



FOR SALE | GROUND LEASE | BUILD TO SUIT

4000 DEAN MARTIN

CORNER OF FLAMINGO ROAD & DEAN MARTIN DRIVE
LAS VEGAS, NEVADA 89103



DISCLAIMER

Las Vegas Real Estate, LLC has been retained as exclusive advisor to the Seller for the sale of the parcel(s) (the "Property"), approximately ± 2.15 acres (93,654 square feet) located at the 4000 Dean Martin Drive, Las Vegas, NV 89103. This Offering Memorandum has been prepared by Las Vegas Real Estate, LLC for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Las Vegas Real Estate, LLC, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Las Vegas Real Estate, LLC, therefore, are subject to variation. No representation is made by Las Vegas Real Estate, LLC or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Las Vegas Real Estate, LLC, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, and omitted from, this Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. This Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. Owner and Las Vegas Real Estate, LLC each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. Las Vegas Real Estate, LLC is not authorized to make any representations or agreements on behalf of Owner. This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Las Vegas Real Estate, LLC, (iv) to not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or Las Vegas Real Estate, LLC, and (v) to return it to Las Vegas Real Estate, LLC immediately upon request of Las Vegas Real Estate, LLC or Owner. The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. If you have no further interest in the Property, please return this Investment Offering Memorandum forthwith.

4000 DEAN MARTIN

Fill in this...

Dean Martin & Flamingo Road
Las Vegas, Nevada 89103

Offered exclusively by
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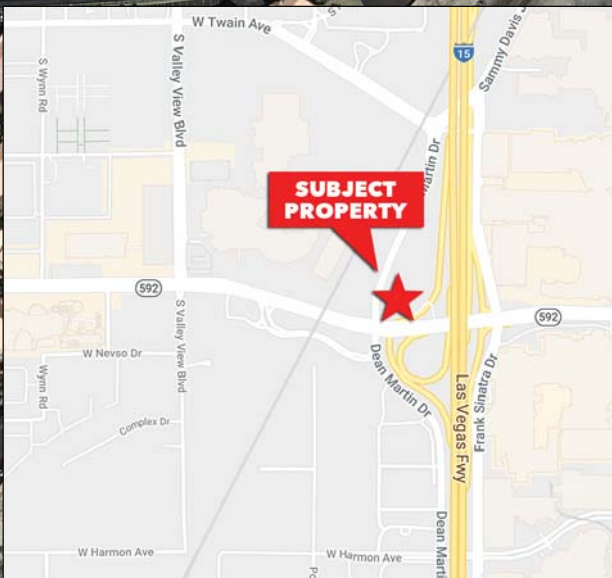
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OFFERING HIGHLIGHTS

OFFERING	For Sale, Ground Lease or Joint Venture
LOCATION	4000 Dean Martin Dr.
APN #s	162-20-103-005
LAND SIZE	±2.15 Acres
PRICE	Contact broker for more information
CAP RATE	Contact broker for more information
INCOME	3 sided digital sign with NOI of 100k per year - Instant Income while developing/leasing
RENT	\$100,000 per year
TERM	20 years
ZONING	H-1 Zoning- Limited Resort and Apartments

NOTE: Currently there is a moratorium on new signage on the I-15 corridor









AREA OVERVIEW

Las Vegas Real Estate, LLC is pleased to offer the opportunity to acquire ± 2.15 acres of prime real estate adjacent to the Rio Hotel & Casino. Situated on Dean Martin Dr., directly adjacent to Flamingo Road and just off the Las Vegas Strip, this parcel boasts excellent visibility and access from both the freeway and streets.

The subject property is s adjacent to the Rio Hotel and less than one mile from the Las Vegas Strip. These parcels affords easy access due to the location on Dean Martin Dr, which is accessible via Flamingo Road and Hotel Rio Drive on the south or Twain Ave. on the north.

The subject property is in proximity to numerous hotel properties that are frequented by both tourists and locals. This off-Strip location lends itself to a number of uses.

Just 2 blocks from the parcels is the new Raiders Stadium, scheduled to be complete and in use for the 2020 season. The site is on the same street as the stadium, and will benefit from the traffic going to and from the stadium.

The property sits just west of the Flamingo exit for Interstate-15, which is one of the busiest interchanges in the state of Nevada. Flamingo Road is a major east-west arterial in Las Vegas.

Area traffic counts: I-15/Flamingo: 280,000 cpd

I-15 Southbound at Flamingo offramp: 14,000 cpd

Flamingo at Hotel Rio Drive: 78,000 cpd

Flamingo at Dean Martin Drive: 21,300 cpd



ADJACENT PROPERTIES

Rio Hotel & Casino

Located directly across the subject property, the Rio Hotel & Casino sits on approximately 88.5 acres of land directly adjacent to the subject property. Owned by Caesar's Entertainment Corporation, the Rio is an Brazilian themed, all suite hotel. The hotel property features 2,522 suites plus private villas, 160,000 square feet of convention and meeting space, a wine tasting room, Voodoo Beach and an outdoor zipline that stretches between the hotel towers. The Star Trek convention and SKUSA (Kart racing) SuperNationals are both held at the Rio annually.

Caesar's Palace

Located between Bellagio and Mirage hotels, Caesar's Palace is one of the largest hotels on the Las Vegas Strip. The property has over 3,500 rooms in five towers and is home to the Forum Shoppes, a 636,000-square-foot shopping mall featuring many high end boutiques. The hotel has hosts live music and sports entertainment.

Bellagio Hotel & Casino

The Bellagio is a luxury hotel located on the Las Vegas Strip, owned and operated by MGM Resorts International. The hotel is known for the Fountains of Bellagio, a large dancing water fountain synchronized to music. The property features over 3,000 rooms, 14 restaurants, a fine art gallery and the Conservatory and Botanical Gardens, which changes its floral display themes five times a year.



MARKET OVERVIEW

Las Vegas is the most populous city in Nevada and the county seat of Clark County. Las Vegas is a major resort city, internationally renowned for gambling, shopping, and fine dining. 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 28th-most populous city in the United States, with an estimated population by the U.S. Census Bureau of 653,840 as of 2018. The 2015 population of the Las Vegas metropolitan area was 2,204,079 in 2017.

Established in 1905, Las Vegas officially became a city in 1911. At the close of the 20th century, Las Vegas was the most populous American city founded in that century (a distinction held by Chicago in the 19th century). The city is one of the top three leading destinations in the United States for conventions, business, and meetings. In addition, the city's metropolitan area has more AAA Five Diamond hotels than any other city in the world, and is a global leader in the hospitality industry. Today, Las Vegas is one of the top tourist destinations in the world, with over 42 Million visitors in 2017.

ECONOMY

The primary drivers of the Las Vegas economy are tourism, gaming, and conventions, which in turn feed the retail and restaurant industries. The major attractions in Las Vegas are the casinos and the hotels.



PENDING PROJECTS

1. Las Vegas Stadium

Home of the Las Vegas Raiders scheduled for completion for the 2020 season

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2. MSG Sphere

An 18,000-seat entertainment arena by Madison Square Garden Company. Slated to be built by late 2020.

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3. Wynn Las Vegas Expansion

New Convention Center and restoration of the Tom Fazio 18-hole golf course.

4. Resorts World Las Vegas

Genting Group project at the site of the former Stardust. Scheduled to open in 2020.

5. The Drew Hotel

New construction at the site of Fontainebleau Vegas. Will include 3 hotels with nearly 4,000 rooms. Opening planned for 2020.

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