

GENERATIONAL ASSET | TROPHY LOCATION

Multi-Tenant NNN Investment Opportunity

HARMON SQUARE

100% LEASED | RESORT CORRIDOR | 1 BLOCK FROM UNLV CAMPUS | ACROSS FROM VIRGIN HOTELS



4501 - 4503 Paradise Road

LAS VEGAS NEVADA

ACTUAL SITE | BOJANGELE'S AND MINT SIGNAGE IS REPRESENTATIVE AND NOT ACTUAL



 **SRS**

EXCLUSIVELY MARKETED BY

**HARMON
SQUARE**

CHUCK KLEIN

EVP & Principal

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PROPERTY PHOTO



PROPERTY PHOTOS



PROPERTY PHOTO



PROPERTY BILLBOARDS



PROPERTY BILLBOARDS



CLEAR CHANNEL OUTDOOR



LAS VEGAS BILLBOARDS LLC - DIGITAL PANELS



LAS VEGAS BILLBOARDS LLC - DIGITAL PANELS



AURA OUTDOOR LLC

OFFERING SUMMARY

HARMON SQUARE



OFFERING

Price	\$44,440,000
Net Operating Income	\$2,707,544
Cap Rate	6.09%

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

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
MINT	\$6,700,000

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

PROPERTY SPECIFICATIONS

Property Address	4501 - 4503 Paradise Road Las Vegas, Nevada 89169
Rentable Area	31,037
Occupancy	100%
Land Area	3.29 Acres
Year Built / Remodeled	1987 / 2015
Parcel Number	162-22-312-001

Generational Asset

- Resort corridor Shopping Center located 1.2 miles from the World Famous Las Vegas Strip and across the street from the Virgin Hotels Las Vegas and 1 block from the campus of UNLV. Las Vegas has over 40.8 million annual visitors

Excellent Tenant Roster

- The center consists of an ideal mix of restaurant and convenience tenants that draw daily foot traffic to the center. Tenants include 7-Eleven, Dunkin Donuts, White Castle, Subway, Sbarro, Bojangles

100% Occupied/NNN Leases

- Fully stabilized with strong historical occupancy – leases are NNN with expense pass-through, providing ease of management and minimal expense slippage

Major Traffic Generators

- 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
- Located across the street from a Las Vegas Loop station. Once completed, the Loop will transport 90,000 plus passengers per hour.
- 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

Portions of the Center Available Separately

- Allows flexibility to satisfy a variety of investor acquisition requirements

Increasing Cash Flow

- Fixed rent increases and a combination of percentage rent clauses provide a growing NOI and an excellent hedge against inflation

High Traffic/High Visibility

- There are a combined 64,500 VPD at the intersection of Paradise Road & E Harmon Avenue

Strong Population Area

- 124,133 population within a 3-mile radius of the property, and 392,211 in a 5-mile radius



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 31,037 SF of existing building area

PARKING



There are approximately 190 parking spaces on the owned parcel.

PARCEL



Parcel Number: 162-22-312-001
Acres: 3.29
Square Feet: 143,312 SF

CONSTRUCTION



Year Built: 1987
Year Renovated: 2015

ZONING



H-1

Aria

Vdara
HOTEL & SPA

THE COSMOPOLITAN™
of LAS VEGAS

planet
hollywood

BELLAGIO®
LAS VEGAS

Paris
LAS VEGAS

CAESARS
PALACE
LAS VEGAS

wynn.
LAS VEGAS

Flamingo
LAS VEGAS

Hard Rock
HOTEL & CASINO

MGM
REWARDS

THE VENETIAN RESORT
LAS VEGAS

sphere

wynn.
LAS VEGAS

Hilton
GRAND VACATIONS

F1
Las Vegas Grand Prix
November 21-25, 2024

Alexis Park
(506 Rooms)

Screne
Vegas Boutique
Hotel
(150 Rooms)

E. HARMON AVE.

39,500
VEHICLES PER DAY

PARADISE RD.

37,500
VEHICLES PER DAY



UNLV
UNIVERSITY OF NEVADA LAS VEGAS
30,660 STUDENTS







Las Vegas Grand Prix
November 21-25, 2024

For More Information on F1
WWW.FORMULA1.COM

VEGAS LOOP

— UNDER CONSTRUCTION
○ STATIONS ENTITLED

For More Information
on Vegas Loop
WWW.BORINGCOMPANY.COM

UNLV
UNIVERSITY OF NEVADA LAS VEGAS
30,660 STUDENTS





HARMON SQUARE

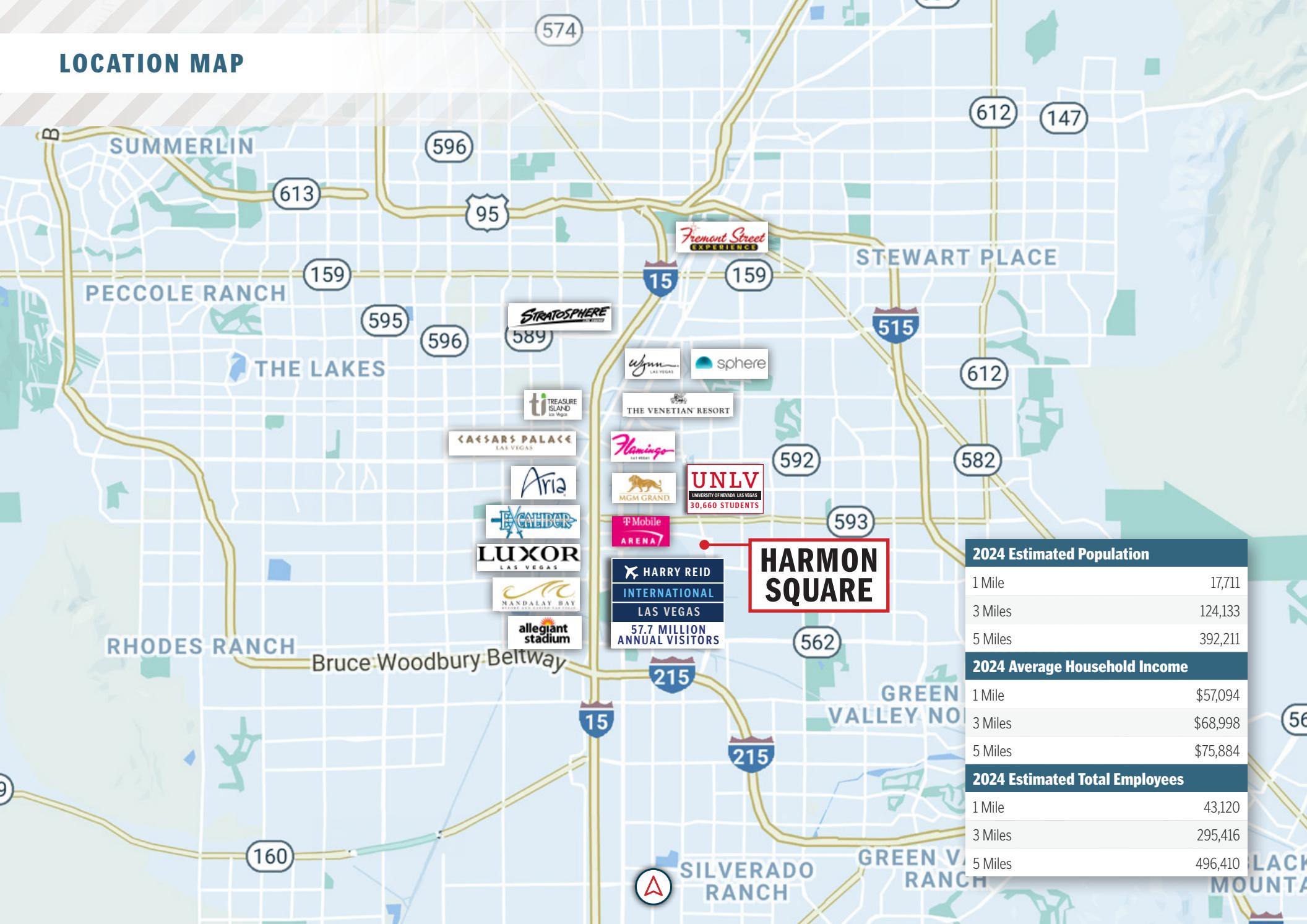
Suite	Tenant	SQ FT
4501		
410	White Castle	2,470
420	7-Eleven	2,417
430	Sbarro's Pizza	1,755
4503		
310	Tropical Smoothie	1,702
320	Teriyaki Madness	1,807
350	Bojangles	5,166
4503		
210	Mint	4,935
250	Liquor World	5,408
4503		
110	Dunkin' Donuts	2,000
120	Subway	1,376
130	Roberto's Taco Shop	2,001

Billboards

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



LOCATION MAP





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.

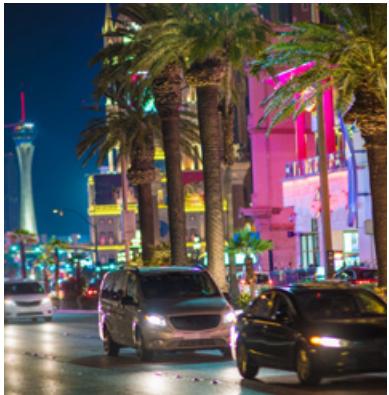
Las Vegas' pioneering spirit, enterprising nature and can-do attitude are helping pave the road to economic recovery in Southern Nevada. Currently, gaming, tourism and educational instruction remain the leading areas of employment for Southern Nevadans. Las Vegas offers a market area of more than 51 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 skate parks, six swimming pools and more.

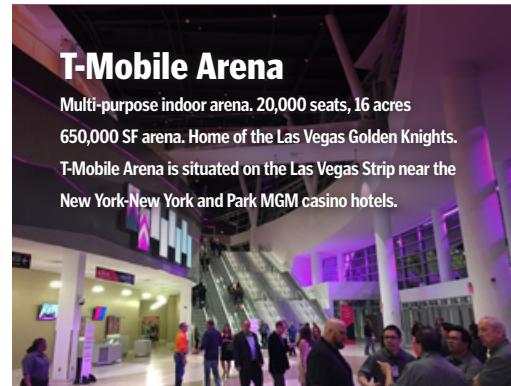
The University of Nevada, Las Vegas (UNLV), is a public research university with over 30,000 students. It offers a diverse range of programs through various colleges, including the Howard R. Hughes College of Engineering, and the Lee Business Schools. UNLV is recognized for its research initiatives in 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.

AREA OVERVIEW



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.



T-Mobile Arena

Multi-purpose indoor arena. 20,000 seats, 16 acres. 650,000 SF arena. Home of the Las Vegas Golden Knights. T-Mobile Arena is situated on the Las Vegas Strip near the New York-New York and Park MGM casino hotels.



MSG Sphere

The MSG Sphere located adjacent to The Venetian Las Vegas and just off the Las Vegas Strip. The sphere-shaped venue has a capacity of 18,000 and features LED screens inside and outside of the venue.



Allegiant Stadium

1.8 million SF world-class multi-purpose indoor stadium. Home of the NFL's Las Vegas Raiders and the UNLV college football team. Total cost of the stadium was approximately \$1.9 billion and contains approximately 65,000 seats.



Elon Musk's Vegas Loop

LVCC Loop connects the LVCC West Hall with the existing campus (North/Central/South Halls), and reduces a 45-minute cross-campus journey time to approximately two minutes.

AREA OVERVIEW



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

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 tradeshows. 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."



AREA OVERVIEW



AREA DEMOGRAPHICS

HARMON
SQUARE

	1 Mile	3 Miles	5 Miles
Population			
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%
Households & Growth			
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%
Trends: 2024-2029 Annual Rate			
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%
Income			
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
Businesses & Employees			
2024 Estimated Total Businesses	1,490	13,736	29,301
2024 Estimated Total Employees	43,120	295,416	496,410



RENT ROLL

HARMON SQUARE

Unit #	Tenant Name	Pro		Total			Rental Increases						Lease Start Date	Lease End Date	Options Remaining	
		Size SF	Rate (\$/SF)	Rent Monthly	Rent Annual	Rent \$/SF/Yr	Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr				
4501 BUILDING																
4501-410	White Castle	2,470	8%	\$22,582	\$270,979	\$109.71	Dec-25	2.00%	\$22,523	\$9.12	\$270,279	\$109	Dec-19	Dec-29	4 (5-Year)	
							Dec-26	2.00%	\$22,974	\$9.30	\$275,685	\$112			2% Annual Increases	
Note: Landlord has a termination right in the event that a 90-day notice is provided to tenant (Lease Section 43). Tenant pays 8% in percentage rent over a natural breakpoint (hitting, modeled).																
4501-420	7-Eleven	2,417	8%	\$20,119	\$241,424	\$99.89	Dec-25	1.50%	\$20,119	\$8.32	\$245,046	\$101	Nov-17	Nov-27	1 (10-Year)	
							Dec-26	1.50%	\$20,727	\$8.58	\$248,721	\$103			1.5% Annual Increases	
Note: Landlord has the right to relocate tenant to another space of similar size in the Center (Lease Section 27). Landlord has a termination right in the event that a 90-day notice is provided to tenant (Lease Section 43). Tenant pays 8% in percentage rent over a natural breakpoint (not hitting).																
4501-430	Sbarro's Pizza	1,755	6%	\$15,064	\$180,765	\$103.00	Dec-25	3.00%	\$15,516	\$8.84	\$186,188	\$106	Dec-23	Dec-33	1 (5-Year)	
							Dec-26	3.00%	\$15,981	\$9.11	\$191,774	\$109			3% Annual Increases	
Note: Landlord has the right to relocate tenant to another space of similar size in the Center (Lease Section 27). Landlord has a termination right in the event that a 90-day notice is provided to tenant (Lease Section 43). Tenant pays 8% in percentage rent over a natural breakpoint (not hitting).																
4503 BUILDING (SUITES 110, 120, 130)																
4503-110	Dunkin Donuts	2,000	6%	\$10,400	\$124,800	\$62.40	Mar-26	-	-	-	-	-	Mar-16	Feb-31	1 (5-Year)	
																3% Annual Increases
Note: Landlord has a termination right in the event that a 90-day notice is provided to tenant (Lease Section 44). Tenant is currently paying 10% of total gross sales in percentage rent in lieu of base rent (modeled as base rent). Tenant has a 5% cumulative cap on Controllable CAM expenses (not hitting).																
4503-120	Subway	1,376	4%	\$8,829	\$105,943	\$76.99	Mar-26	10.00%	\$9,712	\$7.05	\$116,537	\$84	Mar-16	Feb-31	1 (5-Year)	
																10% Inc. At Beg. Of Ea. Option Period
Note: Tenant pays 8% in percentage rent over a natural breakpoint (not hitting).																
4503-130	Roberto's Taco Shop	2,001	6%	\$11,123	\$133,480	\$66.70	Apr-26	3.00%	\$11,457	\$5.72	\$137,484	\$68	Apr-16	Apr-31	1 (5-Year)	
																2% Annual Increases
Note: Landlord has a termination right in the event that a 90-day notice is provided to tenant (Lease Section 44). If annual gross sales reach \$2.5M, tenant shall pay increased base rent at \$70.00 /SF/Yr with 3% annual increases (Lease Section 10).																

RENT ROLL

HARMON SQUARE

Unit #	Tenant Name	Pro		Total		Rental Increases						Lease Start Date	Lease End Date	Options Remaining
		Size SF	Rate (\$/SF)	Rent Monthly	Rent Annual	Rent \$/SF/Yr	Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual			

4503 BUILDING (SUITE 250)															
4503-250	Liquor World	5,408	17%	\$24,336	\$292,032	\$54.00	Oct-29	15.00%	\$27,986	\$5.18	\$335,837	\$191	Feb-16	Oct-39	None
Note: Landlord has right to relocate to another space of similar size in the center (Lease Section 27). Landlord has a termination right in the event that a 90-day notice is provided to tenant (Lease Section 43). Tenant has a Right of First Refusal to any convenience store, and may lease the suite in question at the same terms agreed upon in the LOI (Lease Section 44). Tenant pays 7% in percentage rent over a natural breakpoint (not hitting).															
4503-210	Mint (Retail)	3,072	10%	\$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)
Billboard	Mint (MMOF Retail)	0	0%	\$22,200	\$266,400	-	-	-	-	-	-	-	Dec-18	Dec-28	None
4503-210	Mint (Office)	1,863	6%	\$6,674	\$80,083	\$42.99	Jan-25	3.00%	\$6,874	\$3.69	\$82,485	\$44.28	Jan-19	Dec-28	1 (10-Year)
3% Annual Increases															

4503 BUILDING (SUITES 110, 120, 130)															
4503-310	Tropical Smoothie	1,702	5%	\$7,948	\$95,370	\$56.03	-	-	-	-	-	-	May-16	Apr-27	2 (5-Year)
Note: Landlord has the right to relocate tenant to another space of similar size in the Center (Lease Section 27). Landlord has a termination right in the event that a 90-day notice is provided to tenant (Lease Section 43). Tenant pays 7% in percentage rent over a natural breakpoint (not hitting).															
4503-320	Teriyaki Madness	1,807	6%	\$7,951	\$95,410	\$52.80	-	-	-	-	-	-	Oct-16	Jan-27	2 (5-Year)
10% Inc. At Beg. Of Ea. Option Period															
Note: Landlord has a termination right in the event that a 90-day notice is provided to tenant (Lease Section 43). Tenant pays 7% in percentage rent over a natural breakpoint (hitting, modeled). Tenant has a 6% cumulative cap on Controllable CAM expenses (not hitting).															
4503-350	Bojangles	5,166	17%	\$36,776	\$441,306	\$85.43	Jun-25	3.00%	\$37,879	\$7.33	\$454,545	\$88	Jun-24	May-34	1 (5-Year)
3% Annual Increases															
Note: Landlord has the right to relocate tenant to another space of similar size in the Center (Lease Section 27). Landlord has a termination right in the event that a 90-day notice is provided to tenant (Lease Section 43). Tenant pays 8% in percentage rent over a natural breakpoint (not hitting).															

RENT ROLL

HARMON SQUARE

Unit #	Tenant Name	Pro Size SF		Total		Rental Increases				Lease Start Date		Lease End Date		Options Remaining
		Rata (SF)	Rent Monthly	Rent Annual	Rent \$/SF/Yr	Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Start Date	End Date	

BILLBOARDS															
S1	Las Vegas Billboards LLC - Digital Panels	0	0%	\$7,000	\$84,000	-	MTM	-	-	-	-	-	Sep-15	MTM	None
Note: Percentage Rent, 35% of Gross Monthly Revenues.															
S2	Aura Outdoor, LLC	0	0%	\$8,075	\$96,900	-	Oct-25	5.26%	\$8,500	-	\$102,000	-	Oct-22	Sep-72	None
							Oct-26	4.66%	\$8,896	-	\$106,750	-			
							Oct-27	4.79%	\$9,322	-	\$111,860	-			
2% Annual Increases Thereafter															
S3	Clear Channel Outdoor	0	0%	\$6,275	\$75,300	-	MTM	-	-	-	-	-	Aug-11	MTM	None
Note: Percentage Rent, 50% of revenue or \$75,300, whichever is greater.															

Total Occupied	31,037	100%	\$226,354	\$2,716,248	\$87.51
Total Vacant	0	0%	\$0	\$0	
Total / Wtd. Avg:	31,037	100%	\$226,353	\$2,716,245	\$87.51

Operating Cash Flow		In-Place
Rental Revenue		\$2,460,048
Billboard Rent		\$256,200
Percentage Rent		\$6,000
Total Projected Rent		\$2,722,248
Estimated Reimbursements		\$613,490
Total Gross Revenue		\$3,335,738
Less Expenses		\$628,194
Estimated Net Operating Income		\$2,707,544

Pricing Summary		
Asking Price		\$44,440,000
PSF		\$1,431
Net Operating Income		\$2,707,544
Cap Rate		6.09%

FOR FINANCING OPTIONS AND LOAN QUOTES:
Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com





7-ELEVEN

7-eleven.com

Tenant – DN Harmon, LLC.

Guarantor – Personal

Locations: 13,000+

Parent: Seven & I Holdings Co., Ltd.



7-Eleven, Inc. is the premier name in the convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 14,000 stores in the U.S. and Canada. In addition to 7-Eleven stores, 7-Eleven, Inc. operates and franchises Speedway, Stripes, Laredo Taco Company and Raise the Roost Chicken and Biscuits locations. Known for its iconic brands such as Slurpee, Big Bite and Big Gulp, 7-Eleven has expanded into high-quality sandwiches, salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings and mini beef tacos. 7-Eleven offers customers industry-leading private brand products under the 7-Select brand including healthy options, decadent treats and everyday favorites at an outstanding value.

Source: corp.7-eleven.com, finance.yahoo.com



WHITE CASTLE

whitecastle.com

Tenant – Herbst Richardson WC4, LLC

Guarantor – N/A



White Castle, America's first fast-food hamburger chain, has been making hot and tasty Sliders since 1921. Based in Columbus, Ohio, the family-owned business owns and operates about 340 restaurants as well as a retail division providing its famous fare in freezer aisles of retail stores nationwide. As part of its commitment to offering the highest quality products, White Castle owns and operates its own Slider Provider meat plants, bakeries and frozen-Slider retail plants. White Castle has earned numerous accolades over the years including Time magazine's "Most Influential Burger of All Time" (2014, The Original Slider) and Thrillist's "Best Plant-Based Fast-Food Burger" (2019, Impossible Slider). In 2021, Fast Company named the fast-food pioneer one of the "10 Most Innovative Dining Companies."

Source: prnewswire.com



SUBWAY

subway.com

Tenant – Subway Real Estate, LLC

Guarantor – Personal



As one of the world's largest quick service restaurant brands, Subway serves freshly made-to-order sandwiches, wraps, salads and bowls to millions of guests, across more than 100 countries and territories in nearly 37,000 restaurants every day. Subway restaurants are owned and operated by Subway franchisees—a network that includes thousands of dedicated entrepreneurs and small business owners—who are committed to delivering the best guest experience possible in their local communities. It was founded in 1965 and headquartered in Milford, Connecticut.

Source: newsroom.subway.com



SBARRO'S PIZZA

sbarro.com

Tenant – LV Petroleum, LLC

Guarantor – Personal



Sbarro is the global leader in the impulse pizza category, offering our Original New York Style Pizza, handmade every day, with freshly prepared and hand stretched dough, 100% whole milk mozzarella cheese, and San Marzano-style tomatoes in a variety of venues including malls, casinos, airports, universities, convenience stores and travel plazas. Sbarro is proud to be certified by Great Place to Work® and was named by QSR as a "Top 25 Brands to Work For."

Source: sbarro.com, prnewswire.com



DUNKIN' DONUTS

dunkindonuts.com

Tenant – Inspire Brand

Guarantor – Quality Brand Group Nevada, LLC

Guarantor – N/A



Dunkin', founded in 1950, is the largest coffee and donuts brand in the United States, with more than 13,700 restaurants in nearly 40 global markets. Dunkin' is part of the Inspire Brands family of restaurants.

Source: news.dunkindonuts.com



BOJANGLES

bojangles.com

Tenant – LV Petroleum, LLC

Guarantor – Personal



Bojangles is a Carolina-born restaurant chain specializing in craveable Southern chicken, biscuits and tea made fresh daily from real recipes, and with a friendly smile. Founded in 1977 as a single location in Charlotte, North Carolina, the beloved brand continues to grow – currently at more than 831 company-owned and franchised restaurants – bringing its focus on food and folks along with it. In addition to serving up flavorful food, they are committed to doing good in the communities they serve.

Source: bojangles.com, locations.bojangles.com



ROBERTO'S TACO SHOP

robertostacoshop.com

Tenant – Roberto's Taco Shop, LLC

Guarantor – N/A



Roberto's Taco Shop is a chain of Mexican fast-food restaurants in California and Nevada, with locations primarily in San Diego and the Las Vegas Valley. The company originated with a tortilleria that was founded in San Ysidro, San Diego in 1964, by Roberto Robledo and his wife Dolores. Roberto's, now an institution in fresh, authentic, Mexican food, has kept a promise to the family that their commitment to quality, service and family recipes would never be compromised. With over 80 locations operating throughout California, Nevada, and Texas.

Source: robertostacoshop.com, en.wikipedia.org



LIQUOR WORLD

liquorworldlv.com

Tenant – LQHSQ, LLC

Guarantor – Personal



Liquor World Las Vegas, Established in 2002, began with a single location and since have grown into one of the leading adult beverage retailers in the Las Vegas Valley. In 2012, they opened a second location, they continued to expand from 2014 to 2021, opening nine additional stores. This growth has enabled us to cater to the needs of both the local community and visitors to the city. At Liquor World Las Vegas, their mission is to provide the ultimate convenience as the go-to destination for all customer adult beverage needs in the Southwest.

Source: liquorworldlv.com



TROPICAL SMOOTHIE

tropicalsmoothiecafe.com 
Tenant – MZM Corporation
Guarantor – Personal

Tropical Smoothie Cafe is a national fast-casual restaurant brand built on a mission to Inspire Better®, a commitment that starts with our better-for-you food and smoothies and extends to inspiring better in the communities we serve. Born on a beach in 1997, today Tropical Smoothie Cafe has 1,500 locations in 44 states. For the fourth year in a row, the brand was ranked #1 in the Smoothie/Juice Category by Entrepreneur Franchise 500. For 11 consecutive years, the brand has received the Franchise Times Fast and Serious award, and in 2024 the brand's FUND Score was 905, one of the top scores for franchise concepts analyzed by FRANData.

Source: tropicalsmoothiefranchise.com



TERIYAKI MADNESS

teriyakimadness.com
Tenant – TMAD Investments, LLC
Guarantor – Personal



Teriyaki Madness, a fast-casual Asian restaurant concept featuring a Seattle Teriyaki menu, is committed to unconditionally satisfying guests by offering delicious, made-to-order Teriyaki dishes prepared with all natural, fresh ingredients that are served quickly, at a reasonable price in a fun and relaxed atmosphere. The brand is dedicated to “Spreading the Madness” so that everyone can experience the best teriyaki on earth.

Source: teriyakimadness.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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