



NET LEASE INVESTMENT OFFERING

Talecris Plasma
Resources

GRIFOLS

Talecris Plasma Resources

1912 Civic Center Dr
North Las Vegas, NV 89030

BANG
REALTY



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Executive Summary

BANG Realty is pleased to exclusively market for sale a single-tenant net-leased Talecris Plasma Resources property located in North Las Vegas, Nevada. Talecris has had a significant operating history at this location since 2007, demonstrating their long-term commitment by executing multiple lease extensions. The current lease runs through May 2032, with 2% annual rental escalations throughout the primary term and two 5-year renewal options. Additionally, Nevada is an income tax free state.

The 16,826-square-foot building is strategically located near the signalized intersection of Civic Center Drive and Lake Mead Boulevard, with a combined traffic count of 72,500 vehicles per day. Additionally, the property is just one mile east of Interstate 15, which sees 206,000 VPD. It is adjacent to three of the area's key attractions: North Vista Hospital, a 201-bed medical facility, College Park Shopping Mall, and Civic Center Plaza. The property is also just 15 minutes northeast of the Las Vegas Strip. This dense corridor is home to over 500,000 residents within a five-mile radius, with an average household income of \$71,773.

Talecris Plasma Resources, Inc. is a subsidiary of Grifols, a multinational pharmaceutical and chemical manufacturer headquartered in Barcelona, Spain. Talecris was officially acquired by Grifols in June 2011. Grifols was founded in 1909 and is the largest global producer of plasma-based products and has over 23,000 employees. Grifols operates over 400 plasma donation centers throughout Europe, the United States, Canada, and Egypt. Grifols has been a pioneer in advancing plasma science, as the company has numerous achievements including developing the plasmapheresis procedure that revolutionized the safe and efficient collection of plasma. Grifols USA was established in 2003 and is based in Los Angeles, California.

Investment Highlights

- » Positioned within the Las Vegas MSA – ranked #29 in the United States for population size
- » E-commerce resistant & essential business
- » Nevada is an income tax free state
- » Multiple lease extensions demonstrate commitment to the site
- » Significant operating history since 2007
- » Talecris is a subsidiary of Grifols, a publicly traded global healthcare company (NASDAQ: GRFS)
- » Over 7 years remain on the primary lease term
- » 2% annual rental escalations
- » Just off the signalized intersection of Lake Meade Boulevard (46,500 VPD) & Civic Center Drive (26,000 VPD)
- » Two blocks east of North Vista Hospital (201-Bed)
- » Adjacent to College Park Shopping Mall & Civic Center Plaza
- » One mile from Interstate 15 (206,000 VPD)
- » Over 500,000 people live within a five-mile radius
- » Average household income within five miles is \$71,773
- » Less than 15 minutes northeast from the Las Vegas Strip



Property Overview



PRICE
\$4,446,792



CAP RATE
7.50%



NOI
\$333,509
(as of 6/1/2024)

LEASE COMMENCEMENT DATE:	3/1/2007
LEASE EXPIRATION DATE:	5/31/2032
RENEWAL OPTIONS:	One 5-year
RENTAL ESCALATION:	2% annual
LEASE TYPE:	NN – Roof, structure, & foundation
TENANT:	Talecris Plasma Resources, Inc.
YEAR RENOVATED:	2017
BUILDING SIZE:	16,826 SF
LAND SIZE:	0.96 AC



Plasma

Overview

WHY DONATING BLOOD PLASMA IS IMPORTANT:

Plasma, the largest component of human blood, is a yellowish liquid that constitutes about 55% of blood's total volume. It is primarily composed of water, proteins, and essential substances such as electrolytes, hormones, and waste products. Plasma plays a critical role in maintaining blood pressure, volume, and pH balance, as well as in transporting nutrients, hormones, and proteins throughout the body.

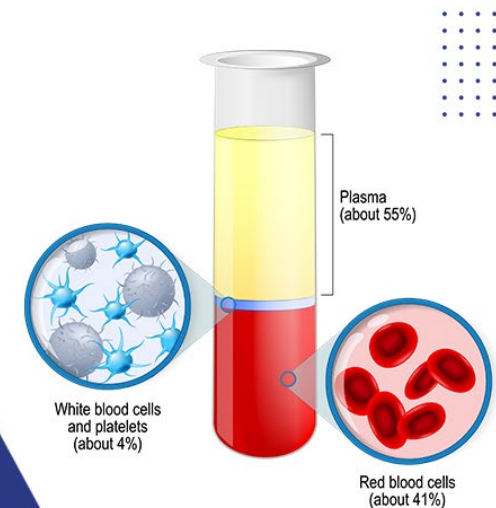
WHY DONATING BLOOD PLASMA IS IMPORTANT:

Donating plasma is crucial because it is used to create life-saving therapies for patients with severe burns, trauma, shock, and chronic illnesses like hemophilia and immune deficiencies. Plasma donations are also essential for manufacturing clotting factors for those with bleeding disorders and for creating immunoglobulins to help fight infections. Regular plasma donations ensure a steady supply of these vital therapies, benefiting patients worldwide.

BLOOD PLASMA MARKET OVERVIEW:

The global blood plasma market, which encompasses both blood plasma and plasma-derived products, is estimated to be worth \$34.02 billion in 2023 and is projected to reach \$59.97 billion by 2032, reflecting a compound annual growth rate (CAGR) of nearly 6.5% from 2024 to 2032. The United States is the largest market for plasma-derived products, driven by the increasing prevalence of chronic diseases such as hemophilia, immune disorders, and certain cancers. Advancements in plasma collection and processing technologies, including automated systems and improved screening methods, are enhancing efficiency and safety. Despite these advancements, there is no synthetic substitute for plasma, so drug manufacturers continue to rely on human donors. Additionally, emerging markets in Europe and Asia-Pacific are experiencing growth, with more plasma collection centers opening and rising demand for therapies.

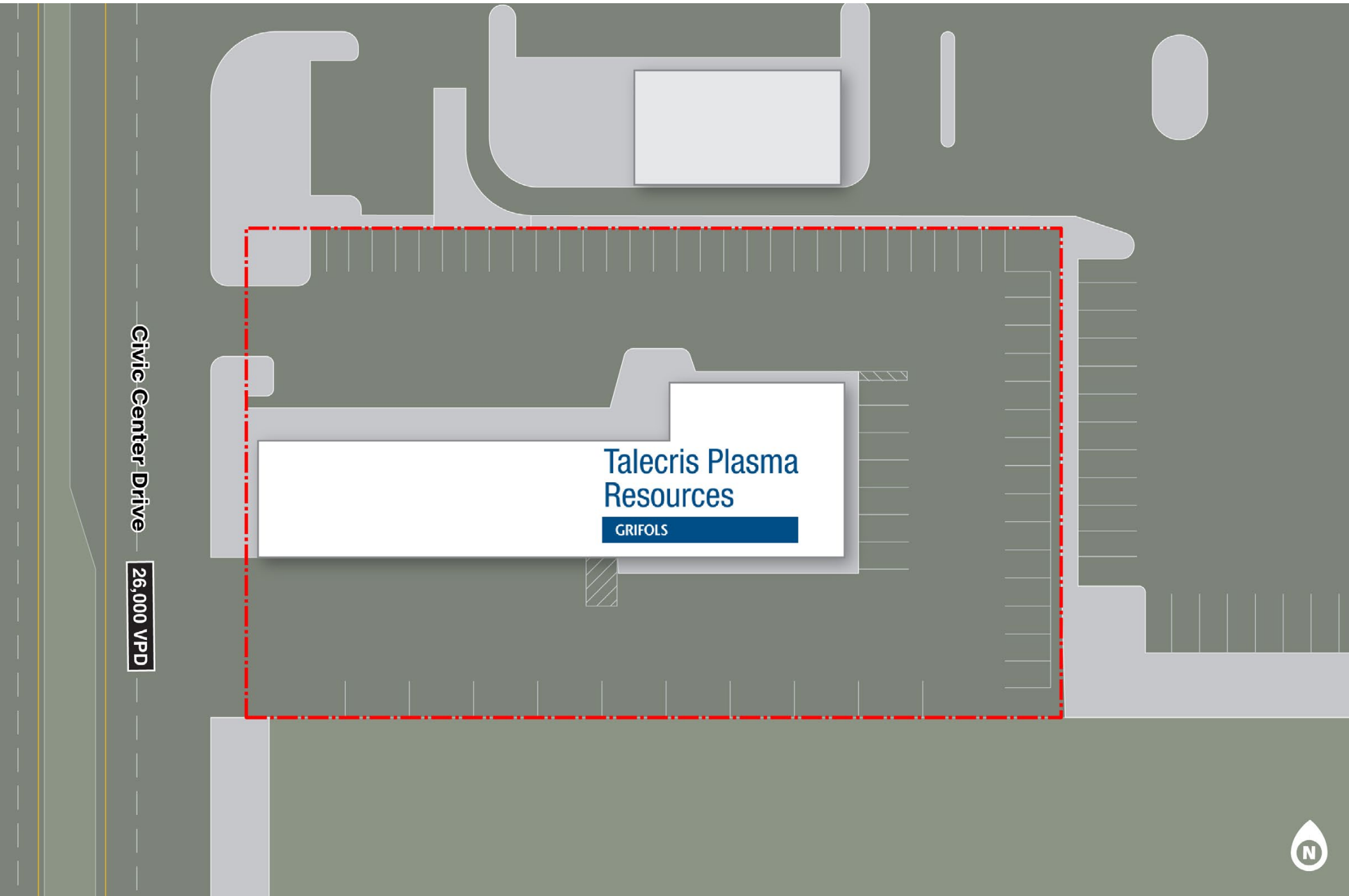
PLASMA
The largest part
of the blood



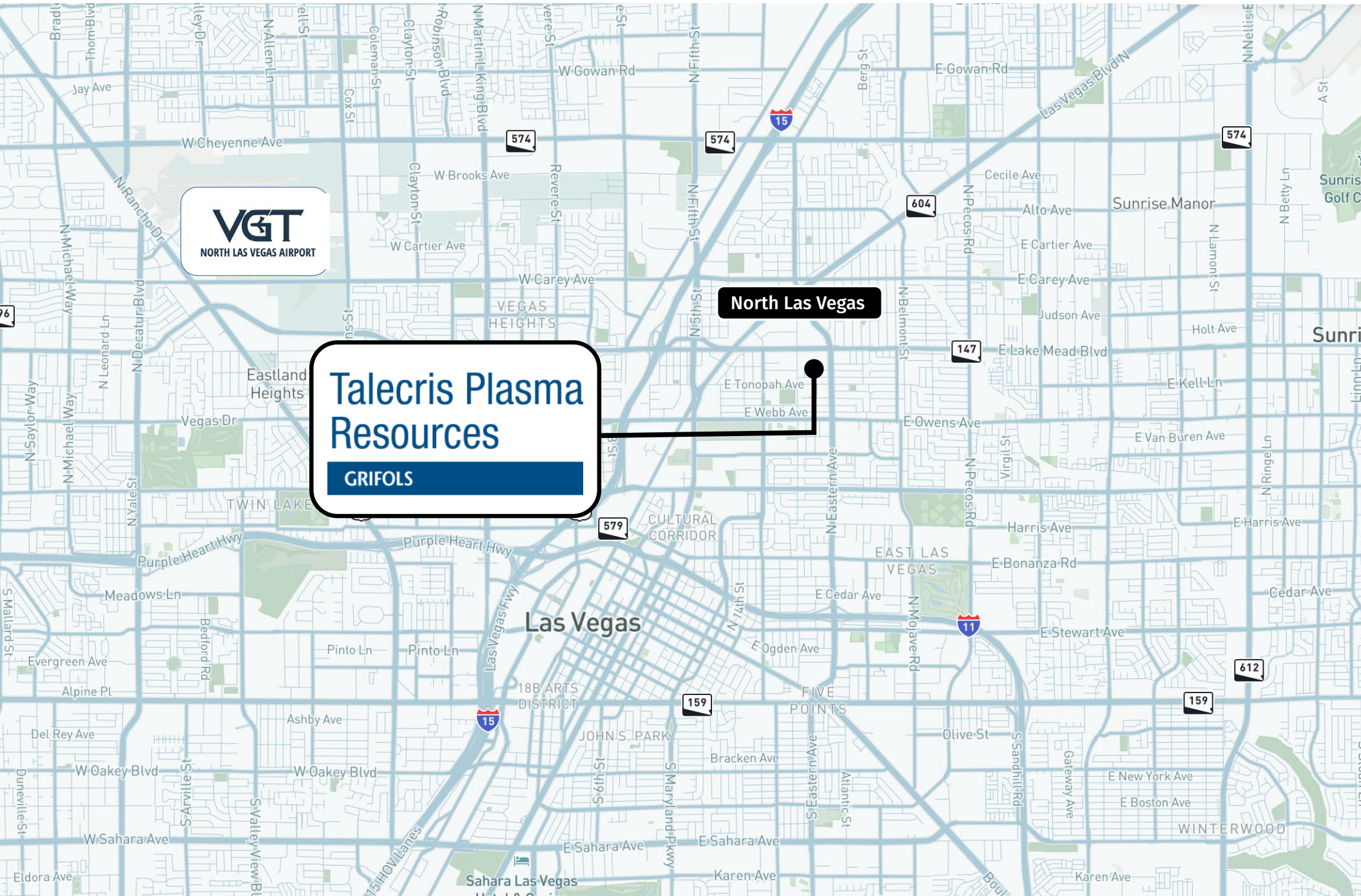
Photographs



Site Plan



Map



Location Overview

NORTH LAS VEGAS, NEVADA




North Las Vegas, Nevada, is a fast-growing city in Clark County, forming a key part of the Las Vegas metropolitan area. With a population of approximately 274,000 as of 2023, it ranks as the fourth-largest city in Nevada. The city has seen a population increase of about 15% over the past decade, reflecting its appeal to new residents and businesses alike.

The city’s economy is diverse, with key sectors including manufacturing, logistics, aerospace, and healthcare. The Apex Industrial Park, one of the largest industrial parks in the region, spans over 21,000 acres and is a major hub for industrial and distribution activities. This has attracted over 200 companies, contributing to the city’s employment base of nearly 150,000 jobs. The median household income in North Las Vegas is approximately \$63,000, and the median home value is around \$285,000, both figures showing steady growth in recent years.

North Las Vegas benefits from its strategic location near major transportation routes, including Interstate 15 and the Las Vegas Beltway, which connect the city to key markets in the western United States. The city’s proximity to Nellis Air Force Base, one of the largest employers in the region, further bolsters its economic stability.

In terms of development, North Las Vegas has been investing heavily in infrastructure and community services. The city has added over 50 acres of new parks and recreational spaces since 2020 and continues to improve public safety and educational facilities. The unemployment rate in North Las Vegas, as of mid-2023, stands at approximately 5.1%, slightly above the national average but reflecting a recovering economy post-pandemic.

Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	32,368	8,730	\$50,669	\$65,262
3-MILE	198,091	64,844	\$43,864	\$58,928
5-MILE	500,350	168,288	\$53,703	\$71,773

Tenant Overview

Talecris Plasma Resources

GRIFOLS

TALECRIS PLASMA RESOURCES, INC. (GRIFOLS)

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Website:	www.grifols.com
Headquarters:	Barcelona, Spain (Global) Los Angeles, CA (Grifols USA)
Number of Locations:	400+
Company Type:	Public (NASDAQ: GRFS) (BMAD: GRF)
Number of Employees:	23,000+

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by donating
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ENTRANCE



GRIFOLS

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