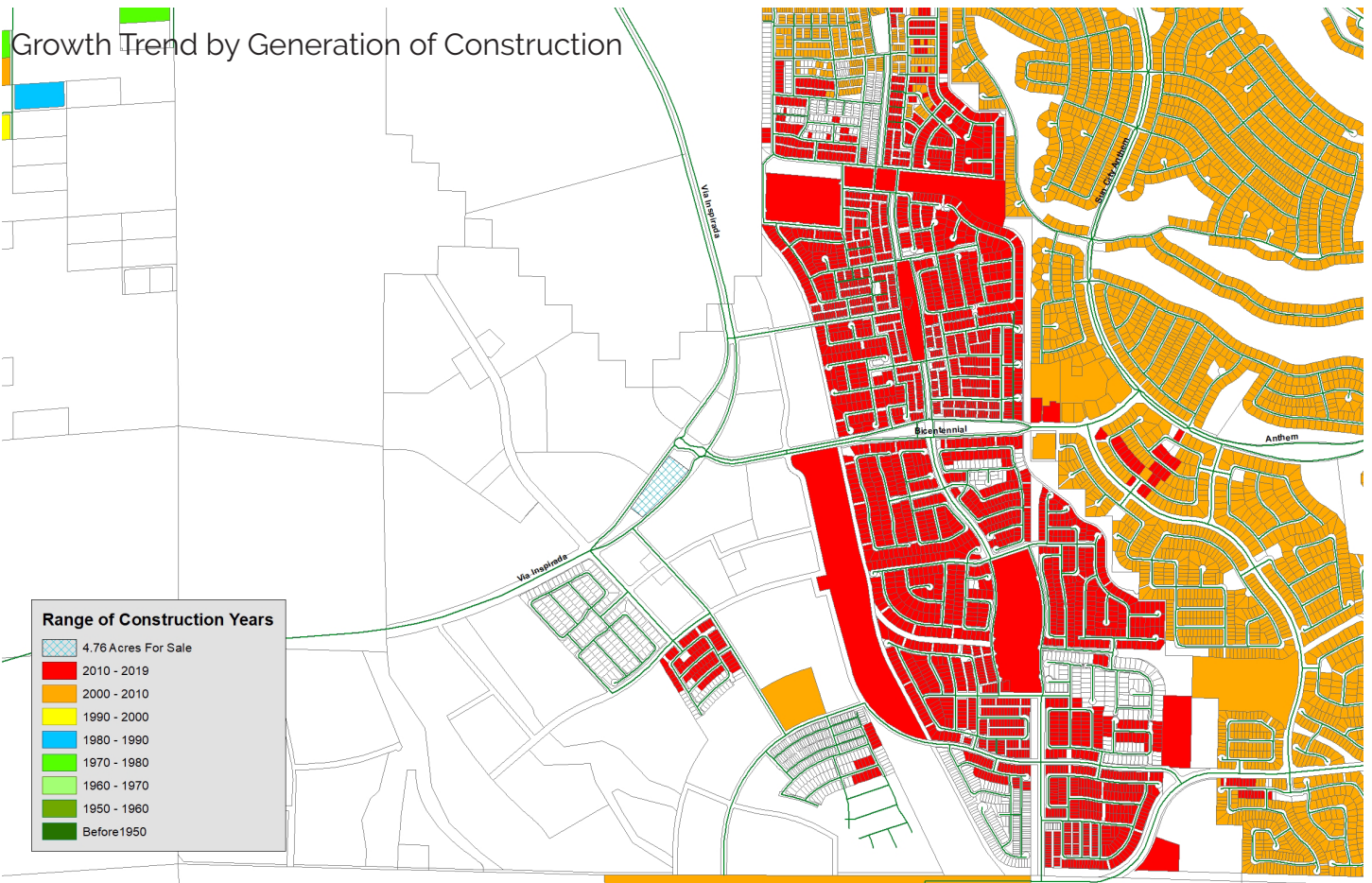
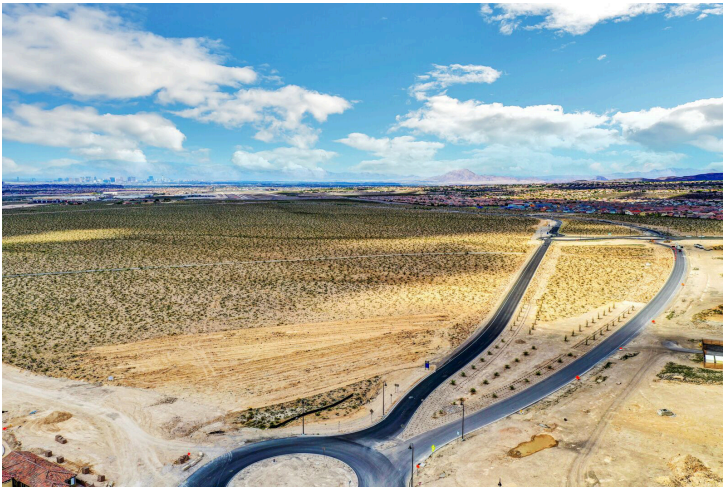


West Henderson Planning Area, Place Type Map (Conceptual Illustrative Plan)



Source: West Henderson Land Use Plan, 2014 (Refer to the [West Henderson Land Use Plan](#))





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