

MULTI-TENANT NET LEASED INVESTMENT OFFERING MEMORANDUM

WINTERWOOD PAVILION FOR SALE \$39,683,303



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DEVELOPMENT

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2208-2350 NELLIS BLVD. LAS
VEGAS, NV 89104

PROPERTY OVERVIEW

Winterwood Pavilion is a 100% leased 140,260 square foot neighborhood shopping center, with four buildings on 15.55 acres. This shopping center sits about a mile from the US-95 Freeway at the northeast corner of E. Sahara Ave. and S. Nellis Blvd., which is one of the busiest signalized intersections in Las Vegas: an average of 69,300 cars per day. Winterwood Pavilion serves a densely populated area of more than 30,000 residents within one mile, and 200,000 residents within three miles. Shoppers love the ease of parking in a huge parking field of almost 1,000 parking stalls (more than 2.5X more than required). Three enter/exit driveways on each side of the property (Nellis and Sahara) make for ample ingress and egress. The Center received a multi-million dollar renovation in 2010, has been maintained in great condition since, and a new two tenant building was constructed in 2023. Four strong credit junior-anchors, Dollar General Market (NYSE:DG), DD's Discounts (NYSE: ROST), Planet Fitness and Harbor Freight Tools all have exercised extension options after their initial terms. Other national and regional tenants include Carl's Jr., Cricket Wireless, Dollar Loan Center, FedEx Office, Firehouse Subs, Great Clips, Jackson Hewitt, Little Caesars, PT's Pub and UPS Store. This Net Leased investment is perfect for an investor searching for a large low risk stable income property.

STABILITY

- Tenants leasing 64% of the center's rentable square feet have been open for business at this center for over ten years, and many a lot longer:
- 35+ year tenants 8.32%: PTs (1998), FedEx (1998), UPS (1989), Carl's (1989),
- 20+ year tenants 6.9%: Little Caesars (2003), Super 99 (2004), Smoke Shop (2004)
- 15+ year tenants 2.25%: La Costa del Sol (2006), Great Clips (2009)

STABLE INCOME - EASE OF MANAGEMENT

- Long-term leases in place with options
- Attractive rental increases
- Streamlined Management

EXCELLENT RETAIL LOCATION - STRONG DEMOGRAPHICS

- Irreplaceable street visibility on Nellis Blvd./Sahara Ave.
- Main retail corridor for East Las Vegas
- Excellent traffic counts - 69,300 cars per day and growing
- Adjacent to dense residential communities
- Less than 1 miles from the US-95 Freeway

PERFECT 1031 EXCHANGE

- Pride of ownership
- Rare opportunity to acquire a quality multi-tenant net leased property
- National credit tenants

PROPERTY SUMMARY

WINTERWOOD PAVILION

2208-2292 Nellis Blvd., Las Vegas, NV 89104

PRICE:	\$39,683,303
NOI:	\$2,454,326.38
BUILDING SIZE:	140,260 SF
LAND SIZE:	15.55 acres
PARCEL NUMBER:	161-04-414-002
OCCUPANCY:	100%
NUMBER OF TENANTS:	35
YEAR BUILT:	1990
LEASE TYPE:	NNN
TRAFFIC COUNTS:	69,300 VPD
MARKET:	EAST LAS VEGAS



SITE PLAN

WINTERWOOD PAVILION

2208-2350 Nellis Blvd., Las Vegas, NV 89104



RENT ROLL

WINTERWOOD PAVILION
2208-2292 Nellis Blvd., Las Vegas, NV 89104

FOR A FULL RENT ROLL, PLEASE SIGN THE ATTACHED NDA IN THE LISTING.

Name	Building Address	Suite	SF	Percent
Align Med (MRI)	2208 S. Nellis Blvd	Suite 1	3,558	2.54%
Carl's Jr.	2350 S. Nellis Blvd		3,200	2.28%
City Dental	2272 S. Nellis Blvd	Suite 2	2,080	1.48%
dd's Discounts (Ross)	2226 S. Nellis Blvd		22,156	15.80%
Dollar General	2224 S. Nellis Blvd		21,791	15.54%
Dollar Loan Center	2288 S. Nellis Blvd	Suite 1B	3,395	2.42%
Dragon Express	2288 S. Nellis Blvd	Suite 2	1,740	1.24%
Farm Basket	2340 S. Nellis Blvd	Suite 150	1,875	1.34%
FedEx Office Print & Ship Center	2288 S. Nellis Blvd	Suite 1A	3,105	2.21%
Firehouse Subs	2208 S. Nellis Blvd	Suite 7	1,908	1.36%
PT's Pub (Golden Entertainment)	2280 S. Nellis Blvd		4,000	2.85%
Great Clips	2208 S. Nellis Blvd	Suite 3	1,650	1.18%
The Great Greek	2340 S. Nellis Blvd	Suite 100	2,045	1.46%
Harbor Freight	2240 S. Nellis Blvd		15,000	10.69%
Jackson Hewitt	2232 S. Nellis Blvd	Suite 4	1,600	1.14%
La Costa Del Sol	2208 S. Nellis Blvd	Suite 2B	1,500	1.07%
LawLow Fades	2208 S. Nellis Blvd	Suite 1A	1,469	1.05%
Little Caesars Pizza	2272 S. Nellis Blvd	Suite 3	1,350	0.96%
Mochinut	2232 S. Nellis Blvd	Suite 5	1,350	0.96%
Nail Spa Excel / Excel Nails	2208 S. Nellis Blvd	Suite 4	1,650	1.18%
Oming's Kitchen	2232 S. Nellis Blvd	Suite 1	1,838	1.31%
Planet Fitness	2216 S. Nellis Blvd		20,192	14.40%
Rapid Care	2208 S. Nellis Blvd	Suite 105	4,000	2.85%
Silver State Schools Credit Union	2256 S. Nellis Blvd		5,000	3.56%
Smoke Shop	2232 S. Nellis Blvd	Suite 2	1,600	1.14%
Super 99	2264 S. Nellis Blvd		5,000	3.56%
UPS Store	2232 S. Nellis Blvd	Suite 3	1,360	0.97%
Marine Corps Recruiting	2272 S. Nellis Blvd	Suite 1	1,856	1.32%
Cricket Wireless	2208 S. Nellis Blvd	Suite 6A	1,392	0.99%
Yogurtland	2272 S. Nellis Blvd	Suite 4	1,600	1.14%
			140,260	100.00%
EVGo Charging	n/a		n/a	
JP Morgan/Chase (ATM)	n/a		n/a	
Smog Busters	n/a		n/a	
Tesla Super Charging	n/a		n/a	
The Water Bottle	n/a		n/a	

TOTAL 140,260 100%



TENANT OVERVIEW

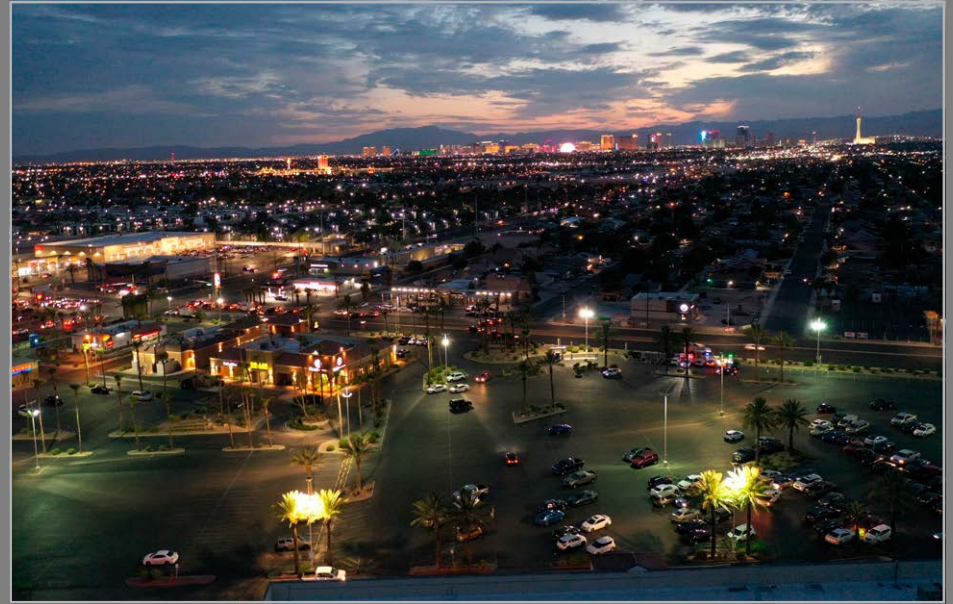
WINTERWOOD PAVILION

2208-2350 Nellis Blvd., Las Vegas, NV 89104

- Align Med (MRI)
- Carl's Jr.
- City Dental
- Cricket Wireless
- dd's Discounts (Ross)
- Dollar General
- Dollar Loan Center
- Dragon Express
- Farm Basket
- FedEx Office Print & Ship Center
- Firehouse Subs
- Great Clips
- The Great Greek
- Harbor Freight Tools
- Jackson Hewitt
- La Costa Del Sol
- LawLow Fades
- Little Caesars Pizza
- Marine Corps Recruiting
- Mochinut
- Nail Spa Excel
- Oming's Kitchen
- Planet Fitness
- PT's Pub (Golden Entertainment)
- Rapid Care
- Silver State School Credit Union
- Smoke Shop
- Super 99
- The UPS Store
- Yogurtland
- EVgo Charging
- JP Morgan/Chase (ATM)
- Smog Busters
- Tesla Supercharging
- The Water Bottle









THE STRIP

E. SAHARA AVE.

S. NELLIS BLVD

PROPERTY SITE

LOCATION OVERVIEW

WINTERWOOD PAVILION

2208-2350 Nellis Blvd., Las Vegas, NV 89104

Winterwood Pavilion is located at 2208 S. Nellis Blvd. Las Vegas, NV 89104. This recently renovated multi-tenant shopping center sits on the Northeast corner of Nellis Blvd. and Sahara Ave. It is approximately one mile from the US-95 freeway and is prominently located. This location enjoys high visibility along the main retail corridor surrounded by many dense residential communities, parks, schools and community centers. The area is characterized by a blend of residential, commercial and retail spaces, offering a mix of services and amenities for locals and visitors alike. The property is near Sunrise Mountain and offers easy access with a strong tenant mix. Anchored by DD's Discounts, Dollar General Market, Planet Fitness and Harbor Freight Tools, this center is just minutes away from old Downtown Las Vegas and "The Strip". The area is well served by public transportation, with several bus routes running along S. Nellis Blvd. It is also conveniently located near other major roads, providing easy access to other parts of the Las Vegas Valley and Henderson. This mature community has quickly become a vibrant commercial destination with a strong retail demand generator. Approximately 69,000 vehicles per day pass by this site.



POPULATION

1 Mile	3 Miles	5 Miles
33,860	228,395	425,153



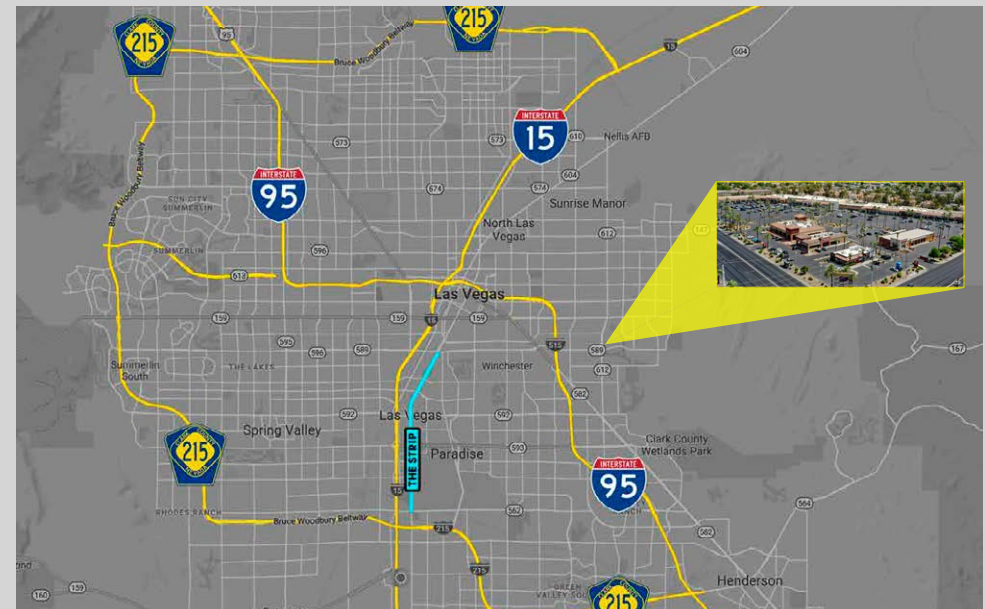
AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$58,894	\$58,238	\$57,302



TRAFFIC COUNTS

Sahara Ave	Nellis Blvd
26,300 VPD	43,000 VPD



Las Vegas is the most populous city in the U.S. state of Nevada and the county seat of Clark County. Las Vegas is an internationally renowned major resort city known primarily for gambling, shopping, and fine dining and is the leading financial and cultural center for Southern Nevada. The city bills itself as The Entertainment Capital of the World, and is famous for its consolidated casino-hotels and associated entertainment. A growing retirement and family city, Las Vegas is the 31st most populous city in the United States, with a population at the 2014 census of 583,756. The 2014 population of the Las Vegas metropolitan area was 2,027,868. Today, Las Vegas is one of the top tourist destinations in the world.

Established in 1905, Las Vegas was incorporated as a city in 1911. Las Vegas often refers to the city plus some areas beyond the city limits, especially the resort areas on and near the Las Vegas Strip, and sometimes the entire Las Vegas Valley. The 4.2 mi (6.8 km) stretch of South Las Vegas Boulevard known as the Strip is mainly in the unincorporated communities of Paradise, Winchester, and Enterprise. Las Vegas is situated within Clark County in an arid basin on the desert floor, surrounded by dry mountains. The Spring Mountains lie to the west. Within the city there are many

lawns, trees, and other greenery. The city enjoys abundant sunshine year-round: it has an average of about 300 sunny days per year. The primary drivers of the Las Vegas economy are tourism, gaming, and conventions, which in turn feed the retail and restaurant industries. In 2004 Las Vegas Mayor Oscar Goodman announced plans for Symphony Park, which would include residential and office high-rises. In 2004, the city partnered with Cheetah Wireless Technologies and Mesh Network to pilot a wide-area mobile broadband system. The pilot system is installed downtown, around the Fremont Street Experience on October 23, 2006, plans were unveiled to build a World Jewelry Center in Symphony Park. Similar to the World Market Center, the WJC will be a one stop shop for jewelry trade shows from around the world.

