

RAILROAD PASS RESORT & TRAVEL CENTER

ESTABLISHED LOCATION

1500 RAILROAD PASS CASINO ROAD., HENDERSON, NV 89002



FIRST FEDERAL REALTY
DeSimone



NEW HELIPAD FOR LEASE

PRESENTED BY: FIRST FEDERAL REALTY DESIMONE

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EXECUTIVE SUMMARY

RAILROAD PASS CASINO & TRAVEL CENTER
1500 Railroad Pass Casino Road | Henderson, NV 89002



±50,094 SF helipad for helicopter touring operator. The helipad is newly constructed with integrated fueling system. The pad offers four staging areas and one landing pad with fuel storage and supply lines built into site and is ready for operation. This is an ideal location for Hoover Dam, Las Vegas Strip, Colorado River, and Grand Canyon tours. Today Nearly 100,000 visitors a year take the Hoover Dam tour. Due to its strategic location, this location is an ideal staging site for helicopter tours.

The site, which fronts the newly constructed Interstate 11 in Henderson, Nevada, is located on the 26-acre Railroad Pass Hotel and Casino property which includes a brand new 16-acre travel center and a new Holiday Inn Express hotel. The historical Railroad Pass Casino is the oldest operating casino in Nevada and has been serving residents and travelers for 87 years. Its hotel has 120 rooms and suites and has been renovated since 2015 when the property was purchased by Joseph DeSimone who is a local developer and real estate broker. There are several dining options within the Hotel. The property also includes access and dedicated parking lot to the popular River Mountains Loop biking and walking trail which provides a nice midway point between Henderson and Boulder City, Nevada for cyclists and pedestrians to access or rest along the way. The \$10 million travel center opened in 2018 and consists of eight diesel fueling station for trucks, a 20-pump Chevron gas station for cars, an 8,000-square-foot convenience store with sandwich shop, propane sales, truck scale, Tesla car-charging stations, showers for traveling truckers, and parking for about 200 trucks. The travel center is strategically located in that it is the only current truck stop between Kingman, Arizona and Las Vegas and fronts Interstate 11 along with the Hotel and casino.

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RETAIL PAD

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RETAIL PAD/QSR PAD

- Retail pad available on a build-to-suit ground lease basis.
- The site fronts the newly constructed Interstate 11 and adjacent to the Railroad Pass Hotel and Casino and Travel Center convenience store.
- The pad which can accommodate up to ±3,000 SF free standing retail building with excellent exposure.
- The pad can be expanded if needed to accommodate a larger building. Rates and terms are negotiable.



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PROPERTY SUMMARY

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Property Summary

Railroad Pass Hotel and Casino:	120 rooms with 12,800 SF casino floor
Travel Center & Truck Stop:	8,500 SF convenience store w/diesel & gas pumps
Truck Services:	Truck parking, weigh station
New Holiday Inn Express:	127 Rooms
Restaurants:	DeSimone's Steakhouse, Iron Rail Cafe, and Sbarro
Coming soon:	Silver Bullet Tavern
RV Services:	RV Parking, dump station, propane
Available Retail/QSR PAD:	Build-To-Suit Lease or Ground Lease basis
Available Helipad:	For Lease

RAILROAD PASS HOTEL, CASINO & TRAVEL

Railroad Pass is uniquely and strategically located between Phoenix, Arizona and Henderson, Nevada which is the fastest growing suburb in Las Vegas.

RRP benefits from its position along the Interstate 15, the main connector between Southern Nevada and Arizona, as well as its proximity to Lake Mead, the Hoover Dam, and the Las Vegas Strip.

Location Overview

The historic Railroad Pass Casino opened in 1931, and it is known as the oldest active casino in Nevada. Located in Henderson, NV and close to Boulder City, NV, Hoover Dam and the Lake Mead National Recreation area. The property has been serving residents and travelers for 90 years.

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AERIAL

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REGIONAL MAP

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DISCLAIMER

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