

Offering Memorandum

Eastern Canyon Plaza



8515 S. Eastern Ave., Las Vegas, NV 89123

Retail Investment Opportunity at Busy Intersection of Eastern and Wigwam

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Las Vegas, NV 89123

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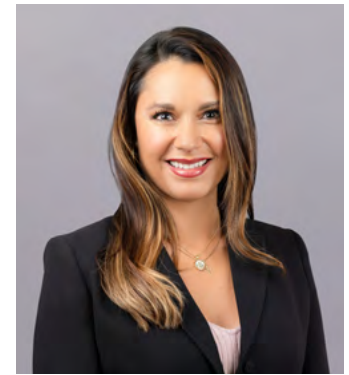
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Offering Snapshot



\$8,860,000
Offering Price



± 11,780 SF
Total Square Footage



\$566,554
NOI



± 1.38 AC
Total Acreage

Property Overview

Eastern Canyon Plaza presents a compelling retail investment opportunity at one of the most prominent areas in the Las Vegas Valley. Anchored at the signalized intersection of Wigwam and Eastern Avenues, this established retail center sits within a thriving retail corridor serving a robust trade area of over 346,936 residents. The property benefits from exceptional freeway proximity and strong daily traffic volumes, offering the next owner immediate income with upside potential through the lease-up of a single vacant suite.

- Long-term established tenancy: Current tenants include Village Pub, Check City, and Fuzzy Dice, providing stable in-place income.
- Strategic corner location: Positioned at Wigwam and Eastern Avenues in a mature suburban area with strong co-tenancy.
- Freeway access: Convenient ingress/egress with direct access to the CC-215 (± 142K CPD) freeway serving regional traffic.
- Value-add upside: NOI includes a 6-month rent holdback for the vacant Suite 103 (± 1,248 SF), offering near-term lease-up opportunity.
- Exceptional visibility: High-profile positioning drives ± 27,500 CPD directly past the center's frontage on Eastern Avenue.



Property Details



Location
8515 S. Eastern Ave.
Las Vegas, NV 89123



Property Size
• ±11,780 SF
• ±1.38 AC



Construction & Zoning
• Corridor Mixed-Use (CM)
• Zoning Classification:
Commercial General
(CG)



Parcel Number
• APN: 177-14-710-003



Occupancy
• 89%



Rent Credit
• NOI reflects 6-month
total rent holdback on
vacant suite 103
• Provides buyer with
immediate upside upon
stabilization



Investment Highlights

Stable in-place income

Diversified, established tenant roster. The center is anchored by Village Pub, Check City, and Fuzzy Dice — a complementary mix of food & beverage, financial services, and entertainment tenants that drive consistent, recurring traffic. Tenant diversity reduces income concentration risk for the buyer.

Prime corner location

Hard corner at Wigwam & Eastern in a mature submarket. The property sits at a signalized, high-visibility intersection in a well-established suburban corridor. Mature submarkets with limited new supply offer retail investors long-term stability, reduced competitive pressure, and sustained tenant demand.

Exceptional visibility

± 32,800 CPD of direct frontage exposure. Traffic counts exceeding 27,500 vehicles per day on Eastern Avenue deliver billboard-level visibility for tenants, supporting strong sales volumes and tenant retention.

Freeway proximity

Direct access to CC-215 with ± 142,000 CPD. Convenient on/off access to the CC-215 beltway connects the center to the broader Las Vegas metro area. Freeway-adjacent retail benefits from expanded trade area capture and positions the center as a destination for both local and regional shoppers.

Strong demographics

± 346,936 residents within the trade area. Deep and dense residential base surrounding the property supports strong retailer demand and limits vacancy risk. Population density of this scale is a key underwriting driver for retailers and franchisees evaluating site selection in the Las Vegas Valley.

Value-add upside

Near-term lease-up opportunity in Suite 103. The NOI reflects a 6-month total rent holdback on the vacant Suite 103 (±1,248 SF), providing a buyer with immediate upside upon stabilization. This single vacancy represents a low-risk path to increased cash flow without the need for capital improvements or re-tenanting of existing occupied spaces.



Village
Pub





Village Pub

Suite Square Footage:	± 2,531
Initial Occupancy:	1/2005
Lease Expiration Date:	1/2030
Number of Locations:	70+
Company Website:	checkcity.com

Check City was founded in 1986 when the first store opened in Virginia, growing over the past four decades into a nationwide financial services company with over 70 locations. Today, physical store locations operate in Utah and Nevada, with online loan services extending to more than a dozen additional states. The company offers personal loans, payday loans, title loans, and a broad range of other financial services, with a focus on speed and accessibility.

Suite Square Footage:	± 2,499
Initial Occupancy:	12/2020
Lease Expiration Date:	3/2031
Number of Locations:	2
Company Website:	fuzzyshouse.com

Fuzzy Dice Smoke Shop is a well established Las Vegas smoke shop offering an extensive selection of smoking products, accessories, and discretionary items across multiple locations. Known for its friendly service, knowledgeable staff, and broad inventory, it serves as a go to destination for customers seeking quality smoking goods in a welcoming environment.

Suite Square Footage:	± 5,502
Initial Occupancy:	1/2004
Lease Expiration Date:	3/2030
Number of Locations:	12+
Company Website:	villagepubvegas.com

Village Pub is a long-standing Las Vegas locals' favorite known for affordable comfort food, 24/7 service, and friendly neighborhood-bar gaming. It operates multiple pub-style restaurant locations across the Las Vegas Valley, all inspired by the original 1968 Village Pub that once stood where Ellis Island Casino & Brewery sits today.



Vicinity Map

The trade area consists of ± 346,936 residents with an average household income of ± \$120,047 within a 5-mile radius



374,137

Daytime Population



15,003

Number of Businesses

Amenities within a 5-mile radius

- 1

Harry Reid International Airport
-4.3 miles
- 2

UNLV
-5.6 miles
- 3

Sunset Park
-2.4 miles
- 4

The District
-3.0 miles
- 5

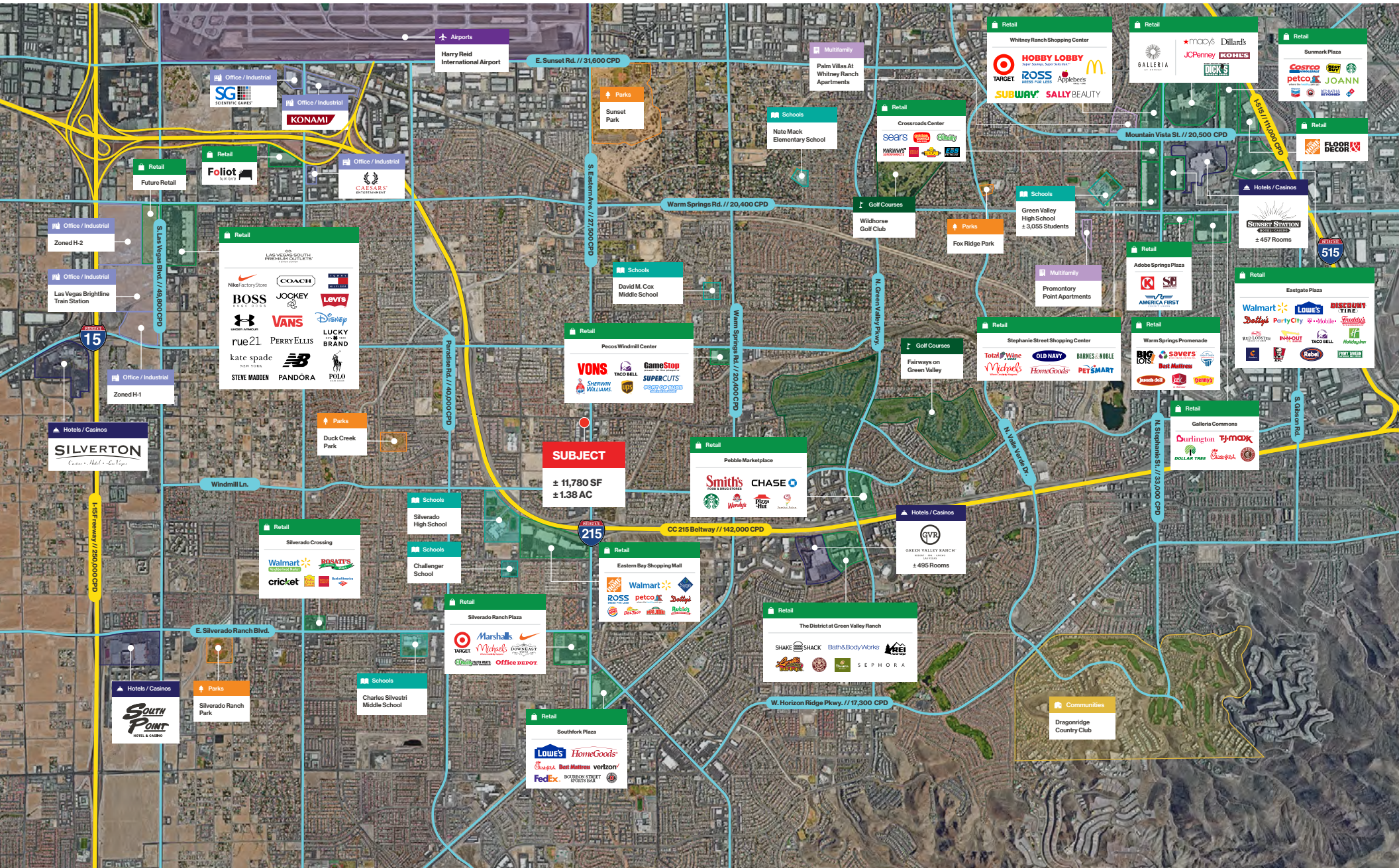
Town Square
-4.9 miles
- 6

The Dollar Loan Center
-3.7 miles
- 7

South Premium Outlets
-4.2 miles
- 8

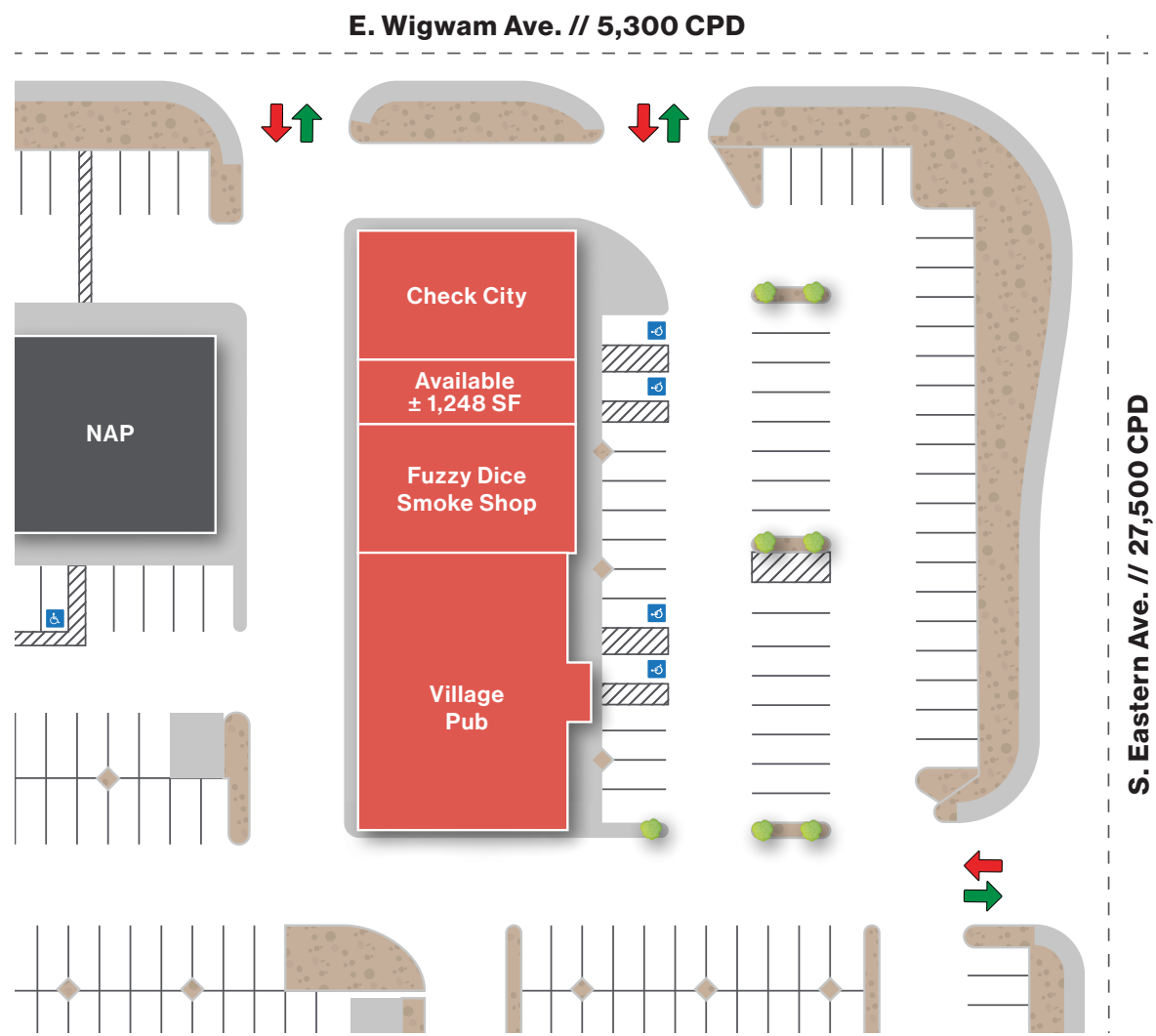
Las Vegas Strip
-3.6 miles













Rent Roll Summary

As of: 11/1/2026

Unit	Tenant	Lease From	Lease To	Pro Rata	Square Feet	Rent	Monthly Rent PSF	Notes
Eastern Canyon Plaza								
101-102	Fuzzy Dice	12/2020	3/2031	21.21%	± 2,499 SF	\$5,072.97	\$2.03	
103	Vacant- Restaurant			10.59%	± 1,248 SF	\$3,120.00	\$2.50	6-Month Total Rent Holdback
104-105	Check City	1/2005	1/2030	21.49%	± 2,531 SF	\$10,630.20	\$4.20	
8515-101	Village Pub	1/2004	3/2030	46.71%	± 5,502 SF	\$28,389.66	\$5.16	
				100.00%	± 11,780 SF	\$47,212.83	\$4.01	
In-Place NOI (As of 11/1/26)						\$566,553.96		

Notes:

NNN Rents	\$0.98	
Months	12	
Base Rent 6-Month Holdback	\$2.50	
Months for Base Rent holdback	6	\$18,720.00
Months for NNN rent holdback	6	\$7,338.24
Total Rent Holdback	\$26,058.24	<i>(Total Rents = \$2.50 PSF/Mo. Base Rent + \$0.98 PSF/Mo. NNN Rents)</i>

Market Overview

Market Overview



Important Statistics

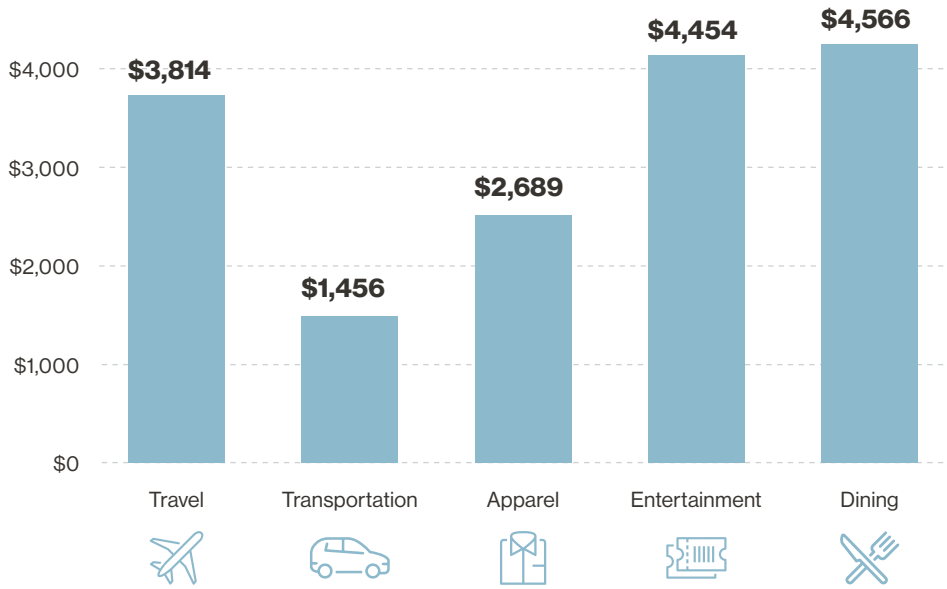
5-Mile Radius



Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	17,244	156,031	330,997
2026 Population	17,394	156,200	348,065
2031 Population	17,983	160,789	363,179
Annual Growth 2020 - 2026	0.14%	0.02%	0.81%
Annual Growth 2026 - 2031	0.67%	0.58%	0.85%
Income			
2026 Average Household Income	\$122,495	\$128,996	\$128,295
2031 Average Household Income	\$138,396	\$145,007	\$144,872
2026 Per Capita Income	\$50,328	\$53,511	\$52,734
2031 Per Capita Income	\$57,583	\$60,756	\$60,066
Households			
2020 Total Households	7,174	63,161	133,559
2026 Total Households	7,331	64,747	142,948
2031 Total Households	7,693	67,332	150,448
Housing			
2026 Total Housing Units	7,658	68,884	155,129
2026 Owner Occupied Housing Units	4,752	36,336	77,217
2026 Renter Occupied Housing Units	2,579	28,411	65,731
2026 Vacant Housing Units	327	4,137	12,181
2031 Total Housing Units	8,093	72,079	163,380
2031 Owner Occupied Housing Units	4,998	38,096	81,531
2031 Renter Occupied Housing Units	2,695	29,236	68,916
2031 Vacant Housing Units	400	4,747	12,932

Key Figures of Southern Nevada

Southern Nevada, site of the world-famous Las Vegas Strip, and home to over **2.46 million residents**. With the 5th busiest airport in the US, Harry Reid International Airport, Southern Nevada welcomes **38.5 million visitors annually**. From the neon lights and bustling casinos to the serene beauty of Red Rock Canyon and Lake Mead, Southern Nevada offers an unparalleled lifestyle and adventure for all.



2025
Travel

38.5_{MM}

Number of Visitors to Las Vegas



2025
Revenue

\$13.7_B

Clark County's Gaming Revenue



2025
Occupancy

88.8%

Las Vegas' Weekend Occupancy

54.9_{MM}

Number of Enplaned/Deplaned
Airline Passengers

\$8.8_B

Las Vegas Strip
Gaming Revenue

80.3%

Las Vegas'
City-Wide Occupancy

± 120

Number of People Moving
To Las Vegas Daily

5.9_{MM}

Number of Convention Visitors

150k

Number of Hotel Rooms

44.0_{MM}

Total Room Nights
Occupied



Top Projects 2025-2029

Under Construction & Planned

 **\$30.6 Billion**
In Project Costs in the Development Pipeline in Southern Nevada

#	Project	Cost	Status of Project	Estimated
1	Brightline High Speed Rail High-speed rail line from Las Vegas to SoCal	\$12B	Planned	2026
2	Oak View Group Arena & Hotel-Casino 850,000 SF arena, casino, and hotel	\$10B	Planned	2026
3	Sony / Howard Hughes Project Movie studio and mixed-use development on 30 AC in Summerlin South	\$1.8B	Planned	TBD
4	Tropicana / A's Stadium 30,000 seat ballpark on the Tropicana site	\$1.5B	Planned	2028
5	LV Convention Center N., Central, & S. Halls Renovation Technology upgrades, newly designed parking lot, outdoor plaza and indoor lobby at the South Hall	\$600MM	Under Construction	2025
6	LVXP Arena Casino resort, 2,605 units, 752-ft tower, NBA arena	DND	Planned	2029
7	Universal Studios- Horror Unleashed (AREA 15) Next to Area 15/close to LV Strip; 110,000 SF; 20 AC expansion	DND	Under Construction	TBD
8	Station's Casino Inspirada Henderson; 80,000 SF of casino space, 600 hotel rooms, 4 restaurants, 11 unit food hall, bowling alley, movie theatre	DND	Under Construction	January 2026
9	BLVD Retail Center Las Vegas Strip; high-end retail shopping mall w/ outdoor experience for consumers	DND	Under Construction	2025
10	Fertitta Entertainment Casino / Hotel Project 43-story 2,420 room project on the southeast corner of LV Blvd. and Harmon	DND	Planned	TBD

Source: vegasdevmap.com | lvcva.com/research | reviewjournal.com/business DND: Did Not Disclose



A New Frontier for Sports

Las Vegas is now a sports epicenter, with teams like the NFL's Raiders, NHL's Golden Knights, WNBA's Aces and events like Super Bowl 58 and Formula 1 Grand Prix.



Raiders

- Inaugural season: 2020
- Home Field: **\$1.9B** Allegiant Stadium built in 2020 with **65,000 seat capacity**
- Hosted Super Bowl 58 in 2024



Formula 1

- Purchased 39 AC for **\$240MM** in 2022 with a total project cost estimated at **\$500MM**
- Inaugural race: November 2023
- Race attracted 315,000 fans and generated **\$1.2B** in economic impact



Vegas Golden Knights

- Inaugural season: 2017-18
- Home ice: T-Mobile Arena built in 2016 with **18,000 seat capacity**
- **2023 Stanley Cup Champions**



Ultimate Fighting Championship

- Las Vegas is home of the **55 AC UFC headquarters**
- UFC programming is broadcast in over **165 countries**
- Produces more than 40 live events annually around the globe, **over 5 events in 2024**



Las Vegas Aces

- Inaugural season: 2018
- **2022 and 2023 WNBA champions**
- Aces are owned by Mark Davis, the current owner of the NFL's Las Vegas Raiders



Las Vegas A's – Coming Soon!

- In Nov. 2023, MLB owners approved Athletics' move from Oakland to Las Vegas
- New stadium planned at Tropicana Las Vegas, covering **35 acres**
- Expected to cost **\$1.5 billion** with **30,000 seat capacity**



Las Vegas Aviators

- Minor League Baseball, Oakland A's affiliate
- Inaugural season: 2019
- Home Field: **\$150MM** Las Vegas Ballpark with **8,196 seating capacity**



Henderson Silver Knights

- American Hockey League, Vegas Golden Knights Affiliate
- Inaugural season: 2020-21
- Home Ice: **\$84MM** Dollar Loan Center with **5,567 seating capacity**



LV Lights FC

- American professional soccer team, that plays in the USL Championship
- Inaugural season: 2018
- Home field: Cashman Field with **9,334 seating capacity**

Nevada

Tax Advantages

Nevada is the most business-friendly state in the West, offering a very low-regulation environment and a variety of incentives to help qualifying companies make the decision to do business in the state. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

Nevada ranks as the **17th** best state in the Tax Foundation's 2025 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes; individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

Tax Free Haven

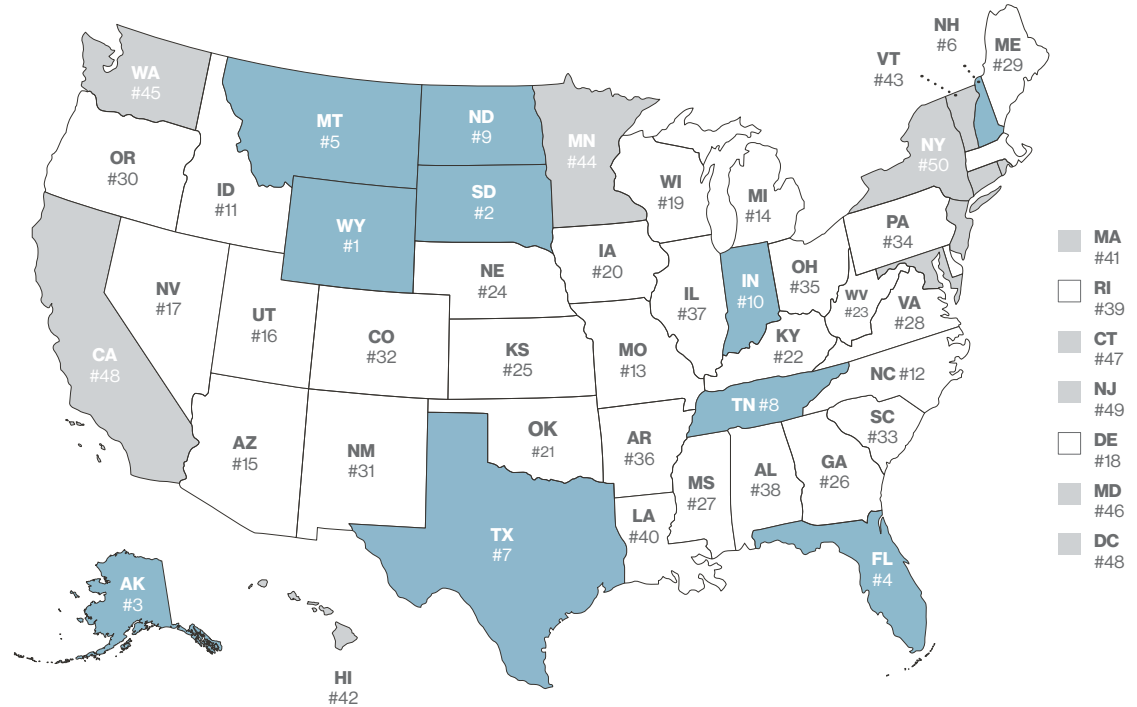
- ⊖ No Corporate Income Tax
- ⊖ No Corporate Shares Tax
- ⊖ No Franchise Tax
- ⊖ No Personal Income Tax
- ⊖ No Franchise Tax on Income
- ⊖ No Inheritance or Gift Tax
- ⊖ No Unitary Tax
- ⊖ No Estate Tax

Source: taxfoundation.org

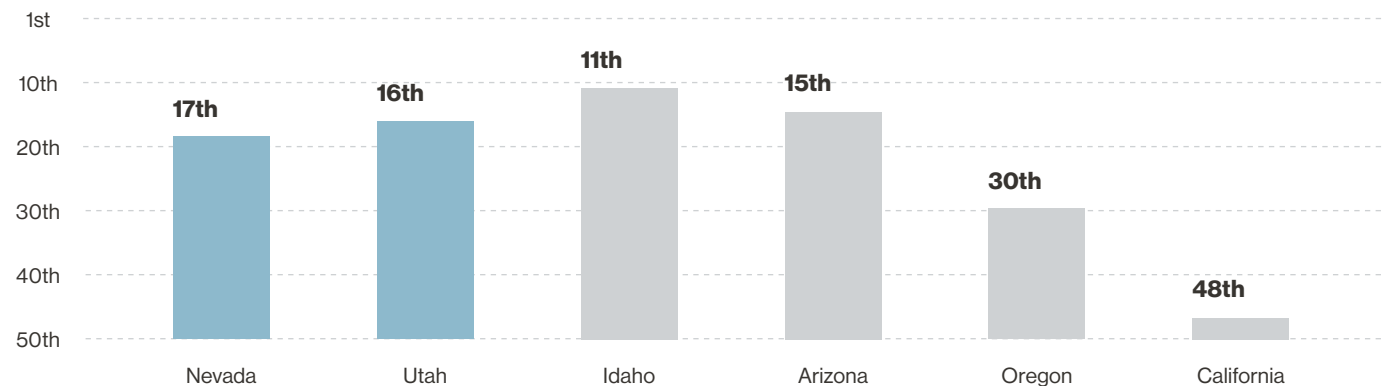
2025 State Business Tax Climate Index

10 Best Business Tax Climates

10 Worst Business Tax Climates



Tax Climate Index Ranking By State



A Look at Southern Nevada

Clark County

Clark County, home to the renowned Las Vegas Strip, is the **nation's 11th largest county**. With over 3.19 million residents and 41.7 million yearly visitors, it offers various services, including the 8th busiest US airport and the state's largest hospital. Mt. Charleston and skiing are just 45 minutes away, with the Red Rock National Conservation Area nearby.

Las Vegas

Las Vegas ranks as the **24th most populous city in the US**, the largest in Nevada. It anchors the Las Vegas Valley metro area, being the Mojave Desert's largest city. Celebrated globally as a resort destination, it's known for its vibrant gambling, shopping, dining, entertainment, and nightlife scenes, making the Las Vegas Valley the prime financial, commercial, and cultural hub of Nevada.

North Las Vegas

North Las Vegas experienced a population surge over the past 17 years due to factors like low unemployment, a thriving economy driven largely by its industrial development, freeway loop connections, and record home construction. The city, with around **290,000 residents**, hosts Nellis Air Force Base, recognized as the "Home of the Fighter Pilot" and housing the U.S. Air Force Warfare Center, the world's largest and most rigorous advanced air combat training center.

Henderson

As of 2024, Henderson, Nevada, boasting over 350,000 residents, retains its status as Nevada's second-largest city. It continues its legacy of safety, consistently ranking among the nation's top cities. In the most recent FBI Uniform Crime Report, Henderson secured a position in the **top 10 safest cities** in the United States.

Source: lvcva.com | britannica.com



A Look at Southern Nevada

Las Vegas Strip

The Las Vegas Strip, a 4.2-mile stretch in the heart of the city's entertainment and tourism industry, is a bustling epicenter of gaming and hospitality. Lined with extravagant hotels and casinos, and world-class restaurants, the Strip offers an array of experiences for visitors. From high-stakes gaming to captivating stage shows, the Las Vegas Strip continues to allure and inspire travelers.

Downtown Las Vegas

Downtown Las Vegas (DTLV), the historic heart and central business district of Las Vegas, NV, originally served as the city's main gambling area before the Strip emerged. It still maintains its gaming scene and features a blend of high-rise hotels, businesses, cultural centers, historical landmarks, government institutions, and residential and retail developments. Fremont Street, home to most of downtown's hotels and casinos, **drew in 26MM annual visitors.**

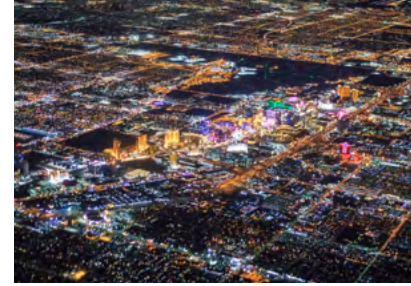
Summerlin

Summerlin, an upscale master-planned community in the Las Vegas Valley, borders the Spring Mountains and Red Rock Canyon to the west. It spans both Las Vegas city limits and unincorporated Clark County, covering over ± 24,200 acres. Summerlin boasts 300+ parks, 16+ public and 11 private schools, 15 houses of worship, 10 golf courses, 3 resort hotels, 4 recreational facilities, 125+ retail and entertainment centers, established office parks, and a medical center.

Southwest Las Vegas

Encompassing master-planned developments such as Rhodes Ranch and Mountain's Edge, the Southwest is a distinct corner of the Valley cherished for its bedroom communities and rural allure, forming part of a larger unincorporated Las Vegas stretch striving to preserve its rural essence. Today, its strategic positioning near freeways yet distant from The Strip renders it an appealing locale for numerous Las Vegans and prospective home buyers alike.

Source: lvcva.com | britannica.com



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Receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or LOGIC Las Vegas LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or LOGIC Las Vegas LLC.

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LOGIC Commercial Real Estate

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