

EXCLUSIVE INVESTMENT OPPORTUNITY
Shops at Tropicana and Eastern
Long-Term Two-Tenant NNN Investment | 2018 Construction



4820 S EASTERN AVENUE
LAS VEGAS, NEVADA

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PROPERTY INFORMATION

Address:	4280 S Eastern Avenue Las Vegas, NV (View Map)
Improvements:	Approx. 4,300 Square Feet
Land:	Approx. 21,780 Square Feet
Occupancy:	100%
APN:	162-24-401-020

FINANCIAL INFORMATION

Price:	\$2,766,000
Cap Rate:	6.00%
Terms:	All Cash or Cash to New Loan

ANNUAL OPERATING INFORMATION

Gross Scheduled Income:	\$165,960
Plus Recapture:	NNN
Gross Operating Income:	\$165,960
Less Operating Expenses:	(NNN)
Net Operating Income:	\$165,960

PROPERTY HIGHLIGHTS

- Long-Term Two-Tenant NNN Retail Pad within Anchored Shopping Center
 - New 15-Year & 10-Year Leases with Fixed Scheduled Increases
 - Don Tortaco - 15-Year Lease w/ 10% Increases Every 5-Years
 - Total Wireless - 10-Year Lease w/ 12.5% Increases Every 5 Years
- True NNN Leases - 100% of Operating Expenses Borne by Tenants
 - Tenants Reimburse for all Expenses including 3rd Party Management
- High Traffic Location - 80,000+ Car Per Day Intersection
 - Tropicana Ave & Eastern Ave are two major arterials serving Las Vegas
 - Eastern Ave - 37,500 Cars Per Day | Tropicana Ave - 44,000 Cars Per Day
 - Excellent Consumer Exposure with Prominent Signage & Visibility
- Strong Real Estate Fundamentals - Freestanding Building w/ Drive-Thru
 - Ideally Configured Freestanding Building with Drive-Thru
 - Excellent Access & Visibility - Left Turn In Directly In Front of Property
 - Prominent Outparcel within Anchored Retail Center
 - Brand New 2018 Construction - Zero Deferred Maintenance
- Close Proximity to UNLV & Thomas & Mack Center - Community Anchor
 - UNLV - 30,000+ Students | 4,000+ Faculty & Staff
 - Thomas & Mack Center - Hosts 250 Events Annually including NBA games, College Sports, Concerts, Etc. - Huge Consumer Draw
- Dense Supporting Demographic - Ideal Consumer Base
 - Population: 1-Mile Radius - 27,325 people | 3-Mile Radius - 159,997 people
 - Households: 1-Mile Radius - 12,139 | 3-Mile Radius - 68,967



marketon
SAVE A TON / AHORROS A MONTON

99c only
STORES

AutoZone

80,000 CPD

CHASE

Walgreens

Starbucks

Denny's

Subject Property

POPULATION
1-Mile: 27,000+

HOUSEHOLDS
1-Mile: 12,000+

AERIAL PHOTO



marketon
SAVE A TON / AHORROS A MONTO

99¢ only
SMILES

McCarran
INTERNATIONAL AIRPORT

AutoZone

80,000 CPD

CHASE

CITY NATIONAL BANK

Pollo Loco

Tropicana Ave

Save a lot

Walgreens

Denny's

savers
SHOP. REUSE. REIMAGINE.

Dotty's

Starbucks

Eastern Ave

Subject Property

Burlington

AVEDA INSTITUTE
LAS VEGAS





RENT ROLL

Suite	Tenant	Lease Start	Lease End	Suite Sq. Ft.	Annual Rent	Increases	Renewal Options
-	Don Tortaco (Drive-Thru)	8/5/18	9/30/33	2,800	\$120,960	10% Every Five Years	3 (5-Year)
-	Total Wireless	9/10/18	10/31/28	1,500	\$45,000	12.5% Every Five Years	2 (5-Year)
TOTALS				4,300	\$165,960		





TENANT SUMMARY



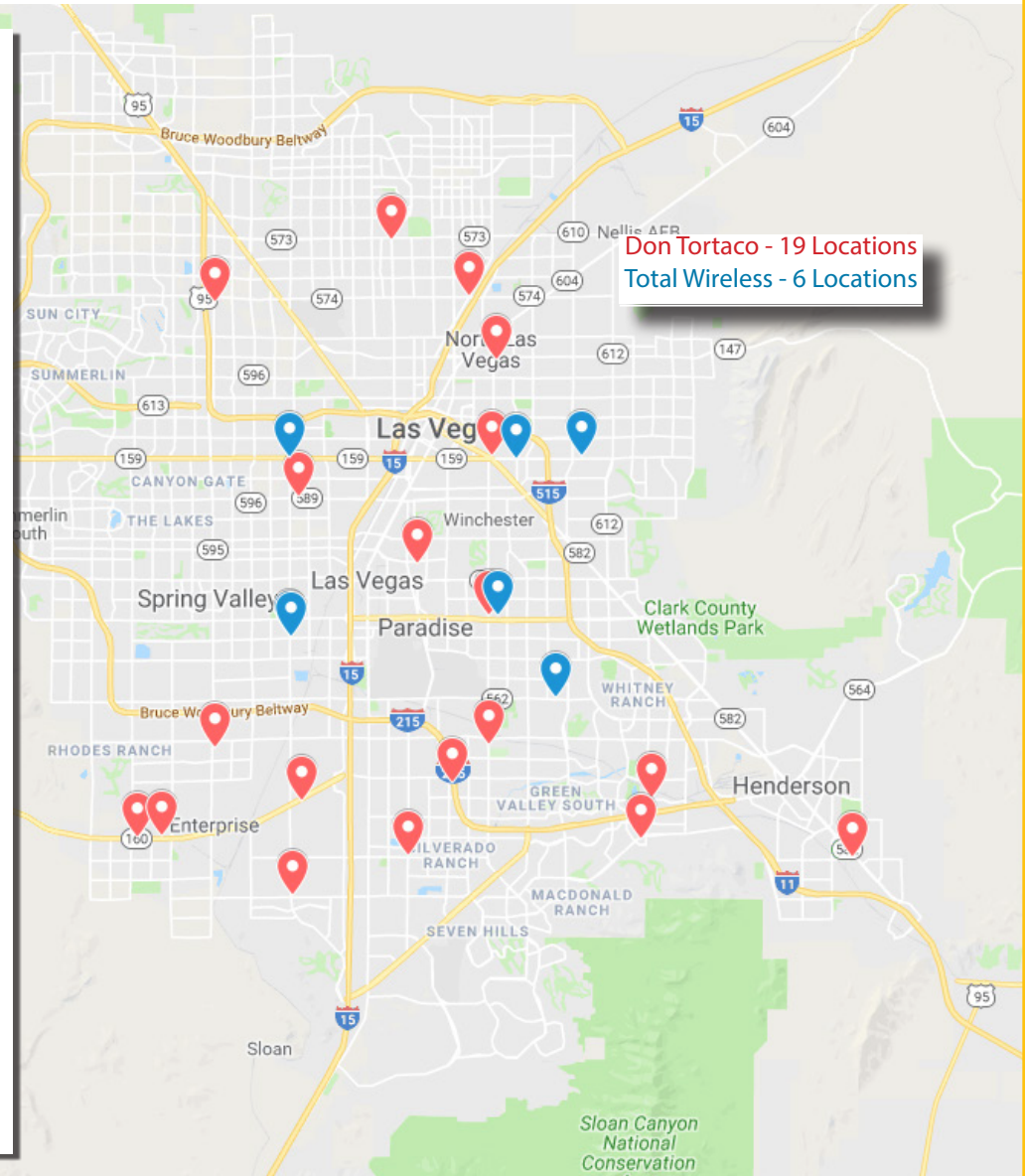
Don Tortaco Mexican Grill is a fast food Mexican restaurant chain offering quick, affordable and authentic recipes in a casual walk in or drive-thru atmosphere. Established as more of a traditional Mexican Taqueria, the restaurant features a walk up counter with help-your-self salsa bar providing the convenience of either dining in, quick service take-out, or drive-thru pick up. Their goal is to offer a high quality product at fair prices with excellent quick service. There are currently 19 locations across Las Vegas, with more locations coming soon.

www.dontortaco.com



Total Wireless is a no-contract wireless communications provider offering wireless service on the Verizon Network. Customers are able to enjoy fast 4G LTE data speeds at a lower monthly cost with no contract required. Total Wireless sells a wide selection of smartphones including Samsung, LG, ZTE, I-phone and more. Customers can visit the store locations for retail sales of phones, wireless contracts and phone accessories as well as cell phone repair services. Total Wireless has 257 locations across the US, with 6 locations in Las Vegas.

www.totalwireless.com





AERIAL - TRADE AREA VIEW

LAS VEGAS STRIP

Subject Property

DESERT SPRINGS HOSPITAL MEDICAL CENTER

UNLV UNIVERSITY OF NEVADA LAS VEGAS

Thomas & Mack CENTER

Las Vegas Stadium

McCarran INTERNATIONAL AIRPORT

Las Vegas Blvd

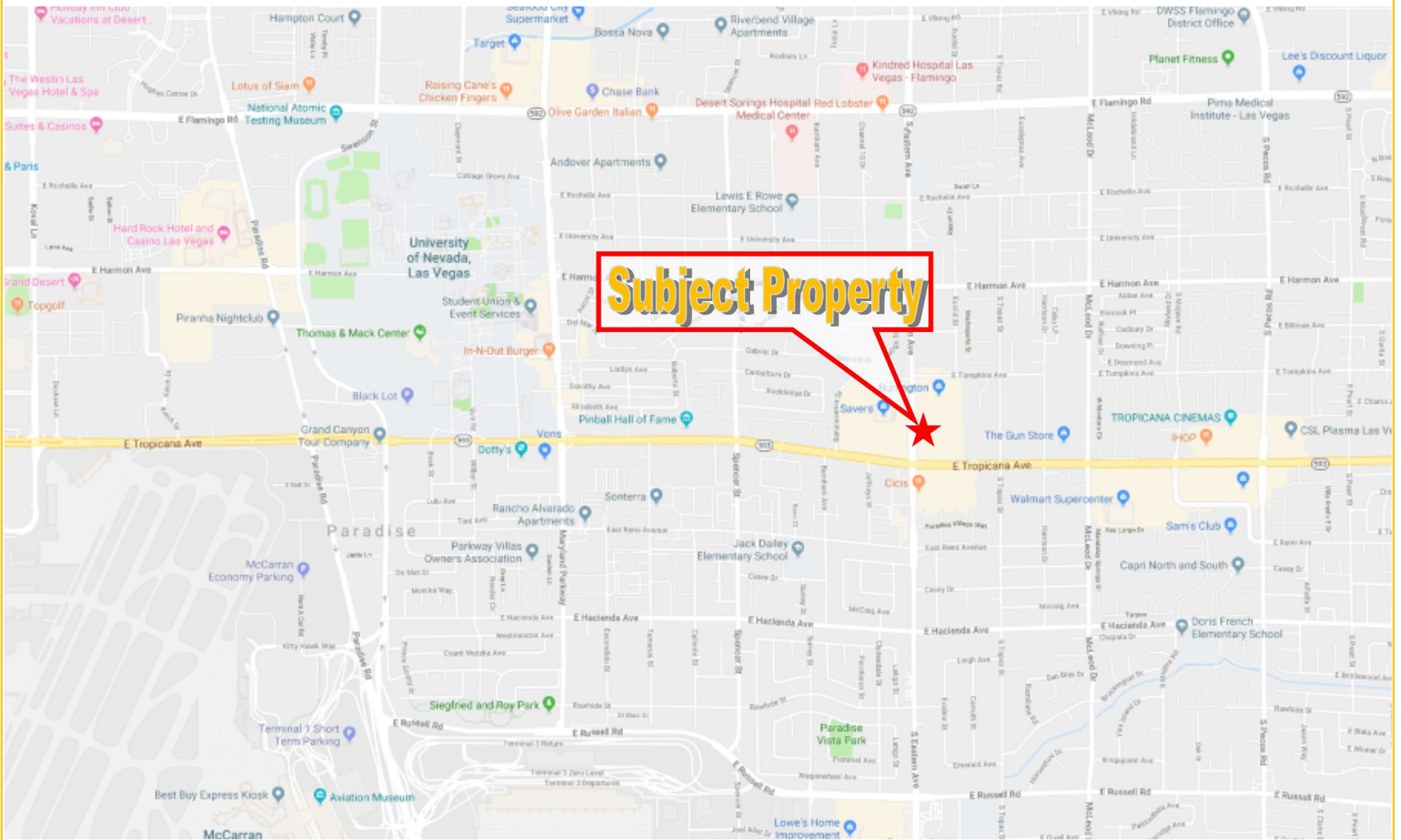
Flamingo Ave

Tropicana Ave

Eastern Ave

INTERSTATE NEVADA 15

LOCATION MAP



LOCATION MAP

