



TOWN SQUARE  
LAS VEGAS

McCarran  
INTERNATIONAL AIRPORT

SILVERTON  
Casino • Hotel • Las Vegas



Logos for: Albertsons, Cafe Rio MEXICAN GRILL, cricket wireless, SUBWAY, GOLDEN SPOON FROZEN YOGURT, Absolute Dental, State Farm, Panda Express, Domino's, and usbank.

Logos for: IN-N-OUT BURGER, TARGET, WELLS FARGO, meineke car care center, ROSS DRESS FOR LESS, petco, KOHL'S, Bank of America, DOLLAR TREE, DISCOUNT TIRE, DELTACO, ups, BIG LOTS!, and Famous Dunes.

Logos for: 9, SHARKY'S, THE GREAT GREEK, FRUITS & ROOTS, and Capriotti's.

Logos for: Lee's Discount Liquor, Walgreens, Carls Jr., and Papa Murphy's.

**Subject Property**

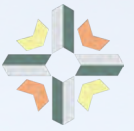
**FULLY IMPROVED PAD GROUND SUBLEASE**

NWC Blue Diamond Road and Decatur Blvd., Las Vegas, Nevada 89139



**Sun**  
Commercial Real Estate, Inc.

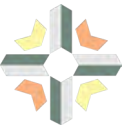
## PROPERTY HIGHLIGHTS



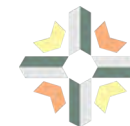
Kentucky Fried Chicken Restaurant pad is located on the Northwest corner of Blue Diamond Road and Decatur Boulevard. The Property is comprised of ±33,706 SF ready-to-build pad. Over 53,500 cars pass this site per day making it a very desirable location.

- **Ground Rent \$60,000/YR NNN**
- Freestanding Fast Food Building Pad
- Ready to Build
- High Traffic Count - 53,500 CPD
- Planned KFC was ±3,025 SF
- Part of Walgreens and Carl's Jr. anchored Blue Diamond Plaza
- Monument Sign
- Cross access with adjacent businesses
- Good access from Blue Diamond Road
- Fully improved with parking, landscaping, and utilities stubbed to the building pad
- Ground lease ends 2031

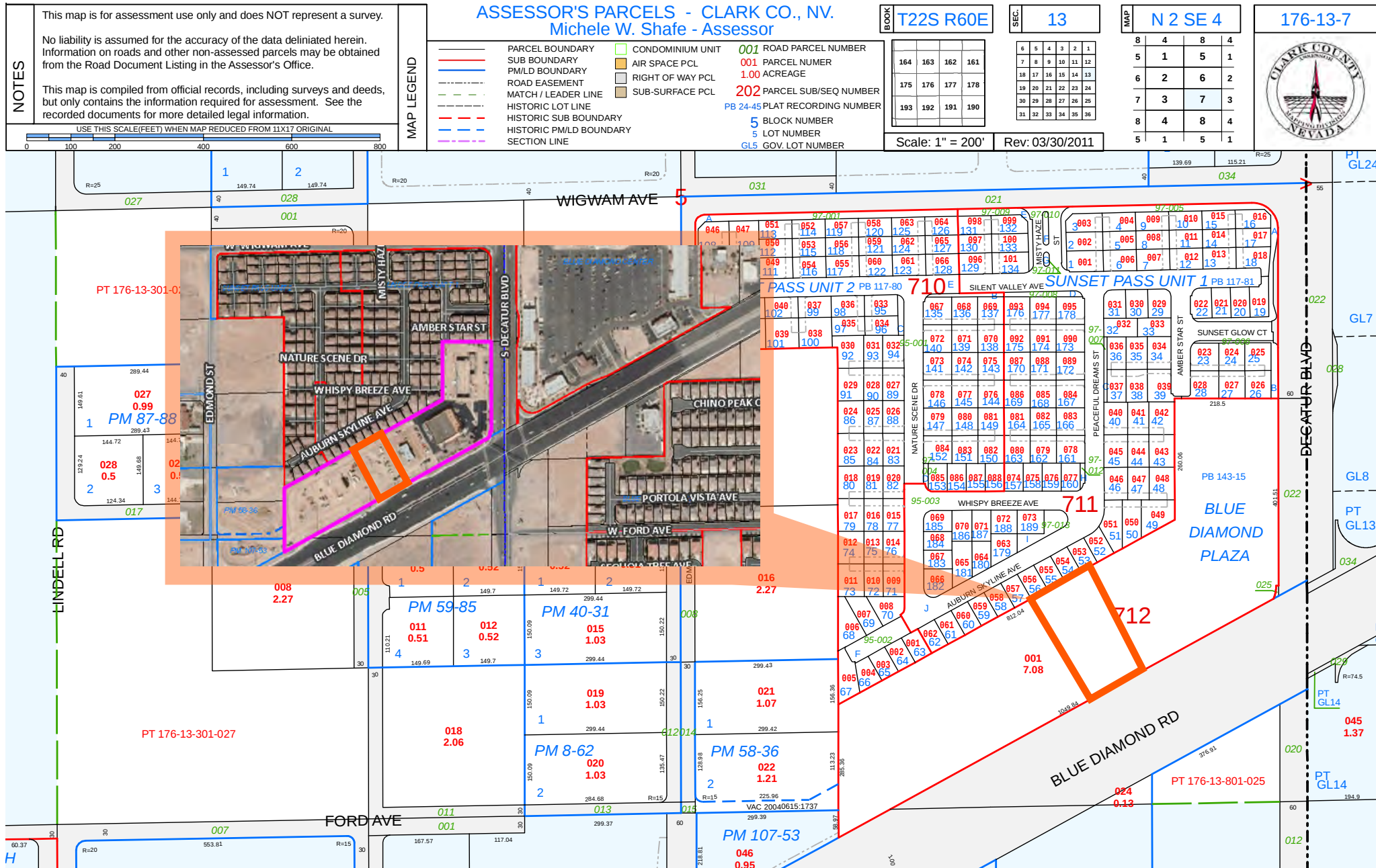
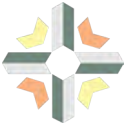
## PROPERTY PHOTOS



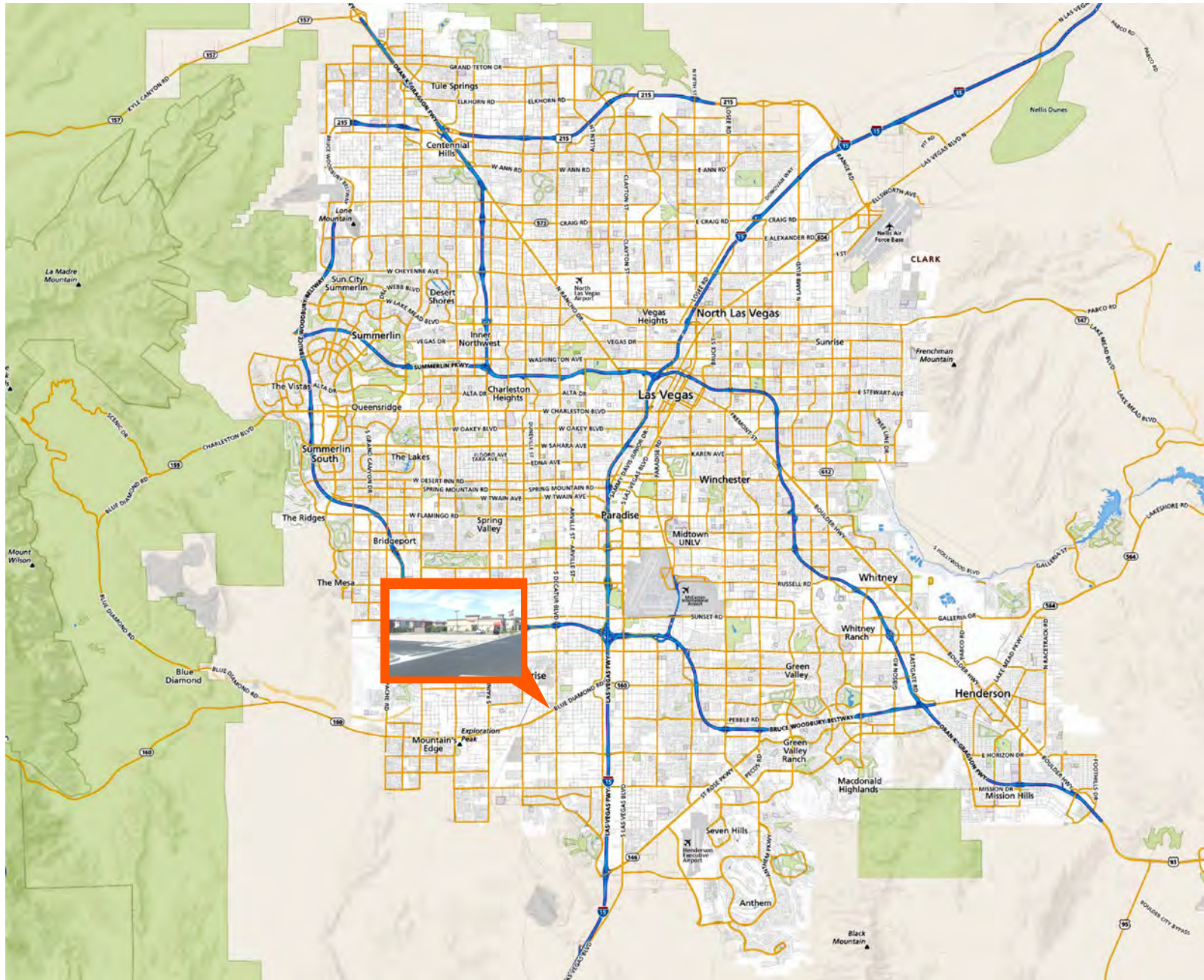
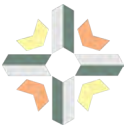
# AERIAL MAP

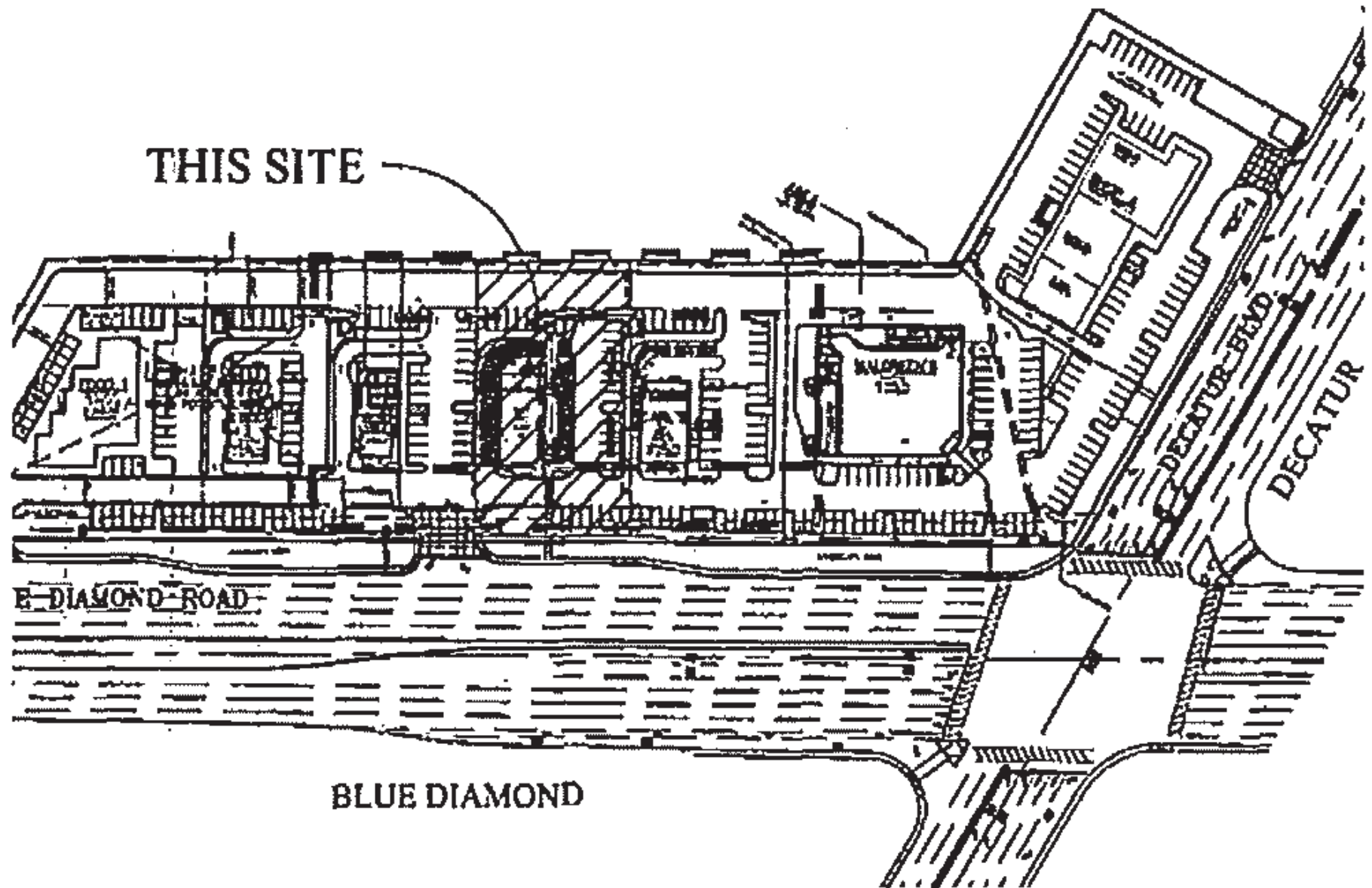
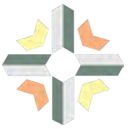


# ASSESSOR PARCEL MAP

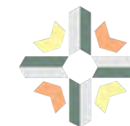


# SURROUNDING AERIAL MAP





# AREA DEMOGRAPHICS (1 MILES RADIUS)



| Summary                         | Census 2010 | 2018  | 2023     |
|---------------------------------|-------------|-------|----------|
| Population                      | 6,471       | 8,185 | 9,509    |
| Households                      | 2,083       | 2,611 | 3,013    |
| Families                        | 1,496       | 1,860 | 2,140    |
| Average Household Size          | 3.11        | 3.13  | 3.16     |
| Owner Occupied Housing Units    | 1,457       | 1,978 | 2,342    |
| Renter Occupied Housing Units   | 626         | 632   | 671      |
| Median Age                      | 32.5        | 34.0  | 33.2     |
| Trends: 2018 - 2023 Annual Rate | Area        | State | National |
| Population                      | 3.04%       | 1.59% | 0.83%    |
| Households                      | 2.91%       | 1.48% | 0.79%    |
| Families                        | 2.84%       | 1.44% | 0.71%    |
| Owner HHs                       | 3.44%       | 2.06% | 1.16%    |
| Median Household Income         | 2.69%       | 2.45% | 2.50%    |

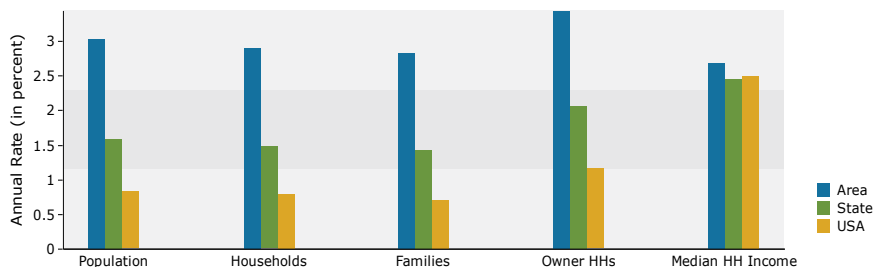
|                       | 2018   |         | 2023   |         |
|-----------------------|--------|---------|--------|---------|
| Households by Income  | Number | Percent | Number | Percent |
| <\$15,000             | 181    | 6.9%    | 164    | 5.4%    |
| \$15,000 - \$24,999   | 133    | 5.1%    | 125    | 4.1%    |
| \$25,000 - \$34,999   | 206    | 7.9%    | 196    | 6.5%    |
| \$35,000 - \$49,999   | 319    | 12.2%   | 305    | 10.1%   |
| \$50,000 - \$74,999   | 510    | 19.5%   | 518    | 17.2%   |
| \$75,000 - \$99,999   | 457    | 17.5%   | 548    | 18.2%   |
| \$100,000 - \$149,999 | 438    | 16.8%   | 642    | 21.3%   |
| \$150,000 - \$199,999 | 206    | 7.9%    | 280    | 9.3%    |
| \$200,000+            | 161    | 6.2%    | 236    | 7.8%    |

|                          |          |           |
|--------------------------|----------|-----------|
| Median Household Income  | \$72,024 | \$82,235  |
| Average Household Income | \$89,279 | \$104,847 |
| Per Capita Income        | \$29,352 | \$34,191  |

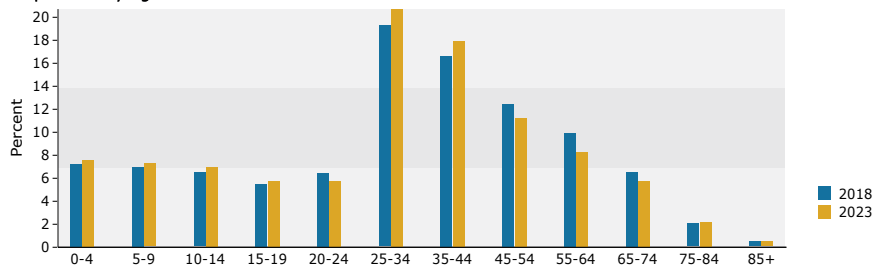
|                   | Census 2010 |         | 2018   |         | 2023   |         |
|-------------------|-------------|---------|--------|---------|--------|---------|
| Population by Age | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 495         | 7.7%    | 590    | 7.2%    | 722    | 7.6%    |
| 5 - 9             | 445         | 6.9%    | 572    | 7.0%    | 693    | 7.3%    |
| 10 - 14           | 449         | 6.9%    | 531    | 6.5%    | 663    | 7.0%    |
| 15 - 19           | 382         | 5.9%    | 452    | 5.5%    | 552    | 5.8%    |
| 20 - 24           | 460         | 7.1%    | 521    | 6.4%    | 549    | 5.8%    |
| 25 - 34           | 1,326       | 20.5%   | 1,580  | 19.3%   | 1,965  | 20.7%   |
| 35 - 44           | 1,038       | 16.0%   | 1,357  | 16.6%   | 1,704  | 17.9%   |
| 45 - 54           | 819         | 12.7%   | 1,013  | 12.4%   | 1,062  | 11.2%   |
| 55 - 64           | 638         | 9.9%    | 809    | 9.9%    | 790    | 8.3%    |
| 65 - 74           | 289         | 4.5%    | 540    | 6.6%    | 552    | 5.8%    |
| 75 - 84           | 94          | 1.5%    | 174    | 2.1%    | 211    | 2.2%    |
| 85+               | 35          | 0.5%    | 44     | 0.5%    | 44     | 0.5%    |

|                            | Census 2010 |         | 2018   |         | 2023   |         |
|----------------------------|-------------|---------|--------|---------|--------|---------|
| Race and Ethnicity         | Number      | Percent | Number | Percent | Number | Percent |
| White Alone                | 3,478       | 53.7%   | 3,844  | 47.0%   | 4,007  | 42.1%   |
| Black Alone                | 639         | 9.9%    | 938    | 11.5%   | 1,170  | 12.3%   |
| American Indian Alone      | 40          | 0.6%    | 51     | 0.6%    | 56     | 0.6%    |
| Asian Alone                | 1,399       | 21.6%   | 2,019  | 24.7%   | 2,582  | 27.2%   |
| Pacific Islander Alone     | 53          | 0.8%    | 74     | 0.9%    | 92     | 1.0%    |
| Some Other Race Alone      | 434         | 6.7%    | 631    | 7.7%    | 817    | 8.6%    |
| Two or More Races          | 428         | 6.6%    | 628    | 7.7%    | 786    | 8.3%    |
| Hispanic Origin (Any Race) | 1,123       | 17.4%   | 1,610  | 19.7%   | 2,020  | 21.2%   |

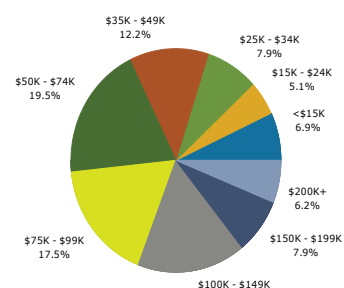
Trends 2018-2023



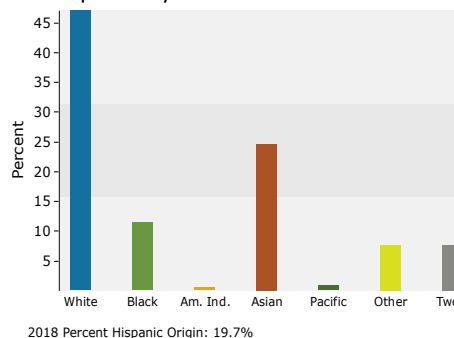
Population by Age



2018 Household Income

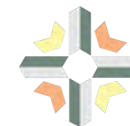


2018 Population by Race



2018 Percent Hispanic Origin: 19.7%

# AREA DEMOGRAPHICS (3 MILE RADIUS)



| Summary                         | Census 2010 | 2018   | 2023     |
|---------------------------------|-------------|--------|----------|
| Population                      | 70,637      | 90,236 | 103,218  |
| Households                      | 26,881      | 33,628 | 38,095   |
| Families                        | 16,784      | 21,004 | 23,787   |
| Average Household Size          | 2.63        | 2.68   | 2.71     |
| Owner Occupied Housing Units    | 15,326      | 19,313 | 22,834   |
| Renter Occupied Housing Units   | 11,555      | 14,315 | 15,262   |
| Median Age                      | 33.2        | 35.1   | 34.8     |
| Trends: 2018 - 2023 Annual Rate | Area        | State  | National |
| Population                      | 2.72%       | 1.59%  | 0.83%    |
| Households                      | 2.53%       | 1.48%  | 0.79%    |
| Families                        | 2.52%       | 1.44%  | 0.71%    |
| Owner HHs                       | 3.41%       | 2.06%  | 1.16%    |
| Median Household Income         | 2.96%       | 2.45%  | 2.50%    |

|                          | 2018     |         | 2023      |         |
|--------------------------|----------|---------|-----------|---------|
| Households by Income     | Number   | Percent | Number    | Percent |
| <\$15,000                | 2,258    | 6.7%    | 1,971     | 5.2%    |
| \$15,000 - \$24,999      | 2,126    | 6.3%    | 1,965     | 5.2%    |
| \$25,000 - \$34,999      | 2,752    | 8.2%    | 2,669     | 7.0%    |
| \$35,000 - \$49,999      | 4,448    | 13.2%   | 4,395     | 11.5%   |
| \$50,000 - \$74,999      | 6,620    | 19.7%   | 6,921     | 18.2%   |
| \$75,000 - \$99,999      | 4,900    | 14.6%   | 5,883     | 15.4%   |
| \$100,000 - \$149,999    | 6,096    | 18.1%   | 8,501     | 22.3%   |
| \$150,000 - \$199,999    | 2,193    | 6.5%    | 2,757     | 7.2%    |
| \$200,000+               | 2,235    | 6.6%    | 3,032     | 8.0%    |
| Median Household Income  | \$68,001 |         | \$78,682  |         |
| Average Household Income | \$88,283 |         | \$101,856 |         |
| Per Capita Income        | \$32,570 |         | \$37,200  |         |

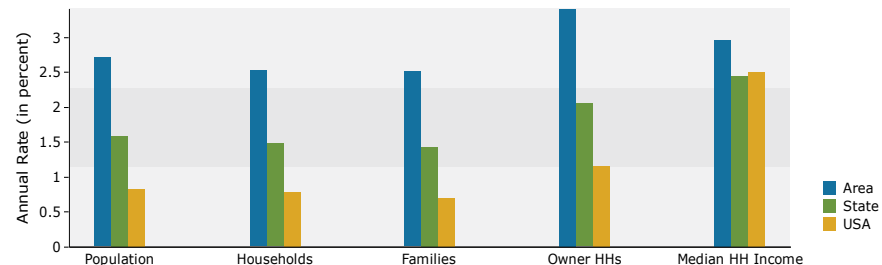
  

|                   | Census 2010 |         | 2018   |         | 2023   |         |
|-------------------|-------------|---------|--------|---------|--------|---------|
| Population by Age | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 5,019       | 7.1%    | 6,114  | 6.8%    | 7,265  | 7.0%    |
| 5 - 9             | 4,645       | 6.6%    | 6,087  | 6.7%    | 7,109  | 6.9%    |
| 10 - 14           | 4,333       | 6.1%    | 5,664  | 6.3%    | 6,795  | 6.6%    |
| 15 - 19           | 3,886       | 5.5%    | 4,780  | 5.3%    | 5,730  | 5.6%    |
| 20 - 24           | 5,004       | 7.1%    | 5,498  | 6.1%    | 5,951  | 5.8%    |
| 25 - 34           | 15,112      | 21.4%   | 16,795 | 18.6%   | 19,278 | 18.7%   |
| 35 - 44           | 11,958      | 16.9%   | 16,253 | 18.0%   | 19,396 | 18.8%   |
| 45 - 54           | 9,010       | 12.8%   | 11,590 | 12.8%   | 12,666 | 12.3%   |
| 55 - 64           | 6,859       | 9.7%    | 8,926  | 9.9%    | 9,187  | 8.9%    |
| 65 - 74           | 3,330       | 4.7%    | 5,895  | 6.5%    | 6,471  | 6.3%    |
| 75 - 84           | 1,166       | 1.7%    | 2,128  | 2.4%    | 2,767  | 2.7%    |
| 85+               | 316         | 0.4%    | 508    | 0.6%    | 603    | 0.6%    |

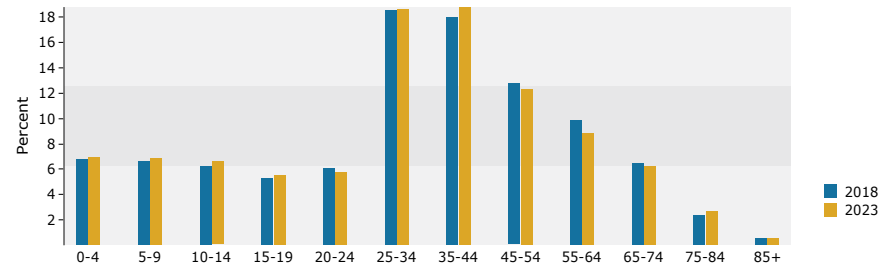
  

|                            | Census 2010 |         | 2018   |         | 2023   |         |
|----------------------------|-------------|---------|--------|---------|--------|---------|
| Race and Ethnicity         | Number      | Percent | Number | Percent | Number | Percent |
| White Alone                | 39,500      | 55.9%   | 44,609 | 49.4%   | 46,103 | 44.7%   |
| Black Alone                | 6,115       | 8.7%    | 9,126  | 10.1%   | 11,244 | 10.9%   |
| American Indian Alone      | 484         | 0.7%    | 606    | 0.7%    | 667    | 0.6%    |
| Asian Alone                | 14,922      | 21.1%   | 21,529 | 23.9%   | 27,139 | 26.3%   |
| Pacific Islander Alone     | 628         | 0.9%    | 855    | 0.9%    | 1,036  | 1.0%    |
| Some Other Race Alone      | 4,841       | 6.9%    | 7,257  | 8.0%    | 9,256  | 9.0%    |
| Two or More Races          | 4,147       | 5.9%    | 6,253  | 6.9%    | 7,773  | 7.5%    |
| Hispanic Origin (Any Race) | 12,300      | 17.4%   | 18,104 | 20.1%   | 22,424 | 21.7%   |

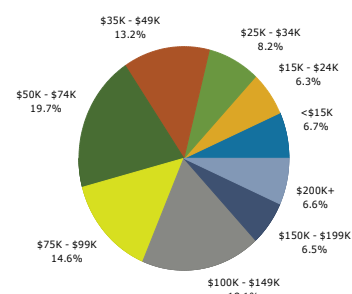
Trends 2018-2023



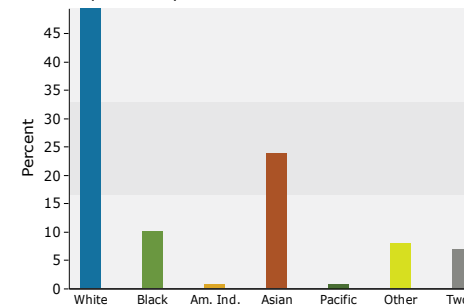
Population by Age



2018 Household Income

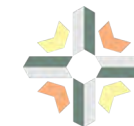


2018 Population by Race



2018 Percent Hispanic Origin: 20.1%

# AREA DEMOGRAPHICS (5 MILE RADIUS)



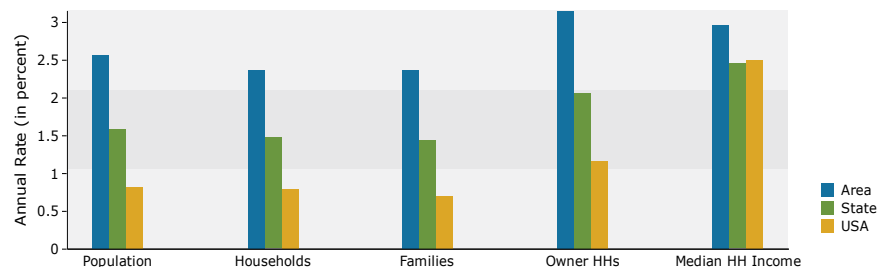
| Summary                         | Census 2010 | 2018    | 2023     |
|---------------------------------|-------------|---------|----------|
| Population                      | 234,904     | 297,671 | 337,752  |
| Households                      | 89,312      | 109,692 | 123,306  |
| Families                        | 56,127      | 68,978  | 77,558   |
| Average Household Size          | 2.63        | 2.71    | 2.74     |
| Owner Occupied Housing Units    | 52,650      | 63,991  | 74,710   |
| Renter Occupied Housing Units   | 36,662      | 45,701  | 48,596   |
| Median Age                      | 33.8        | 35.5    | 35.3     |
| Trends: 2018 - 2023 Annual Rate | Area        | State   | National |
| Population                      | 2.56%       | 1.59%   | 0.83%    |
| Households                      | 2.37%       | 1.48%   | 0.79%    |
| Families                        | 2.37%       | 1.44%   | 0.71%    |
| Owner HHs                       | 3.15%       | 2.06%   | 1.16%    |
| Median Household Income         | 2.97%       | 2.45%   | 2.50%    |

|                          | 2018     |         | 2023     |         |
|--------------------------|----------|---------|----------|---------|
| Households by Income     | Number   | Percent | Number   | Percent |
| <\$15,000                | 7,328    | 6.7%    | 6,391    | 5.2%    |
| \$15,000 - \$24,999      | 7,119    | 6.5%    | 6,541    | 5.3%    |
| \$25,000 - \$34,999      | 9,640    | 8.8%    | 9,244    | 7.5%    |
| \$35,000 - \$49,999      | 14,401   | 13.1%   | 14,134   | 11.5%   |
| \$50,000 - \$74,999      | 21,914   | 20.0%   | 22,821   | 18.5%   |
| \$75,000 - \$99,999      | 17,707   | 16.1%   | 21,391   | 17.3%   |
| \$100,000 - \$149,999    | 19,233   | 17.5%   | 26,724   | 21.7%   |
| \$150,000 - \$199,999    | 6,373    | 5.8%    | 7,920    | 6.4%    |
| \$200,000+               | 5,976    | 5.4%    | 8,141    | 6.6%    |
| Median Household Income  | \$66,669 |         | \$77,165 |         |
| Average Household Income | \$84,275 |         | \$97,166 |         |
| Per Capita Income        | \$31,328 |         | \$35,734 |         |

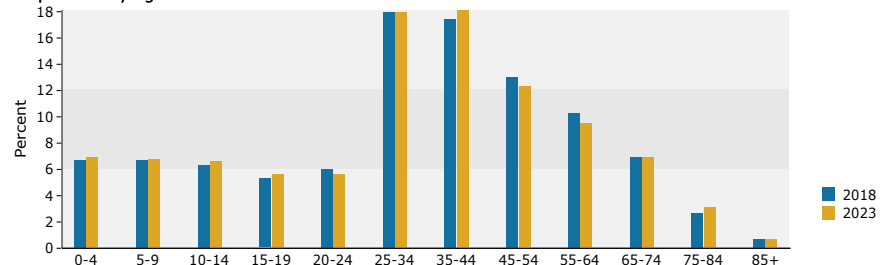
|                   | Census 2010 |         | 2018   |         | 2023   |         |
|-------------------|-------------|---------|--------|---------|--------|---------|
| Population by Age | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 16,528      | 7.0%    | 19,905 | 6.7%    | 23,287 | 6.9%    |
| 5 - 9             | 15,313      | 6.5%    | 19,889 | 6.7%    | 22,872 | 6.8%    |
| 10 - 14           | 14,511      | 6.2%    | 18,689 | 6.3%    | 22,199 | 6.6%    |
| 15 - 19           | 13,528      | 5.8%    | 15,772 | 5.3%    | 18,829 | 5.6%    |
| 20 - 24           | 15,985      | 6.8%    | 17,851 | 6.0%    | 18,994 | 5.6%    |
| 25 - 34           | 47,297      | 20.1%   | 53,689 | 18.0%   | 60,925 | 18.0%   |
| 35 - 44           | 39,409      | 16.8%   | 51,818 | 17.4%   | 61,079 | 18.1%   |
| 45 - 54           | 30,843      | 13.1%   | 38,725 | 13.0%   | 41,475 | 12.3%   |
| 55 - 64           | 23,172      | 9.9%    | 30,717 | 10.3%   | 32,050 | 9.5%    |
| 65 - 74           | 12,052      | 5.1%    | 20,550 | 6.9%    | 23,142 | 6.9%    |
| 75 - 84           | 4,904       | 2.1%    | 7,892  | 2.7%    | 10,366 | 3.1%    |
| 85+               | 1,365       | 0.6%    | 2,177  | 0.7%    | 2,532  | 0.7%    |

|                            | Census 2010 |         | 2018    |         | 2023    |         |
|----------------------------|-------------|---------|---------|---------|---------|---------|
| Race and Ethnicity         | Number      | Percent | Number  | Percent | Number  | Percent |
| White Alone                | 138,811     | 59.1%   | 155,885 | 52.4%   | 160,511 | 47.5%   |
| Black Alone                | 19,021      | 8.1%    | 28,213  | 9.5%    | 34,639  | 10.3%   |
| American Indian Alone      | 1,438       | 0.6%    | 1,840   | 0.6%    | 2,037   | 0.6%    |
| Asian Alone                | 41,997      | 17.9%   | 62,135  | 20.9%   | 78,608  | 23.3%   |
| Pacific Islander Alone     | 2,526       | 1.1%    | 3,327   | 1.1%    | 3,970   | 1.2%    |
| Some Other Race Alone      | 17,340      | 7.4%    | 25,511  | 8.6%    | 32,257  | 9.6%    |
| Two or More Races          | 13,772      | 5.9%    | 20,760  | 7.0%    | 25,730  | 7.6%    |
| Hispanic Origin (Any Race) | 43,527      | 18.5%   | 63,283  | 21.3%   | 77,841  | 23.0%   |

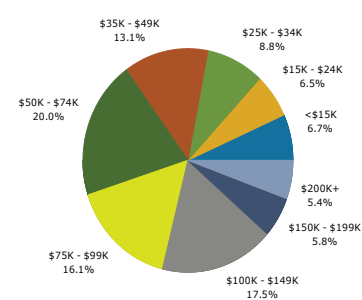
Trends 2018-2023



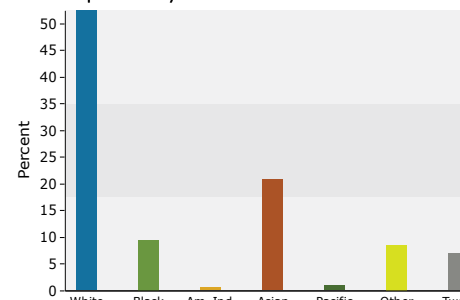
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 21.3%