

# 4391 E WASHINGTON AVE

LAS VEGAS, NV 89110

**GROUND LEASE AVAILABLE**



## FOR LEASE

Presented by

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# 4391 E. WASHINGTON AVE.

Las Vegas, NV 89110

## LEASING DETAILS



PRICE:

**\$1.70-\$2.00 PSF NNN**



GROUND LEASE:

**CONTACT BROKER**



SPACE AVAILABLE:

**+/- 11,945 SF**

## HIGHLIGHTS



Single tenant building with drive-thru



Formerly CVS Pharmacy



Hard corner at a signalized intersection with great visibility



High traffic volume  $\pm 32,283$  VPD (E. Washington Ave. & N. Lamb Blvd.)



Turnkey retail space w/versatile layout for various uses



Ample parking with superior frontage & accessibility



Ready for immediate occupancy



Tenant to pay for property insurance and property taxes



C-1 Zoning, City of Las Vegas

**DRIVE-THRU/pharmacy**  
**Servicio al Auto/farmacia**

**Food Shoppe**  
**Tienda de Alimentos**



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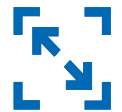
MONTHLY LEASE RATE:

**\$1.70-\$2.00 PSF**



GROUND LEASE:

**CONTACT BROKER**

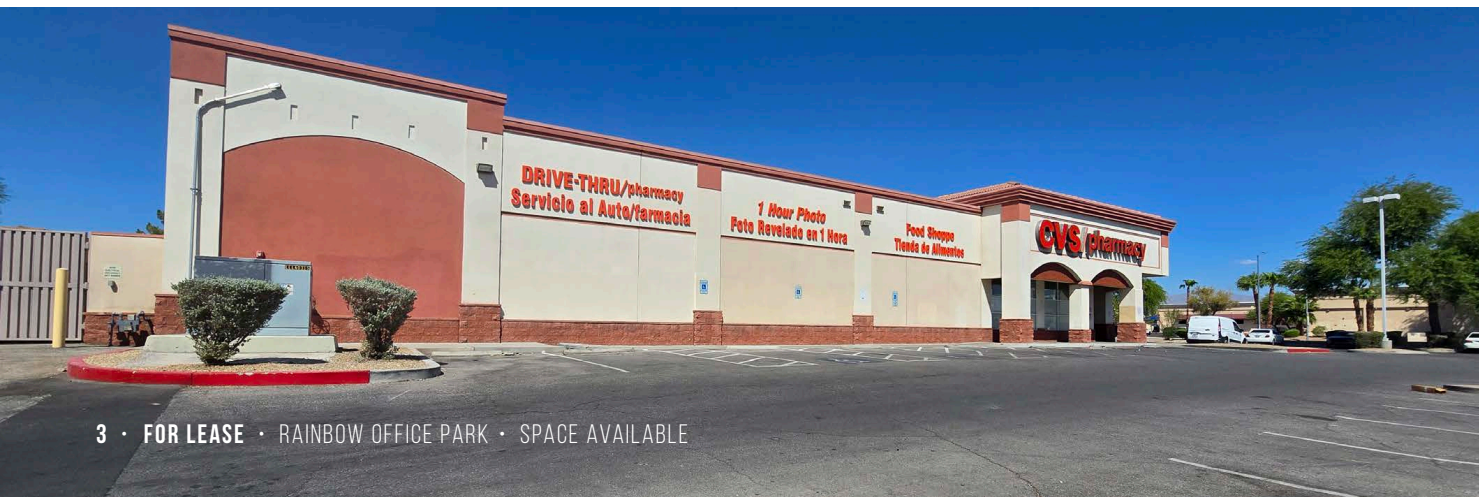


SPACE AVAILABLE:

**+/- 11,945 SF**



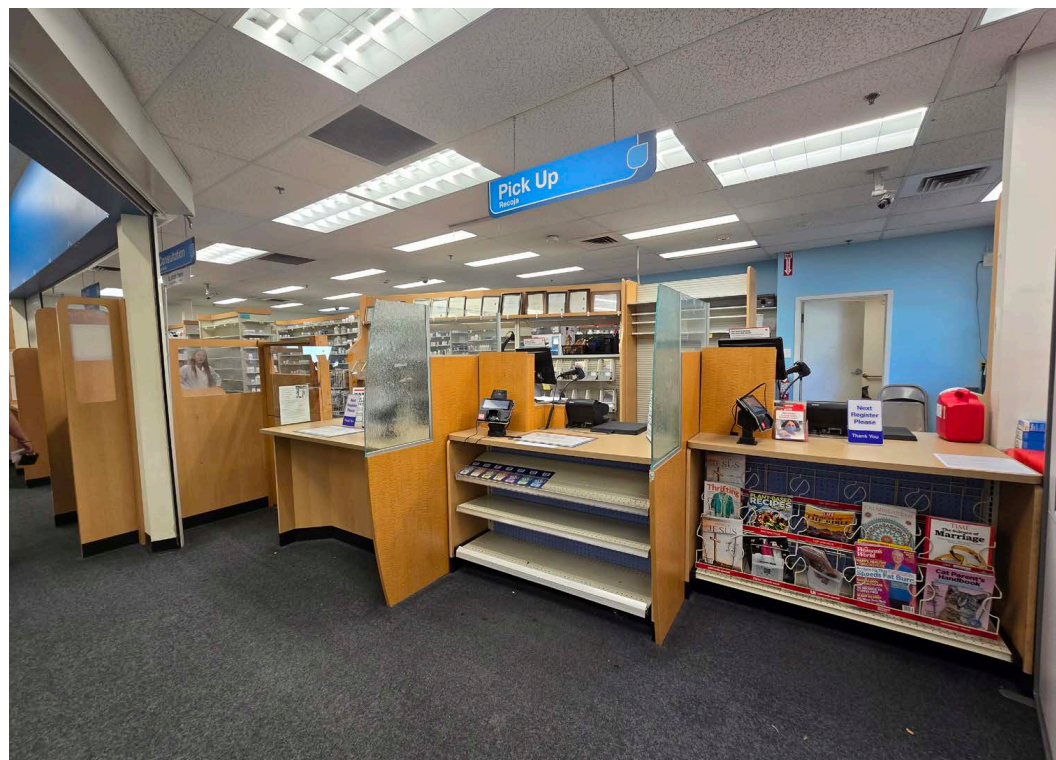
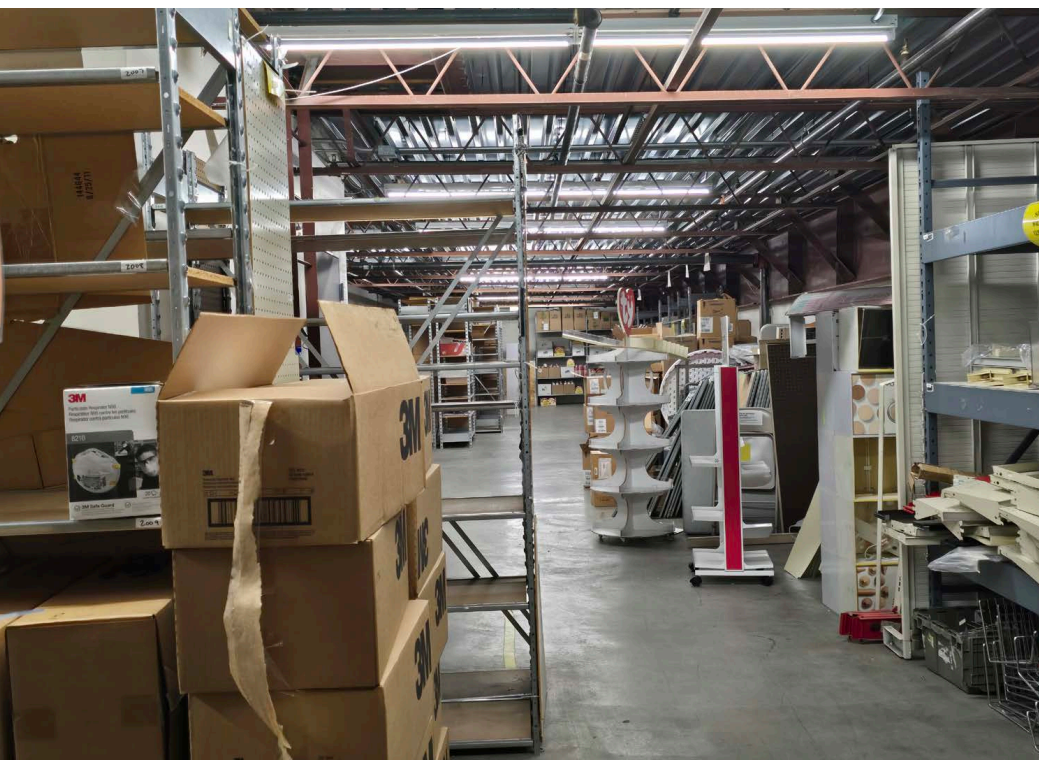
*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*



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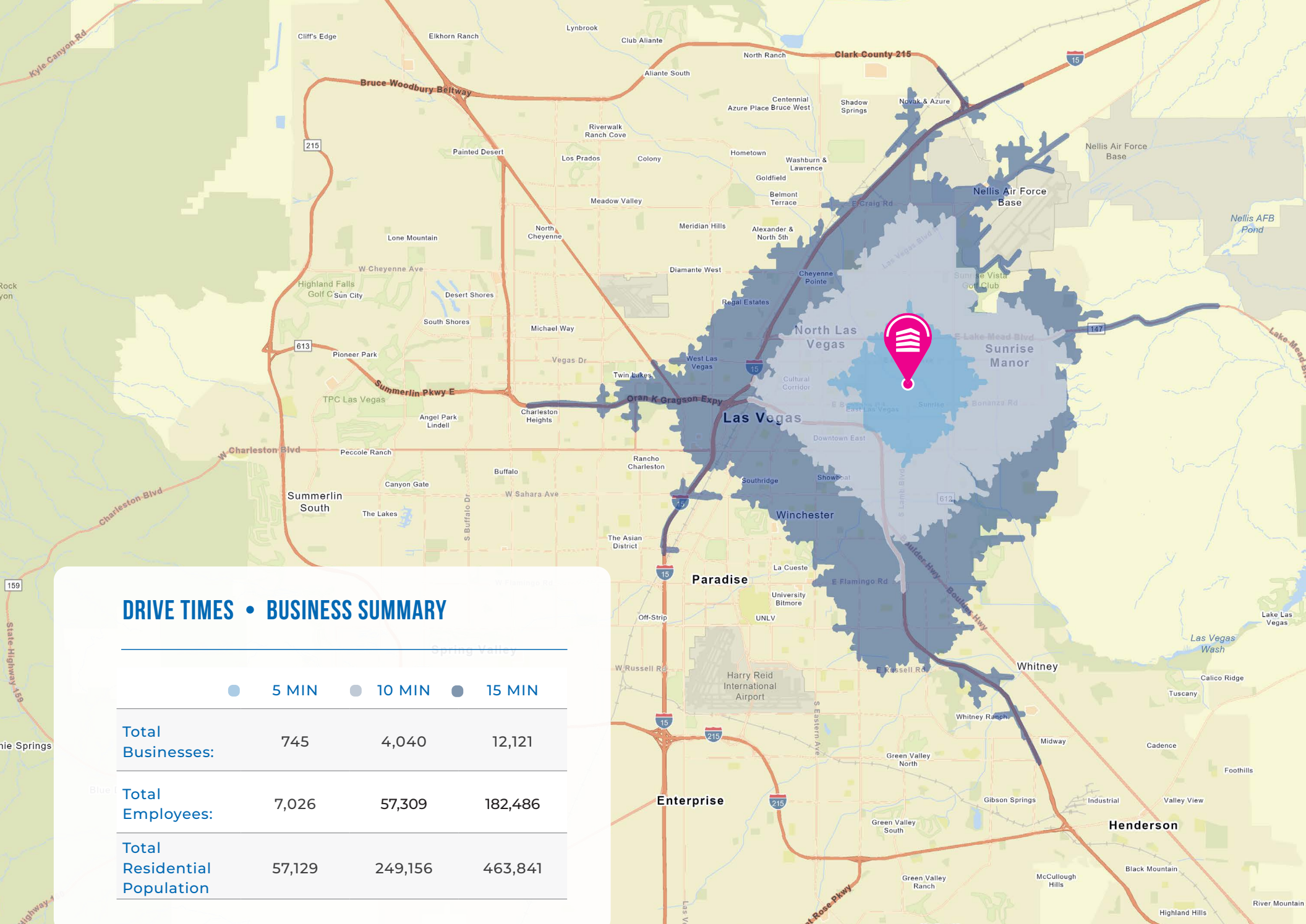


# AERIAL

● Power Centers ● College ● Golf Club ● Airport ● School









## KEY FACTS

34,290

Population



3.2

Average Household Size

31.0

Median Age

\$44,344

Median Household Income

## EDUCATION

35%

No High School Diploma



36%

High School Graduate



22%

Some College



7%

Bachelor's/Grad/Prof Degree

## BUSINESS



321

Total Businesses



3,368

Total Employees

## EMPLOYMENT



36%

White Collar



31%

Blue Collar



32%

Services

6.2%

Unemployment Rate

## INCOME



\$44,344

Median Household Income



\$18,426

Per Capita Income



\$24,954

Median Net Worth

## KEY FACTS

236,220

Population



3.0

Average Household Size

33.4

Median Age

\$49,333

Median Household Income

## EDUCATION

31%

No High School Diploma



37%

High School Graduate



24%

Some College



9%

Bachelor's/Grad/Prof Degree

## BUSINESS



3,823

Total Businesses



53,403

Total Employees

## EMPLOYMENT



35%

White Collar



33%

Blue Collar



31%

Services

7.6%

Unemployment Rate

## INCOME



\$49,333

Median Household Income



\$20,595

Per Capita Income



\$37,512

Median Net Worth

## KEY FACTS

458,853

Population



2.9

Average Household Size

34.6

Median Age

\$51,177

Median Household Income

## EDUCATION

27%

No High School Diploma



35%

High School Graduate



26%

Some College



12%

Bachelor's/Grad/Prof Degree

## BUSINESS



11,993

Total Businesses



200,049

Total Employees

## EMPLOYMENT



40%

White Collar



30%

Blue Collar



30%

Services

7.7%

Unemployment Rate

## INCOME



\$51,177

Median Household Income



\$23,181

Per Capita Income



\$45,649

Median Net Worth



# LAS VEGAS MARKET





## HUNTRIDGE THEATER

Excerpt from [8newsnow.com](#)  
February 2024 | by James Schaeffer

"J Dapper, founder of Dapper Companies, presented a 20-page PowerPoint presentation to the Las Vegas City Historic Preservation Commission on Wednesday to provide an update on the renovation of the 80-year-old movie house.

"We have kind of turned all of our focus on instead of design and getting to the point of turning in a set of plans," he said, "To making sure we get into the best position of the new market tax credits, otherwise we will just not be able to qualify and get them."

Enterprise Bank and Trust is now reserving \$8 million in New Markets Tax Credit allocation for the project in addition to another bank which will buy the allocation for an overall net result of nearly \$2.5 million.

"[Dapper] is a really strong believer in revitalizing the historic heart of Las Vegas and he has done that in a number of areas and in parts of the city already," Mallory Gott, owner of Winnie & Ethel's Diner, said. "I also think that any progress is the right direction and that's been my personal experience with the Dapper Development company."

"Revitalizing the city streets, the sidewalks, the urban landscaping down here, I think those are all really great leading indicators that this part of the city is on the map," Gott said. "Not only private development but also really rehabilitating this side of the city hopefully in the eyes of the community at large."

## VEGAS LOOP, THE BORING CO.



Excerpt from [teslarati.com](#)  
August 2024 | by Zachary Visconti

"Currently, the Boring Company is building out a larger network of underground tunnels called the Vegas Loop, after the company initially built a few stations, dubbed the Las Vegas Convention Center (LVCC) Loop. The LVCC loop has three stations: the LVCC West Station, the LVCC South Station, and the LVCC Central Station, with the whole loop designed to carry 4,400 passengers per hour.

The Vegas Loop is a sprawling plan for stations across the entire city, expected to eventually carry as many as 90,000 passengers per hour.

Las Vegas is the most expansive of The Boring Company's underground tunneling projects, though Tesla earlier this year began a project to build a tunnel at its Giga Texas. In May, The Boring Company celebrated surpassing two million rides given, about a year after the company reached one million.

The Boring Company continues to develop its Las Vegas Loop with underground tunnels, President and CEO of the Las Vegas Convention and Visitors Authority Steve Hill said that the Teslas in them will soon be using driver assistance technology. While Hill didn't specify what "driver assistance tool" the company would be using, it stands to reason that Tesla's Full Self-Driving (FSD) would be fairly easy to adapt to the underground tunnel system, especially compared to actual traffic."







## A'S BASEBALL STADIUM

Excerpt from [ktvu.com/news](https://ktvu.com/news)  
August 2024 | by KTVU Staff

"A clearer picture of the timeline for building a new ballpark for the A's in Las Vegas is emerging.

The construction companies hired by the A's plan to break ground on the project in the spring of 2025.

And their goal is to have the baseball park ready in time for opening day in 2028. The 33,000-seat stadium will be built along the Las Vegas strip at the site of the Tropicana Hotel, which is scheduled to be torn down next month.

Meanwhile, the Las Vegas Review Journal reported that the A's have three outstanding agreements with the Las Vegas Stadium Authority that are being negotiated and set to be presented in nearly final forms at a Oct. 17 meeting. Those agreements include nonrelocation, lease and development agreements, the Journal reported. A final vote will occur in December.

"We're on track for those and we're really happy with the progress we've made and ensuring that it's done in an appropriate fashion and working hand-in-hand with the stadium authority," A's President Dave Kaval said, according to the Journal.

Until the Vegas stadium is ready, the As' agreed to play the following three seasons, with an option for a fourth, in a Triple-A stadium in West Sacramento, California."

## BRIGHTLINE WEST RAILWAY PROJECT

Excerpt from [brightlinewest.com/media/press-releases/2024](https://brightlinewest.com/media/press-releases/2024)  
September 2024 | by Marybeth Luczak

"Washington, D.C. (Sept. 26, 2024) – Today, the Federal Railroad Administration (FRA) officially signed the \$3 billion grant agreement awarded to the Nevada Department of Transportation (NDOT) for Brightline West. In December 2023, President Biden announced the Federal-State Partnership for Intercity Passenger Rail Grant at a ceremony in Las Vegas and in April, U.S. Transportation Secretary Pete Buttigieg spoke at the Brightline West groundbreaking. Brightline West will be America's first true high-speed rail project set to connect Southern California to Las Vegas, with trains traveling over 200 miles per hour.

"This is a historic commitment that will jumpstart the high-speed rail industry in America, creating thousands of jobs all across the country," said Michael Reiningier, CEO of Brightline. "Brightline West will be American made and American built, and will serve as the blueprint for connecting city pairs that are too close to fly but too far to drive."

The Brightline West rail project will create over 35,000 jobs, including more than 10,000 union construction jobs. Once operational, the project will include approximately 1,000 jobs. Brightline signed historic labor agreements with the California and Southern Nevada Building Trades to construct the project and the High-Speed Rail Labor Coalition to operate and maintain the system..."



Brightline West System Map





### DURANGO STATION CASINO

Excerpt from [rnews3lv.com](#)  
July 2024 | by Matthew Seeman

"Durango Resort in Las Vegas set to expand with new casino space and parking"

"Executives are touting plans to expand the new Durango Resort in the southwest Las Vegas valley.

Clark County approved plans for the expansion earlier this month, and Station Casinos' parent company Red Rock Resorts discussed them during a second-quarter earnings call with analysts on Tuesday.

Stephen Cootey, the company's executive vice president, said Durango will add 25,000 square feet of additional casino space, including a new high-limit slot area and bar. That would bring an additional 230 slot machines to the casino floor, according to Cootey. Another parking garage will also be built, adding nearly 2,000 parking spots.

The expansion is still in the planning and budgeting stages, but construction is expected to begin later this year, said Cootey, who promised more updates in future earnings calls.

"In terms of disruption, expect it to be the minimal disruption to the property," he said ..."



### OAK VIEW GROUP ARENA

Excerpt from [sportsbusinessjournal.com/Articles](#)  
September 2024 | by Mick Akers

"Proposed south Strip NBA-ready arena could shift sites.

Plans for a \$10 billion NBA-ready arena-hotel project slated for a plot of land just south of the Las Vegas Strip have stalled.

Oak View Group's plan to construct a 20,000-seat arena with a connected resort on Las Vegas Boulevard and Blue Diamond Road has hit a roadblock, a person with knowledge of the situation told the Review-Journal. The site is near where the planned Brightline West high-speed rail station is scheduled to be built.

Oak View Group issued a statement regarding the project's future, but it doesn't mention the Las Vegas Boulevard site.

"We are committed to building a world-class NBA ready arena in Las Vegas and will share more information shortly," an Oak View Group spokesperson said in a statement.

The deal hit a snag due to a pricing disagreement with land owner Blue Diamond Acquisition for the 25 acres the arena/hotel project would've been constructed on, according to the source. In February 2022, Blue Diamond Acquisition purchased nearly 63 acres on the northwest corner of Las Vegas Boulevard and Blue Diamond Road for \$98 million, according to Clark County records ..."





## DEVELOPMENT PROJECTS

### HARD ROCK HOTEL



Excerpt from [vegasfoodandfun.com](https://vegasfoodandfun.com)  
September 2024 | by Bob & Jenn Bassett

"It's official, the skyline of Las Vegas hotels on the Las Vegas Strip is getting a guitar which will be the Hard Rock Hotel Las Vegas! Rock on! In case you haven't heard, what we're talking about is the new acquisition of The Mirage by Hard Rock International.

Though not too many details are available just yet, we've gathered everything we can find about what's coming from the Hard Rock Hotel in Las Vegas.

The Mirage: Now Owned by Hard Rock. So where did it begin? Well, in 2021, Hard Rock International announced that it intended to purchase The Mirage for \$1.08 billion. The deal went through at the end of 2022.

Now in 2024, The Mirage is operated by Hard Rock International. However, the land is owned by VICI Properties Inc., which Hard Rock Las Vegas has signed a lease agreement with.

As of March of this year, it has been approved for Hard Rock International to build their guitar-shaped hotel right where the iconic Mirage volcano was. There are several other plans slated for the renovation and transformation, too ..."



### MOVIE & FILM STUDIOS, SUMMERLIN

Excerpt from [8newsnow.com/news](https://8newsnow.com/news)  
October 2024 | by Greg Haas

"Warner Bros. adds plan for Las Vegas studio attraction, lists economic benefits of movie partnership. Bringing movie studios to Las Vegas could provide a \$1.2 billion boost to the economy each year and more than 16,500 ongoing jobs, according to an economic study released by Warner Bros. Discovery on Wednesday.

Nevada got a glimpse of the trailer in 2023 when movie studio proposals emerged late in the legislative session. Now, details of the blockbuster plan are getting ready to hit the big screen. Endorsements from big name movie stars are likely again — but first, the studio is pitching economic star power.

In August, Warner Bros. Discovery (WBD) said it plans to commit more than \$8 billion to the project, a partnership with UNLV to take Nevada Studios to the next level as "Warner Bros. Studios Nevada at UNLV's Harry Reid Research & Technology Park in Las Vegas, a 34-acre campus.

Today's pitch also sweetens the deal. "As an additional part of the plan, WBD will include a studio attraction similar to the ones they operate in Hollywood, London and Tokyo," according to WBD's news release..."





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**MERVAT BERRY, CCIM**, is a dynamic commercial real estate professional specializing in investment sales, tenant representation, landlord representation, and commercial lease negotiation.

Mervat has been featured in news stories for her notable contributions, has achieved 100% occupancy for many investment properties. Her skills in forecasting cash flows, measuring the effects of leverage and debt service, NET lease analysis, lease vs own analysis, and comprehensive financial analysis make her an invaluable asset to her clients.

Clients working with Mervat can expect unparalleled communication and negotiation skills. Meticulous in her work and passionate about her career, Mervat's enthusiasm permeates through every transaction. She is dedicated to building trust, earning referrals, and fostering repeat business.

Beyond real estate, Mervat enjoys quality time with her daughter, exploring global destinations, participating in sports, and maintaining a fitness routine.



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**JAYDIN MOORE**, is an exceptional real estate professional specializing in retail, landlord representation, lease negotiation, and tenant representation.

Jaydin recently earned his bachelor's degree in business administration with a concentration in Real Estate and Urban Economics from the University of Nevada, Las Vegas (UNLV). He has been active in the real estate community since beginning his undergraduate career at UNLV where he served as President of the UNLV Real Estate & Business Society (REBS). He's been an active member of NAIOP Southern Nevada, Southern Nevada Chapter CCIM, and ULI Nevada since his undergraduate career at UNLV.

His experiences from real estate student to real estate professional in Las Vegas have allowed him to build many long-term relationships with professionals and industry leaders across Southern Nevada.

Outside of work, Jaydin is involved in many aspects of the Las Vegas community including volunteering with Habitat for Humanity, the Live Lou Foundation, the Children's Heart Center of Nevada and the Nevada Beta Chapter of the Phi Delta Theta Fraternity, a Chapter he co-founded in 2021.



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