

SALAD & GO

ABSOLUTE NNN INVESTMENT

6121 West Craig Road, Las Vegas, NV 89130



Representative Photo



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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THE OFFERING

LISTING PRICE

\$2,381,000

YEAR 1 NOI

\$125,000

CAP RATE

5.25%

LEASE TYPE

Fee Simple
Absolute NNN

EXECUTIVE SUMMARY

Mountain West Commercial Real Estate has been selected to offer a single tenant absolute NNN leased investment occupied by Salad & Go. This property is a unique investment opportunity in Las Vegas, NV.

The real estate is well positioned in the Northwest Quadrant at the intersection of Craig Road (25,430 VPD) and Rancho Drive (20,100 VPD), in front of the City's newest EOS Fitness Gym.

The asset includes sits on 0.7 acres and the Premises will be approximately 837 SF with a double drive thru.

Salad and Go was founded in 2013 in Gilbert, Arizona. The co-founders asked chef Daniel Patino to help them develop the concept. Chef Patino remains executive chef for the brand.

In March 2022, industry veteran Charlie Morrison joined Salad and Go as Chief Executive Officer (CEO) coming from WingStop. Since Morrison joined, the brand has expanded rapidly into major markets including the Dallas-Fort Worth Metroplex (DFW), Houston, Las Vegas and Oklahoma City while continuing to open locations in its home state of Arizona. Salad and Go is on track to have a total of 135 stores open by the end of 2023. In January 2024, CEO Charlie Morrison said it was on pace to continue to open up a restaurant a week and described his plans for thousands of locations.

PROPERTY DETAILS

MW

ADDRESS:

6121 W Craig Road
Las Vegas, NV 89130

ASSESSORS PARCEL NUMBER:

138-02-715-013

LEASE TYPE:

Single Tenant, Absolute NNN
Ground Lease

CONSTRUCTION & ZONING:

Freestanding Drive Thru
Building Permits: February 2025
Construction Start: March 2025
Expected Completion: Q2 2025
General Commercial C-2

PROPERTY SIZE:

Land: 0.7 Acres
Building: 1,000 SF

TRAFFIC COUNTS:

Craig Road (25,430 VPD)
Rancho Drive (20,100 VPD)



Representative Photo

INVESTMENT HIGHLIGHTS

Absolute NNN Ground Lease | 20-YR Term with Increases

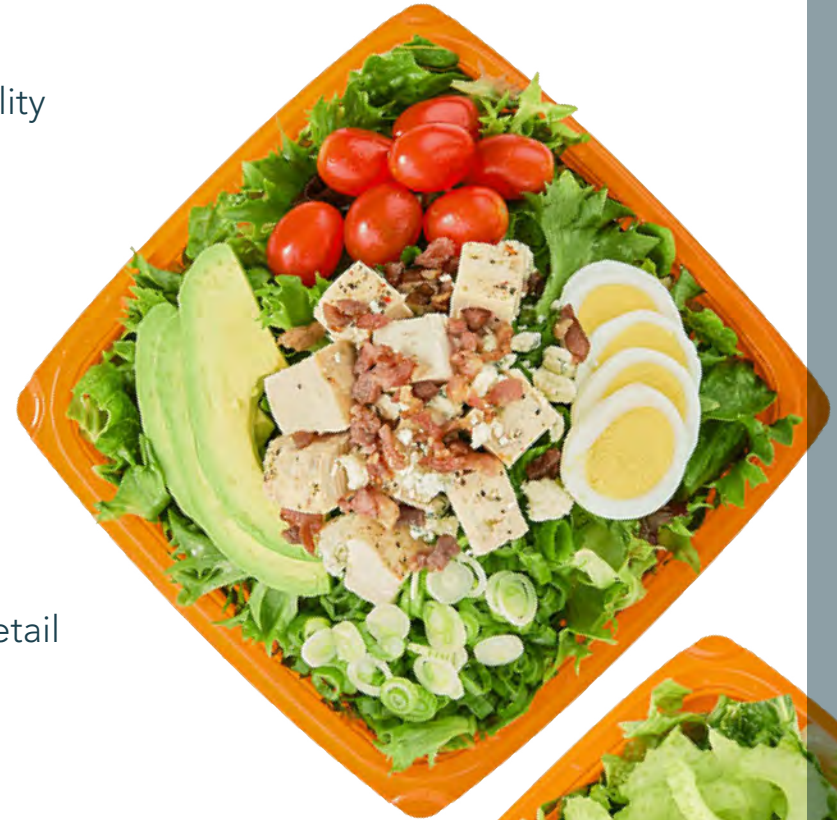
- Absolute NNN Ground Lease with Zero Landlord Responsibility
- New 20-Year Corporate Guaranteed Lease
- 10% rent increases every 5 years, including options
- Fee Simple – Land Only

New Construction | High Traffic Location

- New construction Class A building to be completed in 2025
- Well positioned in front of EOS Fitness and W Craig Road. (±25,430 VPD) and Rancho Drive (±20,100VPD)
- Surrounded by other Quick Service Restaurants and Major Retail (Lowe's, BLVD Home Furnishing, EOS Fitness, Planet Fitness, McDonald's, Hawaiian Bros, Dutch Bros)

Brand Positioned for Growth

- Salad & Go is on track to have over 140 stores open by Q1 2025
- Planned Nationwide Growth
- Currently Operating in AZ, CA, NV, OK and TX
- Strong Average Unit Volumes, exceeding \$1.7 million



LEASE DETAILS



TENANT TRADE NAME	Salad & Go	RENTAL INCREASES	10% Every 5 Years
LEASE GUARANTOR	And Go Concepts	EXTENSION OPTIONS	Four, 5-Year Options
RENT COMMENCEMENT	8/19/24	TENANT'S FIRST RIGHT OF REFUSAL	No
LEASE EXPIRATION	8/18/44	PROPERTY TAXES	Tenant Responsible
LEASE TYPE	NNN	INSURANCE	Tenant Responsible
LEASE TERM	20 Years	UTILITIES	Tenant Responsible
LEASE TERM REMAINING	20 Years	MAINTENANCE	Tenant Responsible

OPTIONS & ESCALATIONS

LEASE TERM	START	EXPIRATION	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
INITIAL TERM	8/1/24	7/31/29	\$10,416.67	\$125,000.04		5.25%
INITIAL TERM	8/1/29	7/31/34	\$11,458.34	\$137,500.04	10.00%	5.77%
INITIAL TERM	8/1/34	7/31/39	\$12,604.17	\$151,250.05	10.00%	6.35%
INITIAL TERM	8/1/39	7/31/44	\$13,864.59	\$166,375.05	10.00%	6.99%
OPTION 1	8/1/44	7/31/49	\$15,251.05	\$183,012.56	10.00%	7.69%
OPTION 2	8/1/49	7/31/54	\$16,776.15	\$201,313.81	10.00%	8.45%
OPTION 3	8/1/54	7/31/59	\$18,453.77	\$221,445.20	10.00%	9.30%
OPTION 4	8/1/59	7/31/64	\$20,299.14	\$243,589.72	10.00%	10.23%



LOCATION



558 STUDENTS



NORTH LAS VEGAS AIRPORT

SURROUNDING RETAIL

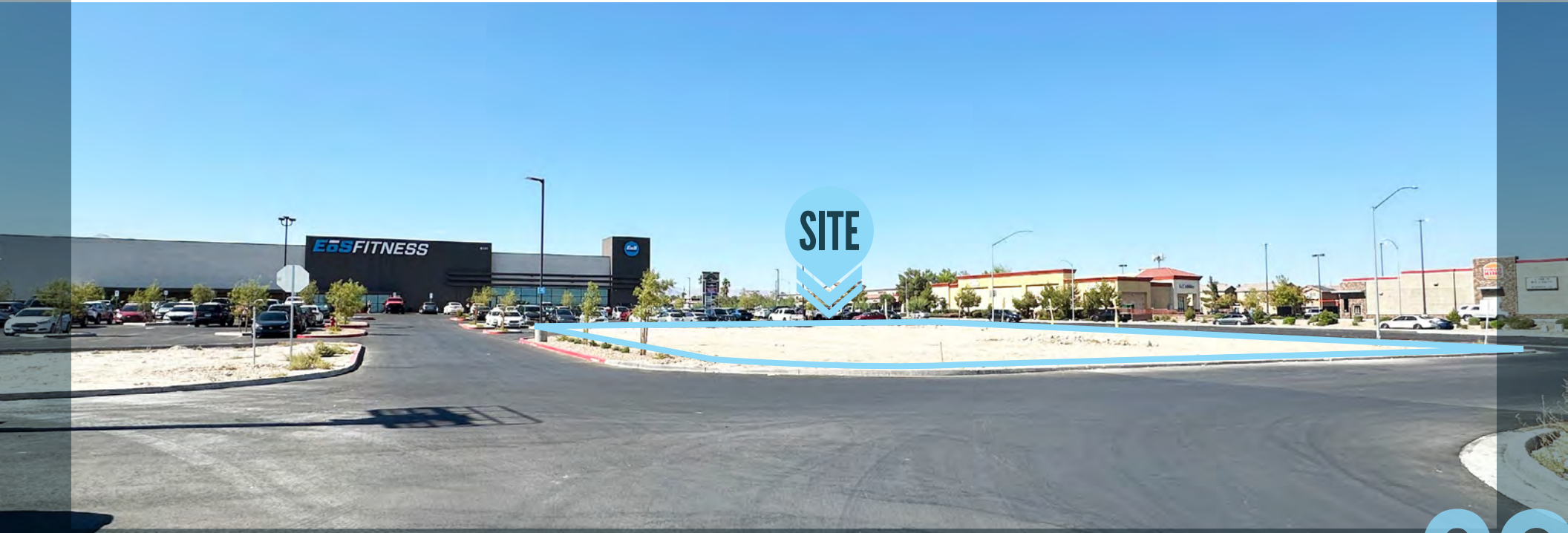


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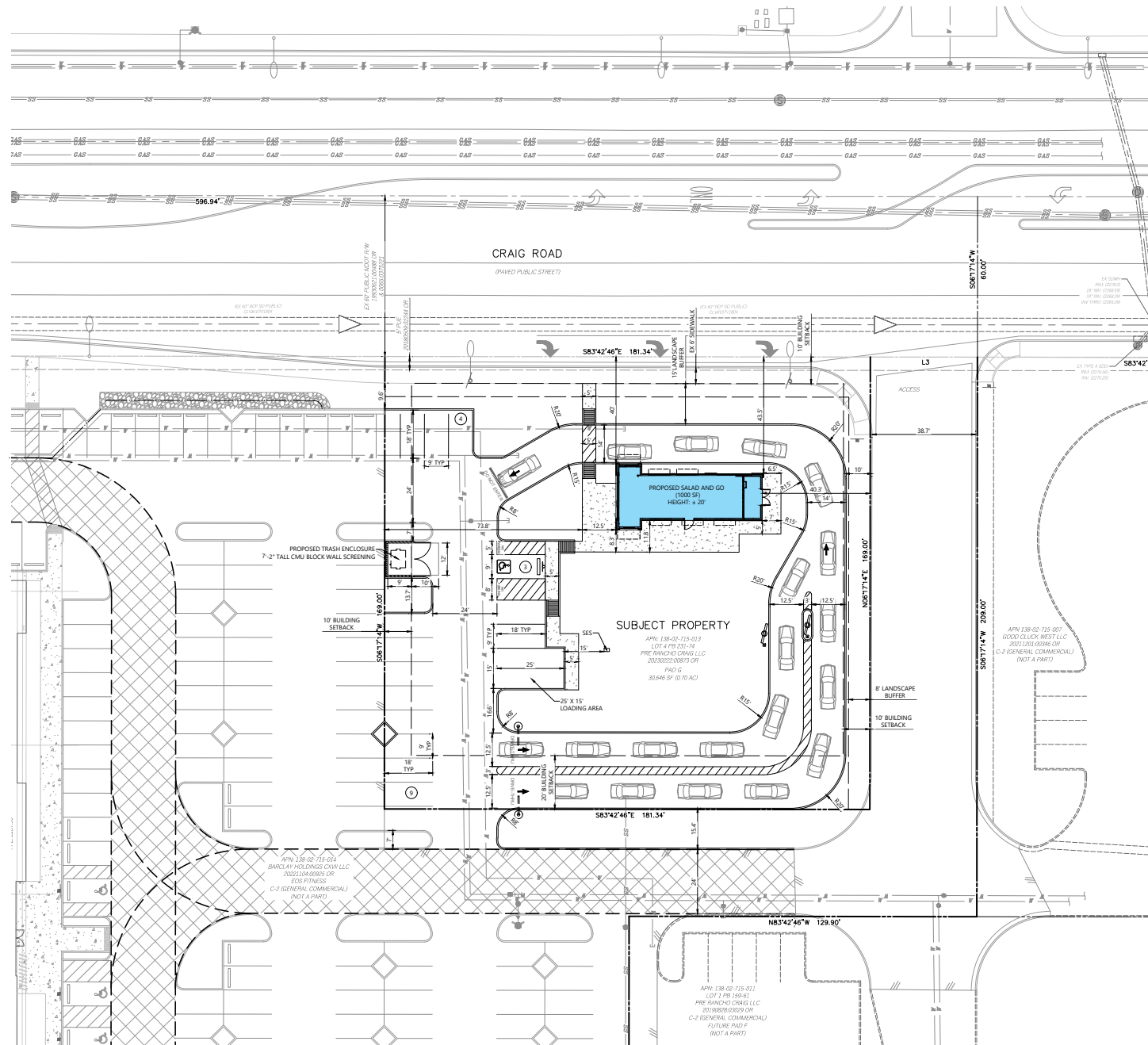
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PROPERTY PHOTOS



SITE PLAN



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TENANT PROFILE

OF LOCATIONS: 67+

HEADQUARTERS: ARIZONA

LOCATIONS IN NEVADA UNDER DEVELOPMENT: 13



COMPANY PROFILE

Salad and Go was founded in 2013 in Gilbert, Arizona and is an American drive-thru restaurant chain that specializes in salads, wraps, and breakfast. The brand is headquartered in Tempe, Arizona with a second office in Addison, Texas, and two food production facilities in Phoenix and Dallas. Salad and Go is a privately held company with more than 100 locations operating across four states including Arizona, Texas, Oklahoma and Nevada. The brand features a variety of fresh items such as salads, wraps, soups, breakfast burritos and bowls, cold brew coffee and hand-crafted lemonades.

Salad and Go vertically integrates operations and distribution, sourcing ingredients directly from local farmers and suppliers whenever possible. The chain operates two food production facilities – one in Arizona and one in Texas – which prepare produce directly from farms and deliver it to stores. The salad chain has plans to build a new food production facility in North Texas by 2025. The average Salad and Go store size is approximately 750 square feet. This smaller-model allows the stores to be built quickly in targeted areas while minimizing costs. Restaurants lack certain features of typical fast food establishments like freezers, boilers, or fryers that require inspection before opening. Every location has a drive-thru lane and a pickup window for orders placed in the drive-thru, online or through the Salad and Go mobile app.

Salad and Go is on track to have a total of 135 stores open by the end of 2023. In January 2024, CEO Charlie Morrison said it was on pace to continue to open up a restaurant a week and described his plans for thousands of locations.



2024 DEMOGRAPHICS



		1 MILE	3 MILES	5 MILES
EST. POPULATION		17,280	153,205	435,607
2029 EST. POPULATION		17,340	155,118	445,623
EST. HOUSEHOLDS		6,745	57,865	158,927
EST. AVERAGE HOUSEHOLD INCOME		\$97,773	\$103,239	\$105,480
EST. MEDIAN HOUSEHOLD INCOME		\$79,342	\$77,879	\$79,341

LAS VEGAS-HENDERSON-PARADISE, NV

The Las Vegas-Henderson-Paradise Metropolitan Statistical Area (MSA) has experienced significant population growth, with the current population reaching approximately 2.34 million in 2024, up from 2.33 million in 2023. Projections indicate that the population will continue to grow, reaching 3.17 million by 2050. This expansion is driven by a favorable climate, affordable living, and diverse job opportunities. While

tourism and entertainment remain central to the economy, the region is also attracting technology and logistics industries due to its strategic location and business-friendly policies. For companies, Las Vegas offers a growing consumer base, a skilled workforce, and excellent connectivity, making it an ideal environment for expansion and innovation.



2.34M

Population



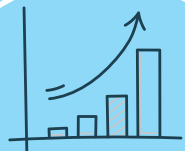
\$71,379

Median Household Income



\$102,991

Average Household Income



0.5%

Projected Annual Growth Rate



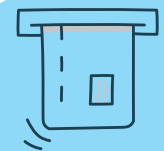
70,073

Total Businesses



713,438

Total Employees



\$2,757

Monthly HH Consumer Retail Expenditures

DISCOVER

HARRY REID INTERNATIONAL AIRPORT



550

Daily Flights



150+

Nonstop Destinations



57M+

Passengers (2023)



110

Gates

HARRY REID INTERNATIONAL AIRPORT located in Las Vegas, serves as the primary gateway for millions of visitors to the city each year. Formerly known as McCarran International Airport, it was renamed in 2021 in honor of former U.S. Senate Majority Leader Harry Reid. The airport is the 8th busiest in the United States and the 19th busiest in the world. With state-of-the-art facilities, including expansive terminals, a variety of dining and shopping options, and efficient transportation links to the Las Vegas Strip and beyond, Harry Reid International Airport is a critical hub for both tourism and business travel in the region.



AIRLINES



TRAVEL SNAPSHOT



2.3M+

Southern Nevada Residents

Source: Sites USA (2024)

43.5M

2024 YTD Enplaned/Deplaned
Airline Passengers

Source: Clark County Department of Aviation

31.4M

2024 YTD Visitor Volume

Source: Las Vegas Convention and Visitors Authority

4.6M

2024 YTD Convention
Attendees

Source: Las Vegas Convention and Visitors Authority

4.7M

2023 International Travelers
Visiting Las Vegas

Source: Las Vegas Convention and Visitors Authority

GAMING REVENUE SNAPSHOT



\$10B

2024 YTD Clark County
Gaming Revenue

Source: Las Vegas Convention and Visitors Authority

\$787

2023 Average Visitor
Gambling Budget

Source: Las Vegas Convention and Visitors Authority

HOSPITALITY SNAPSHOT



83.7%

2024 YTD Total Occupancy

Source: Las Vegas Convention and Visitors Authority

90.8%

2024 YTD Weekend Occupancy

Source: Las Vegas Convention and Visitors Authority

35.3M

2024 YTD Total Room
Nights Occupied

Source: Las Vegas Convention and Visitors Authority

151K

2024 YTD Available Room Inventory

Source: Las Vegas Convention and Visitors Authority

HOW TO GET TO LAS VEGAS?

HARRY REID INTERNATIONAL AIRPORT PASSENGERS

57.6M

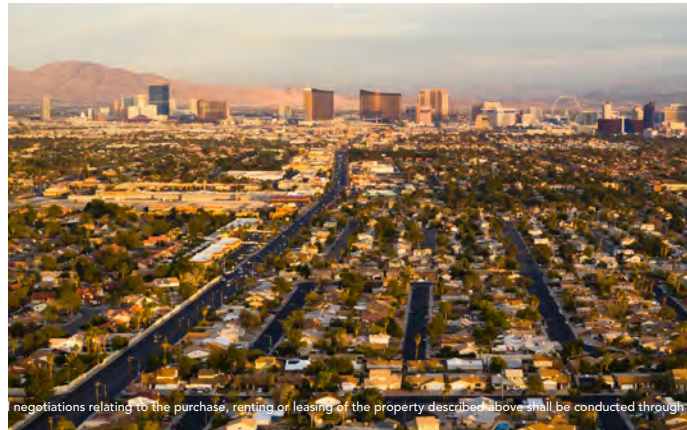
2023 Annual Total
Source: Clark County Department of Aviation



AVERAGE DAILY AUTO TRAFFIC COUNTS

44,205

NV/CA Border
2023 Annual Total
Source: lcvva.com

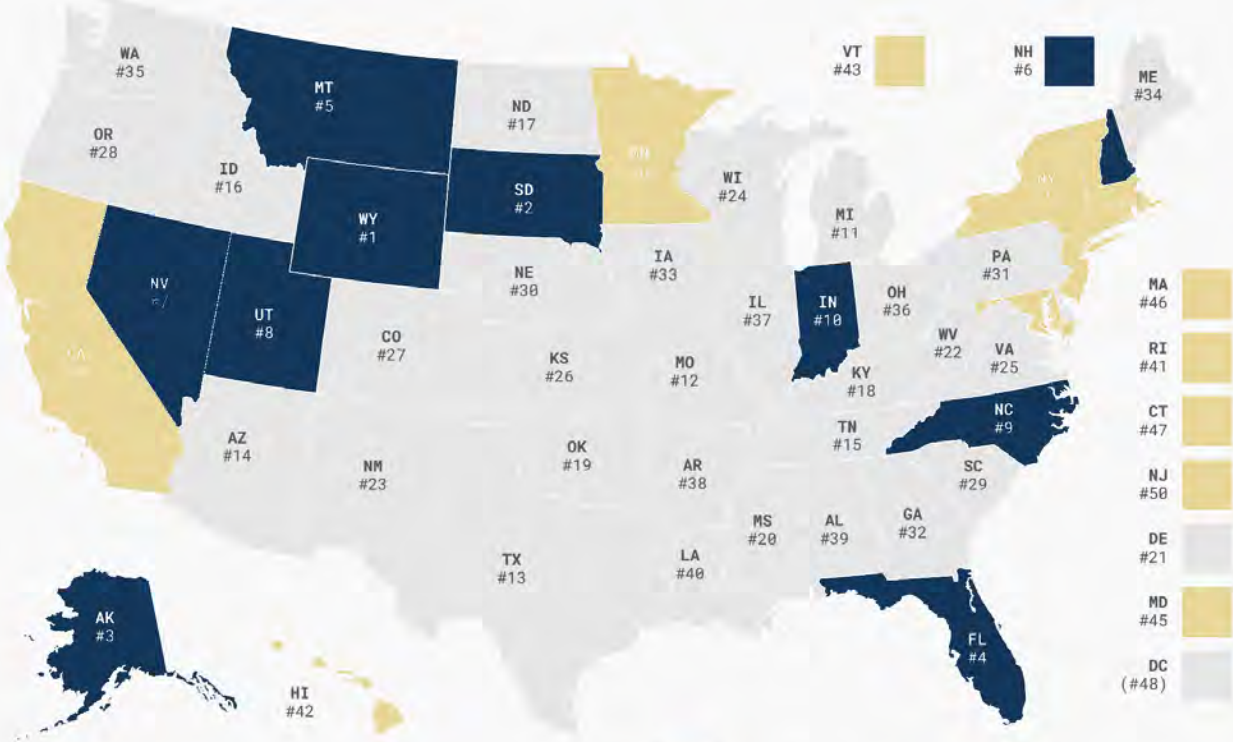


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2024 State Business Tax Climate Index



Note: A rank of 1 is best, 50 is worst. D.C.'s score and rank do not affect other states. The report shows tax systems as of July 1, 2023 (the beginning of Fiscal Year 2024). Source: Tax Foundation.

10 Best Business Tax Climates
10 Worst Business Tax Climates

LAS VEGAS ECONOMIC TRENDS

STATISTIC	2018	2019	2020	2021	2022	2023	2024 YTD
Visitor Volume	42,116,800	42,523,700	19,031,100	32,231,300	38,829,300	40,829,900	31,392,100
Gaming Revenue	\$10.3 Billion	\$10.4 Billion	\$6.5 Billion	\$11.4 Billion	\$12.8 Billion	\$13.5 Billion	\$10.0 Billion
Total Occupancy	88.2%	88.9%	42.1%	66.8%	79.2%	83.5%	83.7%
Average Daily Room Rates	\$129	\$133	\$120	\$137	\$171	\$191	\$190
Convention Attendees	6,501,800	6,649,100	1,727,200	2,206,400	4,991,500	5,986,700	4,608,200
Enplaned/Deplaned Passengers	49,716,584	51,537,638	22,201,479	39,710,493	52,667,741	57,641,891	43,515,692
Available Room Inventory	149,158	149,422	143,117	150,487	150,857	154,662	150,679



THE STRONGEST TOURISM GROWTH TRAJECTORY IN THE WORLD



MLB
OAKLAND ATHLETICS
BEGIN PLAY IN LAS VEGAS IN 2028



FORMULA ONE
GRAND PRIX
RACES THRU 2032



HOME OF THE
NFL SUPERBOWL
2024



TOP TICKET SALES
LV RAIDERS
NFL REVENUE RANKS



HOME OF THE
WNBA ALL STAR GAME
2023



HOME OF THE
WRANGLER NFR
PROFESSIONAL RODEO



THE TOP
BOXING CAPITAL
OF THE WORLD



HOME OF THE
UFC HEADQUARTERS
LAS VEGAS, NV



2023 WNBA
WORLD CHAMPS
LAS VEGAS, NV



HOME OF THE
GOLDEN KNIGHTS
TOP 5 NHL PRICE & DEMAND



why

MOUNTAIN WEST COMMERCIAL REAL ESTATE!



12,126+

TRANSACTIONS COMPLETED



\$13.4 BILLION

TRANSACTIONS COMPLETED



68.4 MILLION

SF TRANSACTED



4,359

TENANT ASSIGNMENTS



\$4.6 BILLION+

INVESTMENT TRANSACTIONS

Mountain West Commercial Real Estate embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



CONFIDENTIALITY & DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 6121 West Craig Road, Las Vegas, NV, 89130. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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