

THE SQUARE

1820 E Lake Mead Blvd. North Las Vegas, NV 89030
OFFERING MEMORANDUM



PRESENTED BY:

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TABLE OF CONTENTS



TABLE OF CONTENTS

03

ASSET OVERVIEW

05

RENT ROLL

07

FINANCIAL SUMMARY

08

SITE PLAN

09

PARCEL MAP AND TENANT LIST

10

LOCATION AND DEMOGRAPHICS

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ASSET OVERVIEW

Address

**1820 E Lake Mead Blvd.
North Las Vegas, NV 89030**

Property Size

Building: ± 28,129 SF

APN

13923601009

Year Built and Zoning

1979

**Redevelopment Area
Downtown Core (R-A-DC)**

Traffic

Lake Mead Blvd. | 34,053

OFFERING

The Cambridge Group as exclusive advisors are pleased to present the opportunity to acquire The Square (the property), a +/- 28,129 square foot neighborhood retail project in North Las Vegas, Nevada. The offering consists of 2 buildings with 3 different Ingress/Egress'. The shopping center is located on the corner of Lake Mead Blvd. and McDaniel St., just off of the I-15 and Lake Mead Blvd. giving patrons easy access off the highway. Currently 92% leased, built in 1979. Many of the tenants have a long history in the shopping center providing an investor a stable asset with successful long-term occupancy. Furthermore, The Square supports a very diverse tenant structure including a variety of retail and professional services including national brands like Pearl Vision and Cricket Wireless. The property also has one large pylon sign that is showcased to the intersection of Lake Mead and McDaniel which generates over 34,000 vehicles per day.

Recent Improvements:

- Over \$100,000 invested in updated heating and cooling systems
- \$70,000 in upgrades to the sewer system to ensure reliable infrastructure
- Over \$100,000 in improvements to tenant spaces
- The roof was resealed in 2020
- The center's pylon sign was upgraded in 2018

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INVESTMENT OPPORTUNITY



Occupancy
92%



Price
\$8,000,000



NOI
\$541,223



Cap Rate
6.76%



Price PSF
\$284



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SITE PLAN



Included buildings



Not Included in sale

THE SQUARE

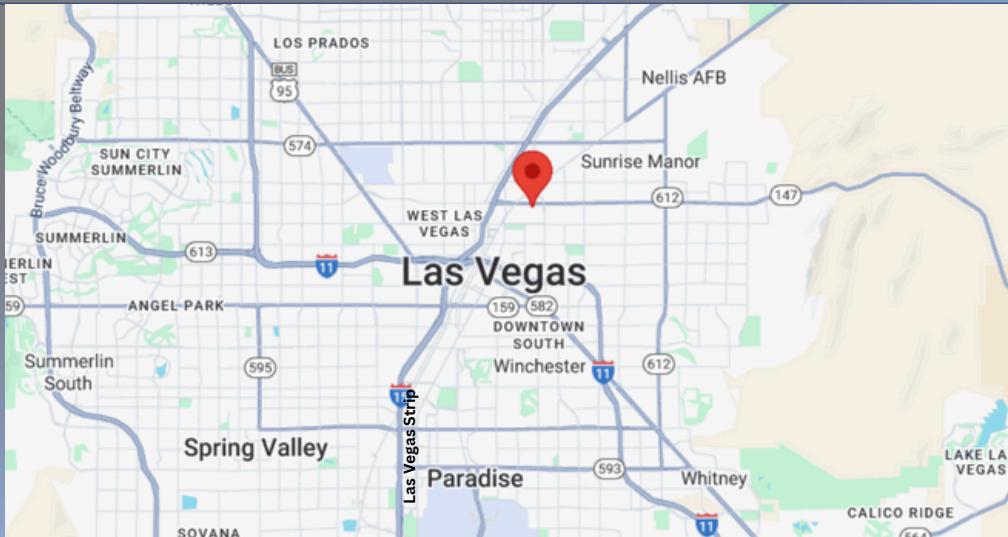
1820 E Lake Mead Blvd. North Las Vegas, NV 89030
PARCEL MAP AND TENANT LIST



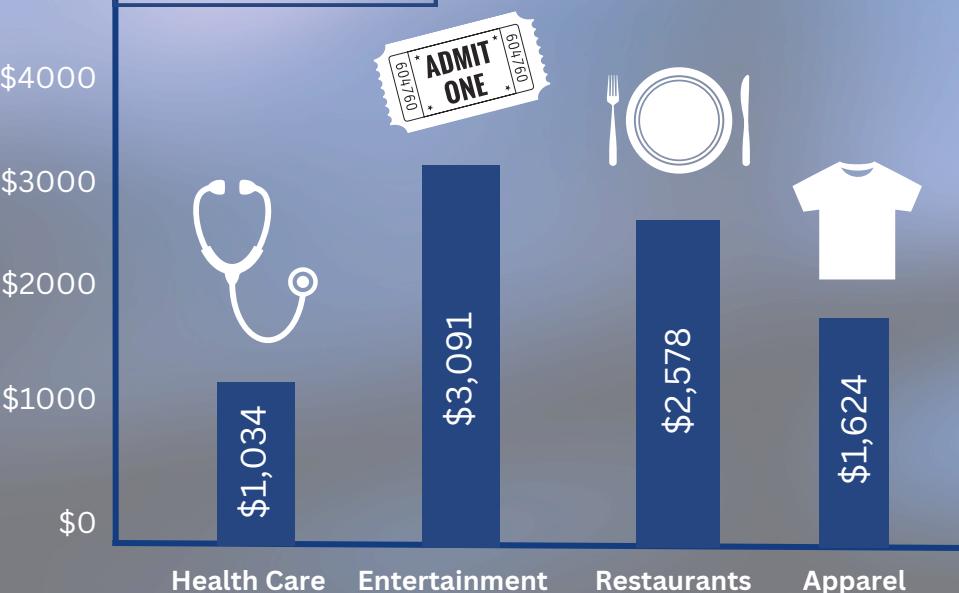
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LOCATION AND DEMOGRAPHICS



Consumer Spending



	2 Mi	5 Mi	10 Mi
2020 Population	100,054	490,871	1,288,605
2024 Population	101,121	498,024	1,313,131
2029 Population Projection	108,219	533,735	1,408,580
Annual Growth 2020-2024	.3%	.4%	.5%
Annual Growth 2024-2029	1.4%	1.4%	1.5%
Median Age	32.3	34.6	37.2
U.S Armed Forces	55	2,096	5,221

	2 Mi	5 Mi	10 Mi
2020 Households	29,698	163,639	468,749
2024 Households	30,140	166,591	478,139
2029 Household Projection	32,311	178,699	513,015
Annual Growth 2020-2024	.6%	.7%	.7%
Annual Growth 2024-2029	1.4%	1.5%	1.5%
Owner Occupied Households	10,356	76,256	242,226
Renter Occupied Households	21,955	102,443	270,789

	2 Mi	5 Mi	10 Mi
Avg Household Income	\$47,646	\$60,089	\$70,480
Median Household Income	\$36,305	\$43,529	\$51,899
\$75,000 - 100,000	2,699	18,394	57,076
\$100,000 - 125,000	1,388	10,414	35,065
\$125,000 - 150,000	837	6,642	24,137
\$150,000 - 200,000	552	5,020	21,938

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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.



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.



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.



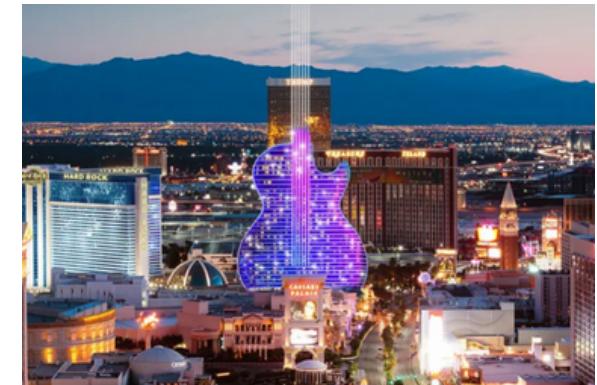
Las Vegas A's

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.



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.



Hard Rock Hotel & Casino

The Hard Rock Hotel & Casino will replace the Mirage in Las Vegas. The new resort will feature a guitar-shaped hotel tower that's nearly 700 feet tall, replacing the Mirage's volcano structure. Hard Rock Las Vegas is targeting an opening date in the spring of 2027.

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