

GENERATIONAL ASSET | TROPHY LOCATION

Single Tenant NNN Investment Opportunity



Resort Corridor | Single Tenant Long-term NNN Lease | Strong Traffic Counts (64,500 VPD) |
Close proximity to Las Vegas Strip and UNLV Campus



4503 Paradise Road

LAS VEGAS NEVADA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



CHUCK KLEIN

EVP & Principal

National Net Lease

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Broker: Tami Lord, SRS Real Estate Partners, LLC | NV License No. B.1001815



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Rent Roll
Pricing Summary
Brand Profile

PROPERTY PHOTO



PROPERTY PHOTO



OFFERING SUMMARY



OFFERING

Price	\$5,309,000
Net Operating Income	\$292,032
Cap Rate	5.5%

ENTIRE SHOPPING CENTER IS AVAILABLE OR CAN PURCHASE INDIVIDUALLY (CONTACT BROKER)

Harmon Square	\$49,000,000
7-Eleven, White Castle, Sbarro's Pizza	\$16,400,000
Dunkin Donuts, Subway, Roberto's Taco Shop	\$8,587,000
Bojangles, Tropical Smoothie, Teriyaki Madness	\$13,575,000
MINT	\$7,090,000

CLICK HERE TO VIEW ALL INDIVIDUAL OFFERING MEMORANDUMS:
[Harmon Square Offering Memorandums](#)

PROPERTY SPECIFICATIONS

Property Address	4503 Paradise Road Las Vegas, Nevada 89169
Rentable Area	5,408 SF
Occupancy	100%
Year Built / Remodeled	1987 / 2015
Parcel Number	162-22-312-001



Investment Highlights

- Generational Asset – the property is located 1.2 miles from the World-Famous Las Vegas Strip
- UNLV Campus – closest full-service Liquor Store to the West entrance, which includes Thomas & Mack Center, Track, Softball, Baseball, Soccer, Tennis & Intramural Fields
- Iconic Location - ideally positioned at the hard corner of Paradise & E Harmon (64,500 VPD)
- Historical Occupancy - tenant recently agreed to extend their Lease by 15 years as evidence of their success at this location
- Dense Resort Corridor - 2,500+ hotel rooms located within .3 miles of the subject property
- Built in Customer Base - 124,133 population within a 3-mile radius of the property, and 392,211 in a 5-mile radius

Areas of Interest

- 1.2 miles from the Las Vegas Strip, one of the largest Tourist attractions in the world
- Located across the street from the Virgin Hotels Las Vegas, with 3 hotel towers & 1,500 rooms and includes a 60,000 sf Casino, a 5-acre desert pool oasis and a live music theater with 4,500 capacity
- 1.8 miles from Harry Reid International Airport, which serves 57.7 million annual visitors
- 1 block from the 332-acre campus of University of Nevada, Las Vegas with an enrollment of 32,000+ students.
- 1 block east of the Las Vegas Grand Prix circuit, a Formula One race held annually in November that attracts 300,000+ spectators.



PROPERTY OVERVIEW



LOCATION



Las Vegas, Nevada
Clark County
Las Vegas-Henderson-Paradise MSA

ACCESS



Paradise Road: 2 Access Points
E. Harmon Avenue: 1 Access Points

TRAFFIC COUNTS



Paradise Road: 31,000 VPD
E. Harmon Avenue: 33,500 VPD
Las Vegas Freeway/Interstate 15: 325,000 VPD

IMPROVEMENTS



There is approximately 5,408 SF of existing building area

PARKING



There are approximately 190 parking spaces in the entire shopping center.

PARCEL



Parcel Number: 162-22-312-001
Lot Size- TBD

CONSTRUCTION



Year Built: 1987
Year Renovated: 2015

ZONING



H-1



**SUBJECT
PROPERTY**

39,500 
VEHICLES PER DAY

37,500 
VEHICLES PER DAY



 HARRY REID
INTERNATIONAL
LAS VEGAS
57.7 MILLION
ANNUAL VISITORS



Thomas & Mack



**SUBJECT
PROPERTY**

37,500
VEHICLES PER DAY

PARADISE RD.

39,500
VEHICLES PER DAY

E. HARMON AVE.

UNLV
UNIVERSITY OF NEVADA LAS VEGAS
30,660 STUDENTS

PARADISE RD.

39,500
VEHICLES PER DAY

E. HARMON AVE.

**SUBJECT
PROPERTY**





TRUMP
INTERNATIONAL HOTEL
LAS VEGAS

Encore
LAS VEGAS

sphere

Starbucks
CHIPOTLE MEXICAN GRILL
Panera BREAD
Habit BURGER GRILL

Hilton
GRAND VACATIONS

WESTGATE
LAS VEGAS
RESORT & CASINO

El Cortez
HOTEL & CASINO
LAS VEGAS, NEVADA

7
ELEVEN

39,500
VEHICLES PER DAY

SUBJECT
PROPERTY

E. HARMON AVE.



PARADISE RD.

37,500
VEHICLES PER DAY



Paradise
Royale
STUDIOS + BEDROOM TOWNHOMES
702-733-7676



Las Vegas Grand Prix
November 21-25, 2024

For More Information on F1
WWW.FORMULA1.COM

MERIDIAN
CONDOS
LAS VEGAS

E FLAMINGO RD.

E. HARMON AVE.

E TROPICANA AVE.

 **HARRY REID
INTERNATIONAL
LAS VEGAS**
57.7 MILLION
ANNUAL VISITORS



PARADISE RD.

VEGAS LOOP

 UNDER CONSTRUCTION
 STATIONS ENTITLED

For More Information
on Vegas Loop
WWW.BORINGCOMPANY.COM

UNLV
UNIVERSITY OF NEVADA LAS VEGAS
30,660 STUDENTS

MISSION
CENTER

RUNNIN REBEL PLAZA

S UNIVERSITY CENTER DR

UNIVERSITY GARDENS
SHOPPING CENTER

COLLEGE
TOWN PLAZA





37,500
VEHICLES PER DAY

325,000
VEHICLES PER DAY

Marshalls
99 RANCH MARKET
Foot Locker
VICTORIA'S SECRET

VONS
AutoZone

SEAFOOD CITY
DAISO
BEST BUY
five BELOW
ROSS
DRESS FOR LESS

McDonald's

Target

DISCOUNT TIRE

W

Albertsons
boostmobile

E FLAMINGO RD.

Virginia HOTELS
LAS VEGAS
(1,504 Rooms)

CVS pharmacy

UNLV
UNIVERSITY OF NEVADA LAS VEGAS
30,660 STUDENTS

IN-N-OUT BURGER

39,500
VEHICLES PER DAY

Burlington
DEALS. BRANDS. WOW!
W

LIQUOR WORLD
LAS VEGAS

E TROPICANA AVE.

VONS
Credity AUTO PARTS

savers
Domino's Pizza

El Super
AutoZone

42,000
VEHICLES PER DAY

HARRY REID
INTERNATIONAL
LAS VEGAS
57.7 MILLION
ANNUAL VISITORS





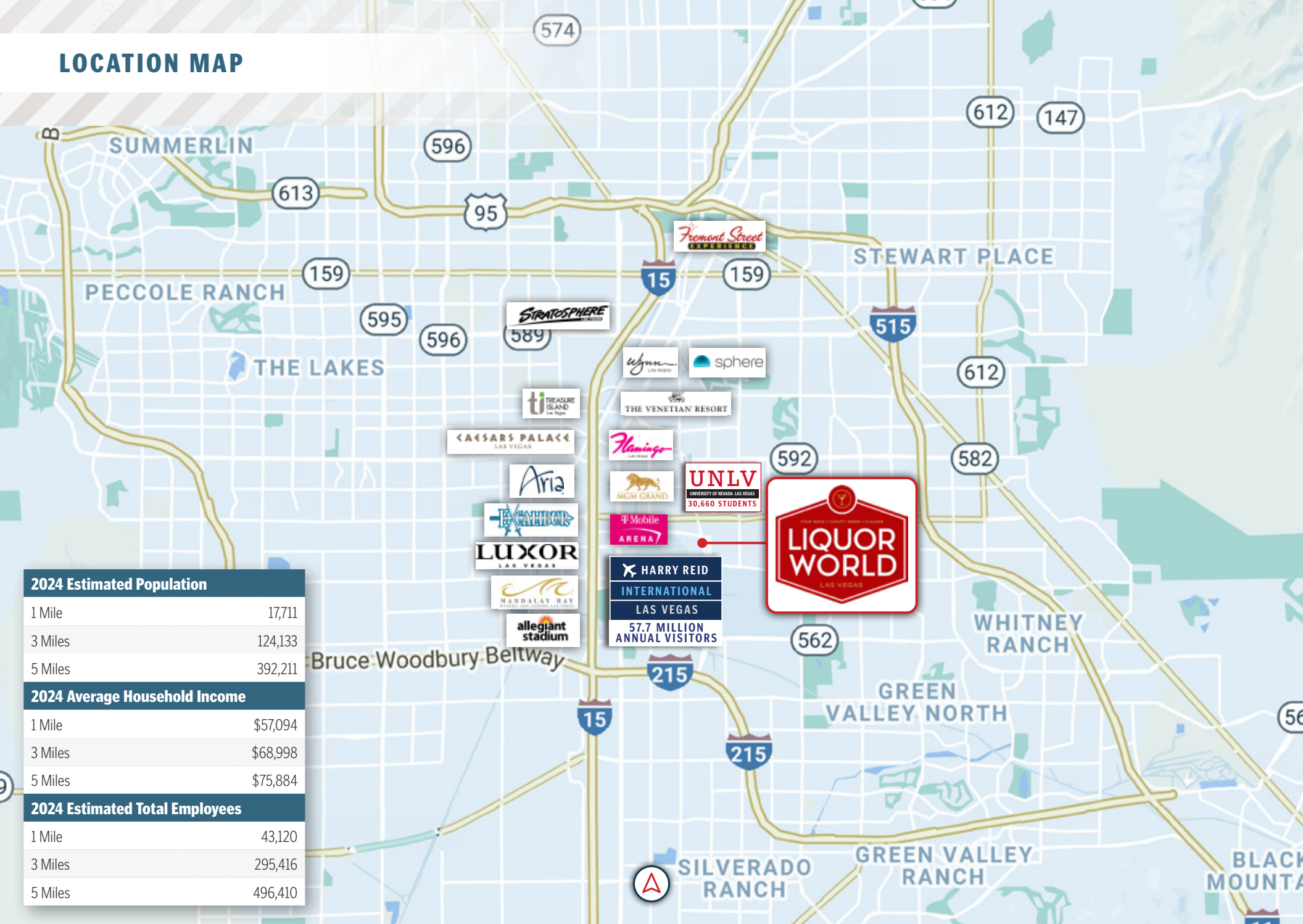
Suite	Tenant	SQ FT
4503		
250	Liquor World	5,408

Billboards

- 1 Clear Channel Outdoor - NAP
- 2 Las Vegas Billboards LLC - Digital Panels - NAP
- 3 Las Vegas Billboards LLC - Digital Panels - NAP
- 4 Aura Outdoor LLC - NAP



LOCATION MAP



2024 Estimated Population	
1 Mile	17,711
3 Miles	124,133
5 Miles	392,211
2024 Average Household Income	
1 Mile	\$57,094
3 Miles	\$68,998
5 Miles	\$75,884
2024 Estimated Total Employees	
1 Mile	43,120
3 Miles	295,416
5 Miles	496,410



LAS VEGAS, NEVADA

Las Vegas, NV founded in 1905 and incorporated in 1911, is located in the southern part of the state. The city currently occupies a land area of 133.2 square miles and. The City of Las Vegas is the largest city in Nevada with a population of 663,618 as of July 1, 2024.

Las Vegas' pioneering spirit, enterprising nature and can-do attitude are helping pave the road to economic recovery in Southern Nevada. Currently, gaming, tourism and educational instruction remain the leading areas of employment for Southern Nevadans. Las Vegas offers a market area of more than 51 million people within one day's drive. It is a convenient Western U.S. location near other key high-tech markets such as Denver, Los Angeles, Phoenix, Salt Lake City, San Diego and San Francisco.

It is home to Switch, the world's largest and most powerful data center and technology ecosystem. Switch clients include Cisco, Dell, and eBay, Fox, MGM, Pixar and Sony. Switch recently unveiled plans to invest \$2 billion in new infrastructure that will bolster the state's growing tech industry, bridging Southern and Northern Nevada. The primary drivers of the Las Vegas economy are tourism, gaming and conventions, which in turn feed the retail and restaurant industries.

Las Vegas has 68 parks. The city owns the land for, but does not operate, four golf courses: Angel Park Golf Club, Desert Pines Golf Club, Durango Hills Golf Club and the Las Vegas Municipal Golf Course. It is also responsible for 123 playgrounds, 23 softball fields, 10 football fields, 44 soccer fields, 10 dog parks, six community centers, four senior centers, 109 skates parks, six swimming pools and more.

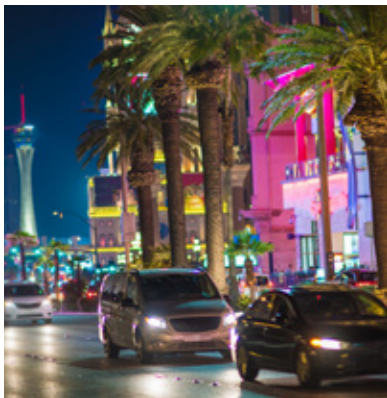
The University of Nevada, Las Vegas (UNLV), is a public research university with over 30,000 students. It offers a diverse range of programs through various colleges, including the Howard R. Hughes College of Engineering, and the Lee Business Schools. UNLV is recognized for its research initiatives in hospitality, health sciences, and sustainability, often collaborating with the community. The campus is vibrant and inclusive, with numerous student organizations and events. UNLV emphasizes community engagement and civic responsibility, providing students with unique opportunities in hospitality and entrepreneurship thanks to its Las Vegas location.

**WORLD FAMOUS
LAS VEGAS STRIP
OPEN 24 HOURS**

Las Vegas is home to some of the best resort-hotels in the world

154,662 Hotel Rooms

46.3M Room Nights Occupied 2023



LAS VEGAS BOULEVARD

The Las Vegas Strip is a stretch of Las Vegas Boulevard known for its concentration of resort hotels and casinos, refers only to the stretch of Las Vegas Boulevard between Sahara Avenue and the “Welcome to Fabulous Las Vegas” sign. Many of the largest hotel, casino, and resort properties in the world are on the Strip, known for its contemporary architecture, lights, and wide variety of attractions. Its hotels, casinos, restaurants, entertainment, and skyline have established the Strip as one of the most popular and iconic tourist destinations in the world.

T-Mobile Arena

Multi-purpose indoor arena. 20,000 seats, 16 acres
650,000 SF arena. Home of the Las Vegas Golden Knights.
T-Mobile Arena is situated on the Las Vegas Strip near the New York-New York and Park MGM casino hotels.

MSG Sphere

The MSG Sphere located adjacent to The Venetian Las Vegas and just off the Las Vegas Strip. The sphere-shaped venue has a capacity of 18,000 and features LED screens inside and outside of the venue.

Allegiant Stadium

1.8 million SF world-class multi-purpose indoor stadium. Home of the NFL's Las Vegas Raiders and the UNLV college football team Total cost of the stadium was approximately \$1.9 billion and contains approximately 65,000 seats

Elon Musk's Vegas Loop

LVCC Loop connects the LVCC West Hall with the existing campus (North/Central/South Halls), and reduces a 45-minute cross-campus journey time to approximately two minutes.



AVERAGE HOUSEHOLD INCOME
\$73,784

MEDIAN AGE
38.6

MEDIAN RENTAL COST
\$1,289

MEDIAN HOME COST
\$434,000

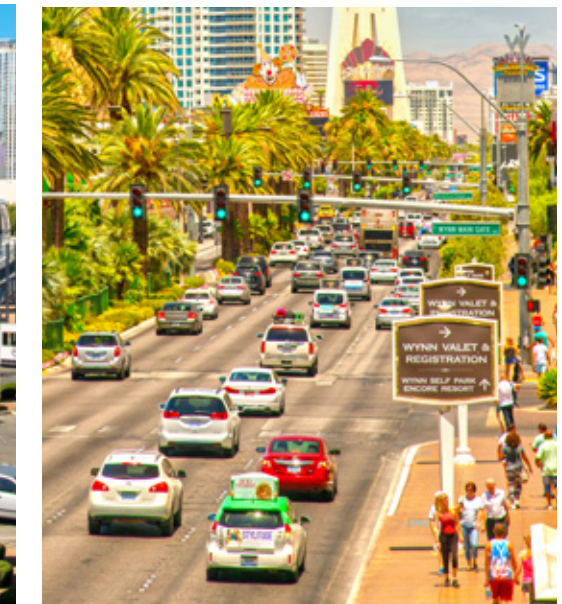
LAS VEGAS TOP EMPLOYERS

Clark County School District	35,000
Clark County	8,500
UNLV	5,500
Las Vegas Metropolitan Police	5,500
State of Nevada	4,500

THE LAS VEGAS CONVENTION CENTER

Currently undergoing a \$600 million renovation and is a vital part of Las Vegas's tourism infrastructure and hosts some of the country's biggest tradeshows. In 2023, the LVCC hosted 48 conventions, attracting around 1.2 million attendees and generating over \$15 billion for the local economy. LVCC is a 4.6 million square foot facility and is one of the busiest facilities in the world. The center features approximately 2.5 million square feet of exhibit space, 225 meeting rooms with seating capacities ranging from 20 to 2,500 individuals, two grand lobbies, and numerous additional on-site amenities."

Harry Reid International Airport
57.7M Passengers



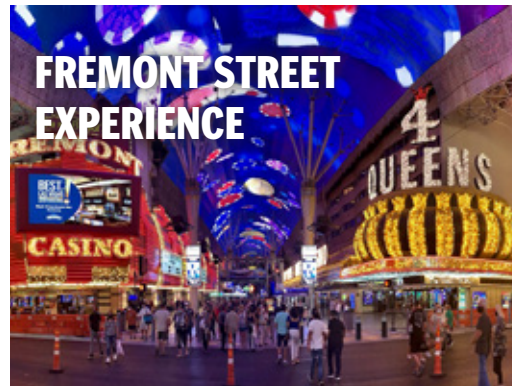
HOW MANY PEOPLE TRAVEL TO THE LAS VEGAS AREA

VISITOR VOLUME	CONVENTION ATTENDANCE
40.8M up 5.7%	6.0M up 19.8%

WHAT IS THE ECONOMIC IMPACT OF THE 2023 LAS VEGAS TOURISM INDUSTRY

DIRECT VISITOR SPENDING
TOTAL ECONOMIC IMPACT

85.2B



AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	17,711	124,133	392,211
2029 Projected Population	19,429	128,328	403,946
2010 Census Population	15,210	115,692	375,168
Projected Annual Growth 2024 to 2029	1.87%	0.67%	0.59%
Historical Annual Growth 2010 to 2020	0.63%	0.49%	0.33%
Households & Growth			
2024 Estimated Households	9,123	58,011	165,269
2029 Projected Households	10,115	60,788	172,223
2010 Census Households	6,810	50,948	150,542
Projected Annual Growth 2024 to 2029	2.09%	0.94%	0.83%
Historical Annual Growth 2010 to 2020	1.94%	0.94%	0.69%
Trends: 2024-2029 Annual Rate			
Population	1.87%	0.67%	0.59%
Households	2.09%	0.94%	0.83%
Families	2.28%	0.79%	0.69%
Owner Households	2.97%	1.64%	1.29%
Median Household Income	2.06%	2.66%	2.60%
Income			
2024 Estimated Average Household Income	\$57,094	\$68,998	\$75,884
2024 Estimated Median Household Income	\$40,009	\$46,200	\$52,687
2024 Estimated Per Capita Income	\$30,147	\$32,177	\$32,024
Businesses & Employees			
2024 Estimated Total Businesses	1,490	13,736	29,301
2024 Estimated Total Employees	43,120	295,416	496,410



RENT ROLL



Unit #	Tenant Name	Size SF	Pro Rata (SF)	Rent Monthly	Total Rent Annual	Rent \$/SF/Yr	Rental Increases					Lease Start Date	Lease End Date	Options Remaining
							Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual			

4503 BUILDING (SUITE 250)

4503-250	Liquor World	5,408	100%	\$24,336	\$292,032	\$54.00	Oct-29	15.00%	\$27,986	\$5.18	\$335,837	\$62	Feb-16	Oct-39	None
							Oct-34	15.00%	\$32,184	\$5.95	\$386,212	\$71	Est.		15% Every 5 Yrs.
															15% Every 5 Yrs.

Note: Landlord has right to relocate to another space of similar size in the center (Lease Section 27). Landlord has a termination right in the event that a 90-day notice is provided to tenant (Lease Section 43). Tenant has a Right of First Refusal to any convenience store, and may lease the suite in question at the same terms agreed upon in the LOI (Lease Section 44). Tenant pays 7% in percentage rent over a natural breakpoint (not hitting).

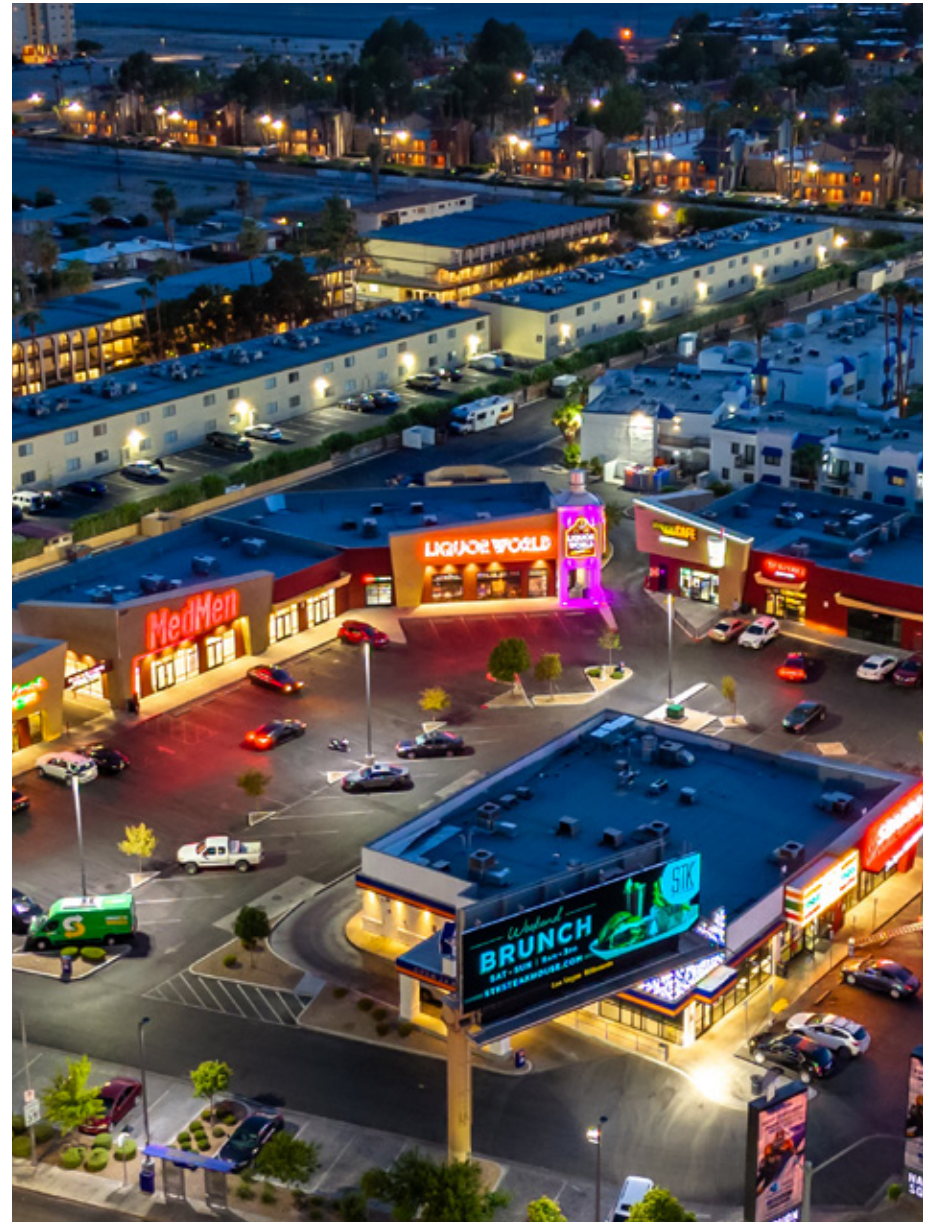
Total Occupied	5,408	100%	\$24,336	\$292,032	\$54.00										
Total Vacant	0	0%	\$0	\$0											
Total / Wtd. Avg:	5,408	100%	\$24,336	\$292,032	\$54.00										

2025 PROFORMA P&L



Operating Cash Flow	In-Place
Total Projected Rent	\$292,032
Estimated Reimbursements	\$110,979
Total Gross Revenue	\$403,001
Less Expenses	\$110,979
Estimated Net Operating Income	\$292,032

Pricing Summary	
Asking Price	\$5,309,00
Net Operating Income	\$292,032
Cap Rate	5.5%



FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com

BRAND PROFILE

LIQUOR WORLD

liquorworldlv.com

Tenant – LQHSQ, LLC

Guarantor – Personal



Liquor World Las Vegas, Established in 2002, began with a single location and since have grown into one of the leading adult beverage retailers in the Las Vegas Valley. In 2012, they opened a second location, they continued to expand from 2014 to 2021, opening nine additional stores. This growth has enabled us to cater to the needs of both the local community and visitors to the city. At Liquor World Las Vegas, their mission is to provide the ultimate convenience as the go-to destination for all customer adult beverage needs in the Southwest.



Source: liquorworldlv.com



MULTI-TENANT INVESTMENTS

Capitalizing on retail market expertise to deliver maximum returns

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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