

REGAL PLAZA

8826 - 8880 S Eastern Ave. Las Vegas, NV 89123

OFFERING MEMORANDUM



PRESENTED BY:

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ASSET OVERVIEW

Address

8826 - 8880 S Eastern Ave.
Las Vegas, NV 89123

Property Size

Leasable: ±83,943 SF

APN

17713423032, 17713423033,
17713423034, 17713423037
17713423038, 17713423041
17713423043, 17713423044,
17713423035, 17713423042

Year Built and Zoning

1999 - 2002
General Commercial CG

Traffic

S Eastern Ave. | 32,720
E Pebble Rd. | 10,741

OFFERING

The Cambridge Group Ltd. is pleased to present Regal Plaza, a premier commercial shopping center located at the traffic-rich intersection of Eastern Ave. and Pebble Rd. in Las Vegas, Nevada. Offering a total of 83,943 square feet of leasable space, this multi-building retail complex is currently 97% leased, making it an excellent investment opportunity for investors seeking strong tenant performance in a prime location. Regal Plaza is comprised of 7 buildings built between 1999 and 2002, featuring three distinct ingress/egress points, providing optimal access and convenience for shoppers and tenants alike. With over 40,000 vehicles passing daily at the intersection of Eastern Ave. and Pebble Rd., the property benefits from a steady flow of traffic, positioning it as a key retail destination in the area. Strategically located just off of the 215 in Las Vegas, Regal Plaza is surrounded by a diverse mix of residential, retail, and commercial developments, ensuring a consistent stream of potential customers. This center offers a well-balanced tenant mix, which enhances its appeal to both local residents and visitors. The property is also well-served by major roads, making it easily accessible from various parts of the city. Regal Plaza represents a unique opportunity to acquire a high-performing asset in one of Las Vegas' most sought-after retail corridors.

Value Add: Package includes entitlements for future development on APN 17713423035 and 17713423042 (middle of the parking lot)

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INVESTMENT OPPORTUNITY



Occupancy
97%



Price
\$24,500,000



NOI
\$1,840,152



Cap Rate
7.51%



Price PSF
\$291



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FINANCIAL SUMMARY



Financial Summary

Purchase Price	\$24,500,000
Loan	\$15,925,000
Cash Required	\$ 8,575,000

Calculated Return

Annual Income	\$2,379,747
Operating Expenses (2025)	\$ 539,595
NOI	\$1,840,152
Cap Rate	7.51%
Est. Loan Payment	\$1,320,324
Cash Flow	\$ 519,690
Rate of Return	6.06%

***Calculation based on 35% down, 25 year amortization, 6.75% interest rate. Buyer to confirm with lender of choice current rate and options**

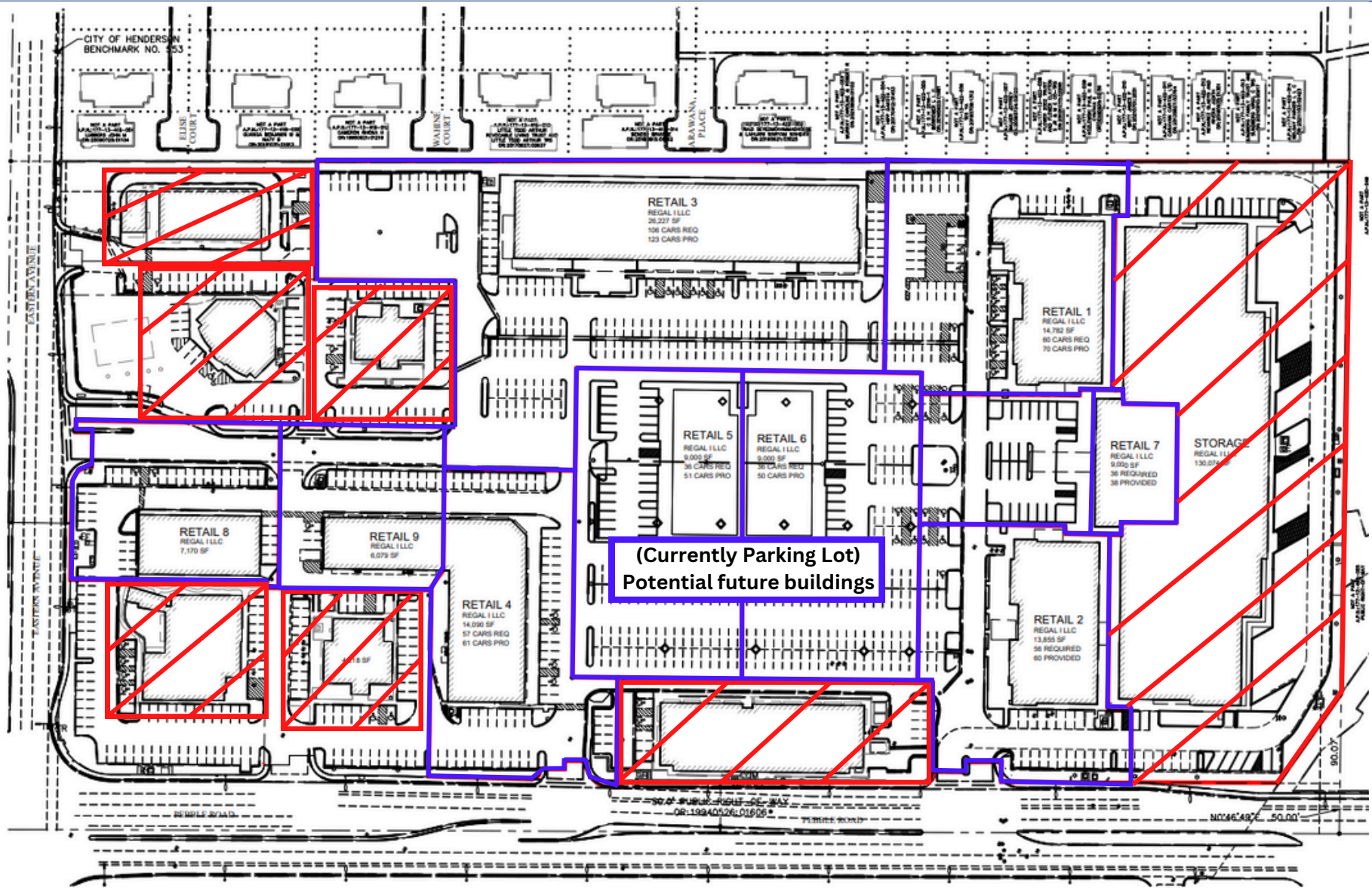
SITE PLAN



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PARCEL MAP



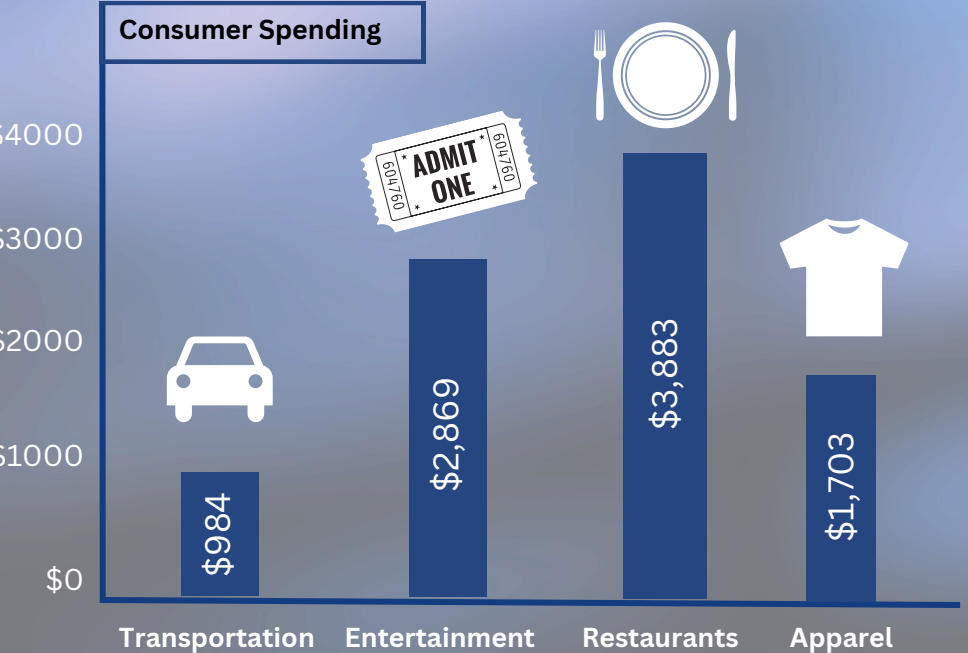
Included in Sale



Not Included in Sale

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LOCATION AND DEMOGRAPHICS



Based on average annual dollars per household | 2 mile radius of property

Population	2 Mi	5 Mi	10 Mi
2010 Population	76,755	290,084	910,504
2023 Population	76,324	328,655	1,089,546
2028 Population Projection	76,298	335,228	1,119,754
Annual Growth 2010-2023	0%	1.0%	1.5%
Annual Growth 2023-2028	0%	0.4%	0.6%
Median Age	40.7	40.4	39.8
Bachelor's Degree or Higher	27%	28%	21%

Households	2 Mi	5 Mi	10 Mi
2010 Households	30,092	115,180	352,199
2023 Households	29,743	129,391	420,489
2028 Household Projection	29,704	131,817	432,009
Annual Growth 2010-2023	0%	0.6%	0.9%
Annual Growth 2023-2028	0%	0.4%	0.5%
Owner Occupied Households	18,444	76,174	230,117
Renter Occupied Households	11,260	55,643	201,891

Income	2 Mi	5 Mi	10 Mi
Avg Household Income	\$100,074	\$98,090	\$86,147
Median Household Income	\$77,597	\$74,525	\$64,136
\$75,000 - 100,000	4,077	17,950	54,020
\$100,000 - 125,000	3,971	14,760	42,065
\$125,000 - 150,000	1,949	8,943	24,302
\$150,000 - 200,000	2,661	10,786	27,382
\$200,000+	2,637	11,807	30,703

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LAS VEGAS MARKET OVERVIEW



Allegiant Stadium

Home of the Las Vegas Raiders, the 65,000 seat stadium is located west of the Las Vegas Strip allowing easy access for both tourists and area residents.



Sports Destination

Las Vegas is proving to be a powerhouse sports destination. From Formula one, to the WNBA champs, Golden Knights, Raiders, the UFC headquarters, and more! Las Vegas truly has something for everyone when you comes to Top tier sports.



MSG Sphere Las Vegas

MSG Sphere is a sphere-shaped music and entertainment arena in Paradise, Nevada, near the Las Vegas Strip and east of the Venetian resort. With a 160,000-square-foot wraparound screen, the Sphere is expected to be home for daily show programming and headliner performances.



Trade Shows

Las Vegas hosts nearly 24,000 meetings and conventions annually and named the No. 1 trade show destination in North America for 26 consecutive years by the Trade Show News Network.



Las Vegas A's

The move is not yet finalized, but MLB owners have approved the move of the Oakland Athletics to Las Vegas. Winning the approval of the owners is a significant step towards Las Vegas getting their first professional baseball team.



Tourism

Total economic output related to visitor spending reached a record \$79.3 billion in 2022, a 24.7 percent increase from the previous record set in 2019.

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DISCLOSURE

AFFILIATED BUSINESS DISCLOSURE

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