

OFFERING MEMORANDUM
SUNSET RIDGE PROFESSIONAL PLAZA

2920 N GREEN VALLEY PKWY BLDG 1 & 2, HENDERSON, NV 89014



Marcus & Millichap

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SUNSET RIDGE PROFESSIONAL PLAZA

2920 N GREEN VALLEY PKWY BLDG 1 & 2, HENDERSON, NV 89014

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EXECUTIVE SUMMARY

2920
BLDG. 1

SUNSET RIDGE PROFESSIONAL PLAZA

2920 N GREEN VALLEY PKWY BLDG 1 & 2, HENDERSON, NV 89014



\$2,450,000

LISTING PRICE



\$146.93

PRICE PER SF

PROPERTY DETAILS

Property Address 2920 N Green Valley Pkwy
Bldg 1 & 2, Henderson, NV 89014

Rentable Built Area 16,675 SF

Lot Size 1.48 Acres

Year Built/Renovated 1994

Average Rent \$11.88/SF

Type of Ownership Fee Simple

Cap Rate 6.20%

Occupancy 100%



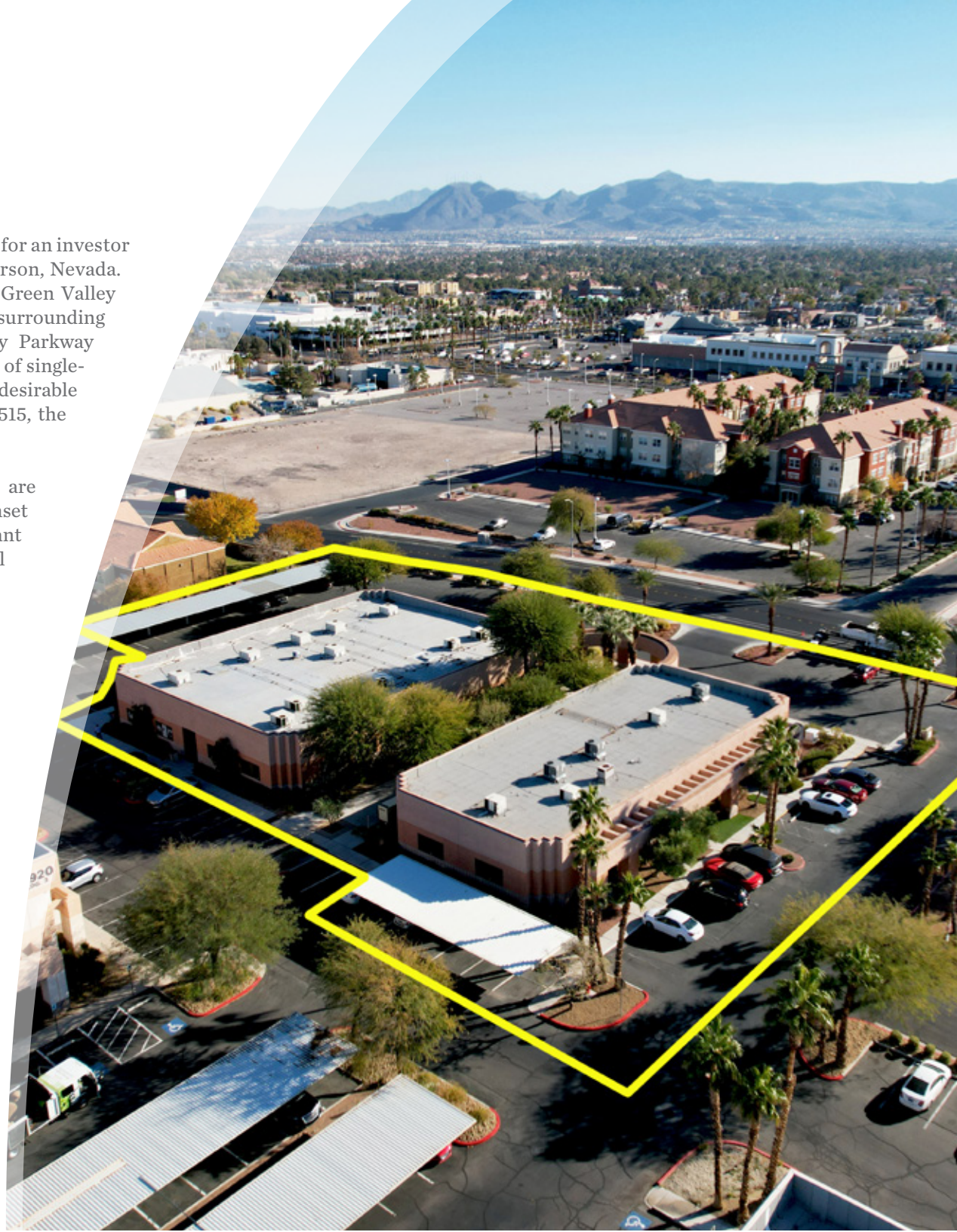
Investment Overview

Marcus & Millichap is pleased to present an incredible opportunity for an investor to acquire this thriving professional/medical office plaza in Henderson, Nevada. Sunset Ridge Professional Plaza is well located in the heart of the Green Valley (Henderson) submarket boasting affluent demographics and a dense surrounding residential population. Built in 1994, 2920 North Green Valley Parkway Buildings #1 & #2 are fully occupied featuring $\pm 16,675$ square feet of single-story, professional office space. The surrounding area features a desirable selection of retail amenities and convenient access to the US95/I-515, the 215, and the Harry Reid International Airport.

Situated upon two parcels totaling 1.48 acres, the buildings are prominently located at the entrance to the nine building, 8+ acre Sunset Ridge Professional Plaza. The property comprises two multi-tenant office buildings featuring six office suites. Sunset Ridge Professional Plaza is lavishly landscaped with spectacular Royal palm trees throughout and features an intimate courtyard setting nestled between the two buildings.

Investment Highlights

- Professional Office and Medical Suites
- 100% Occupied
- Ease of Management with Gross Leases
- Below Market, Replaceable Rents
- Long Term Tenancy, Recession-Resistant Tenants
- Excellent Demographics: Dense Surrounding Residential Population Exceeds 160,780 Residents in the Three-Mile Radius with an Average Household Income of \$83,775
- Ample Surface and Covered Parking
- Close Proximity to Harry Reid International Airport
- Direct Access to US-95/I-515 via Russell Road
- Separately Metered Utilities





BEKAM
DEVELOPMENT STANFORD
CAPITAL 2920
BLDG. 1

2920
BLDG. 1

DIRECTORY



PROPERTY DETAILS

SUNSET RIDGE PROFESSIONAL PLAZA

2920 N GREEN VALLEY PKWY BLDG 1 & 2, HENDERSON, NV 89014

PROPERTY DETAILS

Property Address	2920 N Green Valley Pkwy Henderson, NV 89014
APN	161-323-10-007 & 008
Number of Floors	1
Number of Buildings	2
Lot Size	1.48 Acres
Year Built/Renovated	1994
Parking Spaces	77 Spaces
Parking Ratio	4.62 : 1,000 SF
Zoning	Community Commercial (CC)
Cross Streets	Green Valley Pkwy / Ramrod Ave
Price Per Square Foot	\$146.93







FINANCIAL DETAILS

Tenant Summary

Tenant Name	Suite	SF	% Bldg. Share	Lease Dates		Monthly Rent/SF	Total Rent/Mo.	Total Rent/ Year	Changes on	Rent Increases	Lease Type	Renewal Options & Annual Rental Increases
				Comm.	Exp.							
MAP Communications, Inc.	111-113	3,165	19.0%	1/1/19	12/31/23	\$1.10	\$3,489	\$41,869	Jan-2024	\$3,594	Modified Gross	Two 3-Year Options, 3% Annual Increases
Bekam Development	114	3,165	19.0%	1/1/95	8/31/25	\$1.00	\$3,165	\$37,980	Sep-2025	N/A	Gross	N/A
Silver Sage Foundation	212	3,761	22.6%	11/1/15	10/31/23	\$0.90	\$3,400	\$40,800	Nov-2023	\$3,500	Gross	N/A
Complete Health & Wellness	211-215	3,898	23.4%	8/1/18	7/31/23	\$0.81	\$3,140	\$37,677	Aug-2023	\$3,297	Modified Gross	One 3-Year Option, 5% Annual Increases
Imagine Communications	218	1,619	9.7%	11/1/21	12/31/25	\$1.29	\$2,084	\$25,014	Nov-2023	\$2,147	Gross	No Options, 3% Annual Increases
MR Law Group	219	1,067	6.4%	12/1/20	11/30/23	\$1.20	\$1,280	\$15,365	Dec-2023	\$1,344	Gross	No Options, 5% Annual Increases
Total	16,675					\$0.99	\$16,559	\$198,705				
Occupied Tenants: 6				Unoccupied Tenants: 0			Occupied Rentable SF: 100%			Unoccupied Rentable SF: 0%		
Total Current Rents: \$200,855							Occupied Current Rents: \$200,855			Unoccupied Current Rents: \$0		

INCOME	Current		Per SF	Year 2		Per SF
Scheduled Base Rental Income	200,855		12.05	206,792		12.40
Expense Reimbursement Income						
CAM	20,995		1.26	21,346		1.28
Total Reimbursement Income	\$20,995	30.0%	\$1.26	\$21,346	29.3%	\$1.28
Effective Gross Revenue	\$221,850		\$13.30	\$228,138		\$13.68

OPERATING EXPENSES	Current		Per SF	Year 2		Per SF
Electric	3,248		0.19	3,345		0.20
Trash Removal	5,029		0.30	5,180		0.31
Water	22,703		1.36	23,384		1.40
Gas	402		0.02	414		0.02
Cleaning, Landscaping, Maintenance	7,595		0.46	7,823		0.47
Repairs & Maintenance	2,203		0.13	2,269		0.14
Insurance	6,050		0.36	6,232		0.37
Real Estate Taxes	13,931		0.84	15,046		0.90
Management Fee	8,874	4.0%	0.53	9,126	4.0%	0.55
Total Expenses	\$70,035		\$4.20	\$72,818		\$4.37
Expenses as % of EGR	31.6%			31.9%		
Net Operating Income	\$151,815		\$9.10	\$155,320		\$9.31

SUMMARY		
Price		\$2,450,000
Down Payment		\$857,500
Down Payment %		35%
Number of Suites		6
Price Per SF		\$146.93
Rentable Built Area (RBA)		16,675 SF
Lot Size		1.48 Acres
Year Built/ Renovated		1997
Occupancy		100%

RETURNS	Current	Year 2
CAP Rate	6.20%	6.34%
Cash-on-Cash	4.13%	4.54%
Debt Coverage Ratio	1.30	1.33

FINANCING	1st Loan
Loan Amount	\$1,592,500
Loan Type	New
Interest Rate	6.15%
Amortization	30 Years
Year Due	2025

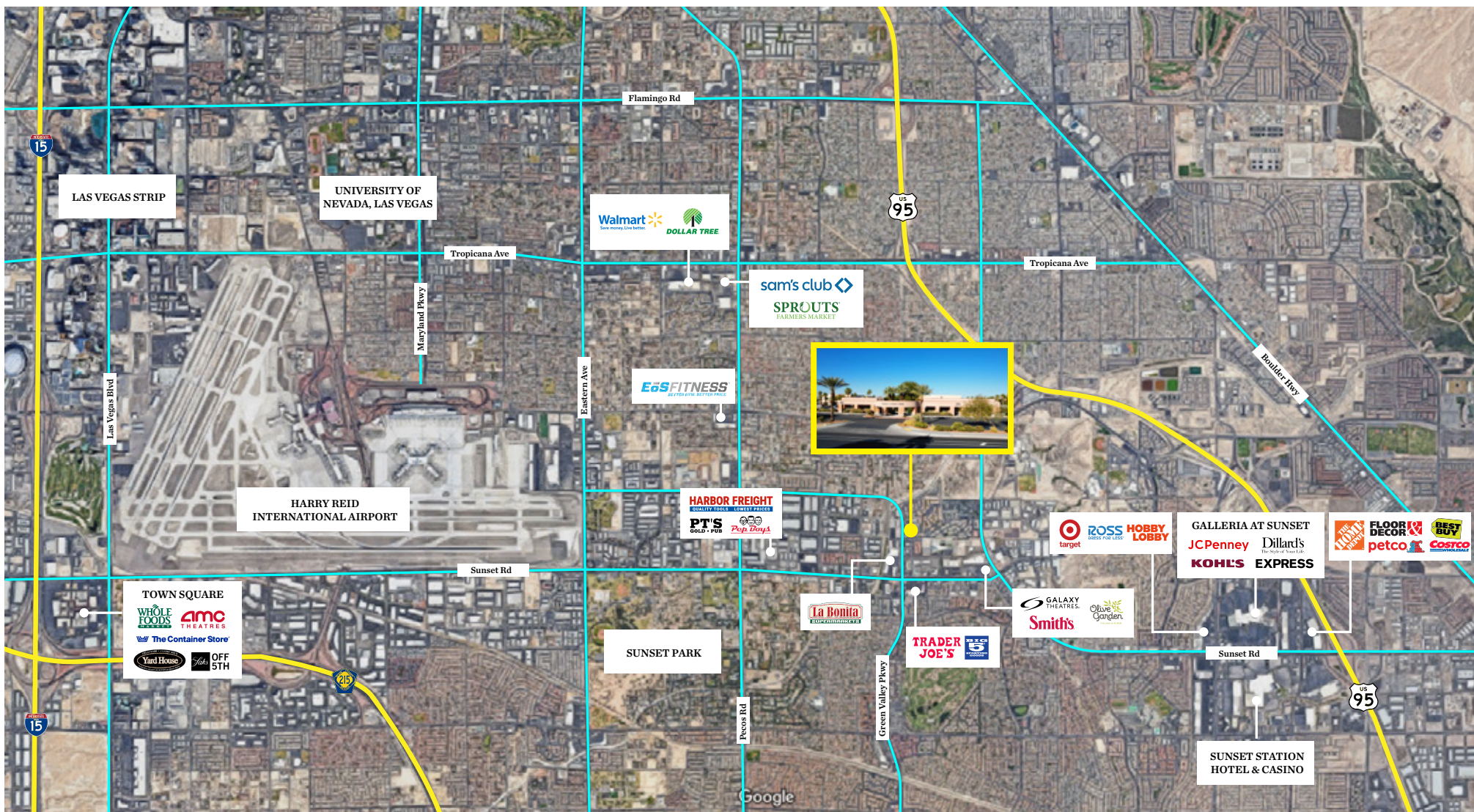
INCOME		Current		Year 2
Scheduled Base Rental Income		\$200,855		\$206,792
Total Reimbursement Income	30.0%	\$20,995	29.3%	\$21,346
Potential Gross Revenue		\$221,850		\$228,138
Effective Gross Revenue		\$221,850		\$228,138
Less: Operating Expenses	32.6%	(\$70,035)	31.9%	(\$72,818)
Net Operating Income		\$151,815		\$155,320
Cash Flow		\$151,815		\$155,320
Debt Service		(\$116,424)		(\$116,424)
Net Cash Flow After Debt Service	4.13%	\$35,391	4.54%	\$38,896
Principal Reduction		\$19,015		\$20,218
Total Return	6.34%	\$54,406	6.89%	\$59,114

OPERATING EXPENSES	Current	Year 2
CAM	\$41,180	\$42,415
Insurance	\$6,050	\$6,232
Real Estate Taxes	\$13,931	\$15,046
Management Fee	\$8,874	\$9,126
Total Expenses	\$70,035	\$72,818
Expenses/ Suite	\$11,673	\$12,136
Expenses/ SF	\$4.20	\$4.37





PROPERTY OVERVIEW





target

ROSS
DRESS FOR LESS

HOBBY
LOBBY

SUNSET STATION
HOTEL & CASINO

GALLERIA AT SUNSET

JCPenney

Dillard's
The Style of Your Life.

KOHL'S EXPRESS



FLOOR
DECOR

BEST
BUY

petco

COSTCO
WHOLESALE

TRADER
JOE'S

BIG
5
SPORTING
GOODS

AMERICAN HERITAGE
ACADEMY

Residence INN
BY MARRIOTT

BANK OF
NEVADA

WELLS
FARGO

North Green Valley Parkway

HARRY REID
INTERNATIONAL AIRPORT

Las Vegas Strip

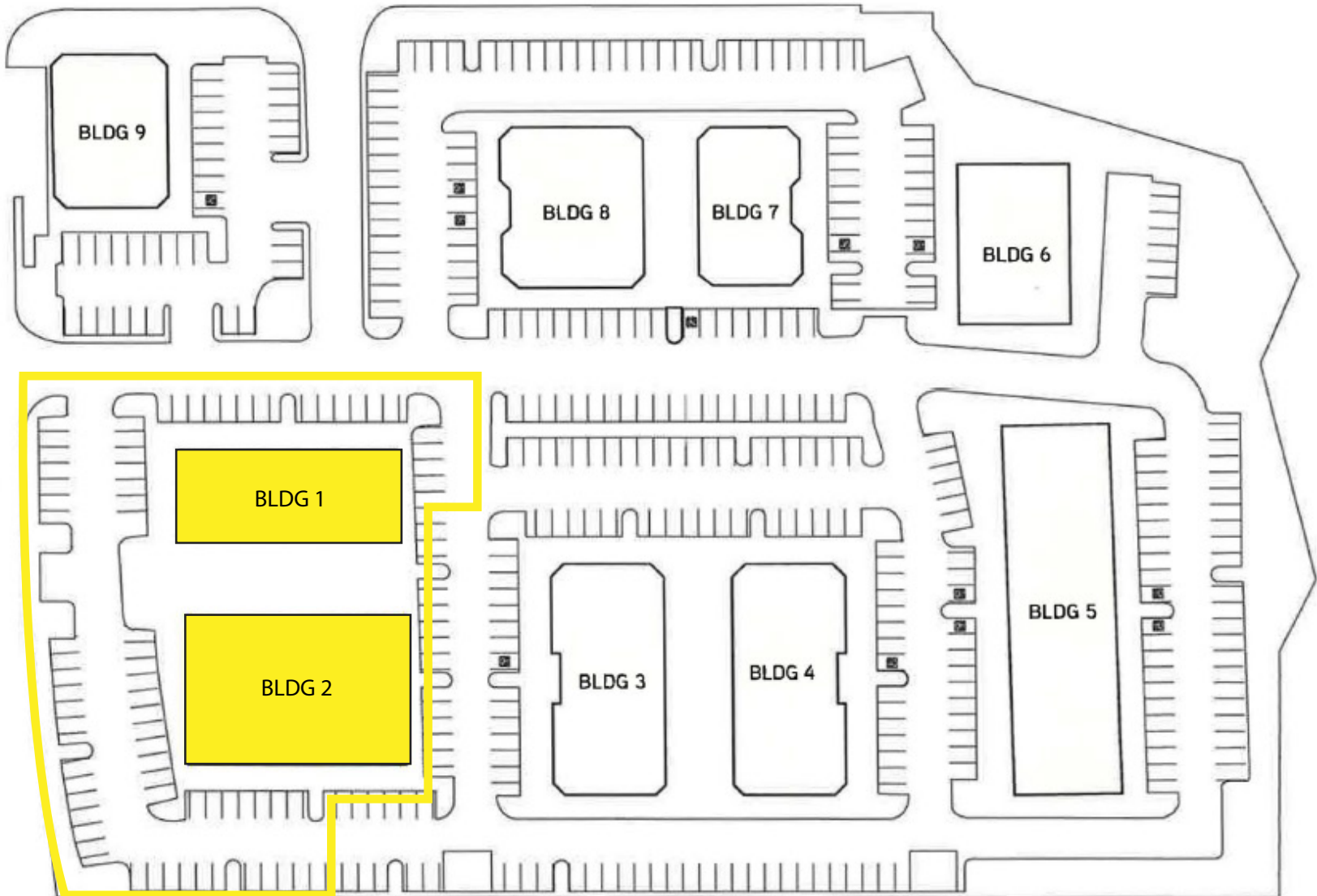
Downtown Las Vegas

RAMROD AVE.

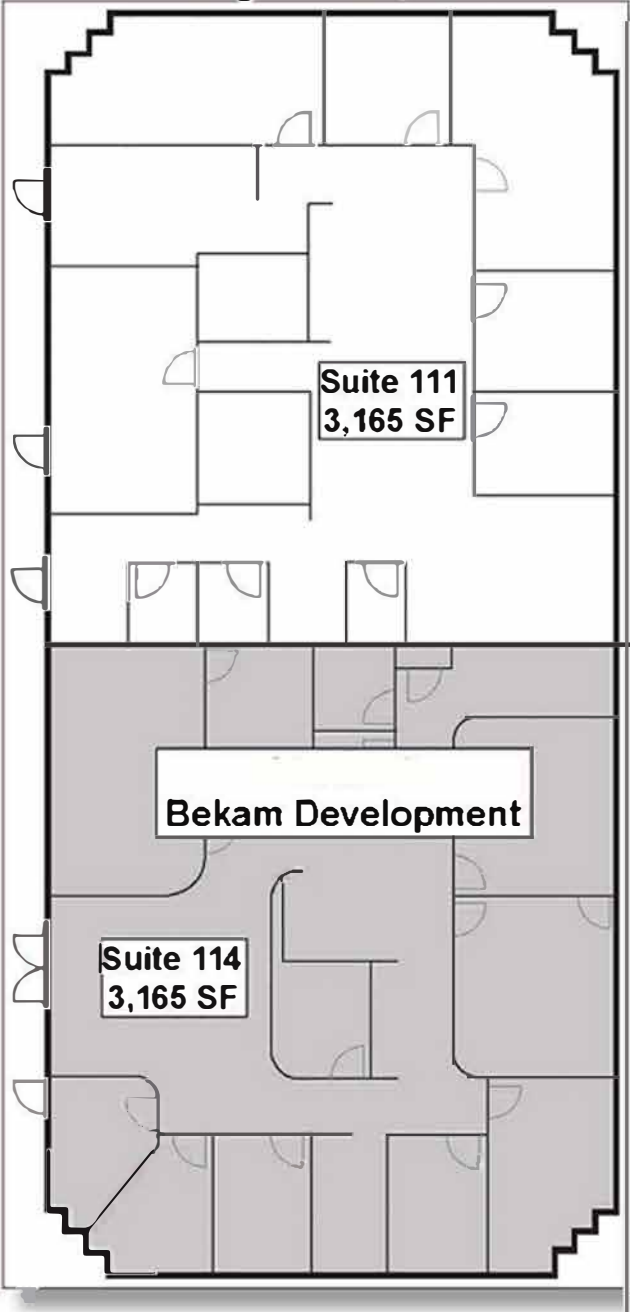


GREEN VALLEY PARKWAY

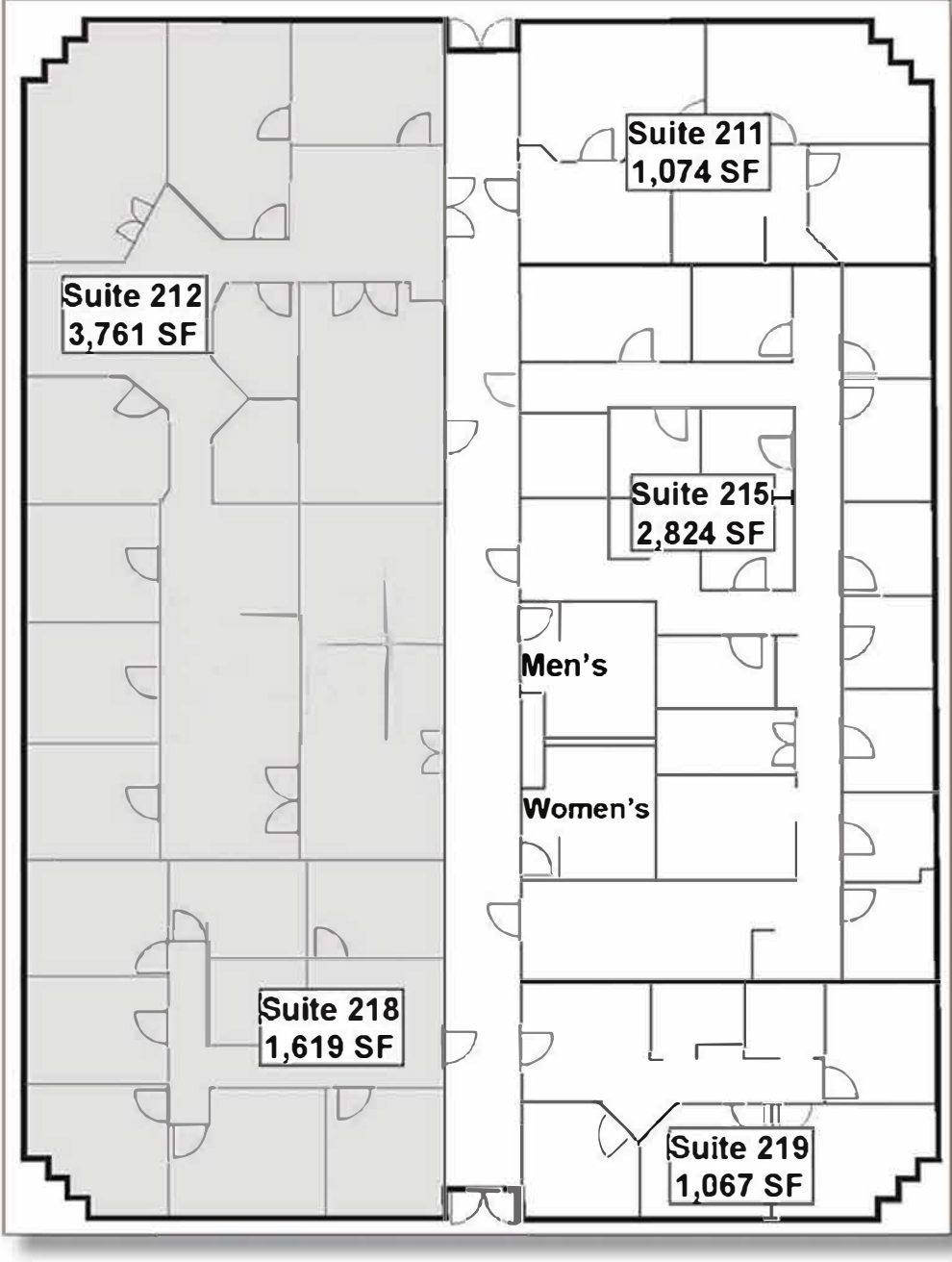
RAMROD AVENUE



Building 1 - +/- 6,330 SF



Building 2 - +/- 10,345 SF



MAPCommunications

Business Type

MAP Communications, Inc. is a nationwide provider of phone answering services and call center solutions.

<https://www.mapcommunications.com/>

Headquarters: Chesapeake, VA

We are a motivated and result-driven group of 100% employee-owners fully based right here in the United States. The backbone of all that we do is a team of the industry's finest live receptionists that deliver the highest levels of service imaginable. We have the most experienced and compassionate crew of customer support agents and managers in the answering service and call center world. Spent \$100k upon move-in.

Lease Type	NNN per lease. Tenant pays a flat \$775 per month in CAM charges, which accounts for majority of the CAM expenses but does not include contribution towards taxes or insurance.
Suite:	111-113
Square Footage:	3,165
Lease Commencement:	1/1/2019
Lease Expiration:	12/31/2023
Current Rent:	\$3,489.07
Security Deposit:	\$3,489.07
Current Lease Term:	5 Years
Renewal Options:	Two 3-Year Options @ FMV
Renewal Probability:	High
Annual Escalations:	3%
Parking Rental:	2 Covered Spaces - No Charge
Signage Rental:	N/A
Guarantor:	Corporate Guaranty
Other:	Lessor and Lessee shared the cost of the initial tenant improvements on 50/50 basis up to an amount of \$60,000. At the time of lease signing Lessee shall pay Landlord an initial deposit of \$30,000 towards their share of tenant improvements. Lessee also shared in cost for an upgraded lighting system. Lessee has installed an emergency generator in an designated area in the exterior courtyard, of which all costs were borne by the Lessee.

BEKAM DEVELOPMENT

Business Type

Real Estate Development

Developed the Showcase Mall on the Las Vegas Strip. Tenants include Coca-Cola, M&Ms, Adidas, United Artist Theaters, Sega Gameworks and more

Developed Tuscany Village- A 520 acre, 2000 homesite residential develop-ment with an 18 hole Ted Robinson golf course in Henderson, NV

Co-Founder of Tilted Kilt Irish Pub. Founded in Las Vegas.

Developed McCarran Village Retail/timeshare in Las Vegas, NV. 50,000 sf of retail plus 480 keys of Timeshare.

Managing Member of Smart Bar USA LLC automated cocktail dispensing systems.

Lease Type: Gross

Suite: 114

Square Footage: 3,165

Lease Commencement: 1/1/1995

Lease Expiration: 8/31/2025

Current Rent: \$3,165.00

Current Lease Term: 3 Years

Renewal Options: N/A

Renewal Expectation: High

Annual Escalations: N/A (at renewals)

Parking Rental: N/A

Other: Tenant has one moth of abated rent in the first month of the last year of the lease.



Business Type

Silver Sage Foundation's mission is to develop social capital by creating and extending positive connections within and between disparate social networks to achieve mutual understanding and common commitments to enriching the social good in the Western US States.

<https://silversagefoundation.org/>

Lease Type:	Gross
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Suite:	212
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Square Footage:	3,761
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Lease Commencement:	11/1/2019
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Lease Expiration:	10/31/2023
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Current Rent:	\$3,400.00
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Current Lease Term:	1 Year
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Renewal Options:	N/A
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Renewal Expectation:	High
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Annual Escalations:	Fair market value at renewals
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Parking Rental:	N/A
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Guarantor:	Personal Guaranty
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Business Type

Medical Research and Development. Two locations in Nevada.

Complete Health and Wellness is here to provide cutting edge recovery modalities which are designed to get the results you want. Our mission is to provide everyone with alternative therapies which were formerly only available to the elite athletes.

<https://completehealthandwell.com/>

Lease Type:	NNN per lease. Tenant pays a flat \$974.60 per month in CAM charges, which accounts for majority of the CAM expenses but does not include contribution towards taxes or insurance.
Suite:	211-215
Square Footage:	3,898
Lease Commencement:	8/1/2018
Lease Expiration:	7/31/2023
Current Rent:	\$3,139.79
Current Lease Term:	5 Years
Renewal Options:	One 3-Year Option on same terms and conditions
Renewal Expectation:	High
Annual Escalations:	5%
Parking Rental:	4 Covered Spaces - No Charge
Guarantor:	Personal Guaranty



Business Type

Public Relations and Advertising Firm

“Established in Henderson, Nevada, in 2000, Imagine Communications is a full-service marketing and communications company jointly owned and operated by Brian Rouff (managing partner) and Alex Raffi (creative director). Over the years, Imagine team members have become well-known and respected business advisors.

Working with a diverse array of clientele of all sizes and in industries across the board, Imagine provides public relations, advertising, graphic design, video production, book publishing services, website design and development and social media consultation services to organizations and individuals nationwide.”

<https://weareimagine.com/>

Lease Type:	Gross
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Suite:	218
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Square Footage:	1,619
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Lease Commencement:	11/1/2021
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Lease Expiration:	12/31/2025
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Security Deposit:	\$2,277.75
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Current Rent:	\$2,084.46
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Current Lease Term:	5 Years
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Renewal Options:	N/A
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Renewal Expectation:	High
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Annual Escalations:	3%
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Parking Rental:	N/A
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Guarantor:	Corporation
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Business Type

Law Office - Personal Injury, Family Law, DUI and Criminal Record Sealing.

<https://www.accidentattorneyvegas.com/>

Lease Type: Gross

Suite: 219

Square Footage: 1,067

Lease Commencement: 12/1/2020

Lease Expiration: 11/30/2023

Current Rent: \$1,280.40

Current Lease Term: 3 Years

Renewal Options: N/A

Renewal Expectation: High

Annual Escalations: 5%

Parking Rental: N/A

Guarantor: N/A

Guarantor: Corporation





The image shows the exterior of a building with a curved, light-colored facade. The words "FOREMOST BUSINESS PARKS" are inscribed on the upper part of the curve. Several palm trees are visible in the background against a clear blue sky. A large, semi-transparent number "5" is overlaid on the right side of the image. The text "MARKET OVERVIEW" is centered within the lower loop of the "5".

FOREMOST BUSINESS PARKS

MARKET OVERVIEW

SUNSET RIDGE PROFESSIONAL PLAZA

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LAS VEGAS

Las Vegas is considered one of the top entertainment cities of the world, thanks to its abundance of resorts, restaurants, shopping and entertainment options. Despite casinos temporarily closing because of the health crisis, prompting convention cancellations in 2020, travel to the market has already begun to recuperate. As the pandemic abates, Las Vegas is positioned to quickly recover back toward nationally prominent levels of tourism.

The Las Vegas-Henderson-Paradise MSA is one of the fastest-growing metros in the nation, with a population of nearly 2.3 million. The metro has become a fully diversified economy, with logistics groups, tech firms and manufacturing all taking advantage of Las Vegas' low cost of business and proximity to major West Coast markets.

METRO HIGHLIGHTS



WELL-PAYING JOBS

Office-using positions, most of them within the professional and business services sector, accounted for more than 20 percent of the metro's job count at the onset of 2022.



STRONG POPULATION GAINS

The metro continues to draw new residents amid the economic disruption caused by the pandemic. Over the next five years, Las Vegas' populace is forecast to increase by nearly 6 percent.



VAST TOURISM INDUSTRY

Visitor volume fell below 20 million in 2020; however, the prior two years recorded annual totals that each exceeded the 40 million mark.



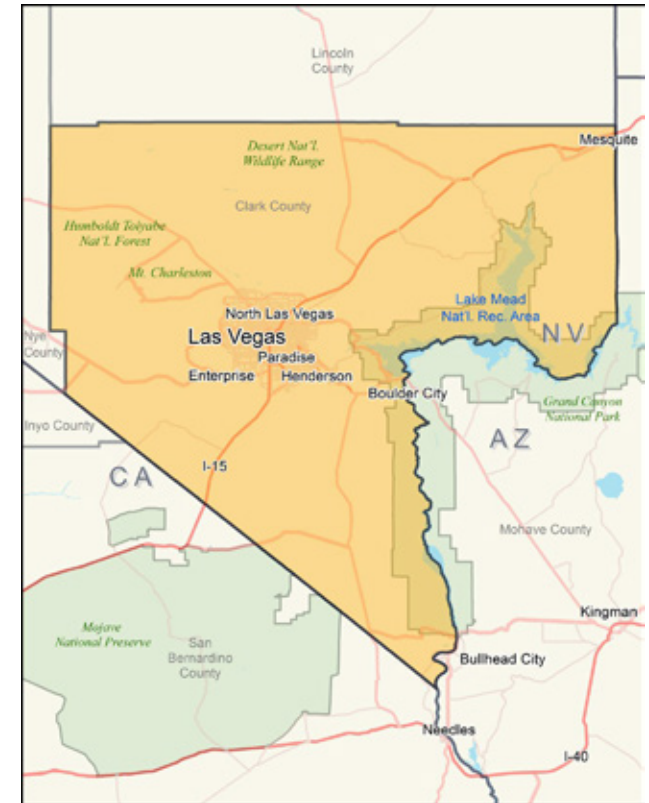
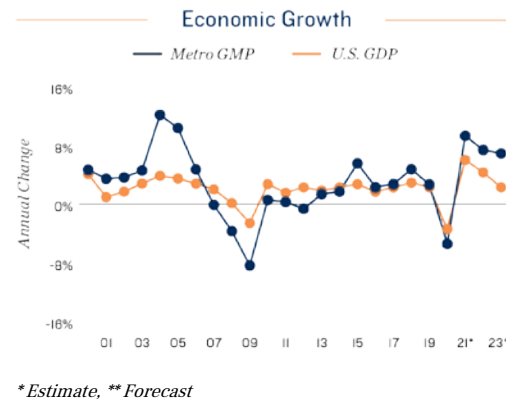
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ECONOMY

- With all 10 of the nation's largest hotels located in Las Vegas, tourism and entertainment are the most significant drivers of the Las Vegas economy; however, the economy has diversified into distribution, back-office operations and manufacturing.
- The metro's business-friendly environment, access to Western markets, growing labor force and availability of high-speed data have attracted companies like Switch, Amazon, K2 Energy, Scientific Games, Tectonics, Virtual Guard, VadaTech and Zappos.
- The 2.3 million-square-foot Las Vegas Convention Center is one of the largest in the world and features a new underground people mover.

MAJOR AREA EMPLOYERS
Wynn Resorts
Station Casinos
MGM Resorts
Las Vegas Sands
Caesars Entertainment
Boyd Gaming
The Valley Health System
Johnson Electric
Dignity Health
UnitedHealthcare of Nevada



SHARE OF 2021 TOTAL EMPLOYMENT



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DEMOGRAPHICS

- The population will expand by more than 125,000 residents over the next five years, resulting in the formation of nearly 52,700 households.
- The homeownership rate of 53 percent is well below the national rate of 64 percent, creating a strong rental market.
- Roughly 23 percent of the population ages 25 and older have attained a bachelor's degree, and 8 percent also hold a graduate or professional degree.

2021 Population by Age



QUALITY OF LIFE

With approximately 300 days of sunshine annually and an average temperature near 80 degrees, Clark County offers residents and visitors plenty to do, besides enjoy the resorts and casinos. Water sports enthusiasts can take advantage of various activities at Lake Mead and the Colorado River, including boating, fishing, water skiing and sailing. Red Rock Canyon Conservation Area, located off the Strip, offers outstanding hiking and mountain climbing opportunities. Las Vegas is home to the University of Nevada-Las Vegas, which has received national recognition for its hotel management, criminal justice and social work programs. The metro is also home to the NFL's Raiders, who play at the recently constructed Allegiant Stadium.

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Forbes; Fortune; Las Vegas Convention and Visitors Authority; Moody's Analytics; U.S. Census Bureau

SPORTS



EDUCATION



ARTS & ENTERTAINMENT



SUNSET RIDGE PROFESSIONAL PLAZA

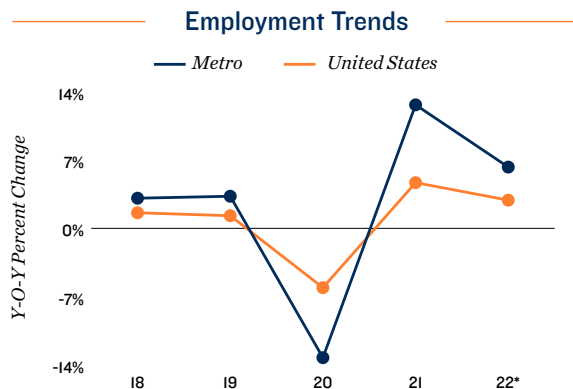
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LAS VEGAS METRO AREA

Las Vegas Headlines List of Top Office Performers; Southwest Submarket the Epicenter of Activity

Mid- and lower-tier commitments power market. Las Vegas registered the largest drop in office vacancy among major U.S. markets over the 12-month span ended in March, supported by the strongest four-quarter period for Class B/C absorption on record. The 330-basis-point reduction in overall availability during the yearlong stretch slashed vacancy to a more than 15-year low, enhancing the sector's outlook heading into the second quarter. Moving forward, more traditional office users and medical providers are likely to establish or expand local operations, motivated by Las Vegas' population growth and regionally discounted asking rents. These commitments will support a second straight year of above-average demand that enables Las Vegas to rank among the nation's tightest office markets.

Locale emerges as leasing and construction hub. The metro's second-largest submarket by inventory, Southwest Las Vegas, exemplifies the strength of the local office sector. During the past year, the area accounted for half of the metro's 20,000-square-foot-plus lease executions. International Gaming Technology's sublease of a three-story building highlighted recent activity, with VisCap Media, Agilysys, DraftKings, Kiewit and Molina Healthcare all making notable commitments that dropped local vacancy to 9.4 percent. Apart from leasing, the submarket is also the center of development. Roughly 60 percent of the 1 million square feet of space slated for completion this year is in Southwest Las Vegas. Fortunately, three-fourths of this space is accounted for, limiting its impact on vacancy.



Office 2022 Outlook



65,000

JOBS

will be created

EMPLOYMENT:

Las Vegas will record one of the nation's highest rates of employment growth during 2022 at 6.3 percent. Spanning the first four months of this year, companies created 16,100 positions, supporting positive job creation across nearly every sector.



1,000,000

SQ. FT.

will be completed

CONSTRUCTION:

Completions surpass the prior two-year total, as developers grow stock by 1.8 percent. Located in Downtown Summerlin, the 10-story 1700 Pavilion accounts for one-fourth of the space finalized this year. As of mid-May, the property was 40 percent pre-leased.



150

BASIS POINT

decrease in vacancy

VACANCY:

Tenants absorb more than 1.5 million square feet this year, placing availability 160 basis points below the year-end 2019 mark. Additionally, at 12.1 percent, the metro's vacancy rate will rank lowest among major Mountain markets.



4.6%

INCREASE

in asking rent

RENT:

Historically tight conditions in the Class B/C segment and a higher proportion of available Class A office space will translate to the average asking rent climbing to \$23.30 per square foot. This year-end rate trails the prior peak by nearly 8 percent.

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1Q 2022 - 12-Month Period



CONSTRUCTION

294,000 sq. ft. completed

- Deliveries over the past 12 months were concentrated in Southwest Las Vegas, highlighted by Axiom, an 80,000-square-foot project finalized in the first quarter. Overall, completions grew metro inventory by 0.5 percent.
- As of mid-May, 70 percent of the 970,000 square feet underway was accounted for, with no space available at projects slated for 2023 delivery.



VACANCY

330 basis point decrease in vacancy Y-O-Y

- Vacancy declined in each of the past four quarters, translating to the net absorption of more than 2 million square feet. Heightened office-user demand for space lowered metro availability to 12.4 percent.
- Three of Las Vegas' five largest submarkets by stock noted reductions of at least 450 basis points, led by West Las Vegas' 640-basis-point drop.

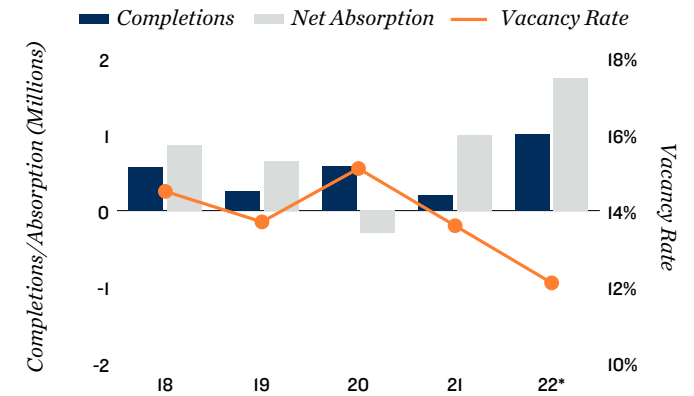


RENT

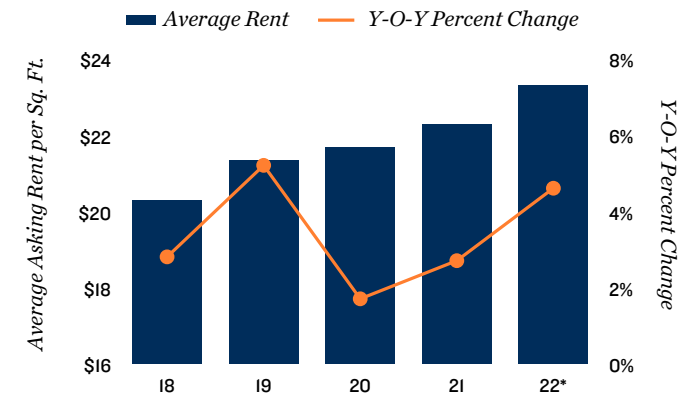
4.4% increase in the average asking rent Y-O-Y

- Significant vacancy compression sped the pace of rent growth during the past year. Still, the metro's mean asking rent of \$22.86 per square foot in March was approximately 20 percent below the national average.
- West Las Vegas' mean asking rent surged 13.3 percent to \$19.88 per square foot, the largest increase among submarkets.

Supply and Demand



Rent Trends



* Forecast ** Through 1Q

Sources: CoStar Group, Inc.; Real Capital Analytics

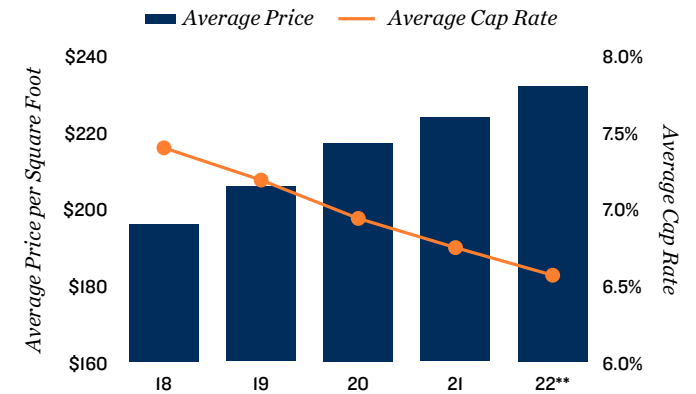
SUNSET RIDGE PROFESSIONAL PLAZA

2920 N GREEN VALLEY PKWY BLDG 1 & 2, HENDERSON, NV 89014

Investment Highlights

- Significant vacancy compression over the past year bolstered the outlook for Las Vegas' office sector. Investors took notice and pursued listings with increased fervor, enabling sales activity to more than double during the 12-month span. Competition between local and California-based buyers should remain robust moving forward as average pricing and the metro's mean asking rent both notably trail prior peaks, suggesting room for upside remains. Additionally, Las Vegas' mid-6 percent average yield is well above mean cap rates found in coastal California markets.
- The metro's populace is expected to increase by 240,000 residents over the next five years. The heightened demand for health services that is likely to result has investors acquiring Class B medical office properties throughout the market. Most of these buildings were constructed over the past 20 years and are trading at mid-5 to low-7 percent yields. In Southwest Las Vegas and Henderson, asset pricing exceeds \$250 per square foot.
- Buyers with a preference for mixed-use assets that feature a combination of office space and apartments are active in Southwest and South Las Vegas, where multifamily vacancy rates rest below 3 percent. In both locales, sub-\$200 per square foot pricing for these properties is becoming rare.

Sales Trends



* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

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POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	13,652	160,780	426,197
2022 Estimate			
Total Population	13,459	157,943	412,699
2010 Census			
Total Population	12,410	143,840	365,983
2000 Census			
Total Population	13,158	127,374	316,776
Daytime Population			
2022 Estimate	17,529	171,238	445,594
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	6,164	64,810	173,047
2022 Estimate			
Total Households	6,016	62,982	166,251
Average (Mean) Household Size	2.2	2.5	2.5
2010 Census			
Total Households	5,403	56,044	144,183
2000 Census			
Total Households	5,608	48,988	126,420
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	5.9%	5.6%	4.8%
\$150,000-\$199,999	5.0%	4.7%	4.4%
\$100,000-\$149,999	10.5%	13.9%	13.3%
\$75,000-\$99,999	9.7%	12.9%	12.3%
\$50,000-\$74,999	19.6%	20.3%	19.5%
\$35,000-\$49,999	18.2%	14.7%	14.7%
\$25,000-\$34,999	11.7%	9.6%	10.3%
\$15,000-\$24,999	8.2%	8.0%	9.2%
Under \$15,000	11.2%	10.3%	11.5%
Average Household Income	\$79,393	\$83,775	\$78,176
Median Household Income	\$50,697	\$58,338	\$54,973
Per Capita Income	\$35,502	\$33,449	\$31,586

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	13,459	157,943	412,699
Under 20	19.4%	22.0%	22.4%
20 to 34 Years	27.0%	22.1%	21.2%
35 to 49 Years	19.1%	19.1%	19.4%
50 to 59 Years	12.8%	13.6%	13.4%
60 to 64 Years	6.0%	6.2%	6.1%
65 to 69 Years	5.4%	5.4%	5.4%
70 to 74 Years	4.3%	4.5%	4.8%
Age 75+	6.0%	7.0%	7.3%
Median Age	37.4	39.5	39.8
Population by Gender			
2022 Estimate Total Population	13,459	157,943	412,699
Male Population	49.0%	49.3%	49.8%
Female Population	51.0%	50.7%	50.2%
Travel Time to Work			
Average Travel Time to Work in Minutes	23.0	25.0	25.0

SUNSET RIDGE PROFESSIONAL PLAZA

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POPULATION

In 2022, the population in your selected geography is 412,699. The population has changed by 30.3 percent since 2000. It is estimated that the population in your area will be 426,197 five years from now, which represents a change of 3.3 percent from the current year. The current population is 49.8 percent male and 50.2 percent female. The median age of the population in your area is 39.8, compared with the U.S. average, which is 38.6. The population density in your area is 5,252 people per square mile.



HOUSEHOLDS

There are currently 166,251 households in your selected geography. The number of households has changed by 31.5 percent since 2000. It is estimated that the number of households in your area will be 173,047 five years from now, which represents a change of 4.1 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2022, the median household income for your selected geography is \$54,973, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 24.4 percent since 2000. It is estimated that the median household income in your area will be \$63,656 five years from now, which represents a change of 15.8 percent from the current year.

The current year per capita income in your area is \$31,586, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$78,176, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 218,920 people in your selected area were employed. The 2000 Census revealed that 56.5 percent of employees are in white-collar occupations in this geography, and 43.5 percent are in blue-collar occupations. In 2022, unemployment in this area was 7.0 percent. In 2000, the average time traveled to work was 21.0 minutes.



HOUSING

The median housing value in your area was \$280,751 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 72,385 owner-occupied housing units and 54,035 renter-occupied housing units in your area. The median rent at the time was \$667.



EDUCATION

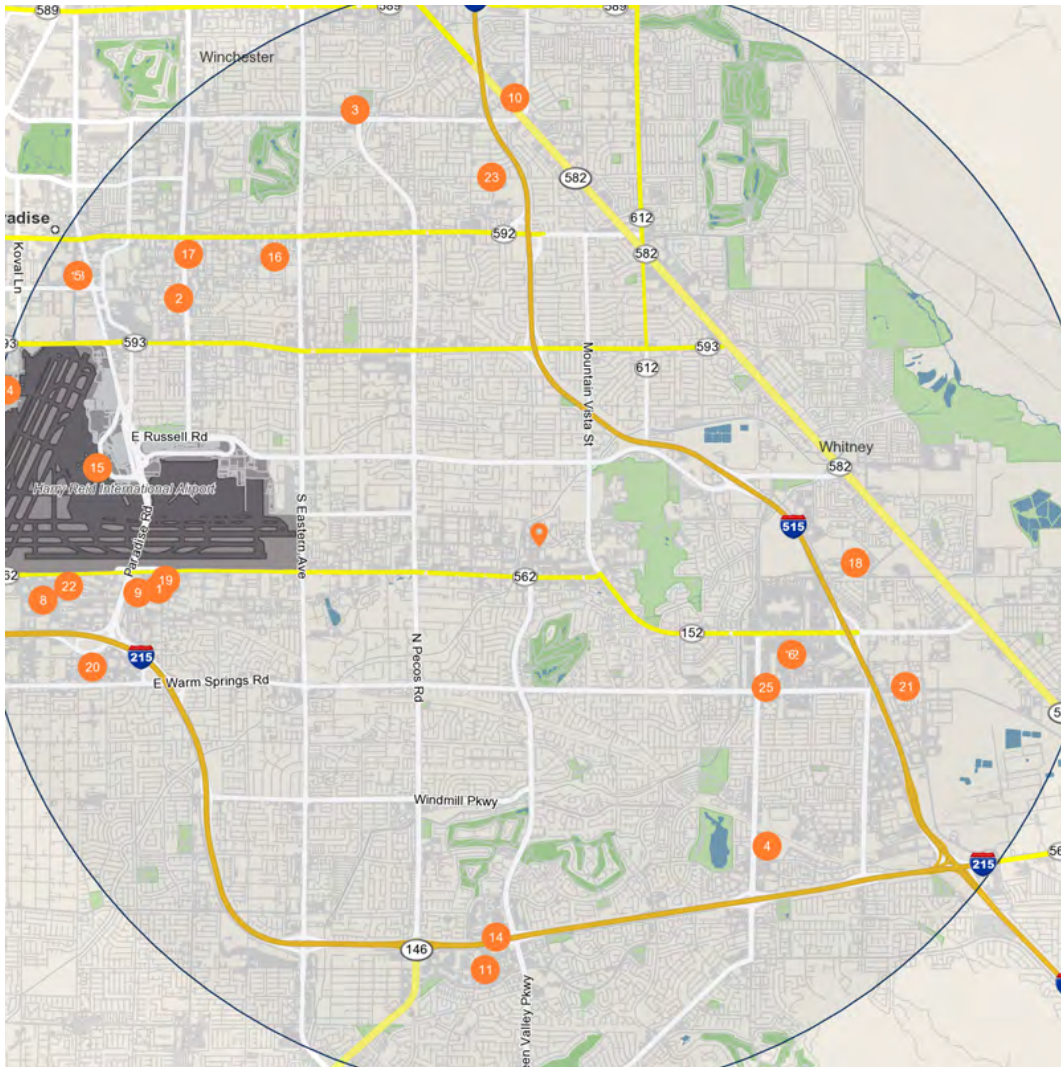
The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 8.4 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 15.7 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 7.8 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 29.1 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 25.4 percent in the selected area compared with the 20.4 percent in the U.S.

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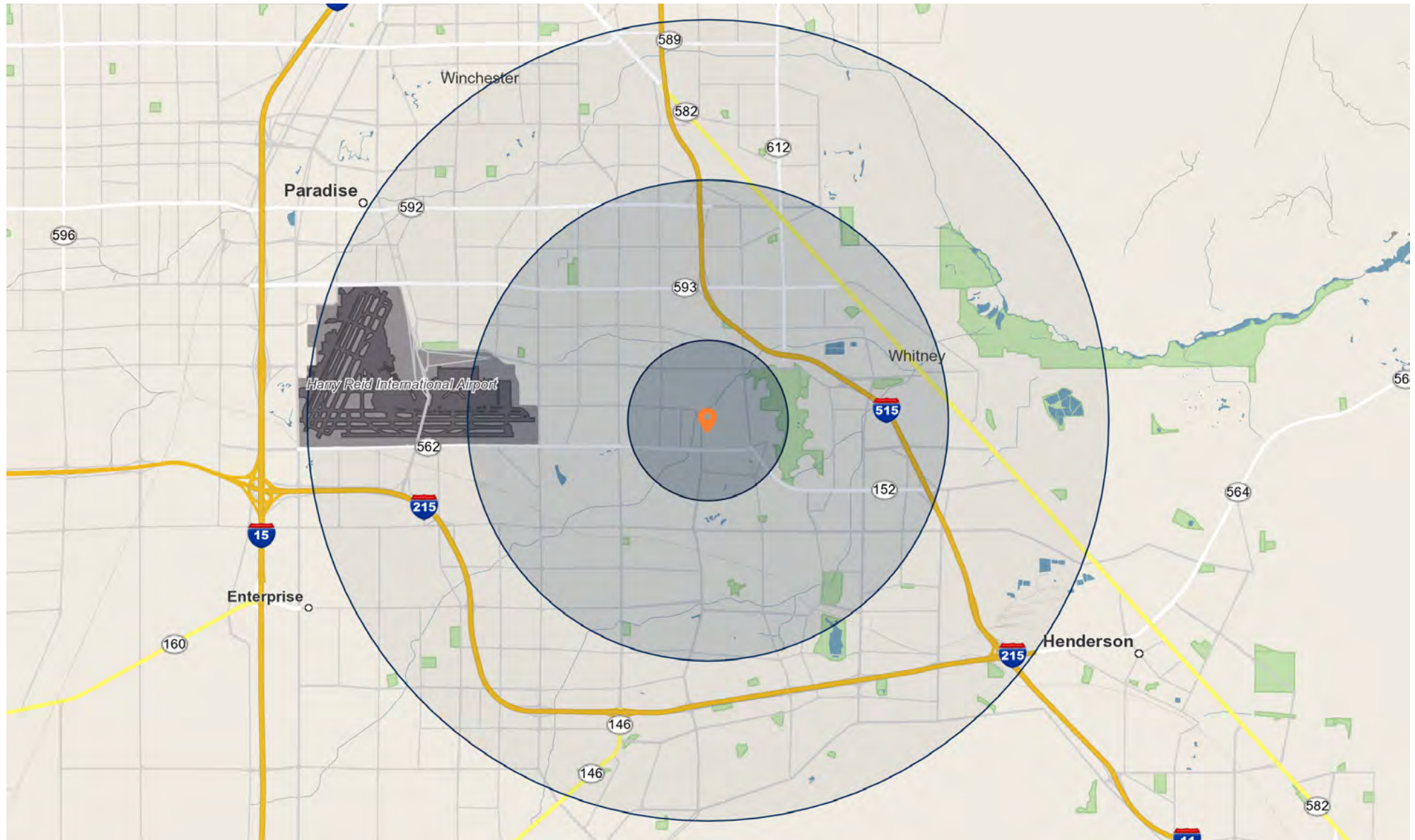
Major Employers

Employees

1	Wolfgang Puck Worldwide Inc-Spago Las Vegas	4,000
2	Board of Regents Nevada-University Nevada - Las Vegas	3,341
3	Yatra USA Corp	2,212
4	Knoah Solutions Inc	2,000
5	JC Hospitality LLC	1,827
6	Station Casinos LLC-Sunset Station	1,800
7	Nevada System Higher Education-TMC Food & Beverage	1,800
8	Keenan Hpkins Sder Stwell Cntr-Khs & S Contractors	1,733
9	Jt4 LLC	1,600
10	Boulder Station Inc-Boulder Station Hotel & Casino	1,600
11	Green Valley Ranch Gaming LLC-Green Vly Rnch Resort & Spas	1,500
12	Sunset Station Hotel & Casino-Sonoma Cellar Steakhouse	1,498
13	Hrhh Gaming Senior Mezz LLC	1,295
14	Omics Group Inc-Omics Publishing Group	1,000
15	Hmshost Corporation	810
16	Quest Diagnostics Incorporated-Quest Diagnostics	800
17	Eplica Inc-Eastridge Temps	758
18	Valley Health System LLC-Henderson Hospital	675
19	United States Postal Service-US Post Office	629
20	C3/Customercontactchannels Inc	620
21	City of Henderson	610
22	Sciplay Corporation-Sciplay	602
23	Las-Cal Corporation-Taco Bell 11	571
24	Eagle Aviation Resources LLC-Las Vegas Executive Air Trml	565
25	Medco Health Solutions Inc	540

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