

THE SHOPS AT TOWN CENTER MULTI-TENANT NNN INVESTMENT

OFFERING MEMORANDUM

FOR SALE
\$9,165,346



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// INVESTMENT HIGHLIGHTS



PROPERTY OVERVIEW

This offering includes a 14,374 square foot class "A" Multi - Tenant Net Leased Retail Investment (The Shops at Town Center) with 100% occupancy located in Northwest Las Vegas. This property is perfectly positioned on the Northwest corner of West Centennial Parkway and North Durango Drive right off the I-215 Freeway. Majority of the Tenants have been in place since this center was constructed in 2008. Tenants include: Domino's Pizza, Align Med, Dollar Loan Center, With Love Always, Dee's Donuts, Angel Cleaners, Taxperts and Elements Salon.. This net leased investment is perfect for an investor looking for a stable income property with minimal management responsibilities.

STABLE INCOME - EASE OF MANAGEMENT

- Minimal Management Responsibilities
- Attractive Rental Increases
- Monument Signage on N. Durango Drive
- Long Term Tenants in Place

EXCELLENT RETAIL LOCATION - STRONG DEMOGRAPHICS

- Irreplaceable Street Visibility on N. Durango Drive
- Main Retail Corridor for Northwest Las Vegas
- Highly Desired Retail Location
- Adjacent to National Credit Tenants
- Positioned just South of the I-215 / Durango Interchange

PERFECT 1031 EXCHANGE PROPERTY

- Pride of Ownership
- Strong Northwest Las Vegas Retail Location
- Rare Opportunity to Own a Class "A" Multi-Tenant Retail Center

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// PROPERTY SUMMARY

OCCUPANCY	100%
NUMBER OF TENANTS	8
BUILDING SIZE	14,374 SF
LAND SIZE	±1.97 ACRES
MARKET/SUBMARKET	NORTHWEST LAS VEGAS
PARCEL NUMBER	125-20-402-008
PRICE	\$9,165,346.00
NOI	\$549,920.76
CAP RATE	6.00%
YEAR BUILT	2008
LEASE TYPE	NNN

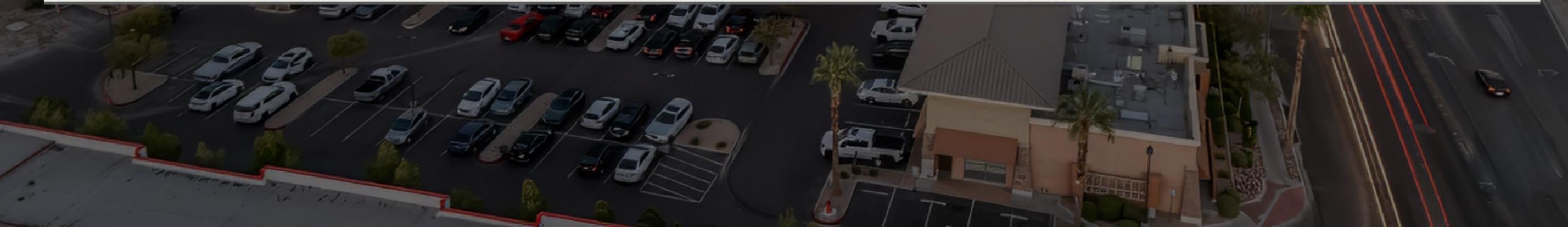


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// RENT ROLL

TENANT	STE.	SQUARE FOOTAGE	LEASE TERM	OPTIONS	START DATE	END DATE	RENT INCREASES	ANNUAL RENT	MONTHLY RENT	MONTHLY RENT PSF
Align Med	130	2,279	5 Years	1 x 5 Years	11/11/16	7/31/26	3% Annual	\$83,684.88	\$6,973.74	\$3.06
Angel Cleaners	160	1,600	5 Years	1 x 5 Years	2/1/16	1/31/31	3% Annual	\$62,016.00	\$5,168.00	\$3.23
Dee's Donuts	150	1,563	5 Years	1 x 5 Years	1/7/07	9/30/30	3% Annual	\$59,081.40	\$4,923.45	\$3.15
Dollar Loan Center	120	1,851	5 Years	N/A	5/4/14	4/30/29	4% Annual	\$56,938.08	\$4,744.84	\$2.56
Domino's Pizza	110	1,067	5 Years	1 x 5 Years	5/28/08	2/29/28	1% Annual	\$45,260.04	\$3,771.67	\$3.54
Elements Salon & Spa	-	3,972	5 Years	2 x 5 Years	12/1/15	11/30/30	3% Annual	\$153,735.48	\$12,811.29	\$3.23
Taxperts	130	943	9 Years	3 x 5 Years	11/1/21	10/31/30	12.5% Every 5 Years	\$33,155.88	\$2,762.99	\$2.93
With Love Always	140	1,099	10 Years	2 x 5 Years	8/27/24	8/31/34	10% Every 5 Years	\$56,049.00	\$4,670.75	\$4.25
TOTAL OCCUPIED		14,374						\$549,920.76	\$45,826.73	



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// PROPERTY PHOTOS



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// PROPERTY PHOTOS



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// PROPERTY AERIAL



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// SITE PLAN





Align Med strives to achieve optimal health for every patient through the care of our highly trained staff across eight clinics in the Las Vegas Valley. Our experienced and compassionate team is dedicated to exceeding patient needs and enhancing your quality of life. Our mission is to provide exceptional care tailored to your unique needs. We empower our patients to achieve and surpass their health goals through a holistic and evidence-based approach. Our methods include chiropractic manipulation, pain management, diagnostic imaging (MRI & X-Ray), soft-tissue techniques, and therapeutic rehabilitation.



Welcome to With Love, Always. A classic feel-good burger joint where American food culture is celebrated. We serve smash burgers and smiles.

In 2021 we pioneered the modern Vegas smash burger scene from a parking lot with one goal in mind. Make the best smash burger possible using only the highest quality and freshest ingredients. Hundreds of eager (and hungry) customers showed up to support and only a few years later the first official With Love, Always opened its doors for business. The rest is history.

Due to the success of this location, With Love Always will open a second location this year at The Bend, in the Southwest Valley.

Why the name? This concept is for Vegas and from Vegas. For the locals. For the city.



Taxperts offers tax preparation, audit services, bookkeeping, loan signing and notary services for individuals and small businesses throughout the Las Vegas Valley.

With an established history spanning over 18 years, Taxperts delivers exceptional services in personal and business tax preparation, alongside meticulous audit support. Additional services for individuals and small business owners include bookkeeping, loan signing and notary services. The team holds esteemed qualifications, including participation in the IRS Annual Filing Season Program and Small Business Certification.



Founded in 1960, Domino's is the recognized world leader in pizza delivery operating a network of company - owned and franchise - owned stores in the United States and International markets. As of Quarter 1 of 2016, Domino's employs more than 260,000 people and operates 12,600 stores in more than 80 countries around the world. Domino's is consistently one of the top five companies in terms of online transactions and approx. 50% of their sales in the U.S. come from digital ordering channels.



Dollar Loan Center has over 80 locations throughout California, Nevada, South Dakota and Utah. Their signature & title loan locations are like none other in the industry and are set up to make your experience fast, easy and comfortable. Their product has superior terms over payday loan companies, giving customers several benefits and finance options. Dollar Loan Center offers a unique alternative to payday loans getting you up to \$2,500 fast to solve any immediate financial problem. Established in 1998, Dollar Loan Center is the leading provider of signature loans and car title loans in the industry.



Dee's Donuts is a family owned and operated donut shop specializing in traditional style donuts. Made fresh daily, their secret recipe delivers donuts with a texture that satisfies any sweet tooth. Dee's Donuts has been serving the Northwest Vegas Valley since 2008.



Angel Cleaners was founded in 2008 and is family owned and operated. They are your one stop shop for dry cleaning, laundry services, alterations and hand bag & shoe cleaning services. Angel Cleaners has been servicing Northwest Las Vegas for over 8 years and is the number one dry cleaner in the area.

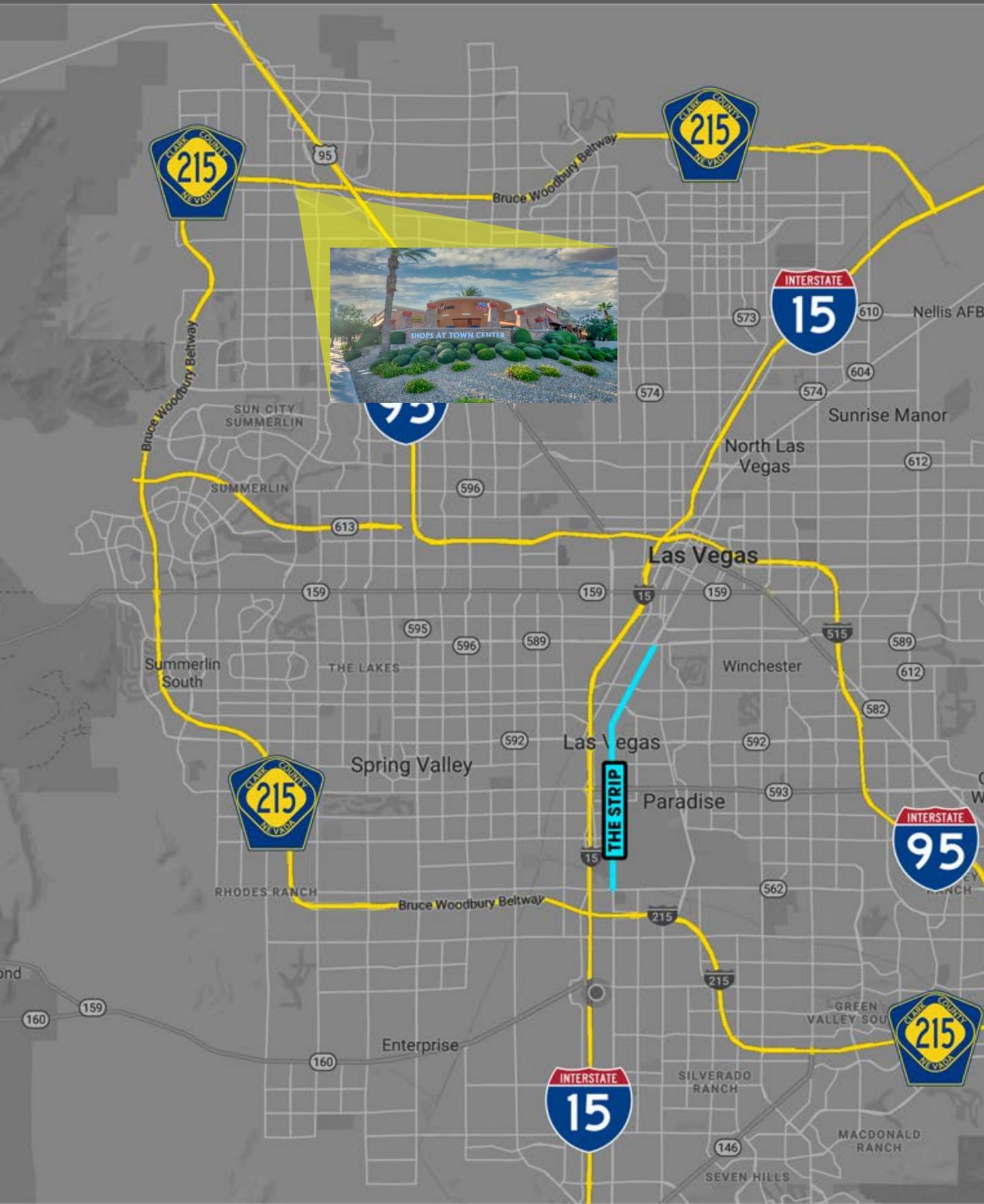


Elements Salon and Wellness Spa is family owned and operated and was founded in 2008. The salon first opened with two employees and over the years they have grown to over twenty-two employees and now offer every spa and salon service imaginable. Their excellence has earned them the Talk of the Town Award in 2013 and they continue to strive to be the best in the industry. Elements innovative approach has set the standard for the salon and spa business in all of Las Vegas.

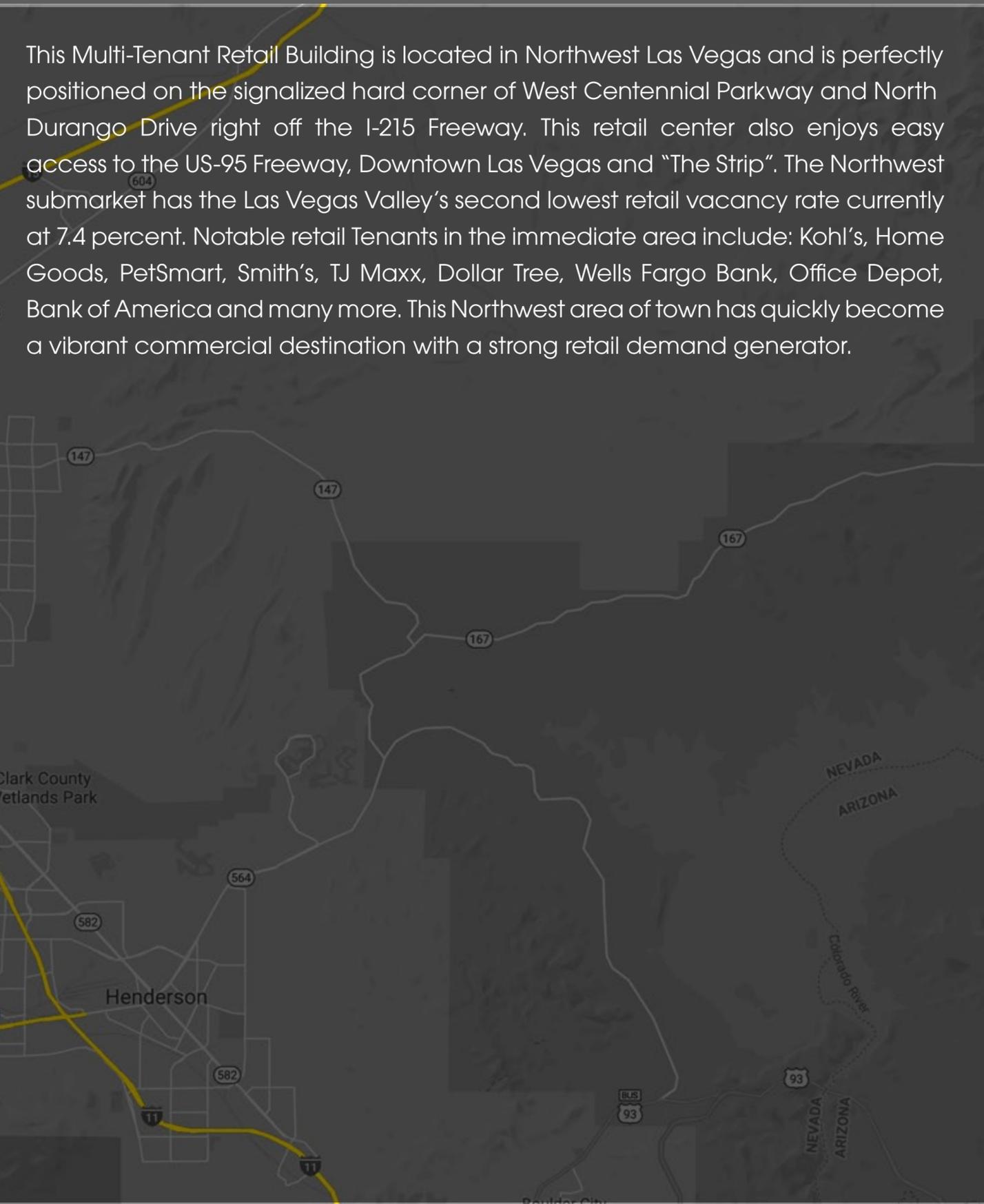
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// LOCATION OVERVIEW



This Multi-Tenant Retail Building is located in Northwest Las Vegas and is perfectly positioned on the signalized hard corner of West Centennial Parkway and North Durango Drive right off the I-215 Freeway. This retail center also enjoys easy access to the US-95 Freeway, Downtown Las Vegas and "The Strip". The Northwest submarket has the Las Vegas Valley's second lowest retail vacancy rate currently at 7.4 percent. Notable retail Tenants in the immediate area include: Kohl's, Home Goods, PetSmart, Smith's, TJ Maxx, Dollar Tree, Wells Fargo Bank, Office Depot, Bank of America and many more. This Northwest area of town has quickly become a vibrant commercial destination with a strong retail demand generator.



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// AREA PROFILE

LAS VEGAS – ONE OF THE FASTEST GROWING CITIES IN THE U.S.

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. It has also become a world-class city for sporting events, now home to the Las Vegas Raiders, Vegas Golden Knights, National Finals Rodeo and UFC. This year, Las Vegas also became one of only three U.S. cities to host the Formula 1 Las Vegas Grand Prix (and made a 10-year commitment) and will host the 2024 NFL Super Bowl. MLB's Athletics were recently granted approval to move their MLB team to Las Vegas and should start playing ball here in 4-5 years. A growing retirement and family city, Las Vegas is the 26th most populous city in the United States, with a population at the 2022 census of 656,274. The 2022/2023 population of the Las Vegas metropolitan area is 2,899,000.

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, sporting events and conventions, which in turn feed the retail and restaurant industries.



55 In 2023, more than **MILLION PEOPLE** visited Las Vegas!