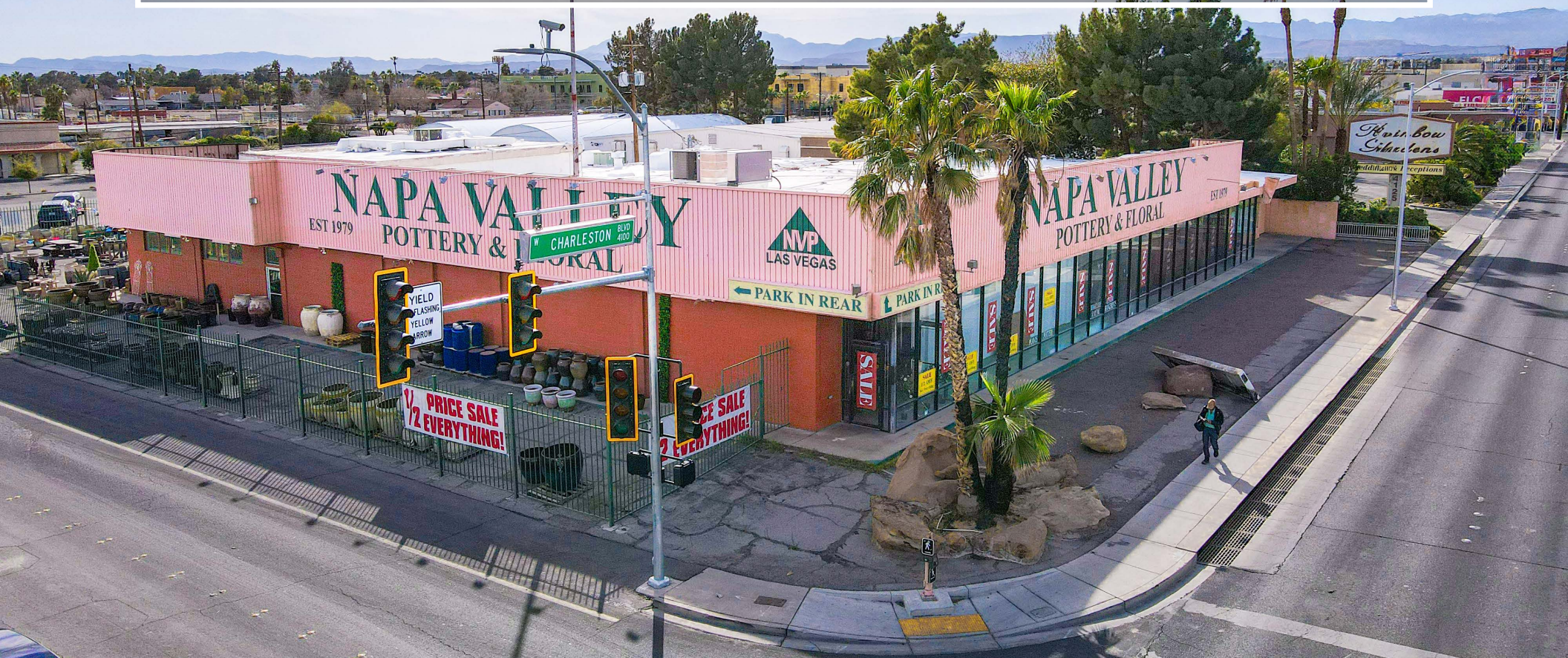


OFFERING MEMORANDUM

4101 W CHARLESTON, LAS VEGAS, NV 89102



FOR SALE/LEASE

Presented by

DEREK BELANUS

VP Commercial Sales & Leasing

📞 702.286.2355

✉ derek@northcap.com

License: NV BS.0143114.PC

JAMES S. HAN, CCIM

Managing Director | Commercial Sales & Leasing

📞 702.825.2125

✉ james@northcap.com

License: NV B.0144720.LLC

NORTHCAP 
COMMERCIAL

Tivoli Village
400 S. Rampart Blvd. Suite 220
Las Vegas, NV 89145
www.northcap.com



EXECUTIVE SUMMARY

PROPERTY OVERVIEW

PROPERTY DETAILS

EXECUTIVE SUMMARY

FOR SALE:

CALL BROKER

FOR LEASE:

UPON REQUEST

BUILDING SIZE:

21,000 SF

LOT SIZE:

1.35 AC

PROPERTY TYPE:

RETAIL

YEAR BUILT:

1958

THE OPPORTUNITY • 4101 W CHARLESTON BLVD

4101 W CHARLESTON BLVD.

Las Vegas, NV 89120

PROPERTY OVERVIEW

Northcap Commercial is please to offer for sale 4101 W Charleston Blvd. Located in Las Vegas, Nevada, this site offers a new owner to take advantage of the large lot to sell outdoor furniture, pools/spa, or other household landscapes with an automotive-use potential. With a +/- 21,932 square foot building allows for an indoor showroom to showcase your product. Located in the heart of Las Vegas in an area that encapsulates the unique fusion of history, modernity, and the vibrant energy that defines the City of Las Vegas.

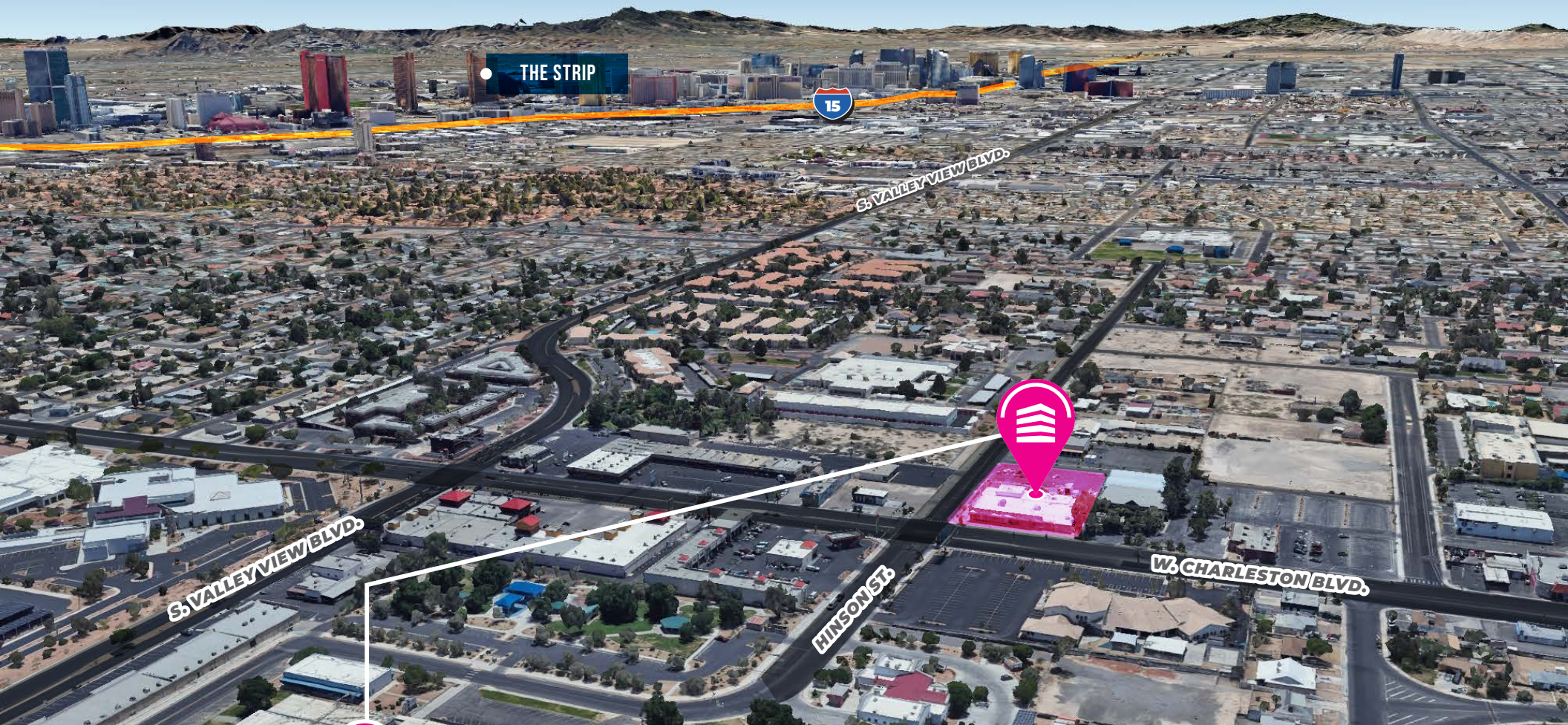
This building is situated along one of the busiest streets in Las Vegas, with Charleston Boulevard serving as a key artery that connects various neighborhoods and business hubs.

PROPERTY DETAILS

Sale Type	Investment or Owner User	Property Type	Retail
Property Subtype	Freestanding	Price/SF	CALL BROKER
Building Class	C	Building Height	1 Stories
Tenancy	Single	Parcel #	162 - 06 - 510 - 025
Building FAR	0.36	Zoning	C - 1 (Limited Commercial)
Parking	45 Spaces (4.76 Spaces per 1,000 SF Leased)	Frontage	212 FT on Charleston Blvd

Disclaimer: Our information is deemed reliable but not guaranteed

** To Be Verified By Buyer*

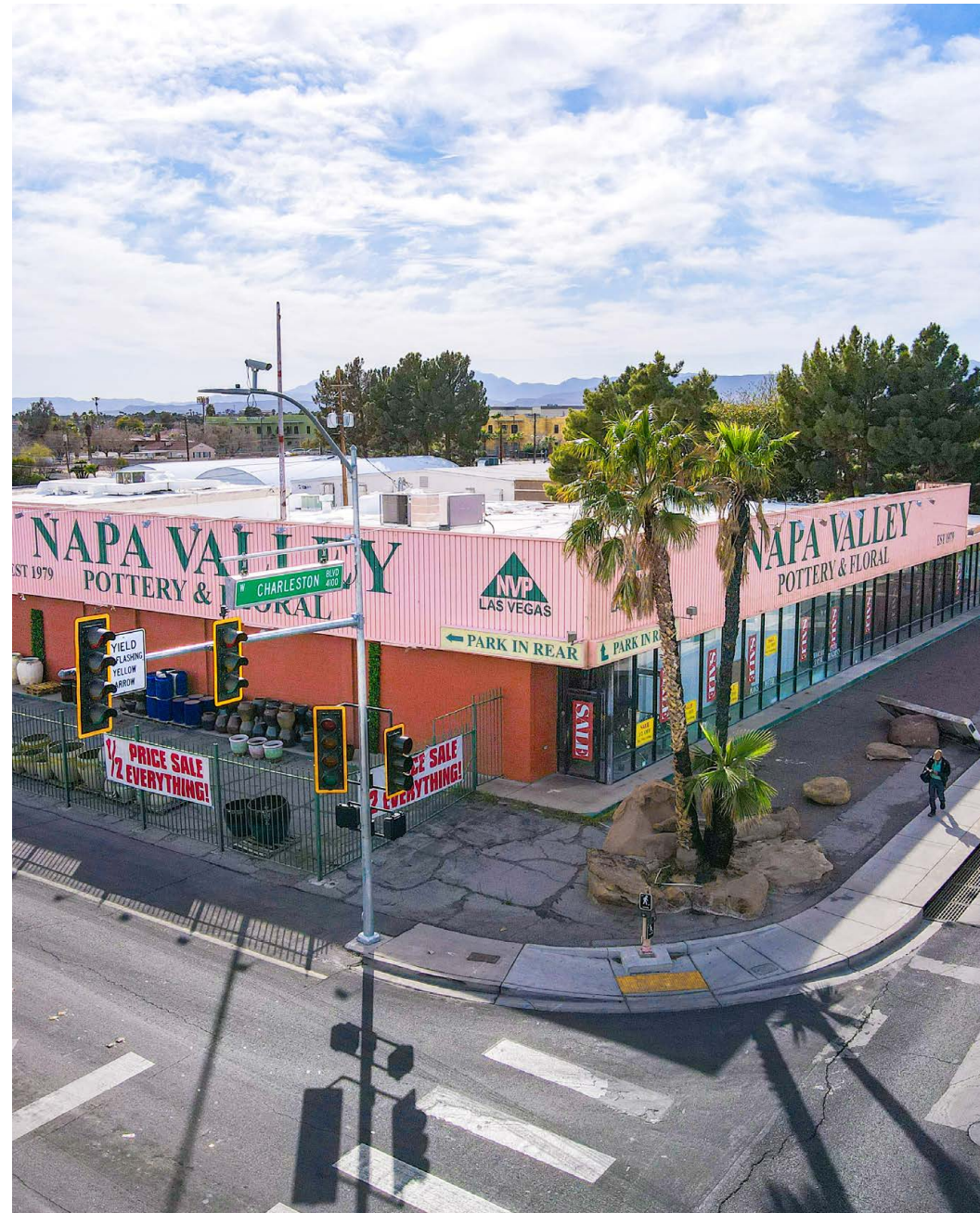


LOCATION OVERVIEW

Being located on a major thoroughfare on Charleston Blvd is in a prime position for retail and service needs. Surrounded by a mix of residential buildings, from single-family homes to multi-family apartments. Nearby Cultural and Historical Attractions such as The Las Vegas Natural History Museum, The Neon Museum, and the Arts District are all nearby.

Easily accessible and well-connected to other key areas, including The Strip, which is only a short drive away, and it's close to public transportation options.

Close proximity to Downtown Las Vegas Medical District which offers the University Medical Center of Southern Nevada and other healthcare facilities.





HIGHLIGHTS • 4101 W CHARLESTON BLVD

HIGHLIGHTS



HIGHLIGHTS

- Proximity to Downtown Las Vegas
- Diverse Residential Area
- Near to Medical and Educational Facilities
- Access to Shopping and Services
- Great Transportation Access
- Nearby Cultural and Historical Attractions
- Bus Line
- Signage
- Signalized Intersection





DEMOGRAPHIC REPORT

1 MILE RADIUS



Demographic and Income Profile

4101 W Charleston Blvd, Las Vegas, Nevada, 89102
Ring: 1 mile radius

James S. Han, CCIM - 702.825.2125
Latitude: 36.15864
Longitude: -115.19568

Summary	Census 2010	Census 2020	2024	2029
Population	15,694	16,091	15,609	16,842
Households	6,187	6,440	6,460	6,980
Families	3,551	3,639	3,544	3,850
Average Household Size	2.53	2.48	2.40	2.39
Owner Occupied Housing Units	3,107	2,954	3,249	3,441
Renter Occupied Housing Units	3,080	3,486	3,211	3,539
Median Age	40.6	40.5	41.9	43.2
Trends: 2024-2029 Annual Rate	Area		State	National
Population	1.53%		0.77%	0.38%
Households	1.56%		1.02%	0.64%
Families	1.67%		0.96%	0.56%
Owner HHs	1.15%		1.30%	0.97%
Median Household Income	3.73%		3.23%	2.95%
Households by Income			2024	2029
	Number	Percent	Number	Percent
<\$15,000	519	8.0%	505	7.2%
\$15,000 - \$24,999	427	6.6%	346	5.0%
\$25,000 - \$34,999	688	10.7%	580	8.3%
\$35,000 - \$49,999	1,190	18.4%	1,111	15.9%
\$50,000 - \$74,999	1,108	17.2%	1,180	16.9%
\$75,000 - \$99,999	797	12.3%	908	13.0%
\$100,000 - \$149,999	1,005	15.6%	1,325	19.0%
\$150,000 - \$199,999	180	2.8%	301	4.3%
\$200,000+	547	8.5%	724	10.4%
Median Household Income	\$57,071		\$68,529	
Average Household Income	\$89,137		\$104,650	
Per Capita Income	\$36,458		\$42,841	
Population by Age	Number	Percent	Number	Percent
0 - 4	981	6.3%	816	5.1%
5 - 9	918	5.8%	874	5.4%
10 - 14	943	6.0%	944	5.9%
15 - 19	984	6.3%	898	5.6%
20 - 24	962	6.1%	951	5.9%
25 - 34	1,951	12.4%	2,319	14.4%
35 - 44	2,012	12.8%	2,103	13.1%
45 - 54	2,112	13.5%	2,021	12.6%
55 - 64	1,973	12.6%	2,103	13.1%
65 - 74	1,468	9.4%	1,778	11.0%
75 - 84	1,008	6.4%	918	5.7%
85+	383	2.4%	367	2.3%
Race and Ethnicity	Number	Percent	Number	Percent
White Alone	9,618	61.3%	6,602	41.0%
Black Alone	1,078	6.9%	1,658	10.3%
American Indian Alone	131	0.8%	237	1.5%
Asian Alone	1,016	6.5%	1,182	7.3%
Pacific Islander Alone	74	0.5%	116	0.7%
Some Other Race Alone	3,027	19.3%	3,898	24.2%
Two or More Races	751	4.8%	2,397	14.9%
Hispanic Origin (Any Race)	5,936	37.8%	6,857	42.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 05, 2025



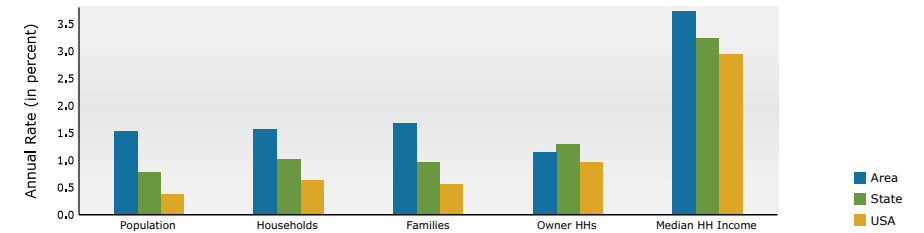
Demographic and Income Profile

Ring: 1 mile radius

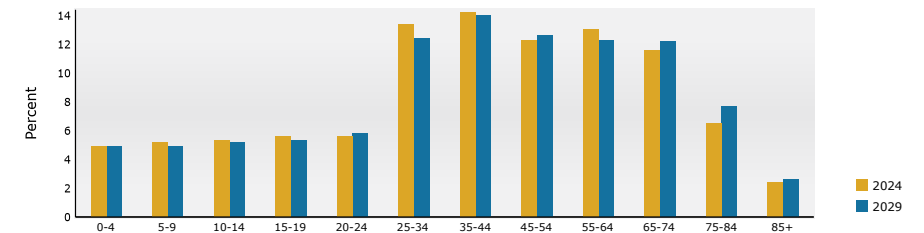
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James S. Han, CCIM - 702.825.2125
Latitude: 36.15864
Longitude: -115.19568

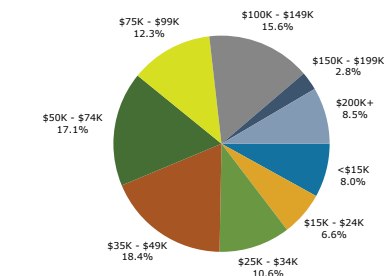
Trends 2024-2029



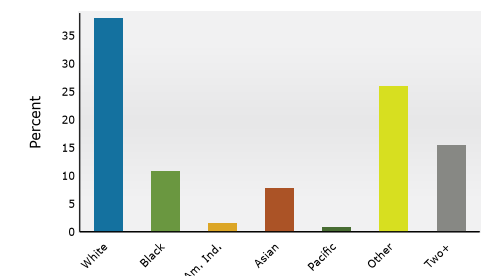
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin:45.1%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 05, 2025

3 MILE RADIUS



Demographic and Income Profile

Ring: 3 mile radius

James S. Han, CCIM - 702.825.2125

Latitude: 36.15864

Longitude: -115.19568

Summary	Census 2010		Census 2020		2024		2029	
Population	163,737		166,851		168,517		175,153	
Households	58,231		62,950		64,868		68,269	
Families	34,687		36,672		36,594		38,294	
Average Household Size	2.72		2.62		2.57		2.54	
Owner Occupied Housing Units	24,382		23,160		25,969		27,785	
Renter Occupied Housing Units	33,849		39,790		38,899		40,485	
Median Age	35.0		36.7		37.8		38.8	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.78%		0.77%		0.38%			
Households	1.03%		1.02%		0.64%			
Families	0.91%		0.96%		0.56%			
Owner HHs	1.36%		1.30%		0.97%			
Median Household Income	3.13%		3.23%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
	<\$15,000		9,052	14.0%	8,650	12.7%		
	\$15,000 - \$24,999		6,300	9.7%	5,276	7.7%		
	\$25,000 - \$34,999		6,392	9.9%	5,652	8.3%		
	\$35,000 - \$49,999		9,540	14.7%	8,742	12.8%		
	\$50,000 - \$74,999		11,458	17.7%	11,502	16.8%		
	\$75,000 - \$99,999		7,879	12.1%	9,089	13.3%		
	\$100,000 - \$149,999		8,311	12.8%	11,050	16.2%		
	\$150,000 - \$199,999		2,651	4.1%	4,040	5.9%		
	\$200,000+		3,284	5.1%	4,268	6.3%		
	Median Household Income		\$51,721		\$60,331			
Average Household Income		\$74,936		\$88,158				
Per Capita Income		\$28,982		\$34,663				
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
	0 - 4	12,418 7.6%	9,865 5.9%	9,806 5.8%	10,035 5.7%			
	5 - 9	11,158 6.8%	10,515 6.3%	9,731 5.8%	9,572 5.5%			
	10 - 14	10,294 6.3%	11,397 6.8%	10,106 6.0%	9,667 5.5%			
	15 - 19	10,915 6.7%	10,592 6.3%	10,646 6.3%	10,212 5.8%			
	20 - 24	12,187 7.4%	11,172 6.7%	11,631 6.9%	12,322 7.0%			
	25 - 34	24,805 15.1%	25,761 15.4%	25,631 15.2%	25,861 14.8%			
	35 - 44	22,985 14.0%	22,653 13.6%	23,747 14.1%	24,791 14.2%			
	45 - 54	21,760 13.3%	21,409 12.8%	21,248 12.6%	21,612 12.3%			
	55 - 64	17,544 10.7%	20,005 12.0%	20,120 11.9%	20,258 11.6%			
	65 - 74	11,229 6.9%	14,401 8.6%	15,485 9.2%	17,695 10.1%			
75 - 84	6,362 3.9%	6,966 4.2%	7,984 4.7%	10,146 5.8%				
85+	2,079 1.3%	2,117 1.3%	2,384 1.4%	2,981 1.7%				
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
	White Alone	85,100 52.0%	54,449 32.6%	51,217 30.4%	50,345 28.7%			
	Black Alone	20,084 12.3%	26,054 15.6%	26,766 15.9%	27,512 15.7%			
	American Indian Alone	1,307 0.8%	2,448 1.5%	2,546 1.5%	2,647 1.5%			
	Asian Alone	11,203 6.8%	13,223 7.9%	13,978 8.3%	15,115 8.6%			
	Pacific Islander Alone	1,112 0.7%	1,493 0.9%	1,491 0.9%	1,559 0.9%			
	Some Other Race Alone	36,929 22.6%	43,425 26.0%	45,896 27.2%	49,495 28.3%			
	Two or More Races	8,002 4.9%	25,759 15.4%	26,624 15.8%	28,481 16.3%			
	Hispanic Origin (Any Race)	72,386 44.2%	75,069 45.0%	78,782 46.8%	84,620 48.3%			

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 05, 2025

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Demographic and Income Profile

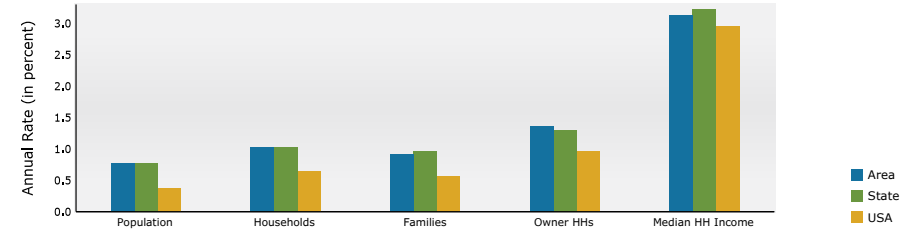
Ring: 3 mile radius

James S. Han, CCIM - 702.825.2125

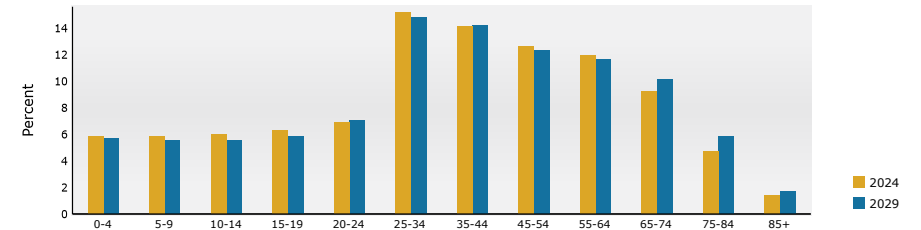
Latitude: 36.15864

Longitude: -115.19568

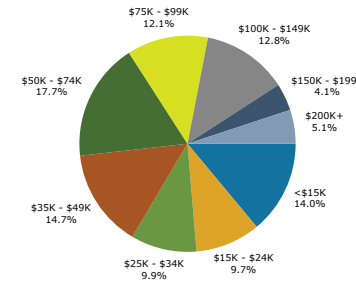
Trends 2024-2029



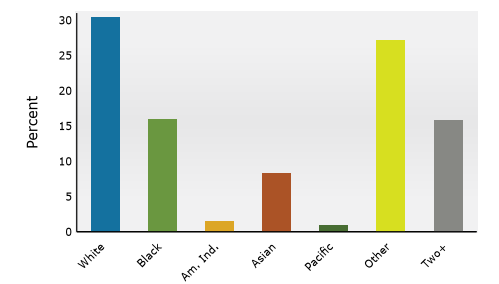
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 46.8%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 05, 2025

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5 MILE RADIUS



Demographic and Income Profile

Ring: 5 mile radius

James S. Han, CCIM - 702.825.2125

Latitude: 36.15864

Longitude: -115.19568

Summary	Census 2010	Census 2020	2024	2029
Population	477,164	494,269	498,899	513,863
Households	179,124	194,500	199,559	208,215
Families	103,378	109,580	108,777	112,799
Average Household Size	2.61	2.51	2.47	2.44
Owner Occupied Housing Units	72,359	70,190	78,551	83,967
Renter Occupied Housing Units	106,765	124,310	121,008	124,248
Median Age	35.3	36.9	37.9	39.0
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.59%	0.77%	0.38%	
Households	0.85%	1.02%	0.64%	
Families	0.73%	0.96%	0.56%	
Owner HHs	1.34%	1.30%	0.97%	
Median Household Income	2.69%	3.23%	2.95%	
Households by Income		2024	2029	
	Number	Percent	Number	Percent
<\$15,000	26,409	13.2%	25,216	12.1%
\$15,000 - \$24,999	18,807	9.4%	15,698	7.5%
\$25,000 - \$34,999	20,416	10.2%	17,937	8.6%
\$35,000 - \$49,999	28,215	14.1%	25,931	12.5%
\$50,000 - \$74,999	38,242	19.2%	38,434	18.5%
\$75,000 - \$99,999	24,962	12.5%	28,400	13.6%
\$100,000 - \$149,999	25,282	12.7%	32,740	15.7%
\$150,000 - \$199,999	8,779	4.4%	12,954	6.2%
\$200,000+	8,431	4.2%	10,887	5.2%
Median Household Income		\$52,673		\$60,159
Average Household Income		\$73,160		\$85,359
Per Capita Income		\$29,234		\$34,599
Population by Age	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
0 - 4	34,616	7.3%	28,949	5.9%
5 - 9	31,375	6.6%	28,324	5.7%
10 - 14	29,975	6.3%	28,969	5.8%
15 - 19	32,228	6.8%	30,094	6.0%
20 - 24	35,555	7.5%	34,012	6.9%
25 - 34	73,028	15.3%	77,931	15.8%
35 - 44	67,758	14.2%	67,277	13.6%
45 - 54	66,245	13.9%	63,370	12.8%
55 - 64	52,351	11.0%	60,715	12.3%
65 - 74	31,500	6.6%	43,460	8.8%
75 - 84	17,019	3.6%	19,887	4.0%
85+	5,513	1.2%	6,031	1.2%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
White Alone	248,937	52.2%	167,020	33.8%
Black Alone	68,137	14.3%	88,166	17.8%
American Indian Alone	4,002	0.8%	6,528	1.3%
Asian Alone	36,019	7.5%	43,185	8.7%
Pacific Islander Alone	3,234	0.7%	4,258	0.9%
Some Other Race Alone	93,144	19.5%	109,925	22.2%
Two or More Races	23,690	5.0%	75,188	15.2%
Hispanic Origin (Any Race)	186,954	39.2%	198,183	40.1%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 05, 2025

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Demographic and Income Profile

Ring: 5 mile radius

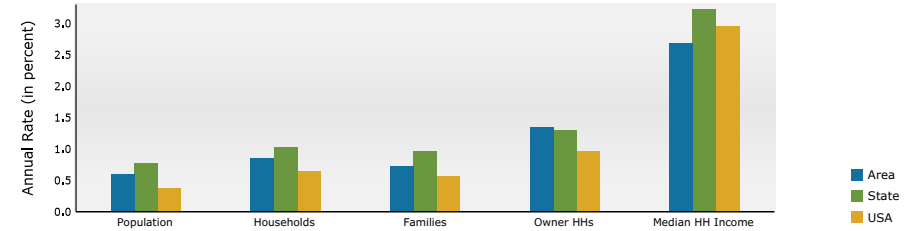
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James S. Han, CCIM - 702.825.2125

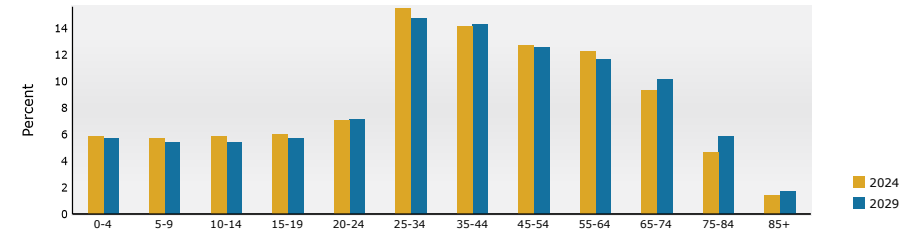
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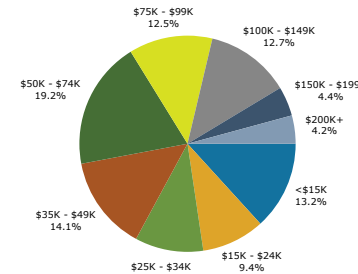
Trends 2024-2029



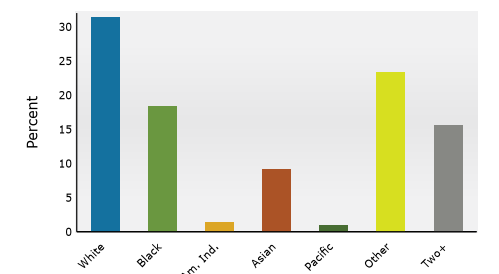
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 41.8%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 05, 2025

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LAS VEGAS MARKET



HUNTRIDGE THEATER

Excerpt from [8newsnow.com](https://www.8newsnow.com)
February 2024 | by James Schaeffer

"J Dapper, founder of Dapper Companies, presented a 20-page PowerPoint presentation to the Las Vegas City Historic Preservation Commission on Wednesday to provide an update on the renovation of the 80-year-old movie house.

"We have kind of turned all of our focus on instead of design and getting to the point of turning in a set of plans," he said, "To making sure we get into the best position of the new market tax credits, otherwise we will just not be able to qualify and get them."

Enterprise Bank and Trust is now reserving \$8 million in New Markets Tax Credit allocation for the project in addition to another bank which will buy the allocation for an overall net result of nearly \$2.5 million.

"[Dapper] is a really strong believer in revitalizing the historic heart of Las Vegas and he has done that in a number of areas and in parts of the city already," Mallory Gott, owner of Winnie & Ethel's Diner, said. "I also think that any progress is the right direction and that's been my personal experience with the Dapper Development company."

"Revitalizing the city streets, the sidewalks, the urban landscaping down here, I think those are all really great leading indicators that this part of the city is on the map," Gott said. "Not only private development but also really rehabilitating this side of the city hopefully in the eyes of the community at large."

VEGAS LOOP, THE BORING CO.



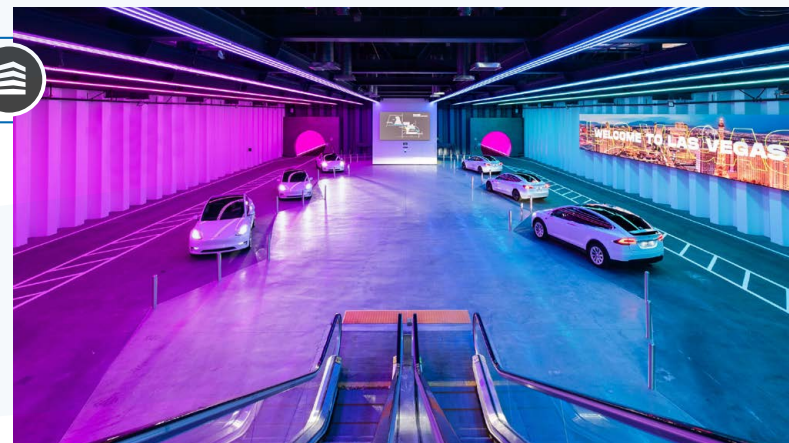
Excerpt from [teslarati.com](https://www.teslarati.com)
August 2024 | by Zachary Visconti

"Currently, the Boring Company is building out a larger network of underground tunnels called the Vegas Loop, after the company initially built a few stations, dubbed the Las Vegas Convention Center (LVCC) Loop. The LVCC loop has three stations: the LVCC West Station, the LVCC South Station, and the LVCC Central Station, with the whole loop designed to carry 4,400 passengers per hour.

The Vegas Loop is a sprawling plan for stations across the entire city, expected to eventually carry as many as 90,000 passengers per hour.

Las Vegas is the most expansive of The Boring Company's underground tunneling projects, though Tesla earlier this year began a project to build a tunnel at its Giga Texas. In May, The Boring Company celebrated surpassing two million rides given, about a year after the company reached one million.

The Boring Company continues to develop its Las Vegas Loop with underground tunnels, President and CEO of the Las Vegas Convention and Visitors Authority Steve Hill said that the Teslas in them will soon be using driver assistance technology. While Hill didn't specify what "driver assistance tool" the company would be using, it stands to reason that Tesla's Full Self-Driving (FSD) would be fairly easy to adapt to the underground tunnel system, especially compared to actual traffic."





A'S BASEBALL STADIUM

Excerpt from ktvu.com/news
August 2024 | by KTVU Staff

"A clearer picture of the timeline for building a new ballpark for the A's in Las Vegas is emerging.

The construction companies hired by the A's plan to break ground on the project in the spring of 2025.

And their goal is to have the baseball park ready in time for opening day in 2028. The 33,000-seat stadium will be built along the Las Vegas strip at the site of the Tropicana Hotel, which is scheduled to be torn down next month.

Meanwhile, the Las Vegas Review Journal reported that the A's have three outstanding agreements with the Las Vegas Stadium Authority that are being negotiated and set to be presented in nearly final forms at a Oct. 17 meeting. Those agreements include nonrelocation, lease and development agreements, the Journal reported. A final vote will occur in December.

"We're on track for those and we're really happy with the progress we've made and ensuring that it's done in an appropriate fashion and working hand-in-hand with the stadium authority," A's President Dave Kaval said, according to the Journal.

Until the Vegas stadium is ready, the As' agreed to play the following three seasons, with an option for a fourth, in a Triple-A stadium in West Sacramento, California."

BRIGHTLINE WEST RAILWAY PROJECT

Excerpt from brightlinewest.com/media/press-releases/2024
September 2024 | by Marybeth Luczak

"Washington, D.C. (Sept. 26, 2024) – Today, the Federal Railroad Administration (FRA) officially signed the \$3 billion grant agreement awarded to the Nevada Department of Transportation (NDOT) for Brightline West. In December 2023, President Biden announced the Federal-State Partnership for Intercity Passenger Rail Grant at a ceremony in Las Vegas and in April, U.S. Transportation Secretary Pete Buttigieg spoke at the Brightline West groundbreaking. Brightline West will be America's first true high-speed rail project set to connect Southern California to Las Vegas, with trains traveling over 200 miles per hour.

"This is a historic commitment that will jumpstart the high-speed rail industry in America, creating thousands of jobs all across the country," said Michael Reiningger, CEO of Brightline. "Brightline West will be American made and American built, and will serve as the blueprint for connecting city pairs that are too close to fly but too far to drive."

The Brightline West rail project will create over 35,000 jobs, including more than 10,000 union construction jobs. Once operational, the project will include approximately 1,000 jobs. Brightline signed historic labor agreements with the California and Southern Nevada Building Trades to construct the project and the High-Speed Rail Labor Coalition to operate and maintain the system..."



Brightline West System Map



DURANGO STATION CASINO

Excerpt from [rnews3lv.com](https://www.3news.com)
July 2024 | by Matthew Seeman

"Durango Resort in Las Vegas set to expand with new casino space and parking"

"Executives are touting plans to expand the new Durango Resort in the southwest Las Vegas valley.

Clark County approved plans for the expansion earlier this month, and Station Casinos' parent company Red Rock Resorts discussed them during a second-quarter earnings call with analysts on Tuesday.

Stephen Cootey, the company's executive vice president, said Durango will add 25,000 square feet of additional casino space, including a new high-limit slot area and bar. That would bring an additional 230 slot machines to the casino floor, according to Cootey. Another parking garage will also be built, adding nearly 2,000 parking spots.

The expansion is still in the planning and budgeting stages, but construction is expected to begin later this year, said Cootey, who promised more updates in future earnings calls.

"In terms of disruption, expect it to be the minimal disruption to the property," he said ..."



OAK VIEW GROUP ARENA

Excerpt from [sportsbusinessjournal.com/Articles](https://www.sportsbusinessjournal.com/Articles)
September 2024 | by Mick Akers

"Proposed south Strip NBA-ready arena could shift sites.

Plans for a \$10 billion NBA-ready arena-hotel project slated for a plot of land just south of the Las Vegas Strip have stalled.

Oak View Group's plan to construct a 20,000-seat arena with a connected resort on Las Vegas Boulevard and Blue Diamond Road has hit a roadblock, a person with knowledge of the situation told the Review-Journal. The site is near where the planned Brightline West high-speed rail station is scheduled to be built.

Oak View Group issued a statement regarding the project's future, but it doesn't mention the Las Vegas Boulevard site.

"We are committed to building a world-class NBA ready arena in Las Vegas and will share more information shortly," an Oak View Group spokesperson said in a statement.

The deal hit a snag due to a pricing disagreement with land owner Blue Diamond Acquisition for the 25 acres the arena/hotel project would've been constructed on, according to the source. In February 2022, Blue Diamond Acquisition purchased nearly 63 acres on the northwest corner of Las Vegas Boulevard and Blue Diamond Road for \$98 million, according to Clark County records ..."



DEVELOPMENT PROJECTS

HARD ROCK HOTEL



Excerpt from vegasfoodandfun.com
September 2024 | by Bob & Jenn Bassett

"It's official, the skyline of Las Vegas hotels on the Las Vegas Strip is getting a guitar which will be the Hard Rock Hotel Las Vegas! Rock on! In case you haven't heard, what we're talking about is the new acquisition of The Mirage by Hard Rock International.

Though not too many details are available just yet, we've gathered everything we can find about what's coming from the Hard Rock Hotel in Las Vegas.

The Mirage: Now Owned by Hard Rock. So where did it begin? Well, in 2021, Hard Rock International announced that it intended to purchase The Mirage for \$1.08 billion. The deal went through at the end of 2022.

Now in 2024, The Mirage is operated by Hard Rock International. However, the land is owned by VICI Properties Inc., which Hard Rock Las Vegas has signed a lease agreement with.

As of March of this year, it has been approved for Hard Rock International to build their guitar-shaped hotel right where the iconic Mirage volcano was. There are several other plans slated for the renovation and transformation, too ..."



MOVIE & FILM STUDIOS, SUMMERLIN

Excerpt from 8newsnow.com/news
October 2024 | by Greg Haas

"Warner Bros. adds plan for Las Vegas studio attraction, lists economic benefits of movie partnership. Bringing movie studios to Las Vegas could provide a \$1.2 billion boost to the economy each year and more than 16,500 ongoing jobs, according to an economic study released by Warner Bros. Discovery on Wednesday.

Nevada got a glimpse of the trailer in 2023 when movie studio proposals emerged late in the legislative session. Now, details of the blockbuster plan are getting ready to hit the big screen. Endorsements from big name movie stars are likely again — but first, the studio is pitching economic star power.

In August, Warner Bros. Discovery (WBD) said it plans to commit more than \$8 billion to the project, a partnership with UNLV to take Nevada Studios to the next level as "Warner Bros. Studios Nevada at UNLV's Harry Reid Research & Technology Park in Las Vegas, a 34-acre campus.

Today's pitch also sweetens the deal. "As an additional part of the plan, WBD will include a studio attraction similar to the ones they operate in Hollywood, London and Tokyo," according to WBD's news release..."



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