

Marcus & Millichap



LAND FOR SALE | 6.88 ACRES
SEVEN PARCEL PORTFOLIO AVAILABLE FOR ACQUISITION

CHINATOWN VEGAS GATEWAY

LAS VEGAS, NV 89102

OFFERING MEMORANDUM

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Spring Mountain Road

Polaris Avenue

Procyon Street

West Twain Avenue

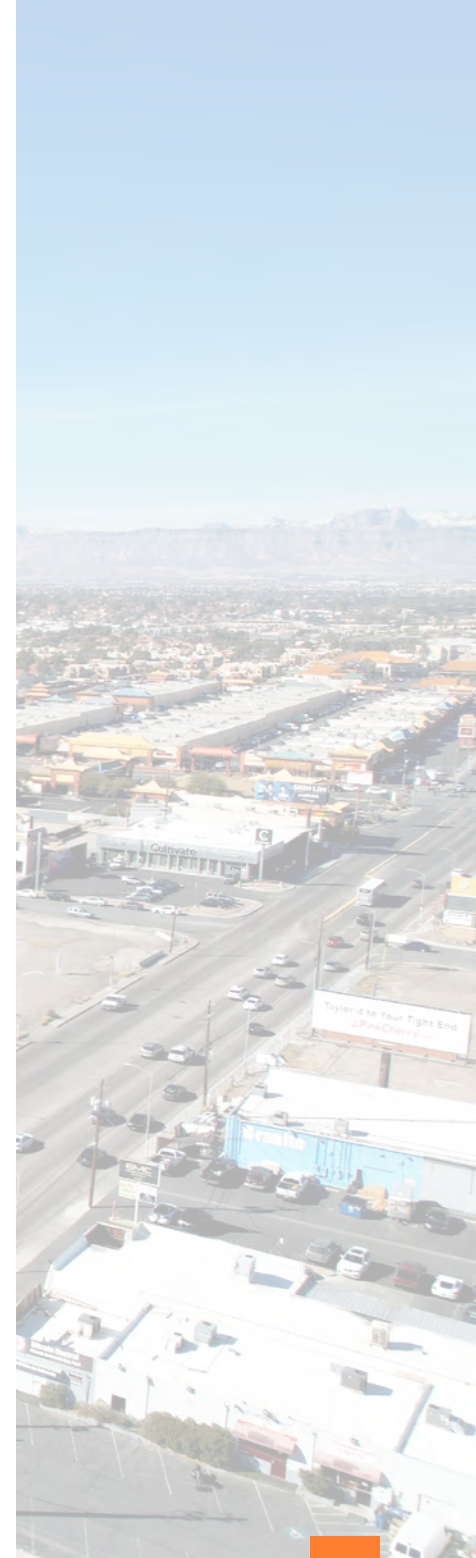




SECTION 1

PROPERTY SUMMARY

Marcus & Millichap



PROPERTY SUMMARY

Rare opportunity to acquire 6.88 acres adjacent to the Las Vegas Resort Corridor in the rapidly growing Chinatown district. This 7 parcel assemblage with Planned Land Use of (E-M) Entertainment Mixed Use and planned Zoning of C2 Commercial.

PROPERTY SUMMARY

Marcus & Millichap is pleased to present the opportunity to purchase a rare assemblage of seven parcels totaling +/-6.88 acres of land between West Spring Mountain Road with Procyon Street on the west and Polaris Avenue on the east.

LOCATION AND ACCESSIBILITY

The portfolio is centrally located in Las Vegas just west of Interstate 15 (I-15) with the Las Vegas Strip to the east side of the highway. Spring Mountain Road is a major east/west thoroughfare that is amongst the most heavily trafficked Las Vegas roadways and connects with the Strip and I-15. It has also recently been announced that the future Vegas Loop has received County approval to add a station at the corner of West Spring Mountain Road - included in this land assemblage.

EXISTING ENTITLEMENT WORK

Current ownership has completed years of entitlement work and has engaged the services of EV&A Architecture for design renderings for a full-scale commercial development to include a large parking facility to allow for income to accommodate the high demand for parking spaces, all of which can be made available to potential purchasers.

SURROUNDING AMENITIES & ECONOMIC DRIVERS

The immediate surrounding area is complemented by casino & resort destinations including Wynn, Encore, Venetian, Palazzo, Resorts World Las Vegas as well as the Fashion Show Mall which boasts 243 stores including Neiman Marcus, Nordstrom, Saks Fifth Avenue and Dick's Sporting Goods, and many more amenities.

Las Vegas has a strong economy, a growing population, and a limited supply of available centrally located commercial land. These factors have contributed to a steady increase in the demand for commercial space. Additionally, Nevada offers a number of tax advantages to commercial real estate owners.

DEVELOPMENT POTENTIAL

The Las Vegas Chinatown district is located on Spring Mountain Road, west of the Las Vegas Strip. It is a thriving commercial district that spans several blocks and includes a wide variety of businesses from restaurants and shops to hotels and medical clinics. The area is known for its authentic Chinese cuisine, as well as other pan-Asian influences.

Current plans include +/- 94,300 Projected Net Rentable Square Feet of commercial development across a six-building, two-story retail and parking development.

INFRASTRUCTURE AND TRANSPORTATION (VEGAS LOOP)

Clark County and the City of Las Vegas have approved a total of 68 miles of underground tunnel including 93 stations for the Vegas Loop, including one station at 3520 Spring Mountain Road.

The Vegas Loop will provide fast and convenient transportation to and from the Strip and to Las Vegas communities, its visitors and beyond. The Vegas Loop includes the LVCC Loop and any future service extensions including those to casinos along the Strip, Harry Reid International Airport, Allegiant Stadium, and Downtown Las Vegas. Once complete, the Vegas Loop will transport more than 90,000 passengers per hour.

DEVELOPMENT PROJECTS

\$30.1 BILLION

in projects currently planned/
underway in Las Vegas

INVESTMENT HIGHLIGHTS

CHINATOWN VEGAS GATEWAY, LAS VEGAS, NV 89102



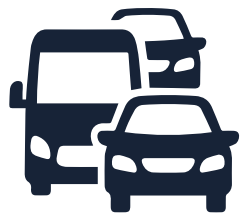
600 FT FRONTAGE
SPRING MOUNTAIN



IDEALLY LOCATED
WITHIN CHINATOWN &
ADJACENT TO THE STRIP



ACCESSIBILITY
DIRECT ACCESS TO AND
FROM THE I-15



53,500 VPD
SPRING MOUNTAIN



\$58,165 AVG HH INCOME
IN A 3 MILE RADIUS



+/- 6.88 ACRES
7 PARCELS

LAS VEGAS STRIP

THE STRAT
HOTEL • CASINO • TOWER

FONTAINEBLEAU
LAS VEGAS

Resort World
LAS VEGAS

LAS Vegas
COMMISSION AND
VISITOR AUTHORITY

TRUMP
INTERNATIONAL HOTEL
LAS VEGAS

Encore
WITHIN LAS VEGAS

Wynn
LAS VEGAS

ti TREASURE
ISLAND
Las Vegas

THE ALAZZO

sphere

THE VENETIAN
Resort • Hotel • Casino

AREA 15

FASHION
SHOW
LAS VEGAS

SUBJECT
PROPERTY

INTERSTATE
15

WEST DESERT INN RD

SOUTH HIGHLAND DRIVE

POLARIS AVENUE

SPRING MOUNTAIN ROAD (53,500 VPD)

INVESTMENT HIGHLIGHTS

Seven Parcel Portfolio with +/- 6.88 acres for development of mixed-use commercial/residential or Industrial projects

Immediate proximity to Interstate 15 on West Spring Mountain Road at the entrance to Chinatown

Located just across the highway from the center of the world famous Las Vegas "Strip"

Adjacent to the unique retail and dining experiential destination that is the Chinatown and Asian district frequented by locals and visitors alike



Significant daytime and nighttime traffic from both Las Vegas residents and tourists with +/- 53,500 VPD on Spring Mountain Road

Projected net rentable building square Feet of +/- 94,300 SF across a six-building two-story retail & parking development

Developing commercial area with favorable long-term economic outlook

Proposed Las Vegas Loop Station has been approved by the County at the NWC of Spring Mountain & Procyon

OFFERING SUMMARY

\$19M

PURCHASE PRICE

6.88

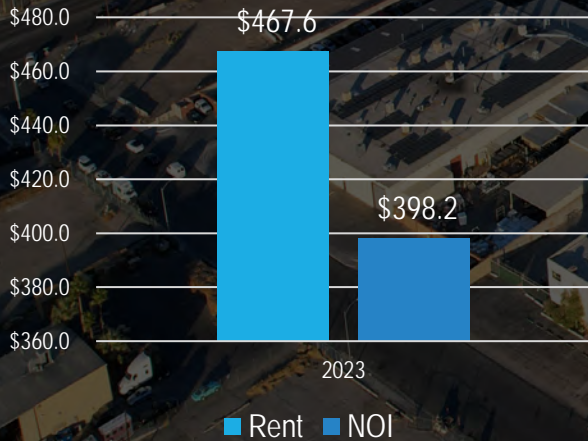
ACRES

7

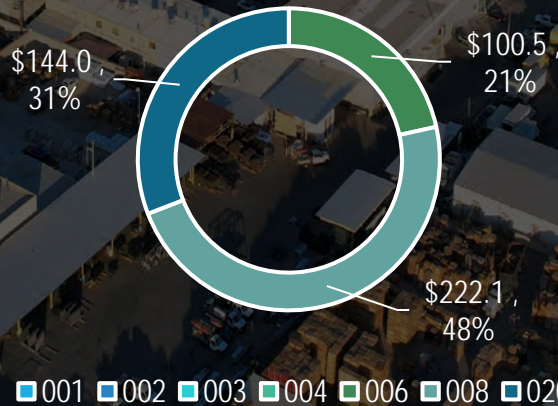
PARCELS

5.1%

**LAS VEGAS
RETAIL
VACANCY RATE¹**



**FINANCIAL PERFORMANCE
(EXISTING INCOME)**

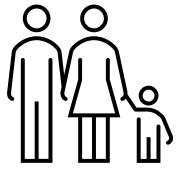


RENT MAKEUP

**793K
SQ FT**

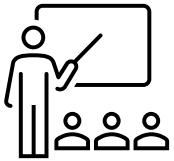
**12 MO NET
RETAIL
ABSORPTION¹**

1. Source: CoStar



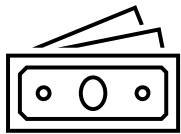
Annual Visitors (^ 20.5% YOY)

39M+



Convention Attendance (^ 12.6% YOY)

5M Visitors



Direct Visitor Spending

\$44.9 Billion

LAS VEGAS

ECONOMIC SUMMARY



En/Deplane Passengers

52.7M



Economic Impact

\$79.3 Billion



W Spring Mountain Rd

Procyon St

W Spring Mountain Rd

Polaris Ave

S Valley View Blvd

S Valley View Blvd

Procyon St

Polaris Ave - Polaris Ave

162-17-202-001

162-17-202-002

162-17-202-003

162-17-202-004

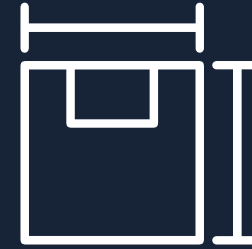
162-17-202-006

162-17-202-008

162-17-202-020

THE BIG PICTURE

PARCEL SUMMARY



Chinatown-Vegas Gateway at Spring Mountain consists of seven parcels with a Planned Land Use of (EM) Entertainment Mixed Use and Planned Zoning for Commercial (C2) located in the Chinatown district of Las Vegas

AERIAL MAP



The Vegas Strip	1.0 Mi
.....
Interstate 15	0.3 Mi
.....
Downtown Las Vegas	0.3 Mi
.....
Harry Reid International Airport	5.5 Mi
.....

SUBJECT PROPERTY

CHINA TOWN

SPRING MOUNTAIN ROAD

THE STRIP

HARRY REID INTERNATIONAL AIRPORT



AERIAL MAP



SPRING MOUNTAIN ROAD (53,500 VPD)

PROCYON STREET

POLARIS AVENUE



AREA 15

**SUBJECT
6.88
ACRES**

SPRING MOUNTAIN ROAD (53,500 VPD)

POLARIS AVENUE

PROCYON STREET





Polaris Avenue

West Spring Mountain Road

Procyon Street



South Valley View Boulevard



**SUBJECT
6.88
ACRES**







SECTION 2

CHINATOWN NEIGHBORHOOD

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POLARIS AVENUE

SPRING MOUNTAIN ROAD

PROCYON STREET





CHINATOWN ASIAN DISTRICT

A +/- 3.5 mile stretch on Spring Mountain Road between the Interstate 15 to Rainbow Boulevard serves as a vibrant testament to the city's multicultural landscape, offering a captivating blend of Asian culture, cuisine and commerce

MULTICULTURAL LANDSCAPE

Chinatown in Las Vegas, Nevada, stands as a vibrant testament to the city's multicultural landscape, offering a captivating blend of Asian culture, cuisine, and commerce. Nestled just west of the Las Vegas Strip, this distinct neighborhood has evolved into a cultural and culinary haven that attracts both locals and visitors seeking an immersive experience beyond the city's famed resorts and casinos.

The origins of Chinatown in Las Vegas can be traced back to the late 1990s when a burgeoning Asian community began to establish itself in the area. The neighborhood gradually transformed, driven by an influx of Asian immigrants and entrepreneurs who sought to create a unique enclave that celebrated their rich cultural heritage.

Today, Las Vegas Chinatown spans several blocks along Spring Mountain Road, with a mix of traditional and modern establishments that contribute to its eclectic charm.



DIVERSE CUISINE

One of the defining features of Chinatown is its diverse range of authentic Asian eateries, reflecting the culinary traditions of countries such as China, Japan, Korea, Vietnam, and Thailand

Visitors to the area can embark on a gastronomic adventure, exploring dim sum parlors, noodle houses, sushi bars, and bustling markets that showcase an array of exotic ingredients

The neighborhood is a haven for food enthusiasts eager to savor the intricate flavors and aromas of Asian cuisine, with each restaurant offering a unique culinary journey



A UNIQUE EXPERIENCE

Chinatown in Las Vegas boasts a dynamic atmosphere with a mix of traditional Asian architecture and modern storefronts.

The streets are adorned with colorful signage, creating a visually stimulating environment that adds to the overall cultural immersion.

Visitors can explore a variety of shops, ranging from traditional herbal medicine stores to contemporary boutiques offering Asian-inspired fashion and accessories.





恭賀發財

rio

K

Pho

CENTER AT SPRING MOUNTAIN

The Center at Spring Mountain is a prominent mixed-use center owned by Harsch Investment Properties that leases retail, industrial and office space.

The site has many retail and restaurant tenants along the Spring Mountain Road frontage. Major tenants include The Golden Tiki, Partage, Yama Sushi, Pho Kim Long, Lee's Sandwiches and Hot N Juicy Crawfish.

Despite being very popular and well frequented, the property does have limited parking in the most visible area along Spring Mountain Road. The parking ratio is about 2 spaces per 1,000 SF when considering only the Spring Mountain Rd parking, and only improves to about 4 spaces per 1,000 SF when the parking immediately behind the retail is considered. Much of the rest of the parking services the back areas of the property where more of the industrial and office tenants are located.

* The Center at Spring Mountain tracks a monthly count of 172,800 visits to the center per Placer.ai



CHINATOWN PLAZA

Perhaps the most prominent property in the Las Vegas Chinatown district, the Chinatown Plaza has been home to a variety of restaurants and retail stores since 1995.

Chinatown Plaza has a distinctive archway entrance that makes it stand out to passing traffic.

The property is anchored by the 99 Ranch Market, a well-known supermarket chain that carries many Asian food products. Other major tenants include Sam Woo BBQ Restaurant, Capital Seafood Restaurant, Paris Baguette, America Asia Travel, Volcano Tea House and Harbor Palace Seafood.

* Chinatown Plaza tracks a monthly count of 172,800 visits to the center per Placer.ai



SHANGHAI PLAZA

Shanghai Plaza opened in 2019 with many Asian restaurants and businesses. Located along the busiest 3-block stretch of the Las Vegas Chinatown area, this project has further increased the business and social activity of the area.

Tenants include the 85C Bakery Café, Kura Sushi, BB.Q Chicken, MyungrangHot Dog, SomiSomi, Sul & Beans, Tai 2 Chinese Sauerkraut Fish, DaguRice Noodle, Tea Maison and ShareTea.

Many businesses at Shanghai Plaza are prominent businesses from Asia and have experienced strong performance in their various American expansions.

* Shanghai Plaza tracks a monthly count of 131,100 visits to the center per Placer.ai



POLARIS AVE

PROCYON ST

SPRING MOUNTAIN RD



W Spring Mountain Rd

W Spring Mountain Rd

S Valley View Blvd

S Valley View Blvd

Procyon St

Procyon St

Polaris Ave

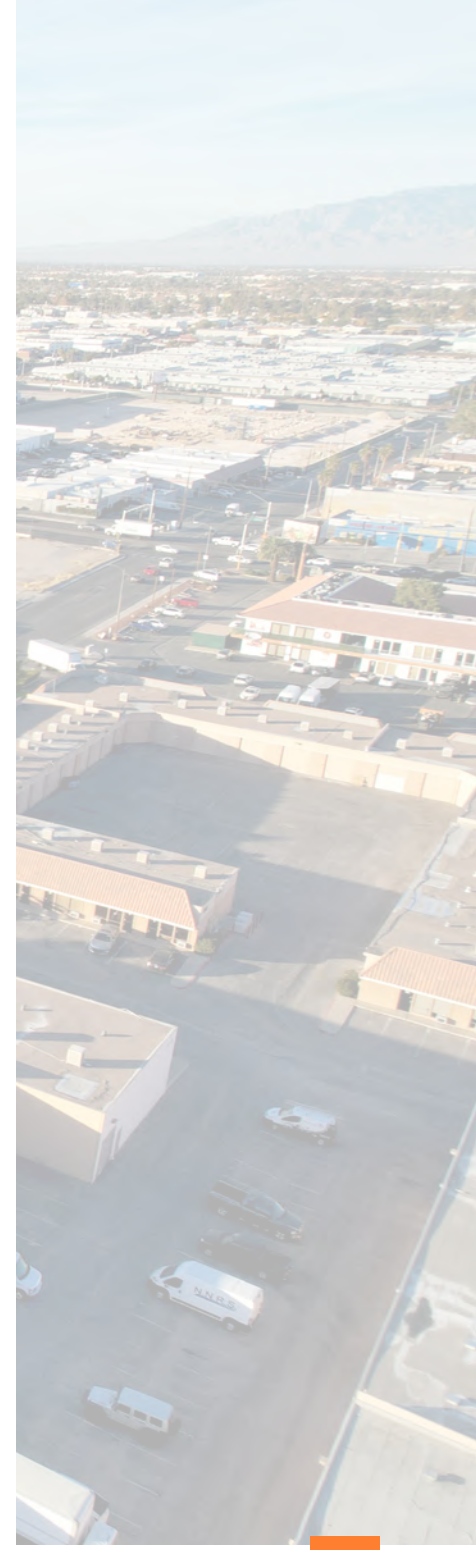
Polaris Ave



SECTION 3

AREA DEVELOPMENT

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GREEN LEAF LOTUS APARTMENTS

LOCATION

3463 Procyon Street
Las Vegas, NV 89102

SIZE

295 Units

SITE SIZE (ACRES)

6.9 Acres

Lotus is a 295-unit apartment community in Las Vegas. Located at 3463 Procyon Street, the LEED Silver-certified community offers a mix of studio, one-, two- and three-bedroom residences featuring quartz countertops, stainless steel appliances, large walk-in closets, and double vanities in select rooms. Residents enjoy a comprehensive amenities package, including a 24-hour fitness center with separate yoga/spin room, outdoor courtyards and lounges with cabanas and barbecue stations, sound-proofed karaoke room with an interactive screen, massage room and virtual sports room. Lotus provides convenient access to main thoroughfares including the I-15, and is situated just over a mile from the upscale resort hotels and casinos that line the legendary Las Vegas Strip, offering unparalleled entertainment and dining options.

JADE APARTMENTS

LOCATION

3150 W Twain Ave
Las Vegas, NV 89103


SIZE

287 Units

SITE SIZE (ACRES)

6.03 Acres

Jade is a 287-unit apartment community in Las Vegas. The community offers one-, two- and three-bedroom apartments as well as two-bedroom townhomes featuring quartz countertops, tile kitchen backsplashes, Vivint Smart Home technology, and large private balconies in select units. Jade's resident amenities will include a clubroom, sky lounge, resort-style pool with barbecue grilling areas, fitness center, spin and yoga room, dog park, coworking spaces, and an Uber lounge. Located at 3150 West Twain Avenue, Jade is conveniently located within walking distance from the Las Vegas Strip and Chinatown.



COYA APARTMENTS

LOCATION

3475 W Desert Inn Rd, Las Vegas, Nevada

SIZE

226 Units

SITE SIZE (ACRES)

5.31 ACRES

COYA is a 226-unit, four-story residential project strategically positioned between the famous Las Vegas Strip and the vibrant Chinatown in Las Vegas, NV. Its prime location offers residents easy access to a multitude of amenities and activities. Living in proximity to the Las Vegas Strip ensures convenient access to world-class entertainment, iconic landmarks, and a lively nightlife. Additionally, the closeness to Chinatown and Area 15 guarantees diverse dining options, cultural experiences, and community events.

COYA is dedicated to delivering a distinctive and convenient lifestyle, taking advantage of the dynamic offerings of both the Las Vegas Strip and Chinatown. Residents can fully immerse themselves in a luxurious lifestyle with our resort-style amenities. Whether you prefer unwinding by the pool, enjoying the big game at the sportsbook clubhouse, staying active in the fitness center, or kicking off the evening at the sky lounge COYA has you covered.

FORMULA 1

A thrilling fusion of speed, sophistication, and spectacle, where the world's fastest cars converge amidst the glitz and glamour of the iconic Las Vegas Strip.



AREA 15

A revolutionary hub of immersive experiences, cutting-edge art installations, and unparalleled entertainment



THE SPHERE

A groundbreaking venue offering audiences immersive shows, concerts, and events redefining the entertainment experience



THE BIG PICTURE

SOUTHERN NEVADA DEVELOPMENT

	PROJECT NAME	ESTIMATED VALUE
1	115 Tropicana Project	\$305.0M
2	Sahara and Las Vegas Blvd Pedestrian Bridge	\$40.0M
3	Flamingo Mixed-Use Development	DND
4	Las Vegas Blvd Repaving	\$73.0M
5	Majestic Las Vegas	\$850.0M
6	Delta by Marriott	\$100.0M
7	Brightline High-Speed Rail	\$2.0B
8	Haas Automation Manufacturing Plant	\$327.0M
9	Nevada Museum of Art, Las Vegas	\$217.0M
10	Henderson Interchange	\$350.0M
11	Campus Village	\$190.0M
12	Four Seasons Private Residences	\$1.0B
13	63 Las Vegas	\$700.0M
14	Fore Apartment Complex and Mixed-Use Development	\$70.0M
15	Las Vegas Convention Center North, Central and South Exhibition Halls Renovation	\$600.0M

\$30.1

Billion

planned or
underway

Source: Clark County Economic Development - <https://businessinclarkcounty.com/current-developments/>



FAVORABLE GROWTH OUTLOOK

Las Vegas, Nevada is one of the fastest growing metropolitan areas in the United States and Chinatown is one of the top 10 neighborhoods for culture and entertainment. Chinatown Vegas is another area in Southern Nevada that's constantly growing. It has more than 20 strip malls, 150 restaurants, six Asian supermarkets and many Chinese and Asian churches.

BULLISH DEVELOPMENT

The Fontainebleau Las Vegas opened its multibillion-dollar 67 Story casino resort on the North Strip in December, adding 3,855 rooms to the market

Gindi Capital has started construction on [BLVD](#), a retail development on the Las Vegas Strip. The 9.5 acre site is slated to comprise 400,000 square feet of retail space

Three properties totaling 367 rooms are scheduled for completion this year: Two Home 2 Suites by Hilton and a Springhill Suites by Marriott

[63 Las Vegas](#) is a 4-story retail and hospitality project being developed on the Las Vegas Strip spanning over 243,000 SF of total space by Torino Companies and Flag Luxury

Renovations are now underway at the Venetian, New York-New York Hotel, Four Seasons Hotel Las Vegas, Rio and Mandalay Bay Convention Center

99,000 SF Atomic Range entertainment complex at the Strat

GROWTH SUMMARY

INFRASTRUCTURE INVESTMENTS

Ongoing investments in Southern Nevada infrastructure, including leisure & entertainment, transportation, public amenities and commercial developments, continue to enhance the attractiveness of Las Vegas as a destination for tourists, businesses and residents alike

MARKET FUNDAMENTALS

Key market indicators including strong occupancy rates, multifamily rental rates, commercial absorption rates and stable capitalization rates continue to support the supply and demand dynamics and investment potential of commercial real estate sectors in Las Vegas

BUSINESS ENVIRONMENT

A favorable business climate characterized by low taxes, business friendly regulations, and support for entrepreneurship continue to stimulate investment activity and foster business expansion across all commercial sectors in Las Vegas.



ELEVATOR

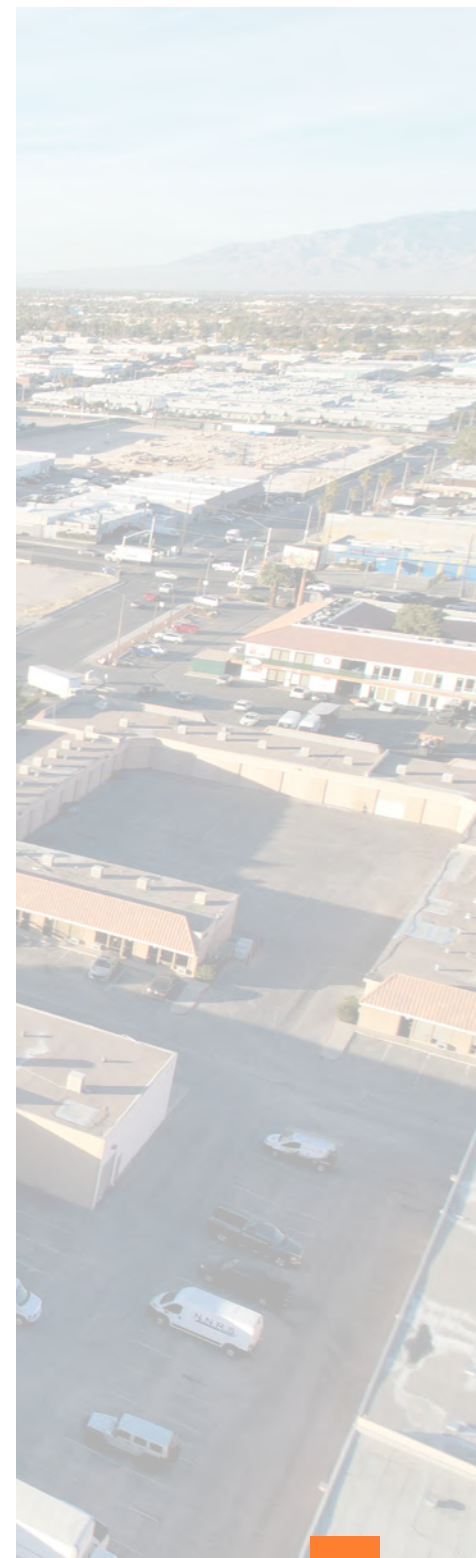
← Elevator
→ Escalator
→ Stairs

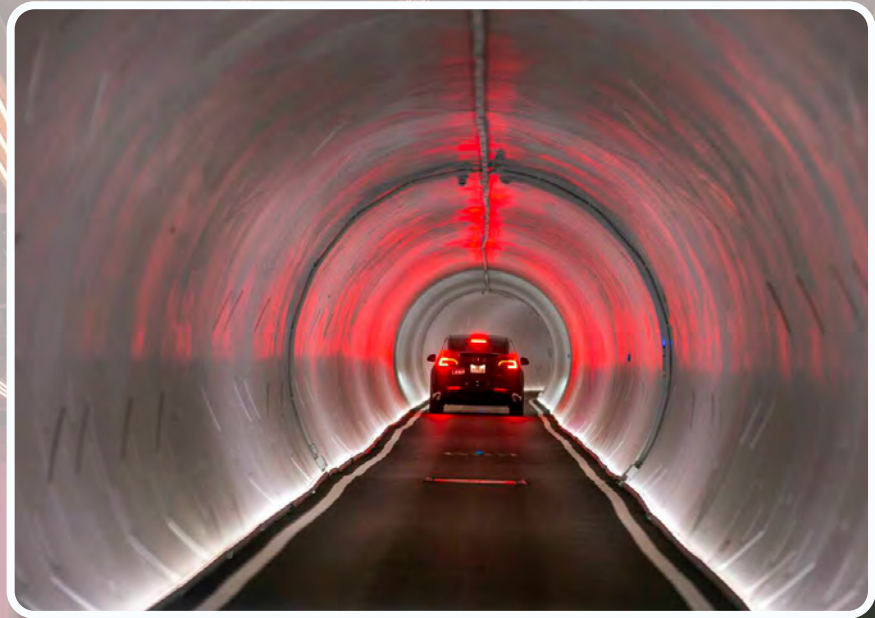
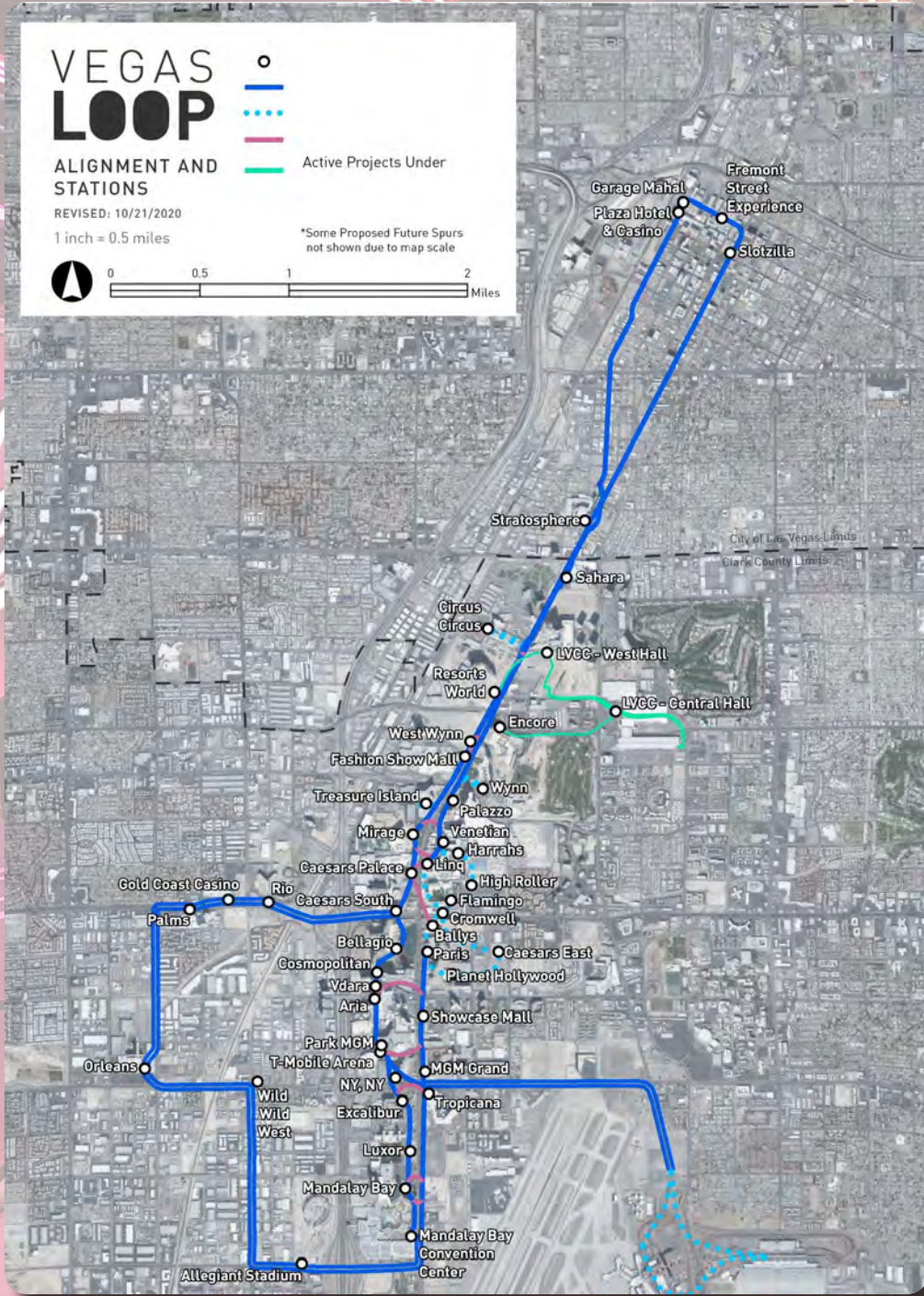


SECTION 4

VEGAS LOOP

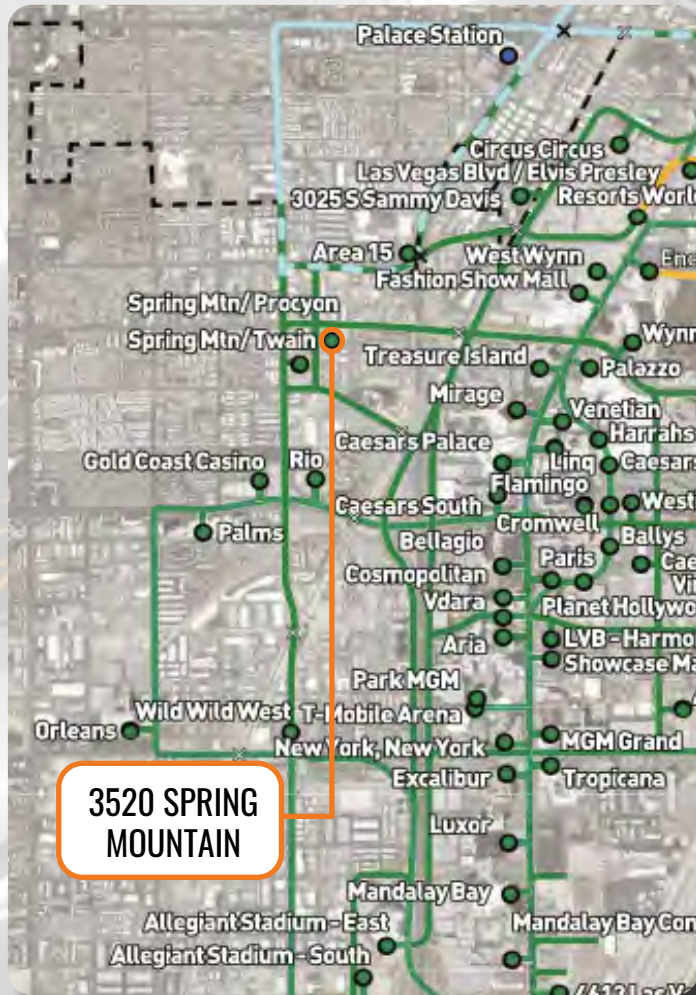
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VEGAS LOOP

In Vegas, a groundbreaking underground transportation system is in the works, utilizing state-of-the-art Tesla vehicles. This innovative project aims to redefine urban mobility with a modern and efficient approach.



Loop is an all-electric, zero-emissions, high-speed underground public transportation system in which passengers are transported to their destination with no intermediate stops

Loop is an express public transportation system that resembles an underground highway more than a subway system.

If a subway line had 100 stops, a train would typically stop at each station, so the trip between Stop 1 and Stop 100 would be long. In contrast, Loop passengers travel directly to their destination, anywhere between Stop 1 to Stop 100, without stopping at the intermediate stations. Also, the express system allows Loop vehicles to travel faster than conventional subway cars (up to 150 mph vs. up to 65 mph).



BORING COMPANY EXPANSION

In 2022 the Boring Company purchased two contiguous parcels on South Las Vegas Blvd near the Pinball Hall of Fame

In July 2023, the Boring Company purchased a 1.36 acre parcel at 3682 S Valley View Blvd for \$3.7 million

In January 2024, the Company purchased a 1.8 acre parcel at 4744 Paradise Rd for \$7.2 million

At full build-out the Vegas Loop will stretch from south Las Vegas Blvd to downtown Las Vegas with stops planned for Chinatown, Allegiant Stadium and the Thomas & Mack Center



The system is planned to include 92 stations spread out across 68 miles of tunnel, according to the Boring Company

TRANSPORTATION OUTLOOK

GETTING TO LAS VEGAS

490

AVG COMMERCIAL FLIGHTS PER DAY

45,000

VEHICLES CROSSING THE CALIFORNIA -
NEVADA BORDER ON INTERSTATE 15
EVERY DAY

2028

PROJECTED OPENING OF BRIGHTLINE HIGH
SPEED RAIL BETWEEN LAS VEGAS AND
RANCHO CUCAMONGA, CA

GETTING AROUND LAS VEGAS

THE VEGAS LOOP IS A FIRST OF ITS KIND
REGIONAL TRANSPORTATION SYSTEM
THAT WILL ENABLE LOCALS AND
TOURISTS ALIKE TO GET TO VIRTUALLY
EVERY ENTERTAINMENT
DESTINATION WITH EASE



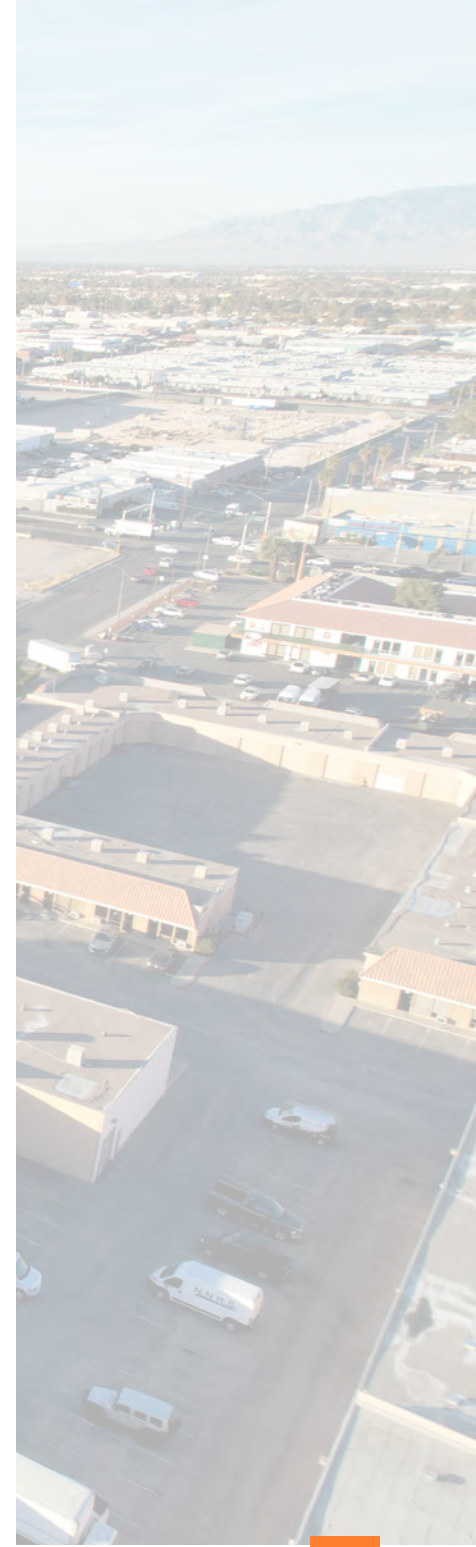




SECTION 5

THE OPPORTUNITY

Marcus & Millichap



THE OPPORTUNITY

Rare opportunity to acquire 6.88 acres adjacent to the Las Vegas Resort Corridor in rapidly growing Chinatown. The seven parcel assemblage with planned zoning of Commercial (C2) and planned land use Entertainment Mixed Use (EM).



RETAIL OPPORTUNITY RENDERING

Behold the vision of a cutting-edge multi-tenant retail project, poised to become the Spring Mountain Loop Station's latest gem. Envisioned as the ultimate destination, this development promises to redefine premier retail experiences in a dynamic and thriving locale.



PROPOSED ARCHITECTURAL RENDERINGS



PROPOSED COMMERCIAL BUILDOUT	
SITE AREA	5.67 AC
PLANNED ZONING	COMMERCIAL (C2)
LAND USE	EM
ZONE DISTRICT	C-2 (PROPOSED)

BUILDING INFORMATION		
PHASE 1		
BUILDING A1	(DEMO'D IN P2)	1,500 SF
BUILDING B	(6,500 SF PER LEVEL)	13,000 SF
BUILDING C	(7,200 SF PER LEVEL)	14,400 SF
BUILDING D	(3,800 SF PER LEVEL)	7,600 SF
BUILDING E	(8,800 SF PER LEVEL)	17,600 SF
		54,100 SF
PHASE 2		
BUILDING A2	(15,000 SF RETAIL)	19,500 SF
		19,500 SF
PHASE 3		
BUILDING F	(6,600 SF PER LEVEL)	13,200 SF
BUILDING G	(15,000 SF PER LEVEL)	12,800 SF
		26,000 SF
TOTAL		99,600 SF

PARKING INFORMATION		
TOTAL REQUIRED		
99,600 SF SHOPPING CTR @ 4/1,000 SF		399 SPACES
TOTAL PROVIDED SPACES		
OVERALL BUILD OUT AS PLANNED		~600
PLANNED PARKING RATIO		6/1,000 SF

PROPOSED ARCHITECTURAL RENDERINGS



**PERSPECTIVE
VIEW
LEVEL 1**

**PERSPECTIVE
VIEW
LEVEL 2**



FINANCIAL ANALYSIS

SUMMARY

Price	\$19,000,000
Number of Parcels	7
Total Lot Size	6.88 Acres
Total Land SF	299,693 SF
Lot Size	6.67 Acres
Gross Leasable Area (GLA)	23,015 SF
Zoning (Current)	Industrial Light (IL)
Zoning (Planned & In Process)	Commercial (C-2)
Planned Land Use	Entertainment Mixed-Use (EM)

INCOME

		CURRENT
Scheduled Base Rental Income		\$467,586
Total Reimbursement Income	8.3%	\$38,916
Potential Gross Revenue		\$506,502
General Vacancy		\$0
Effective Gross Revenue		\$506,502
Less: Operating Expenses	21.4%	(\$108,341)
Net Operating Income		\$398,161
TOTAL RETURN	2.1%	\$398,161

OPERATING EXPENSES

	CURRENT
Utilities	\$20,843
Repairs & Maintenance	\$17,488
Insurance	\$12,000
Real Estate Taxes (All Seven Parcels)	\$37,750
Management Fee	\$20,260
Total Expenses	\$108,341
EXPENSES AS % OF EGR	21.4%

Lack of new commercial development in the Chinatown District combined with increasing demand, as well as the desirable retail vacancy rate in the overall Southwest Submarket which is amongst the lowest in Las Vegas, at 3.9%, has created an increasing market rental rate at surrounding retail shopping centers with some asking rates ranging to \$5/sf per month.

RENT ROLL

PROPERTY ADDRESS	APN	TENANT	LAND ACRES	BLDG SQ FT	LEASE COMM	LEASE EXP	MONTHLY RENT	RENT/SF/MO	TOTAL RENT/YR	MONTHLY CAM	ANNUAL CAM	RENEWAL OPTION	LESSOR EARLY TERMINATION
3520 Spring Mountain Road	001	LAND ONLY	.94	N/A									
3429 Spring Mountain Road	002	LAND ONLY	.90	N/A									
3520 Spring Mountain Road - (Adjacent)	003	LAND ONLY	.20	N/A									
3500 Polaris Avenue	004	LAND ONLY	1.21	N/A									
3555 Polaris Avenue	006	COMMERCIAL SCAFFOLDING OF NEVADA, INC.	1.21	6,000	7/1/08	11/30/24	\$8,460.00	\$1.41	\$101,520	\$780	\$9,360	1 YEAR (90-DAY NOTICE)	90-DAY NOTICE
3595 Polaris Avenue	008	HMV, INC.	1.21	4,800	9/1/23	8/31/24	\$3,900.00	\$0.81	\$46,800	\$600	\$7,200		30-DAY NOTICE
3599 Polaris Avenue #1	008	RB SPRAY FOAM, LLC		3,300	10/1/23	9/30/26	\$4,785.00	\$1.45	\$57,420	\$660	\$7,920		60-DAY NOTICE
3599 Polaris Avenue #2	008	VACANT		2,900									
3599 Polaris Avenue #3	008	REDESIGN UPHOLSTERY, LLC		3,680	6/1/14	6/30/24	\$6,318.00	\$1.72	\$75,816	\$736	\$8,832		60-DAY NOTICE
3599 Polaris Avenue #4	008	BROWN UPHOLSTERY, LLC		2,335	10/1/12	9/30/25	\$3,502.50	\$1.50	\$42,030	\$467	\$5,604		60-DAY NOTICE
Unassigned - Procyon Street	020	PROFICIENT POWDER COATING	1.21	N/A	7/1/20	1/18/26	\$12,000.00		\$144,000	\$0	\$0		90-DAY NOTICE
TOTAL			6.88	23,015					\$467,586	\$3,243	\$38,916		

Unique covered land opportunity.
 Three parcels currently provide in excess of \$399k Net Operating Income amongst the shared seven-parcel portfolio.
 All tenant leases feature a Lessor's "Early Termination" clause, allowing a purchaser flexibility throughout development timeline.

DEMOGRAPHICS SUMMARY

BY MILE RADIUS



POPULATION WITHIN
A 1-MILE RADIUS

18,785



POPULATION WITHIN
A 3-MILE RADIUS

156,031



AVG HH INCOME WITHIN
A 3-MILE RADIUS

\$58,165



MEDIAN HH INCOME
WITHIN A 3-MILE RADIUS

\$40,199



HOUSEHOLDS WITHIN
A 3-MILE RADIUS

90,827



OWNER OCCUPIED HH
WITHIN A 3-MILE RADIUS

18,162



RENTER OCCUPIED HH
WITHIN A 3-MILE RADIUS

49,880

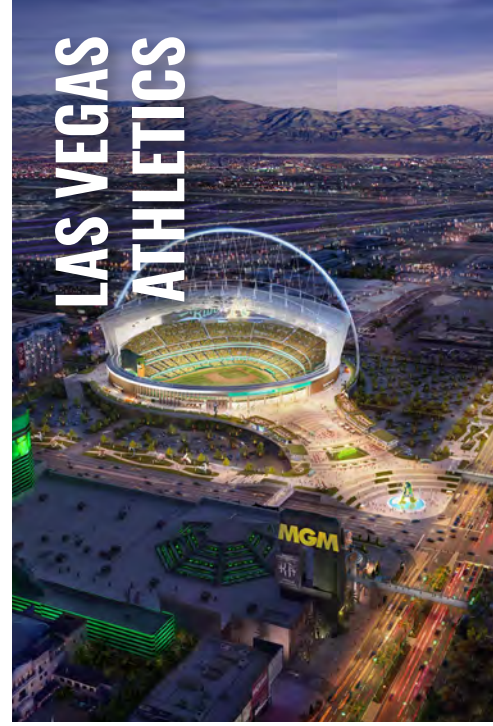
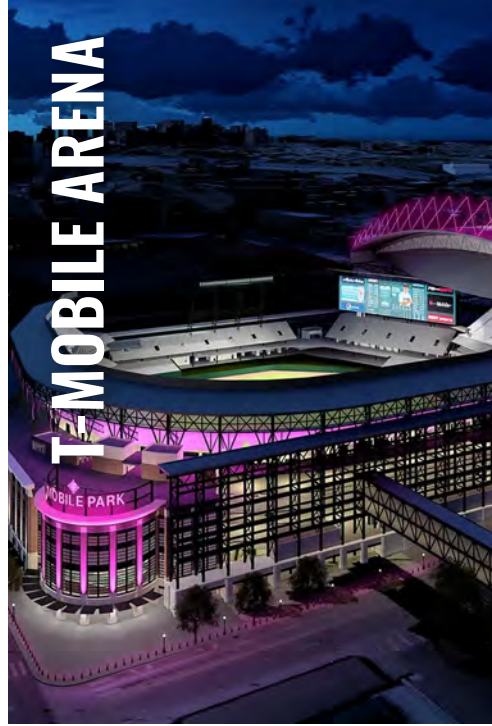
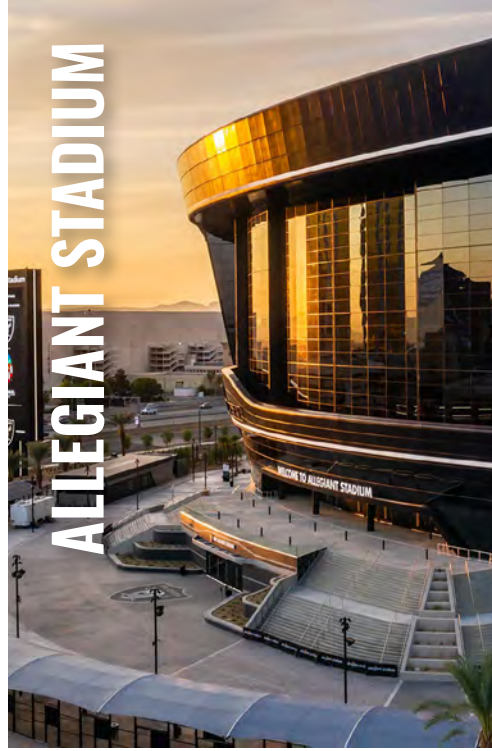


MEDIAN AGE WITHIN
A 3-MILE RADIUS

39.0

DEMOGRAPHICS BY RADIUS	1-MILE	3-MILE	5-MILE
Population	18,785	156,031	430,056
Households	7,962	68,042	172,353
Average Household Income	\$49,726	\$58,165	\$60,008
Median Household Income	\$35,496	\$40,199	\$41,898

DEMOGRAPHICS BY RADIUS	1-MILE	3-MILE	5-MILE
Median Age	35.6	39.0	38.8
Owner Occupied Households	1,251	18,162	59,017
Renter Occupied Households	6,712	49,880	113,336
Average Household Size	2.4	2.3	2.5



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	18,883	157,610	435,553
2022 Estimate			
Total Population	18,785	156,031	430,056
2010 Census			
Total Population	17,406	143,481	397,689
2000 Census			
Total Population	18,307	149,521	396,385
Daytime Population			
2022 Estimate	36,698	441,289	781,352
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	8,050	69,041	175,358
2022 Estimate			
Total Households	7,962	68,042	172,353
Average (Mean) Household Size	2.4	2.3	2.5
2010 Census			
Total Households	7,195	61,239	155,239
2000 Census			
Total Households	8,017	65,025	159,965

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$250,000 or More	1.1%	1.7%	1.8%
\$200,000-\$249,999	0.6%	1.0%	1.0%
\$150,000-\$199,999	0.9%	2.4%	2.5%
\$125,000-\$149,999	1.2%	2.2%	2.5%
\$100,000-\$124,999	4.3%	5.2%	5.8%
\$75,000-\$99,999	7.9%	9.4%	10.3%
\$50,000-\$74,999	16.9%	17.5%	18.2%
\$35,000-\$49,999	17.8%	16.3%	15.5%
\$25,000-\$34,999	14.9%	13.8%	12.7%
\$15,000-\$24,999	16.3%	13.8%	12.7%
Under \$15,000	18.2%	16.9%	17.1%
Average Household Income	\$49,726	\$58,165	\$60,008
Median Household Income	\$35,496	\$40,199	\$41,898
Per Capita Income	\$21,090	\$25,637	\$24,449

DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate	18,785	156,031	430,056
0 to 4 Years	7.8%	6.0%	6.0%
5 to 14 Years	12.1%	10.7%	11.4%
15 to 17 Years	2.9%	2.7%	3.2%
18 to 19 Years	1.8%	2.1%	2.3%
20 to 24 Years	6.2%	6.1%	6.3%
25 to 29 Years	9.5%	8.5%	8.1%
30 to 34 Years	8.9%	8.1%	7.7%
35 to 39 Years	8.0%	7.2%	6.9%
40 to 49 Years	12.8%	12.7%	12.8%
50 to 59 Years	11.5%	13.0%	13.3%
60 to 64 Years	5.3%	6.0%	5.9%
65 to 69 Years	4.0%	5.1%	5.0%
70 to 74 Years	3.7%	4.4%	4.3%
75 to 79 Years	2.5%	3.1%	3.0%
80 to 84 Years	1.6%	2.1%	2.0%
Age 85+	1.6%	2.1%	2.0%
Median Age	35.6	39.0	38.8

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2022 Estimate Population Age 25+	13,020	112,972	305,182
Elementary (0-8)	13.4%	9.7%	9.8%
Some High School (9-11)	13.0%	11.4%	11.8%
High School Graduate (12)	34.5%	30.6%	31.1%
Some College (13-15)	20.8%	23.2%	23.1%
Associate Degree Only	5.0%	6.6%	6.5%
Bachelor's Degree Only	9.7%	12.5%	12.1%
Graduate Degree	3.5%	6.0%	5.6%
HOUSING UNITS			
Occupied Units			
2027 Projection	10,250	93,420	211,959
2022 Estimate	10,038	90,827	206,807
Owner Occupied	1,251	18,162	59,017
Renter Occupied	6,712	49,880	113,336
Vacant	2,076	22,785	34,454
Persons in Units			
2022 Estimate Total Occupied Units	7,962	68,042	172,353
1 Person Units	39.0%	39.6%	35.8%
2 Person Units	27.2%	29.7%	29.2%
3 Person Units	13.5%	12.5%	13.5%
4 Person Units	8.5%	8.3%	9.5%
5 Person Units	6.0%	5.1%	5.9%
6+ Person Units	5.8%	4.8%	6.1%

DEMOGRAPHICS 5-MILE RADIUS



POPULATION

In 2022, the population in your selected geography is 430,056. The population has changed by 8.5 percent since 2000. It is estimated that the population in your area will be 435,553 five years from now, which represents a change of 1.3 percent from the current year. The current population is 52.0 percent male and 48.0 percent female. The median age of the population in your area is 38.8, compared with the U.S. average, which is 38.6. The population density in your area is 5,472 people per square mile.



HOUSEHOLDS

There are currently 172,353 households in your selected geography. The number of households has changed by 7.7 percent since 2000. It is estimated that the number of households in your area will be 175,358 five years from now, which represents a change of 1.7 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 \$41,898, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 19.4 percent since 2000. It is estimated that the median household income in your area will be \$46,673 five years from now, which represents a change of 11.4 percent from the current year.

The current year per capita income in your area is \$24,449, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$60,008, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 215,603 people in your selected area were employed. The 2000 Census revealed that 47.1 percent of employees are in white-collar occupations in this geography, and 52.9 percent are in blue-collar occupations. In 2022, unemployment in this area was 8.0 percent. In 2000, the average time traveled to work was



HOUSING

The median housing value in your area was \$243,026 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 63,973 owner-occupied housing units and 95,992 renter-occupied housing units in your area. The median rent at the time was \$602.



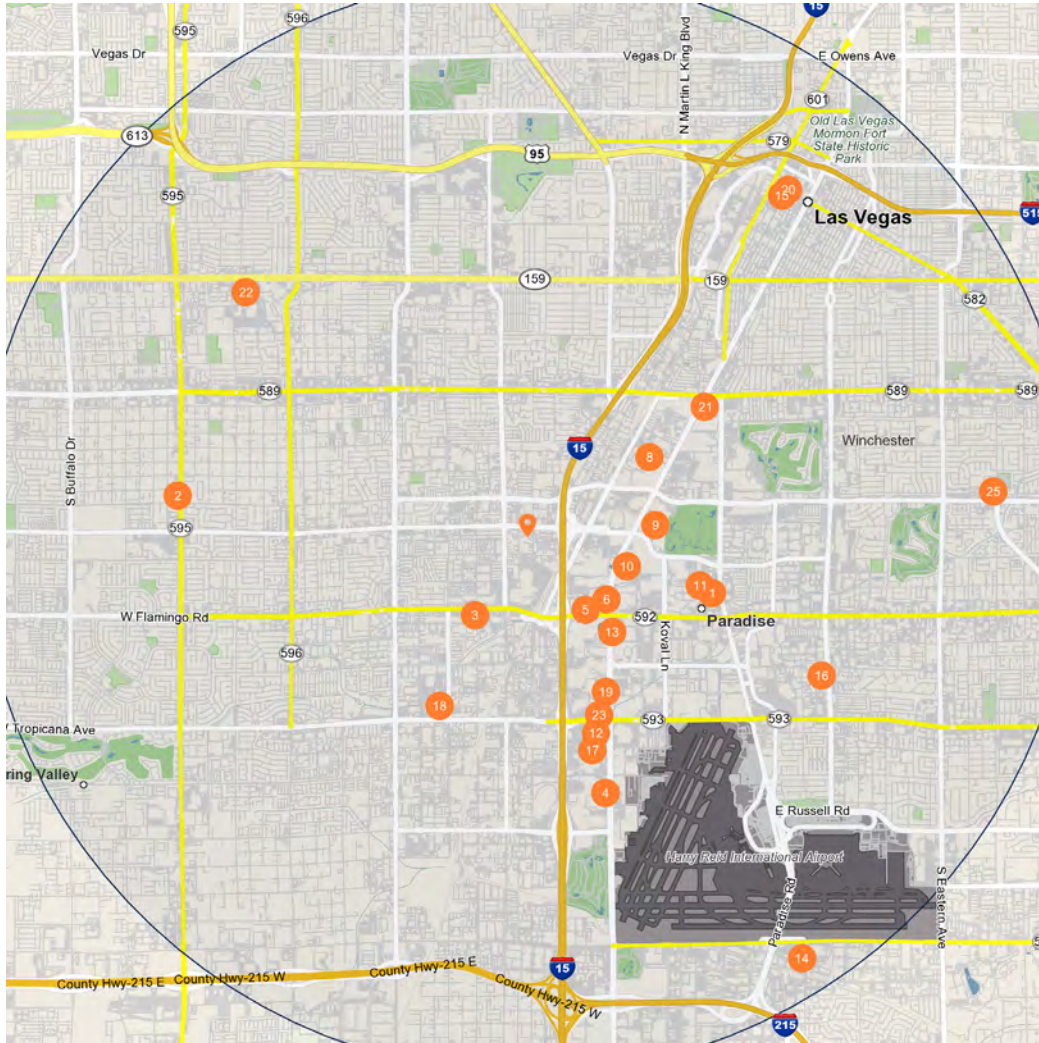
EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 5.6 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 12.1 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 6.5 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 31.1 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 23.1 percent in the selected area compared with the 20.4 percent in the U.S.

MAJOR EMPLOYERS



Major Employers		Employees
1	Tropicana St Louis LLC	6,332
2	Diversified Rest Group RSC LLC	6,200
3	N-M Ventures LLC-Nine Group	5,315
4	Slots-A-Fun Inc-Slots-A-Fun Casino	5,225
5	Caesars World Marketing Corp-Caesars	5,219
6	Desert Palace LLC-Caesars Palace Hotel & Casino	5,020
7	Mh Inc	5,008
8	Resorts World Las Vegas LLC	5,000
9	Wynn America LLC	5,000
10	Las Vegas Sands LLC-Venetian The	5,000
11	Boyd Tciv LLC	4,700
12	New Castle LLC-Excalibur Hotel & Casino	4,200
13	Paris Las Vegas-Paris Las Vegas Hotel & Casino	4,000
14	Wolfgang Puck Worldwide Inc-Spago Las Vegas	4,000
15	Golden Nugget Finance Corp	3,632
16	Board of Regents Nevada-University Nevada - Las Vegas	3,341
17	Ramparts Inc-Luxor Hotel & Casino	3,100
18	Coast Hotels & Casinos Inc	3,012
19	Victoria Partners-Monte Carlo Hotel and Casino	3,000
20	Sam-Will Inc-Fremont Hotel and Casino	2,500
21	Las Vegas Resort Holdings LLC-SIs Las Vegas	2,500
22	College Sthern Nev Fndtion Inc	2,353
23	New York - NY Ht & Casino LLC-Starbucks Licensed Store	2,300
24	Coast Hotels and Casinos Inc-Orleans Hotel and Casino The	2,287
25	Yatra USA Corp	2,212

CHINATOWN VEGAS GATEWAY

AT SPRING MOUNTAIN

3520 SPRING MOUNTAIN ROAD

LAS VEGAS, NV 89102



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