



Actual Site

1005 AMERICAN PACIFIC DRIVE, HENDERSON, NEVADA 89074

LISTED BY



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LOCATION OVERVIEW

Henderson, Nevada, located just southeast of Las Vegas, is the second-largest city in the state and part of the greater Las Vegas metropolitan area. Known for its high quality of life, Henderson is a master-planned community that offers a mix of suburban comfort, outdoor recreation, and access to big-city amenities. It is recognized for its well-maintained neighborhoods, extensive park system, and focus on public safety—frequently ranked among the safest cities in America. Henderson’s proximity to major highways and McCarran International Airport makes it a convenient location for residents and businesses alike.

The city has experienced significant population growth in recent decades, fueled by its reputation as a desirable place to live and do business. The local economy is diversified, with strengths in healthcare, education, retail, and manufacturing. Henderson is also home to several corporate headquarters and regional offices, as well as the Haas Automation manufacturing facility and Google’s data center.

Henderson offers a wide range of recreational and cultural amenities. Residents and visitors enjoy access to more than 60 parks, hiking trails, golf courses, and nearby natural attractions like the Sloan Canyon National Conservation Area and Lake Mead. The city also hosts various annual events, concerts, and festivals. Educational opportunities are robust, with several public and private schools, colleges like Nevada State University, and branches of the College of Southern Nevada.

HENDERSON, NEVADA



Population
331,644



Average HH
Income
\$106,180



Median Sale
Price
\$486,500

TENANT OVERVIEW

Green Valley Grocery is a long-established Southern Nevada convenience-store and fuel chain, founded in 1978 and grown to 87 24-hour neighborhood c-stores with fuel, grab-and-go and made-to-order food, and car washes at select locations. In October 2025, Anabi Oil, a privately held, family-owned fuel distributor and retailer that owns the Rebel convenience-store brand and operates on the order of several hundred c-store locations across multiple U.S. states, signed a definitive agreement to acquire all 87 Green Valley Grocery stores, with plans to continue operating them under the Green Valley Grocery banner rather than rebranding to Rebel. Industry coverage notes that Anabi Oil had roughly 490–600 c-stores in its network around the time of the Green Valley deal and a significantly expanded footprint after subsequent acquisitions, positioning it as a large regional player with a multi-billion-dollar fuel and retail revenue base, although specific revenue figures are not consistently disclosed publicly and should be treated as directional rather than precise. Anabi has characterized the Green Valley acquisition as a strategic Nevada expansion, emphasizing that the combined Rebel–Green Valley network will drive innovation, expand loyalty programs, and create operating efficiencies while preserving Green Valley Grocery’s legacy as a neighborhood-focused brand in Las Vegas and surrounding markets.



Revenue
\$379M
(2024)



of Locations
87+



Headquarters:
Henderson, NV



ANABI OIL PURCHASE

Anabi Oil is a large, family-owned fuel distributor and convenience-store operator based in Upland, California, and Rebel is its proprietary convenience-store and gas-station brand.

ANABI OIL OVERVIEW

Anabi Oil was founded in 1991 and started with a single station in Baldwin Park, California, growing over three decades into a major fuel wholesaler and retailer. The company is now one of the largest Shell-branded fuel distributors in California, supplying gasoline and diesel from Los Angeles up to the San Francisco Bay Area and beyond.

Anabi distributes multiple fuel brands—including Shell, Exxon, 76, Sinclair, and unbranded fuels—and operates or supplies hundreds of convenience stores and gas stations across many U.S. states. The company has expanded aggressively via acquisitions, such as purchasing Cox Family Stores locations in Northern California and Green Valley Grocery in Nevada.

REBEL BRAND AND CONVENIENCE STORES

Rebel is the in-house convenience-store and fuel retail brand owned by Anabi Oil, originally acquired from Las Vegas-based Rebel Oil Co. in 2016. The Rebel chain, founded in 2012 in Las Vegas, focuses on a “next generation” customer experience with cleaner, modern stores and expanded food and beverage offerings.

Rebel locations offer items such as bean-to-cup coffee, made-to-order or fresh-prepared foods like pizza and tacos, and a broad beer selection, including craft options. The brand emphasizes being family-owned, community-centered, and technology-forward, and it has grown to more than 500 locations across the United States.



SLOT MACHINE REVENUE

According to Nevada Gaming, each slot generates between \$4,194 and \$5,780 in monthly revenue. Tenants, such as Green Valley Grocery, typically receive 60% of the gross revenue, while the vendors who manage the units receive 40% of the gross revenue. The subject property has 7 slot machines and based on the low average of \$4,194 per machine, equates to \$29,358 per month in revenue, and \$352,296 in annual revenue. Assuming the tenant is retaining 60% of the gross revenue, the annual income is approximately \$211,378, which exceeds the tenant's annual rent and CAM charges.



AERIAL VIEW

1005 American Pacific Drive, Henderson, Nevada 89074



Vadatech Inc

PRA Corporate Offices

 Green Valley Grocery

Village Pub  Roberto's TACO SHOP

 Smokeshow ESTD. BARBECUE 2015
 Budget
 SUBWAY

 GSM OUTDOORS

 CARMINE'S PIZZA Kitchen

 ASIAN IMPORTS
Your Neighborhood Auto Specialist
3 Great Locations, Same Great Service!

N GIBSON RD

AMERICAN PACIFIC DRIVE

AERIAL VIEW

1005 American Pacific Drive, Henderson, Nevada 89074

LAS VEGAS STRIP



Village Pub
Roberto's
TACO SHOP

GSM
OUTDOORS

ASIAN IMPORTS
"Your Neighbourhood Auto Specialist"
3 Great Locations, Same Great Service!

CARMINE'S
PIZZA
KITCHEN

Green Valley
Grocery

AMERICAN PACIFIC DRIVE

REMINGTON CANYON
APARTMENT HOMES

224 UNITS

N GIBSON RD

PROPERTY PHOTOS

1005 American Pacific Drive, Henderson, Nevada 89074



AERIAL MAP

1005 American Pacific Drive, Henderson, Nevada 89074



INVESTMENT HIGHLIGHTS

1005 American Pacific Drive, Henderson, Nevada 89074

- Newer 2020 Construction Green Valley Grocery – 9 Years Remaining on the Original 15-Year Absolute NNN Lease in Henderson, NV Featuring 10% Rental Increases Every Five Years and in Each Option.
- Green Valley Grocery is a long-established Southern Nevada Convenience-Store and Fuel Chain and was recently purchased by Anabi Oil, a 500+ Unit Fuel Distributor and Retailer.
- With 87 Locations and Estimated Revenue of \$379m for 2024, the Average Unit Volume for Green Valley Grocery is \$4,680,000 per year | Green Valley Grocery also Benefits from the Revenue of 7 On-Site Slot Machines (see page 6 for details).
- Features Easy Access and Excellent Visibility on the Hard, Signalized Corner of American Pacific Drive and North Gibson Road | Less than One-Half Mile to I-215 ($\pm 140,000$ VPD).
- Strong Proximity to National Retailers Including Raising Cane's, Dunkin', Caliber Collision, Farmer Boys, Del Taco, Carl's Jr, WinCo Foods, and many more.
- Features Dense Population and Highly Affluent Area – Nearly 116,000 people reside in a three-mile radius, over 306,000 in a five-mile radius, and impressive average household incomes of \$108,000 per year.

\$3,052,500 | **5.60% Cap Rate**

 NOI
\$170,940

 YEAR BUILT
2020

 BUILDING SIZE
3,700 SF

 LOT SIZE
.757 Acres

 LEASE TERM
9 Years Remaining

 LEASE TYPE
NNN

THE OFFERING

1005 American Pacific Drive, Henderson, Nevada 89074

Price	\$3,052,500
Cap Rate	5.60%
Net Operating Income	\$170,940
Net Leasable Area	3,700 SF
Lot Size	.757 Acres
Year Built	2020

The subject property is a Green Valley Grocery built in 2020 located in Henderson, Nevada.

Lease Summary

Tenant Trade Name	Green Valley Grocery
Initial Lease Term	15 Years
Lease Type	NNN
Roof/Structure Responsibility	Tenant
Rent Commencement Date	2/20/20
Expiration Date	2/28/35
Remaining on Lease Term	±9 Years
Increases	10% Every Five Years
Renewal Options	Four, 5-Year Options

Green Valley Grocery signed a fifteen-year triple net lease with 10% increases every five years and in each of the four, five-year options. In October 2025, Green Valley Grocery was purchased by Anabi Oil, a privately held California-based fuel distributor and operator of over 500 locations.

ANNUALIZED OPERATING DATA

Base Lease Years	Monthly	Yearly	Increases
Years 1-5	\$12,950.00	\$155,400.00	-
Years 6-10	\$14,245.00	\$170,940.00	10%
Years 11-15	\$15,669.50	\$188,034.00	10%
Option 1 (Years 16-20)	\$17,236.45	\$206,837.40	10%
Option 2 (Years 21-25)	\$18,960.10	\$227,521.14	10%
Option 3 (Years 26-30)	\$20,856.10	\$250,273.25	10%
Option 4 (Years 31-35)	\$22,941.72	\$275,300.58	10%

FINANCING OPTIONS

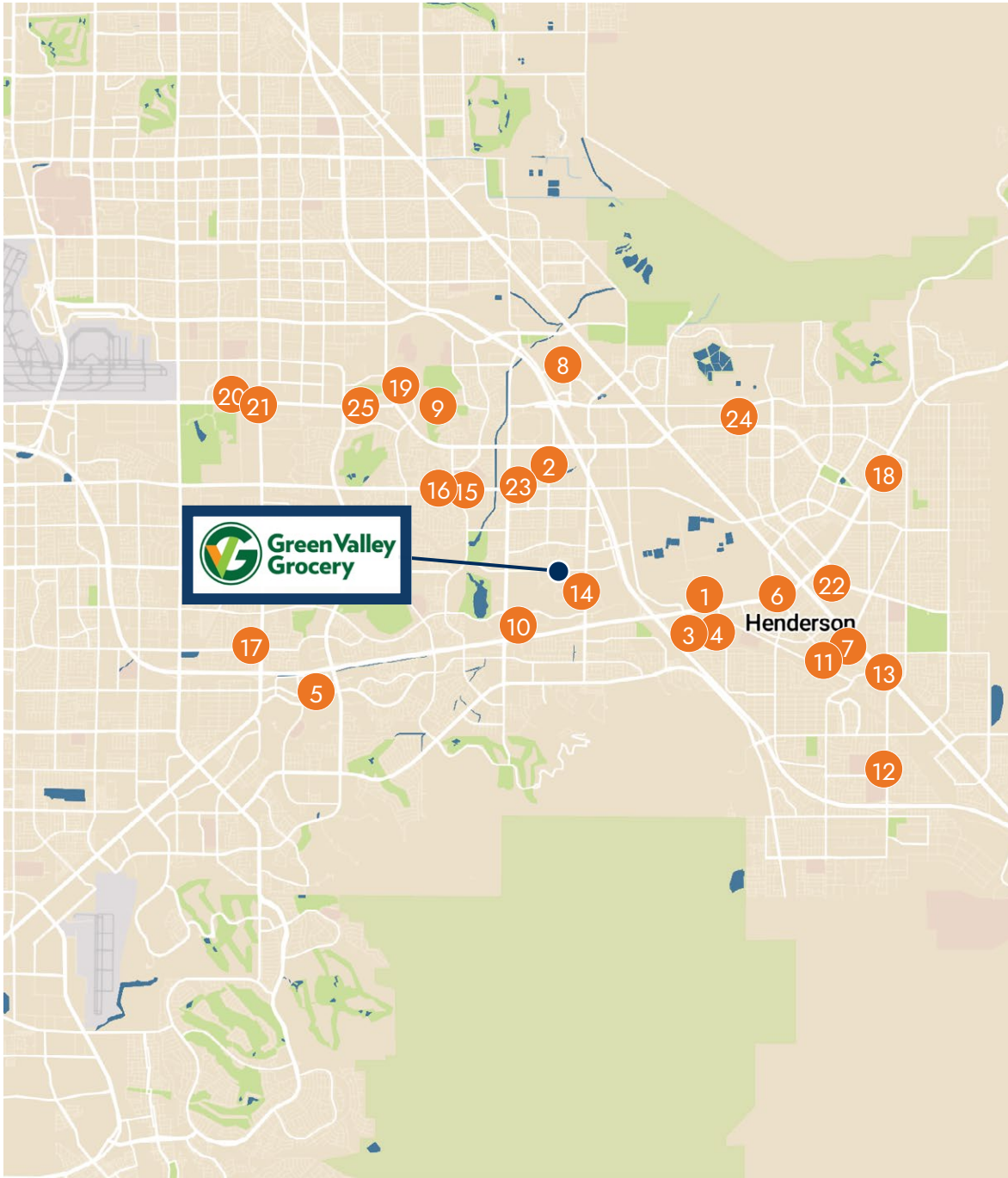
Approximate Rate	5.95%
Fixed Term	5+5 Year Fixed
Amortization	30 Year
MMCC Fee	1.00%
Lender Fee	0.50%

MARCUS & MILLICHAP CAPITAL CORPORATION

Call for Details

EMPLOYER OVERVIEW

1005 American Pacific Drive, Henderson, Nevada 89074



SURROUNDING EMPLOYERS

Major Employers

		#
1	Tronox LLC	2,918
2	Sunset Station Hotel & Casino - Sonoma Cellar Steakhouse	1,800
3	Station Casinos LLC - Fiesta Henderson Restaurant	1,787
4	Station Casinos LLC - Sunset Station	1,552
5	Green Valley Ranch Gaming LLC	1,500
6	Team Health Holdings Inc - St Rose Dominican Hospital	754
7	City of Henderson-Utilities Department	732
8	Valley Health System LLC - Henderson Hospital	675
9	Helix Electric Inc	479
10	RC Willey Home Furnishings	472
11	City of Henderson - Police Department	436
12	College Sthern Nev Fndtion Inc	382
13	Century Theatres Inc - Cinedome 12	378
14	Good Sportsman Marketing	376
15	College Sthern Nev Fndtion Inc-Csn Green Valley Center	334
16	College Sthern Nev Fndtion Inc-Ccsn Boulder City Center	333
17	Tri-Star Management	308
18	Pacs Group Inc	301
19	Mars Retail Group	300
20	Helix Electric of Nevada	300
21	Allegiant Air	291
22	Walmart	289
23	PSI Services	282
24	Sme Industries	278
25	Gmri Inc-Olive Garden	275

DEMOGRAPHICS

1005 American Pacific Dr, Henderson, Nevada 89074

North Las Vegas

Las Vegas

Henderson

Boulder City

POPULATION

	1 MILE	3 MILES	5 MILES
2030 Projection	13,299	115,938	306,245
2025 Estimate	13,205	113,170	297,483
2020 Census	13,379	111,443	288,798

HOUSEHOLDS

2030 Projection	5,752	48,376	124,516
2025 Estimate	5,667	46,967	120,454
2020 Census	5,505	44,265	112,669

INCOME

Average HHI	\$95,255	\$108,234	\$107,885
Median HHI	\$81,355	\$89,120	\$87,571

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