

# GENERATIONAL ASSET | TROPHY LOCATION

Single Tenant NNN Investment Opportunity



**Resort Corridor | Single Tenant Long-term NNN Lease | Strong Traffic Counts (64,500 VPD) |  
Close proximity to Las Vegas Strip and UNLV Campus**



4503 Paradise Road

**LAS VEGAS** NEVADA

ACTUAL SITE | MINT SIGNAGE IS REPRESENTATIVE AND NOT ACTUAL





**EXCLUSIVELY MARKETED BY**



**CHUCK KLEIN**

**EVP & Principal**

**National Net Lease**

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9

## INVESTMENT SUMMARY

Offering Summary  
Investment Highlights

11

## PROPERTY OVERVIEW

Aerials  
Site Plan  
Location Map

21

## AREA OVERVIEW

Demographics

26

## FINANCIALS

Rent Roll  
Pricing Summary  
Brand Profile



## PROPERTY PHOTO





PROPERTY PHOTO





## OFFERING SUMMARY



## OFFERING

Price	\$6,700,000
Net Operating Income	\$478,536
Cap Rate	7.14%

ENTIRE SHOPPING CENTER IS AVAILABLE OR CAN PURCHASE INDIVIDUALLY (CONTACT BROKER)

Harmon Square	\$44,440,000
7-Eleven, White Castle, Sbarro's Pizza	\$14,235,000
Dunkin Donuts, Subway, Roberto's Taco Shop	\$7,630,000
Bojangles, Tropical Smoothie, Teriyaki Madness	\$11,360,000
Liquor World	\$4,750,000

CLICK HERE TO VIEW ALL INDIVIDUAL OFFERING MEMORANDUMS:  
[Harmon Square Offering Memorandums](#)

## PROPERTY SPECIFICATIONS

Property Address	4503 Paradise Road Las Vegas, Nevada 89169
Rentable Area	4,935 SF
Occupancy	100%
Year Built / Remodeled	1987 / 2015
Parcel Number	162-22-312-001





## Investment Highlights

- Generational Asset – the property is located 1.2 miles from the World-Famous Las Vegas Strip
- UNLV Campus – closest Cannabis Store to the West entrance, which includes Thomas & Mack Center, Track, Softball, Baseball, Soccer, Tennis & Intramural Fields
- Iconic Location - ideally positioned at the hard corner of Paradise & E Harmon (64,500 VPD)
- Dense Resort Corridor - 2,500+ hotel rooms located within .3 miles of the subject property
- Built in Customer Base - 124,133 population within a 3-mile radius of the property, and 392,211 in a 5-mile radius

## Areas of Interest

- 1.2 miles from the Las Vegas Strip, one of the largest Tourist attractions in the world
- Located across the street from the Virgin Hotels Las Vegas, with 3 hotel towers & 1,500 rooms and includes a 60,000 sf Casino, a 5-acre desert pool oasis and a live music theater with 4,500 capacity
- 1.8 miles from Harry Reid International Airport, which serves 57.7 million annual visitors
- 1 block from the 332-acre campus of University of Nevada, Las Vegas with an enrollment of 32,000+ students.
- 1 block east of the Las Vegas Grand Prix circuit, a Formula One race held annually in November that attracts 300,000+ spectators.





## PROPERTY OVERVIEW

### LOCATION



Las Vegas, Nevada  
Clark County  
Las Vegas-Henderson-Paradise MSA

### ACCESS



Paradise Road: 2 Access Points  
E. Harmon Avenue: 1 Access Points

### TRAFFIC COUNTS



Paradise Road: 31,000 VPD  
E. Harmon Avenue: 33,500 VPD  
Las Vegas Freeway/Interstate 15: 325,000 VPD

### IMPROVEMENTS



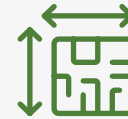
There is approximately 4,935 SF of existing building area

### PARKING



There are approximately 190 parking spaces in the entire shopping center.

### PARCEL



Parcel Number: 162-22-312-001  
Lot Size- TBD

### CONSTRUCTION



Year Built: 1987  
Year Renovated: 2015

### ZONING



H-1











 **HARRY REID**  
**INTERNATIONAL**  
**LAS VEGAS**  
**57.7 MILLION**  
**ANNUAL VISITORS**



Thomas & Mack



**37,500**  
VEHICLES PER DAY

PARADISE RD.

**SUBJECT  
PROPERTY**

**39,500**  
VEHICLES PER DAY

E. HARMON AVE.





**UNLV**  
UNIVERSITY OF NEVADA LAS VEGAS  
30,660 STUDENTS

PARADISE RD.

39,500  
VEHICLES PER DAY

E. HARMON AVE.

**SUBJECT  
PROPERTY**





TRUMP  
INTERNATIONAL HOTEL  
LAS VEGAS

THE VENETIAN RESORT  
LAS VEGAS

TUSCANY  
SUITES & CASINO

H  
Holiday Inn  
Club  
Vacations

sphere

Encore  
LAS VEGAS

Virginia  
HOTELS  
LAS VEGAS  
(1,504 Rooms)

HILT

Starbucks  
CHIPOTLE  
MEXICAN GRILL  
Panera  
BREAD  
Habit  
BURGER GRILL

Paw  
Paw  
Paw

DXL  
BIG + TALL

Domino's

Hilton  
GRAND VACATIONS

WESTGATE  
LAS VEGAS  
HOTEL & CASINO

El Cortez  
HOTEL & CASINO  
LAS VEGAS, NEVADA

7  
ELEVEN

SILVER  
SEVENS

SONESTA  
Simply Suites

DOUBLETREE  
by Hilton

EMBASSY  
SUITES

Ferraro's  
RESTAURANTE

GANGNAM

39,500  
VEHICLES PER DAY

E. HARMON AVE.

SUBJECT  
PROPERTY



PARADISE RD.

CVS pharmacy

HOFBRÄUHAUS LAS VEGAS

37,500  
VEHICLES PER DAY

Paradise  
Royale  
STUDIOS + BEDROOM TOWNHOMES  
702-733-7676







**Las Vegas Grand Prix**  
November 21-25, 2024

For More Information on F1  
[WWW.FORMULA1.COM](http://WWW.FORMULA1.COM)

MERIDIAN  
CONDOS  
LAS VEGAS

E FLAMINGO RD.

E. HARMON AVE.

E TROPICANA AVE.

✈ HARRY REID  
INTERNATIONAL  
LAS VEGAS  
57.7 MILLION  
ANNUAL VISITORS

**MINT**  
CANNABIS

PARADISE RD.

# VEGAS LOOP

— UNDER CONSTRUCTION  
● STATIONS ENTITLED

For More Information  
on Vegas Loop  
[WWW.BORINGCOMPANY.COM](http://WWW.BORINGCOMPANY.COM)

**UNLV**  
UNIVERSITY OF NEVADA LAS VEGAS  
30,660 STUDENTS

MISSION  
CENTER

RUNNIN REBEL PLAZA

S UNIVERSITY CENTER DR

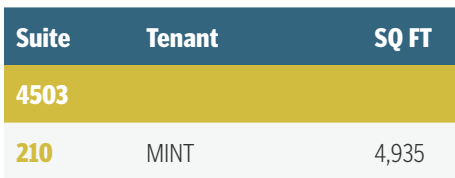
UNIVERSITY GARDENS  
SHOPPING CENTER

COLLEGE  
TOWN PLAZA







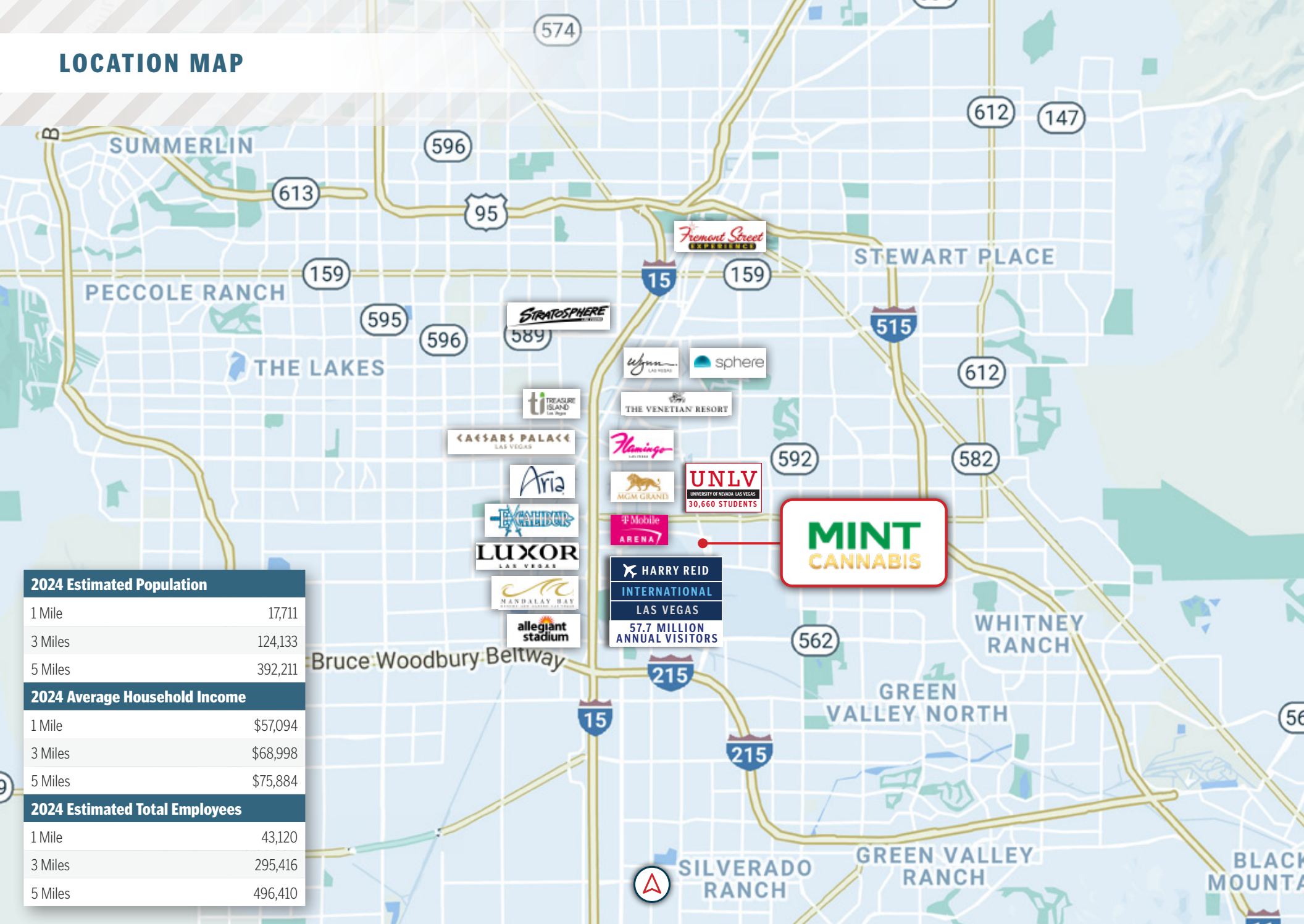


1	Clear Channel Outdoor - NAP
2	Las Vegas Billboards LLC - Digital Panels - NAP
3	Las Vegas Billboards LLC - Digital Panels - NAP
4	Aura Outdoor LLC - NAP





## LOCATION MAP



### 2024 Estimated Population

1 Mile	17,711
3 Miles	124,133
5 Miles	392,211

### 2024 Average Household Income

1 Mile	\$57,094
3 Miles	\$68,998
5 Miles	\$75,884

### 2024 Estimated Total Employees

1 Mile	43,120
3 Miles	295,416
5 Miles	496,410





### LAS VEGAS, NEVADA

Las Vegas, NV founded in 1905 and incorporated in 1911, is located in the southern part of the state. The city currently occupies a land area of 133.2 square miles and. The City of Las Vegas is the largest city in Nevada with a population of 663,618 as of July 1, 2024.

Las Vegas' pioneering spirit, enterprising nature and can-do attitude are helping pave the road to economic recovery in Southern Nevada. Currently, gaming, tourism and educational instruction remain the leading areas of employment for Southern Nevadans. Las Vegas offers a market area of more than 51 million people within one day's drive. It is a convenient Western U.S. location near other key high-tech markets such as Denver, Los Angeles, Phoenix, Salt Lake City, San Diego and San Francisco.

It is home to Switch, the world's largest and most powerful data center and technology ecosystem. Switch clients include Cisco, Dell, and eBay, Fox, MGM, Pixar and Sony. Switch recently unveiled plans to invest \$2 billion in new infrastructure that will bolster the state's growing tech industry, bridging Southern and Northern Nevada. The primary drivers of the Las Vegas economy are tourism, gaming and conventions, which in turn feed the retail and restaurant industries.

Las Vegas has 68 parks. The city owns the land for, but does not operate, four golf courses: Angel Park Golf Club, Desert Pines Golf Club, Durango Hills Golf Club and the Las Vegas Municipal Golf Course. It is also responsible for 123 playgrounds, 23 softball fields, 10 football fields, 44 soccer fields, 10 dog parks, six community centers, four senior centers, 109 skates parks, six swimming pools and more.

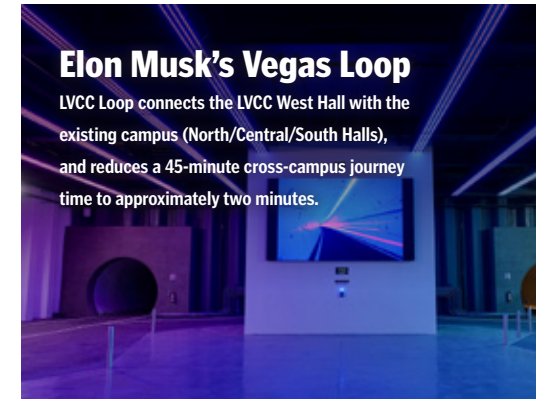
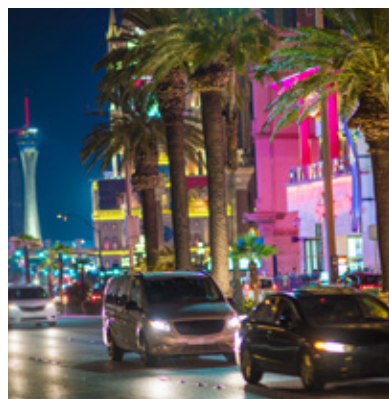
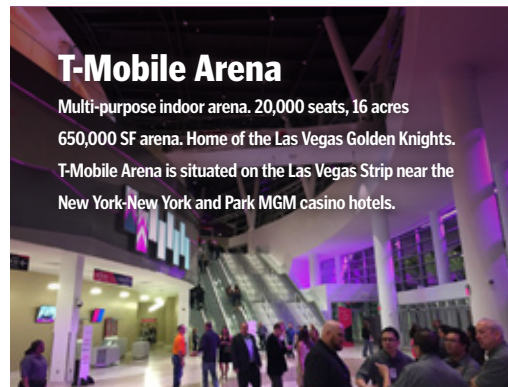
The University of Nevada, Las Vegas (UNLV), is a public research university with over 30,000 students. It offers a diverse range of programs through various colleges, including the Howard R. Hughes College of Engineering, and the Lee Business Schools. UNLV is recognized for its research initiatives in hospitality, health sciences, and sustainability, often collaborating with the community. The campus is vibrant and inclusive, with numerous student organizations and events. UNLV emphasizes community engagement and civic responsibility, providing students with unique opportunities in hospitality and entrepreneurship thanks to its Las Vegas location.





## LAS VEGAS BOULEVARD

The Las Vegas Strip is a stretch of Las Vegas Boulevard known for its concentration of resort hotels and casinos, refers only to the stretch of Las Vegas Boulevard between Sahara Avenue and the “Welcome to Fabulous Las Vegas” sign. Many of the largest hotel, casino, and resort properties in the world are on the Strip, known for its contemporary architecture, lights, and wide variety of attractions. Its hotels, casinos, restaurants, entertainment, and skyline have established the Strip as one of the most popular and iconic tourist destinations in the world.







## THE LAS VEGAS CONVENTION CENTER

Currently undergoing a \$600 million renovation and is a vital part of Las Vegas's tourism infrastructure and hosts some of the country's biggest tradeshow. In 2023, the LVCC hosted 48 conventions, attracting around 1.2 million attendees and generating over \$15 billion for the local economy. LVCC is a 4.6 million square foot facility and is one of the busiest facilities in the world. The center features approximately 2.5 million square feet of exhibit space, 225 meeting rooms with seating capacities ranging from 20 to 2,500 individuals, two grand lobbies, and numerous additional on-site amenities."

AVERAGE HOUSEHOLD INCOME  
**\$73,784**

MEDIAN AGE  
**38.6**

Harry Reid International Airport  
**57.7M Passengers**

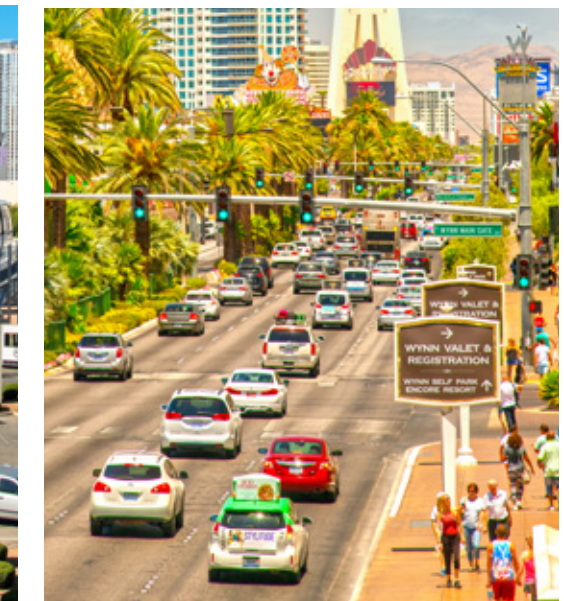


MEDIAN RENTAL COST  
**\$1,289**

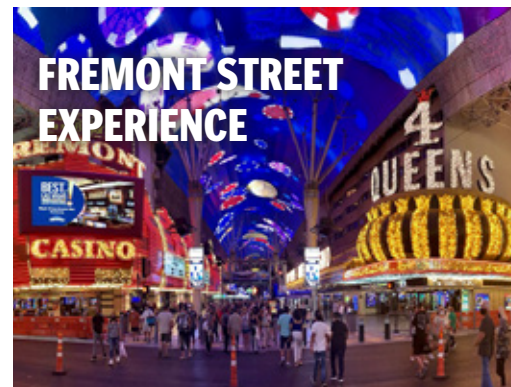
MEDIAN HOME COST  
**\$434,000**

**LAS VEGAS TOP EMPLOYERS**

Clark County School District	35,000
Clark County	8,500
UNLV	5,500
Las Vegas Metropolitan Police	5,500
State of Nevada	4,500









## AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2024 Estimated Population	17,711	124,133	392,211
2029 Projected Population	19,429	128,328	403,946
2010 Census Population	15,210	115,692	375,168
Projected Annual Growth 2024 to 2029	1.87%	0.67%	0.59%
Historical Annual Growth 2010 to 2020	0.63%	0.49%	0.33%
<b>Households &amp; Growth</b>			
2024 Estimated Households	9,123	58,011	165,269
2029 Projected Households	10,115	60,788	172,223
2010 Census Households	6,810	50,948	150,542
Projected Annual Growth 2024 to 2029	2.09%	0.94%	0.83%
Historical Annual Growth 2010 to 2020	1.94%	0.94%	0.69%
<b>Trends: 2024-2029 Annual Rate</b>			
Population	1.87%	0.67%	0.59%
Households	2.09%	0.94%	0.83%
Families	2.28%	0.79%	0.69%
Owner Households	2.97%	1.64%	1.29%
Median Household Income	2.06%	2.66%	2.60%
<b>Income</b>			
2024 Estimated Average Household Income	\$57,094	\$68,998	\$75,884
2024 Estimated Median Household Income	\$40,009	\$46,200	\$52,687
2024 Estimated Per Capita Income	\$30,147	\$32,177	\$32,024
<b>Businesses &amp; Employees</b>			
2024 Estimated Total Businesses	1,490	13,736	29,301
2024 Estimated Total Employees	43,120	295,416	496,410





# RENT ROLL



Unit #	Tenant Name	Size SF	Pro Rata (SF)	Rent Monthly	Total Rent Annual	Rent \$/SF/Yr	Rental Increases						Lease Start Date	Lease End Date	Options Remaining
							Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr			
4503 BUILDING (SUITE 250)															
4503-210	Mint (Retail)	3,072	62%	\$11,004	\$132,053	\$42.99	Jan-25	3.00%	\$11,335	\$3.69	\$136,015	\$44.28	Jan-19	Dec-28	1 (10-Year) 3% Annual Increases
Billboard	Mint (MMOF Retail)	0	0%	\$22,200	\$266,400	-	-	-	-	-	-	-	Dec-18	Dec-28	None
4503-210	Mint (Office)	1,863	38%	\$6,674	\$80,083	\$42.99	Jan-25	3.00%	\$6,874	\$3.69	\$82,485	\$44	Jan-19	Dec-28	1 (10-Year) 3% Annual Increases
Total Occupied		4,935	100%	\$39,878	\$478,536	\$96.97									
Total Vacant		0	0%	\$0	\$0										
Total / Wtd. Avg:		4,935	100%	\$39,878	\$478,536	\$96.97									



## 2025 PROFORMA P&L



Operating Cash Flow	In-Place
Rental Revenue	\$212,136
Billboard Rent	\$266,400
Total Projected Rent	\$478,536
Estimated Reimbursements	\$101,880
Total Gross Revenue	\$580,416
Less Expenses	\$101,880
Estimated Net Operating Income	\$478,536

Pricing Summary	
Asking Price	\$6,700,000
Net Operating Income	\$478,536
Cap Rate	7.14%



### FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com)



### MINT

**themintcannabis.com**

**Tenant** – Phoenix Health, LLC

**Guarantor** – The Cerberean Group, LLC



The Mint was recently named “Most Innovative Medical Cannabis Dispensary” by the international Commercial Cannabis Awards. Known for introducing new conveniences, the Mint launched the nation’s first cannabis kitchen in 2018, a high-tech grow in 2019, a drive-thru in 2020, online service in 2021, and a shuttle service in 2022.



Source: themintcannabis.com





## MULTI-TENANT INVESTMENTS

Capitalizing on retail market expertise to deliver maximum returns

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**2K+**

RETAIL  
TRANSACTIONS

company-wide  
in 2023

**510+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2023

**\$2.2B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2023

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