



Las Vegas, NV

Conoco

100% Bonus Depreciation Eligible

20-Year Absolute Net Lease with
3% Annual Rental Increases

\$1B Revenue / ~300 Unit Operator



CP PARTNERS
COMMERCIAL REAL ESTATE NEVADA, LLC



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Contact the Team

Ryan Schulten

rs@cppcre.com

PH: 415.274.7391

NV RED#: B.1003190.LLC

CA DRE#: 02136546

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**Construction Progress
as of 9/18/2026**



Conoco

5350 W Charleston Blvd, Las Vegas, NV 89146 ➔

PRICE: \$10,990,000 **CAP RATE: 6.75%**

NOI	\$741,802
LEASE TYPE	Absolute Net
LEASE TERM	20 Years
RENT INCREASES	3% Annually
BUILDING SIZE (SF)	4,300 SF
LOT SIZE (AC)	1.25 AC

**Construction Progress
as of 9/18/2026**

Subject Property



New construction LV Petroleum (dba Conoco) location at the intersection of W Charleston Boulevard & Mohawk Street – ~29,000 VPD

This 20-year absolute net lease features above market 3% annual rental increases and the landlord benefits from zero maintenance or expense obligations, making this a truly “hands-off” investment. Additionally, it features a **personal guaranty from the company’s high net worth founder (ask Agent for further details).**

Strategically located along **W Charleston Boulevard**, the subject property benefits from **frontage along one of the Las Vegas Valley’s primary east-west commercial thoroughfares**, offering outstanding visibility, strong daily traffic, and convenient access to Summerlin, Downtown Las Vegas, U.S. 95/I-11, and the region’s major employment and retail destinations.



The Offering

- **Long-Term Lease:** 20-year absolute net lease featuring above market 3% annual rental increases
- **Large Operator:** Lease signed by LV Petroleum, LLC, an experienced c-store, truck stop, and QSR operator doing \$1B in revenues across ~300 locations + Personal Guaranty
- **Brand-New Building:** 2026 construction to tenant's latest prototype
- **Ideal Location:** Charleston is one of Las Vegas's major east/west arterials and is completing a major road expansion that will drive retailer demand to the area via boosted traffic counts, numerous new signals, and an easy-to-travel new road
- **Tax Incentive:** 100% bonus depreciation potential (speak with accountant)

About the Operator

- **Long Operating History:** The tenant is LV Petroleum, LLC, an experienced c-store, truck stop, and QSR operator with over 12 years of operating history
- **Diversified Portfolio:** LV Petroleum operates over 80 travel centers, 30 c-stores, and 180 quick-service restaurants across 17 states
- **Nationally Recognizable Brands:** Fuel/travel center brands under the LV Petroleum umbrella include Conoco, 76, Phillips 66, TravelCenters of America, and TA Express, while their restaurant portfolio includes Taco Bell, Starbucks, Wendy's, Dunkin', and more

Market Highlights

- **Dense Residential Trade Area:** 484,000 residents within a 5-mile radius of the subject property
- **Nearby Traffic Drivers:** National tenants driving traffic to the trade area include Walmart, Lowe's, ALDI, PetSmart, and Big 5

CURRENT		
Price		\$10,990,000
Capitalization Rate		6.75%
Building Size (SF)		4,300
Lot Size (AC)		1.25
Stabilized Income		
Scheduled Rent		\$741,802
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$741,802

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	LV Petroleum, LLC dba Conoco
Lease Guarantor	Personal
Lease Type	Absolute Net
Lease Term	20 Years
Rent Increases	3% Annually
Rent Commencement	10/1/2026*
Options	Two, 5-Year
Year Built	2026

**Estimated store opening*

Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary			
Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Cap Rate
LV Petroleum, LLC dba Conoco	4,300	10/1/2026	9/30/2027	\$741,802	\$61,817	\$741,802	6.75%
	3% Increase	10/1/2027	9/30/2028		\$63,671	\$764,056	6.95%
	3% Increase	10/1/2028	9/30/2029		\$65,581	\$786,978	7.16%
	3% Increase	10/1/2029	9/30/2030		\$67,549	\$810,587	7.38%
	3% Increase	10/1/2030	9/30/2031		\$69,575	\$834,905	7.60%
	3% Increase	10/1/2031	9/30/2032		\$71,663	\$859,952	7.82%
	3% Increase	10/1/2032	9/30/2033		\$73,813	\$885,751	8.06%
	3% Increase	10/1/2033	9/30/2034		\$76,027	\$912,323	8.30%
	3% Increase	10/1/2034	9/30/2035		\$78,308	\$939,693	8.55%
	3% Increase	10/1/2035	9/30/2036		\$80,657	\$967,884	8.81%
	3% Increase	10/1/2036	9/30/2037		\$83,077	\$996,920	9.07%
	3% Increase	10/1/2037	9/30/2038		\$85,569	\$1,026,828	9.34%
	3% Increase	10/1/2038	9/30/2039		\$88,136	\$1,057,632	9.62%
	3% Increase	10/1/2039	9/30/2040		\$90,780	\$1,089,361	9.91%
	3% Increase	10/1/2040	9/30/2041		\$93,504	\$1,122,042	10.21%
	3% Increase	10/1/2041	9/30/2042		\$96,309	\$1,155,704	10.52%
	3% Increase	10/1/2042	9/30/2043		\$99,198	\$1,190,375	10.83%
	3% Increase	10/1/2043	9/30/2044		\$102,174	\$1,226,086	11.16%
	3% Increase	10/1/2044	9/30/2045		\$105,239	\$1,262,869	11.49%
	3% Increase	10/1/2045	9/30/2046		\$108,396	\$1,300,755	11.84%
	Option 1*	10/1/2046	9/30/2051		\$111,648	\$1,339,777	12.19%
	Option 2*	10/1/2051	9/30/2056		\$128,279	\$1,539,346	14.01%
TOTALS:	4,300			\$741,802	\$61,817	\$741,802	6.75%

*3% annual rental increases throughout each Option Period

LEGEND

Property
Boundary

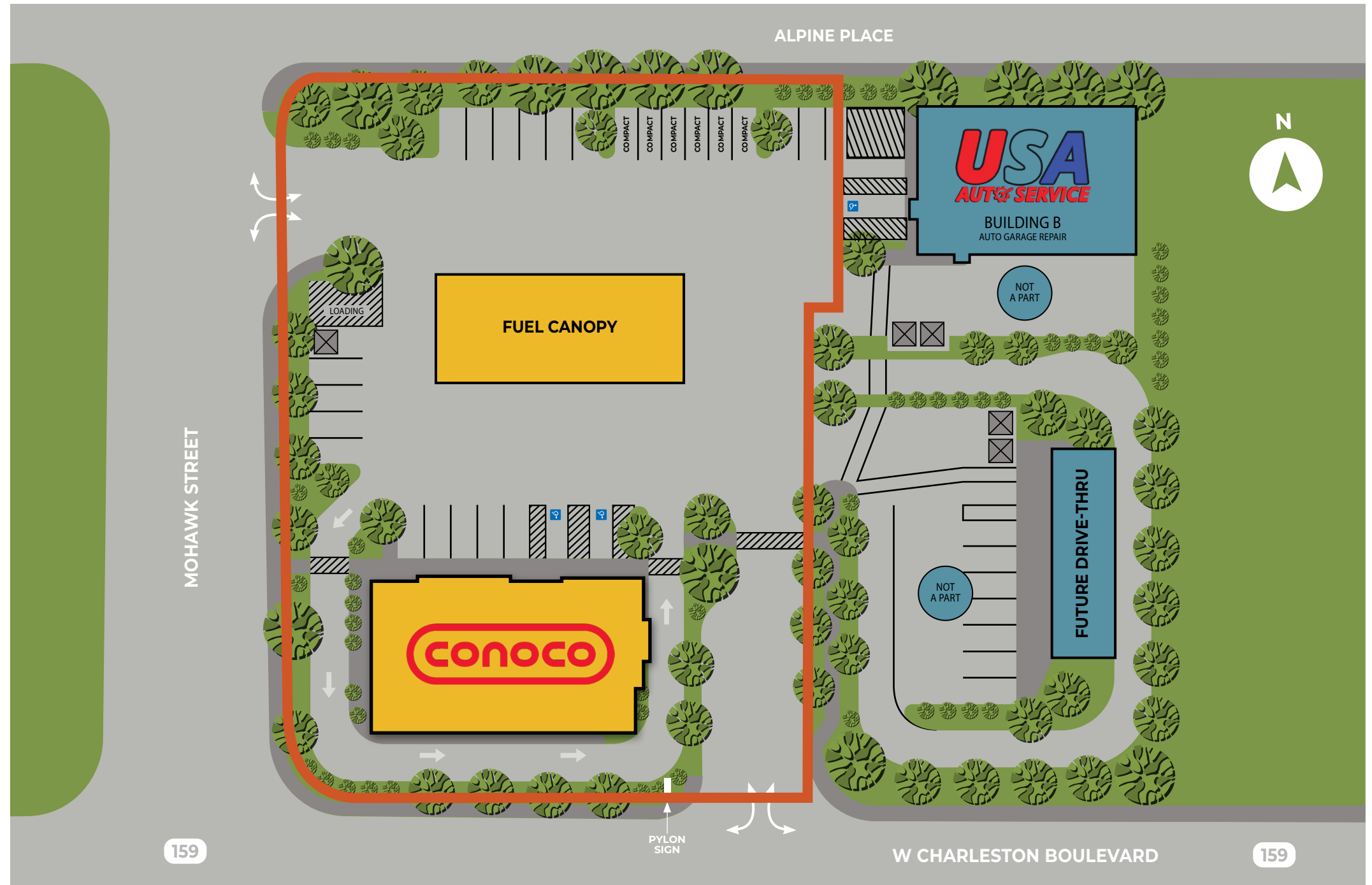
4,300
Rentable SF

1.25
Acres

26
Parking Spaces



Ingress/Egress





**Construction Progress
as of 9/18/2026**



\$1 Billion

FY 2025 REVENUE

300+

C-STORE, TRAVEL CENTER, & QSR

LV Petroleum

Operator Overview

- LV Petroleum, the largest franchise operator within the TA system, has 90+ operating truck stops in 10 states, 19 gas stations (NV/AZ) and a pipeline of 15+ additional truck stops, both ground-up builds or through acquisition and rebrand
- They are franchisees for Sbarro, Rally's, KFC, Einstein Bros. Bagels, Krispy Krunchy Chicken, Del Taco, Dunkin', Charleys, and Black Bear Diner
- In addition to retail operations, LV Petroleum also operates a wholesale fuel distribution division, supplying over one million gallons per month of 76, Phillips 66, and Conoco branded gasoline, as well as unbranded fuels

[**OPERATOR WEBSITE**](#) ➔

About Conoco

- Conoco is a major American fuel brand with 1,682 locations across the Midwest, Mountain West, and select Eastern markets
- Alongside Phillips 66 and 76, Conoco operates as one of the three major fuel brands of its parent company, Phillips 66 Company (NYSE: PSX)
- Conoco's 2025 revenues totaled \$58.94 billion, a 7.67% increase over the previous year
- The company also features an investment-grade credit rating of A- from the S&P





Located in
thriving Las
Vegas

28,952

VEHICLES PER DAY ON W
CHARLESTON BOULEVARD

484,201

5-MILE RADIUS POPULATION

5.4 miles

FROM DOWNTOWN LAS VEGAS

Immediate Trade Area | 11



North Las Vegas
Airport

Walmart
Supercenter

Western High
School

Pep Boys
ROSS
DRESS FOR LESS

JCPenney
macy's
curacao
ROUND 1
VICTORIA'S
SECRET
SHOE DEPT.
ENCORE
HOLLISTER

the
Y

LAS VEGAS
REVIEW-JOURNAL

COSTCO
WHOLESALE

planet
fitness
RED LOBSTER
Pizza Hut

SUPERIOR
GROCERS.

CARDENAS
SHOPPERS WORLD

USA
AUTO SERVICE

WOODCRAFT

BURGER
KING

NEVADA SAFES

NEVADA SAFES
GUN SAFES

ALPINE PLACE

Subject Property
CONOCO

159

MOHAWK STREET

W CHARLESTON BOULEVARD

28,952 VPD

Immediate Trade Area | 12



 DOWNTOWN LAS VEGAS
(5.4 MILES)

FAMILY DOLLAR

metro
by T-Mobile

the HUMAN BEAN

WELLS FARGO

Subject Property

CONOCO



Public Storage



159

W CHARLESTON BOULEVARD

28,424 VPD

159

W CHARLESTON BOULEVARD

28,952 VPD



41,757 VPD

SDECATUR BOULEVARD



PET SMART

Michael's

SALLY.

SUPERCUTS

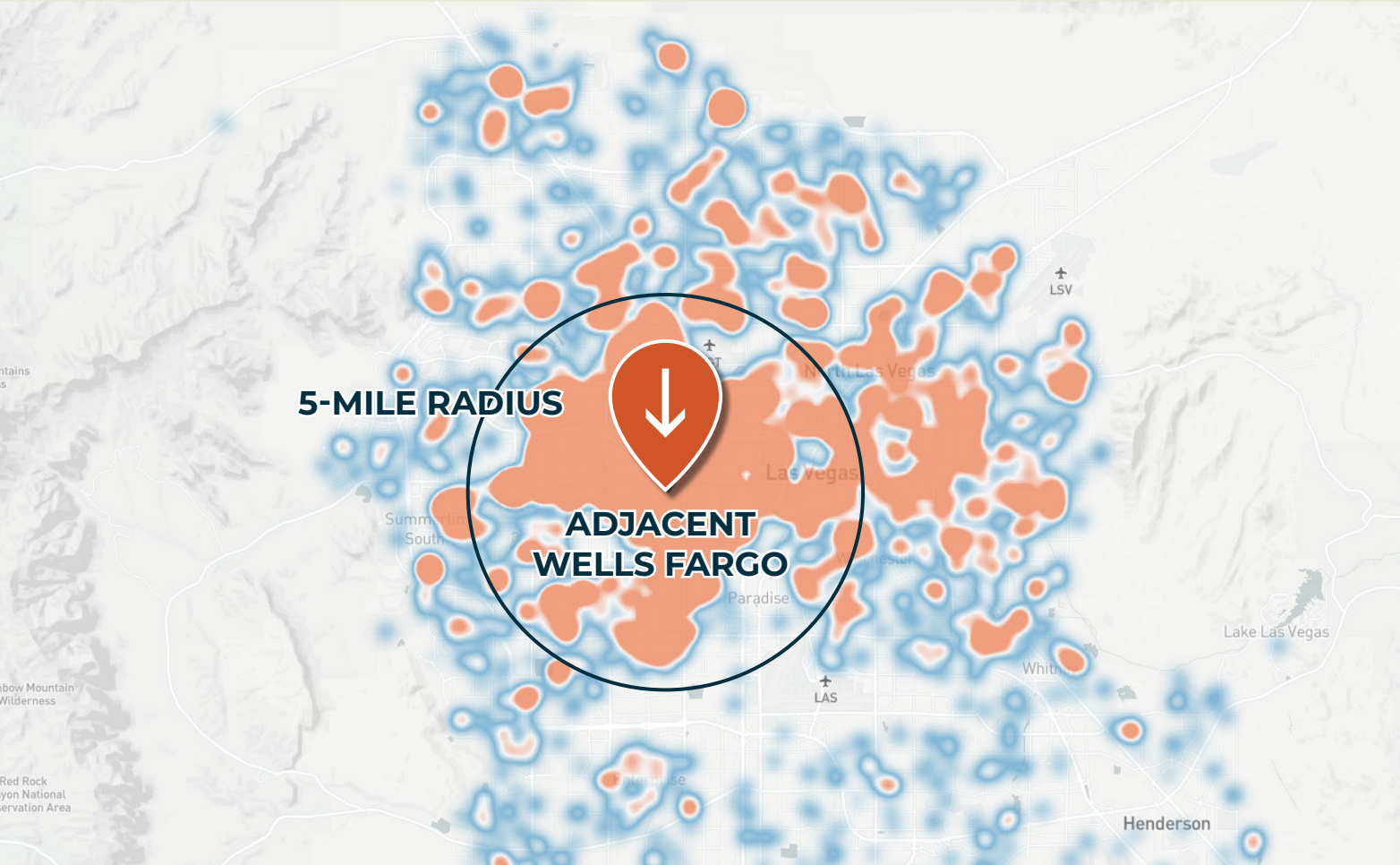
Edible Arrangements T-Mobile



 **Doris Hancock Elementary School**



-  GOVERNMENT OFFICE
-  ELEMENTARY/ MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the adjacent Wells Fargo** over the past 12 months, signaling strong visitation to the trade area.

Visitation Data

184K Visits

OVER THE PAST 12 MONTHS AT THE ADJACENT WELLS FARGO

9 Min

AVERAGE DWELL TIME AT ADJACENT WELLS FARGO

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics



Ring Radius Population Data

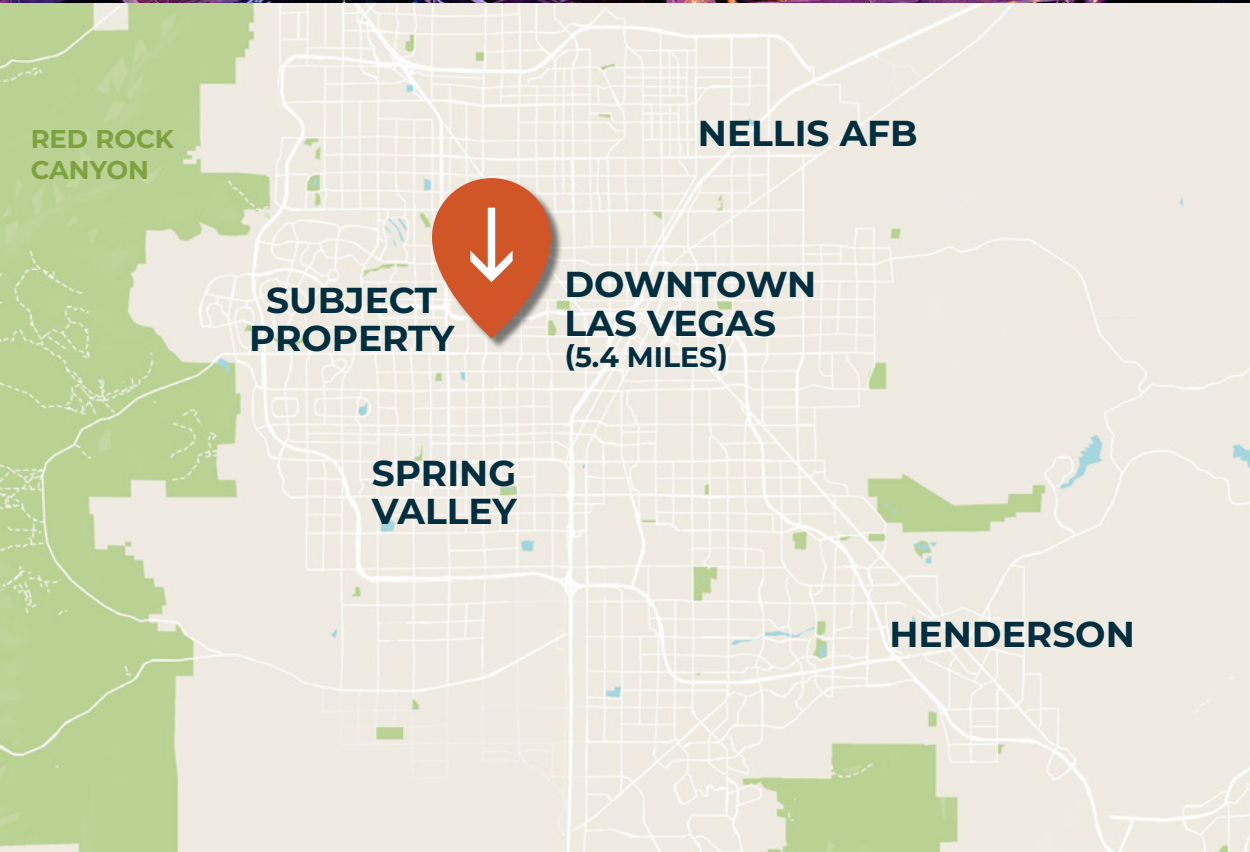
	1-Mile	3-Mile	5-Mile
2025	21,501	184,578	484,201



Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$82,710	\$86,250	\$90,728
MEDIAN	\$64,225	\$63,255	\$63,846

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Las Vegas, NV

The Entertainment Capital of the World

A Worldwide Destination

- Las Vegas is the largest city in Nevada and the greater Mojave Desert with an estimated population of 678,922 people
- It is an internationally known entertainment destination for gambling, shopping, world-class restaurants, 5-star resorts and nightlife
- Located in and the county seat of Clark County, the city serves as the hub of the Las Vegas Valley metropolitan area

The Las Vegas Strip

- The 4.2-mile, neon-lit stretch of Las Vegas Boulevard known as The Strip is the heart of the city and one of the world's most visited tourist attractions; Las Vegas welcomed 38.5 million visitors in 2025
- Home to the Las Vegas Convention Center (LVCC), one of the largest and most active convention facilities in the country, hosting major trade shows, meetings, and conferences worldwide
- It is also a global leader in the hospitality industry, claiming more AAA Five Diamond hotels than any other city in the world

2.4 Million

LAS VEGAS MSA ESTIMATED
POPULATION (2024)

\$178.4 Billion

LAS VEGAS MSA GDP
(2024)

Location Overview | 16

Why Las Vegas?

More Than Just the Strip

A Fast Growing City

- Over the past three years, the Las Vegas Valley was the 17th fastest-growing metro in the country, according to the U.S. Census Bureau
- The valley, which includes Las Vegas, North Las Vegas and Henderson and most of Clark County, is the 29th largest metro in the country
- The Las Vegas MSA's total population now sits at 2.4 million, up from 2.26 million in 2020
- Clark County remains the fastest-growing county in the state and has added 130,000 new residents to its population base since 2020
- By 2040, the population in Clark County is expected to grow by 698,000 residents — pushing the local population past the 3 million mark

Nationally Recognized Livability

- Ranked 24th best big city to live in the U.S. according to *U.S. News and World Report 2026-2027*
- Nevada is a business-friendly environment with no state income tax – attracting many big companies and entrepreneurs drawn by opportunity, innovation, and a rapidly growing talent base
- Endless entertainment, dining, indoor and outdoor recreational activities available within the Las Vegas Valley





University of Nevada, Las Vegas

A Carnegie R1 Research University

Overview

- University of Nevada, Las Vegas (UNLV) is a public, urban research institution that holds the nation's highest recognition for both research and community engagement from the Carnegie Foundation for the Advancement of Teaching – R1, the gold standard for research institutions
- Founded in 1957, UNLV has transformed from a small branch college to a thriving research institution
- The UNLV Rebels compete in NCAA Division I as part of the Mountain West Conference across 16 sports with more than 400 student-athletes
- The Lee Business School is UNLV's largest academic unit and one of its fastest-growing, with more than 4,700 undergraduate and graduate students
- Looking ahead, the UNLV Lee Business School is planning a new, modern building with dedicated research labs and technology infrastructure that supports emerging fields like AI and data analytics

UNLV

33,706

STUDENTS ENROLLED
(FALL 2025)

\$3.2 Billion

ECONOMIC IMPACT ON THE
LAS VEGAS REGION

[UNIVERSITY WEBSITE](#) ➤

Nellis Air Force Base

One of the Largest Single Employers in Southern Nevada

Home of the Fighter Pilot

- Nellis Air Force Base is a part of the United States Air Force's Combat Command, and is located about 8 miles northeast of downtown Las Vegas
- The base covers more than 14,000 acres and is a major base for advanced combat aviation training
- Its mission is accomplished through an array of aircraft, including fighters, bombers, re-fuelers, and aircraft used for transport, close-air support, command and control and combat search and rescue
- Units at Nellis continue to provide training for composite strike forces that include every type of aircraft in the U.S. Air Force inventory, and are responsible for operational test and evaluation, as well as tactics development
- The 57th Wing is the operational element of the U.S. Air Force Warfare Center (USAFWC). The wing's major units are the 57th Operations Group, 57th Maintenance Group, U.S. Air Force Air Demonstration Squadron "Thunderbirds", U.S. Air Force Weapons School, 414th Combat Training Squadron (Red Flag), U.S. Air Force Advanced Maintenance and Munitions Operations School, and the 549th Combat Training Squadron (Green Flag-West).
- Other USAFWC units at Nellis AFB are the 99th Air Base Wing and Nevada Test and Training Range, the 53d Test & Evaluation Group, and 505th Operations Group



12,008

TOTAL MILITARY
WORKFORCE (2023)

\$4.4 Billion

ECONOMIC IMPACT ON THE
LOCAL ECONOMY (2023)



CP PARTNERS
COMMERCIAL REAL ESTATE NEVADA, LLC

Contact the Team

Ryan Schulten

rs@cpcrc.com

PH: 415.274.7391

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