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is Vegas

STEWART SQUARE

235 N EASTERN AVE
LAS VEGAS, NV 89101



For more information, please contact:

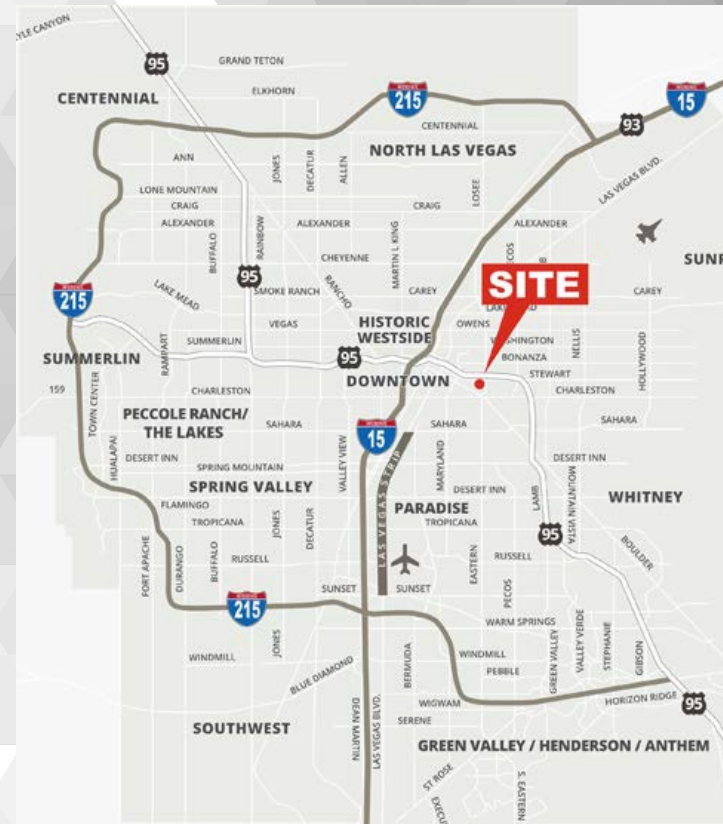
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Chris Emanuel

NV Lic #: B.0060688.CORP

PROPERTY HIGHLIGHTS

- **Desirable Location** – Stewart Square is a retail strip shopping center located just south of the US 95 on the southwest corner of Eastern Avenue and Stewart Avenue. The property is at a great location with a combined traffic count of over 96,000 cars per day.
- **Secure Rent Roll** - 52% of the GLA (60% of the Income) has occupied the space in the Property since 2015. 79% of the GLA (85% of the Income) does not expire until 2025.
- **Attractive Tenant Mix** – With 25 tenants and a watermill kiosk, there is a diversify of tenant that de-risks the property. Tenants include A family dental office, chiropractor, laundromat, various restaurants, and a behavioral health shop.
- **Staggered Lease Expiration Schedule** – The Property has a staggered lease expiration schedule in place, eliminating the risk for high vacancy.



PROPERTY OVERVIEW

Financials & Proforma	2023 Actuals	2024 Budget
Rental Revenue	\$490,069	\$542,644
CAM Income	\$240,804	\$249,206
Other Income	\$36,443	\$30,031
Effective Gross Income	\$767,317	\$821,881
Tenant Billbacks	\$27,674	\$25,988
Cleaning Expense	\$6,068	\$6,377
Repairs & Maintenance Expense	\$66,085	\$50,368
Utilities Expense	\$76,236	\$83,421
Parking Expense	\$17,689	\$17,873
Property Taxes	\$24,975	\$25,764
Insurance	\$14,585	\$15,314
Management Fees	\$38,835	\$41,094
Total Recoverable Expenses	\$272,147	\$266,199
Total Non-Recoverable Expenses	\$29,692	\$8,044
Total Operating Expenses	\$301,839	\$274,244
Net Operating Income	\$465,478	\$547,638

Property Statistics	
Gross Leasable Square Footage	39,600 SF
Total Land Area	3.58 AC
Year Built	1973
Parking Stalls	196
Occupancy	91%
Buildings	1
Avg Rent per SF	\$1.21 per month
Weighted average lease term	3.42 years

Sale Metrics	
Asking Price	\$7,500,000
Price per SF	\$189
Cap Rate (Actuals/Budget)	6.2%/7.3%

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PROPERTY PHOTOS



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TENANT MAP



RENT ROLL

Unit	Lease Name	Lease From	Lease To	Term (Months)	GLA	Base Rent	Rent/SF
100	Faris Yalda dba Smok	2/15/2008	MTM	0	2,400	\$1,713.60	\$0.71
102	Assurance Services L	1/1/2023	12/31/2025	36	2,305	\$2,374.15	\$1.03
104	Jose Manuel Ceballos	3/6/2008	5/31/2030	267	1,295	\$2,195.74	\$1.70
105	Studio 9ine Twenty O	2/1/2022	4/30/2025	39	1,200	\$1,272.00	\$1.06
106	Ministerio de Restau	5/1/2023	4/30/2024	12	1,200	\$1,200.00	\$1.00
107	Thomas N. Trinh, DDS	9/12/2008	MTM	0	1,200	\$1,500.00	\$1.25
108	Iglesia De Cristo La	3/1/2023	2/28/2026	36	1,200	\$1,200.00	\$1.00
109	iStaffing Inc.	5/1/2023	4/30/2028	60	1,200	\$1,080.00	\$0.90
110	Juan Kuraica & Juan	12/1/2017	1/31/2026	98	1,200	\$1,442.40	\$1.20
111	Monica Maldonado dba	4/1/2022	3/31/2027	60	1,200	\$1,236.00	\$1.03
112	Sione Pine and Hosea	8/1/2014	12/31/2026	149	1,200	\$1,391.13	\$1.16
113	NXT Group LLC, a Nev	8/14/2023	8/31/2026	37	1,200	\$1,200.00	\$1.00
114	Sukar & Sons of Neva	3/1/2014	3/31/2027	157	1,200	\$1,662.12	\$1.39
115	J Jesus Cerda and Sa	3/1/2021	5/31/2026	63	1,200	\$1,140.00	\$0.95
116	L & G Enterprise, LL	9/15/2017	12/14/2025	100	1,200	\$1,442.40	\$1.20
117	Tortilleria San Dieg	7/15/2008	9/30/2028	243	1,200	\$2,476.15	\$2.06
118	Luisa Melgarejo Pach	12/1/2023	11/30/2028	60	1,200	\$1,200.00	\$1.00
119	Healing Touch Chiro	10/1/2008	9/30/2025	204	1,200	\$2,382.31	\$1.99
120	Iglesia Mi Refugio	10/15/2022	10/31/2024	25	1,200	\$1,248.00	\$1.04
122	La Mexicana Bakery &	4/1/2008	3/31/2027	228	2,400	\$3,417.28	\$1.42
124	Muddy Mutts, LLC dba	7/1/2002	12/31/2032	366	3,600	\$5,400.00	\$1.50
127	CEZ Mini Mart	2/1/2013	5/31/2028	184	2,400	\$2,280.00	\$0.95
129	La Galana Tapatia, L	10/1/2023	9/30/2024	12	1,200	\$1,200.00	\$1.00
130	Datas Multiservices	1/1/2023	12/31/2025	36	1,200	\$1,236.00	\$1.03
132	Ramirez Holding, LLC	1/28/2013	6/30/2028	186	2,400	\$2,520.00	\$1.05
KIOSK	Watermill Express	1/1/2007	12/31/2026	240	0	\$900.00	n/a
131	VACANT	2/15/2024	2/15/2024	0	1,200	\$0.00	n/a
RISER	VACANT	2/15/2024	2/15/2024	0	0	\$0.00	n/a
STALL_01	VACANT	2/15/2024	2/15/2024	0	2,400	\$0.00	n/a
TOTAL/AVG					39,600	\$46,309.28	\$1.17



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