



**3901 S. MARYLAND PARKWAY**  
NNN INVESTMENT OPPORTUNITY





# FOR SALE

## PROPERTY INFO

3901 S. Maryland Parkway

## FOR SALE:

\$2,050,000

**TENANT:** Sol Tapatio, LLC (Mexican & American Food)

**TERM:** 8-15-2017 to 8-14-2022

**OPTIONS:** 2- 5 year option

## BASE RENT:

2017-2018 - \$9,000 per month

2018-2019 - \$9,180 per month

2019-2020 - \$9,363 per month

2020-2021 - \$9,550 per month

2021-2022 - \$9,837 per month

**LEASE TYPE:** NNN

**CAM CHARGES:** \$0.30 PSF

**2019 CAP RATE:** 5.37%

**BUILDING SF:** 4,508 SF

**ACREAGE:** 1.39 +/- Acres

**Assessors Parcel Numbers (APN(s))**

162-15-804-002 and 162-15-702-007

**ZONING:** C-1

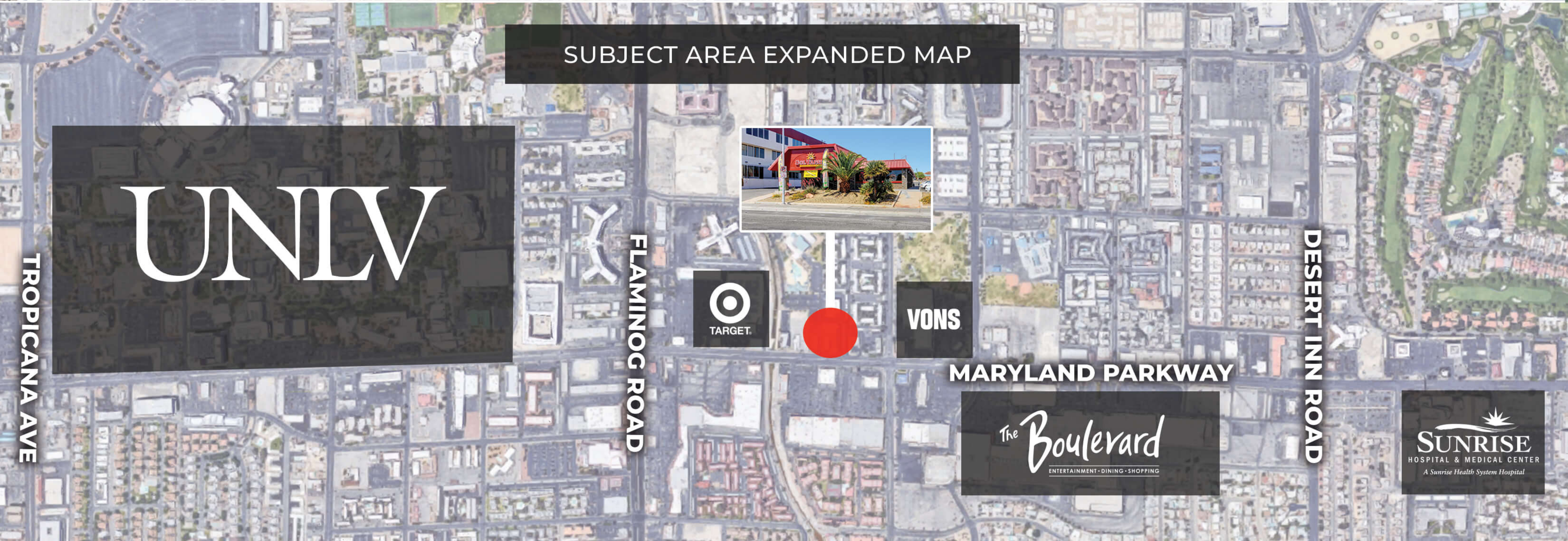
**AADT:** 35,500



6330 S. Eastern Ave #2 Las Vegas, NV 89119

Disclaimer: The information contained herein is subject to the possibility of errors and omissions. No Guarantees, warranties or representations are made to it's accuracy. You and your legal counsel should conduct your own investigations of the property

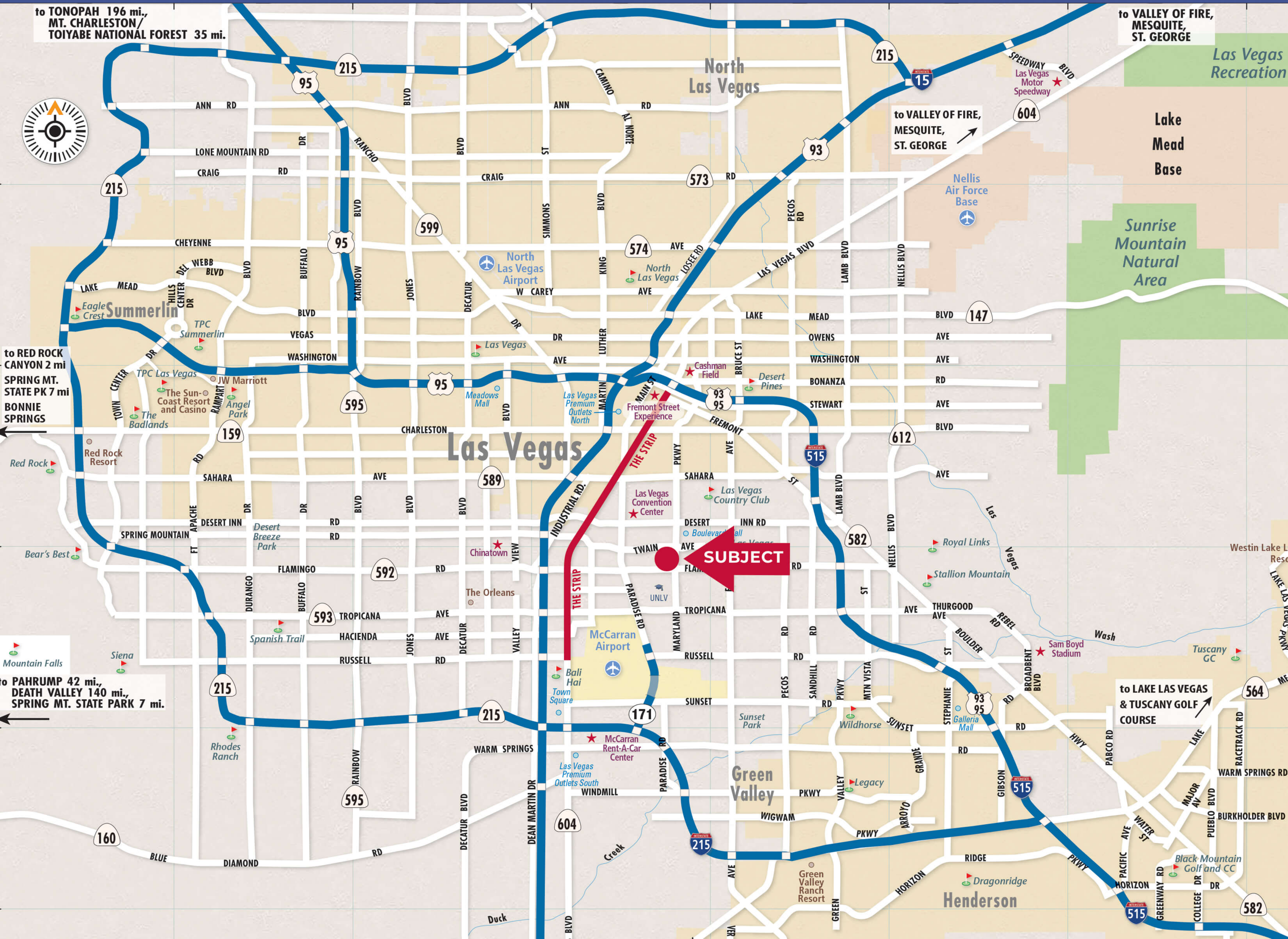












to TONOPAH 196 mi.,  
MT. CHARLESTON/  
TOIYABE NATIONAL FOREST 35 mi.

to VALLEY OF FIRE,  
MESQUITE,  
ST. GEORGE



North  
Las Vegas

Las Vegas

**SUBJECT**

Green  
Valley

Henderson

to RED ROCK  
CANYON 2 mi  
SPRING MT.  
STATE PK 7 mi  
BONNIE  
SPRINGS

to LAKE LAS VEGAS  
& TUSCANY GOLF  
COURSE

to PAHRUMP 42 mi.,  
DEATH VALLEY 140 mi.,  
SPRING MT. STATE PARK 7 mi.

Las Vegas  
Recreation

Lake  
Mead  
Base

Sunrise  
Mountain  
Natural  
Area

Summerlin

THE STRIP

THE STRIP

THE STRIP

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS

LAKE LAS VEGAS



# DEVELOPMENTS IN THE LAS VEGAS VALLEY

This popular destination is the 28th largest Metropolitan Statistical Area in the United States with over two million residents. With its strong economic recovery, Las Vegas has about \$15 billion in construction projects that are planned, proposed or under construction. The following pages include a summary of these projects.



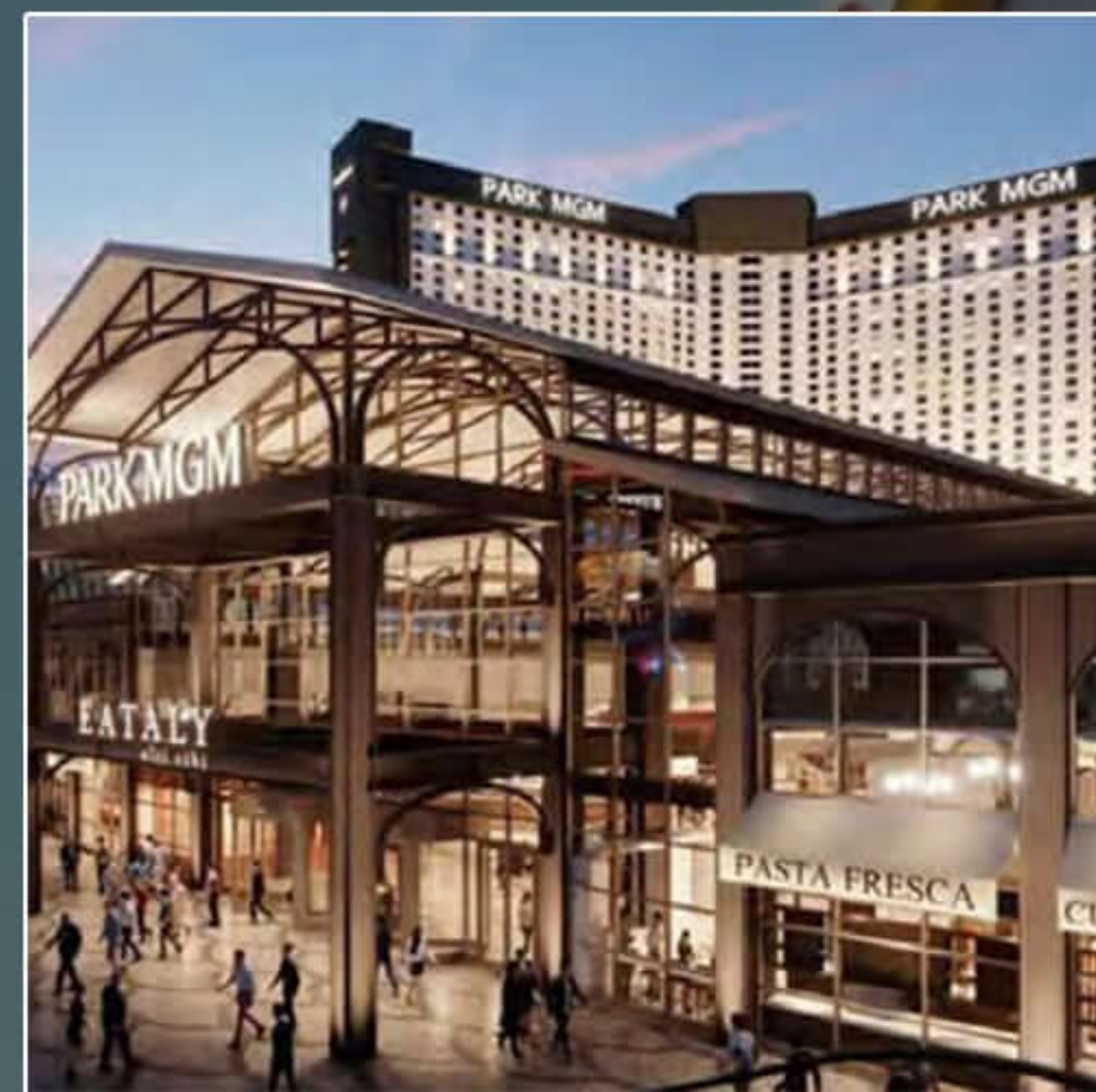
RESORTS  
WORLD  
**\$4 Billion**  
estimated cost



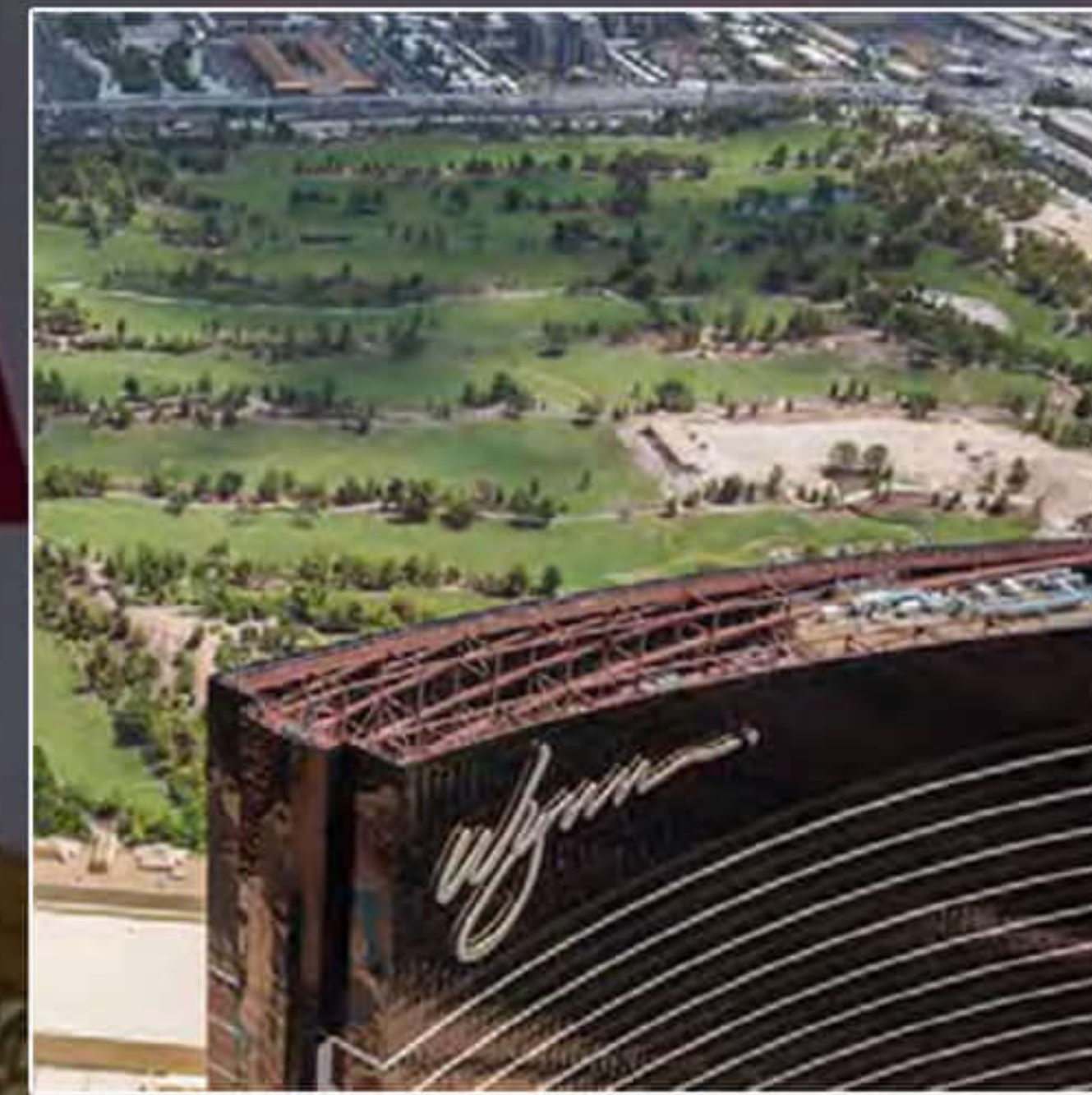
LAS VEGAS  
CONVENTION  
CENTER  
EXPANSION  
**\$2.3 Billion**  
estimated cost



PROJECT  
NEON  
**\$900 Million**  
estimated cost



PARK MGM  
& NOMAD  
LAS VEGAS  
**\$450 Million**  
estimated cost



400,000 SF  
CONVENTION  
CENTER  
CONSTRUCTION  
Also restoring the 18-hole  
Tom Fazio-designed golf  
course



LAS VEGAS  
ALL NET  
ARENA  
**\$1.8 Billion**  
estimated cost



18,000-SEAT  
MSG SPHERE  
LAS VEGAS  
**360 feet tall and just  
off the McCarran  
International Airport  
flight pattern**



LAS VEGAS  
MEDICAL  
DISTRICT &  
UNLV MEDICAL  
SCHOOL  
**\$3.6 Billion**  
estimated cost



UNION  
VILLAGE  
**\$1.6 Billion**  
estimated cost



# LAS VEGAS EMPLOYMENT OVERVIEW

As of 2018, Las Vegas unemployment stands at 4.8%, which is about 30 basis points lower than it was in 2017 at 5.1%. Tourism is the largest job sector in Las Vegas, representing 29.5% of the market, but professional and business services and retail trade have a significant impact as well, representing 14.0% and 10.3% of the market, respectively.

Gaming, government, tourism and education are the leading areas of employment in Las Vegas.

Although in recent years, several new industries such as data centers, high tech manufacturing and healthcare services are helping to diversify the local economy.

## 300,000 NEW JOBS

Expected In The Next 20 Years With Major Gains In Technology, Healthcare & Infrastructure Sectors

## PRESTIGIOUS COMPANIES

8 Fortune 1000 Companies Headquartered In Las Vegas

## \$2.5 BILLION+

In Manufacturing/Tech Facility Investment Underway

## \$4 BILLION+

In Public Infrastructure Investment Underway