



Offering Memorandum

Free Standing Drive-Thru

2865 E Charleston Blvd | Las Vegas, NV 89104

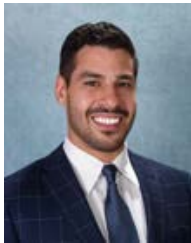
The Alvino Group of Marcus & Millichap



Dustin R. Alvino
Senior Vice President of Investments

(702) 215-7120
dustin.alvino@marcusmillichap.com
Licenses: NV BS.0143692, NJ 2294556

Lead Agent



Andy Pasbakhsh
Senior Associate

(702) 215-7106
andy.pasbakhsh@marcusmillichap.com
License: NV S.0189780

Lead Agent



Michael Merhi
Associate

(702) 215-7130
michael.merhi@marcusmillichap.com
License: NV S.0194520

Lead Agent



Tamir Israeli
Marketing Coordinator

(702) 215-7127
tamir.israeli@marcusmillichap.com



Madelyn Rupprecht
Agent Assistant

(702) 215-7136
madelyn.rupprecht@marcusmillichap.com



Nick Gray
First Vice President Capital Markets

(702) 215-7144
nick.gray@marcusmillichap.com
Licenses: CA 01910898, NV 52192

About Us

We are a Las Vegas-based commercial real estate group specializing in the acquisition and disposition of net-leased and multi-tenant retail investment properties throughout the United States. Collectively, our team consists of the top producing agent in the Marcus & Millichap Las Vegas office, Dustin R. Alvino as well as Andy Pasbakhsh, Michael Merhi, Connor Kirst, Madelyn Rupprecht, and Tamir Israeli.

We have evaluated over one billion dollars worth of real estate across 25 states and growing. We pride ourselves on being client-focused and results-driven, which is why we have had tremendous success over the last decade.

#1

**Marcus & Millichap
Team in Nevada**

#1

**Net Leased Team
in Nevada**

#1

**Retail Team
in Nevada**

LAS VEGAS, NV

Table of Contents

Investment Highlights	01
Property Overview & Information	02
Site Plan	03
Parcel Map	04
Demographics	05
Property Photos & Surrounding Retail	07
Nevada’s Tax Advantage	13
Las Vegas Development Projects	15
Market Overview	17



Investment Highlights

Prime Location in Las Vegas Market:

- Situated at 2865 E Charleston Boulevard, one of the busiest commercial corridors in Las Vegas.
- Strategically positioned as an outparcel to a Lowe’s Home Improvement store, which ranks in the top 75% of locations nationally according to PlacerAI, ensuring consistent and high levels of consumer foot traffic.

Outstanding Drive-Thru Opportunity:

- Free-standing drive-thru building ideal for various quick-service restaurant (QSR) or retail uses.
- High-visibility frontage of 173 feet along Charleston Boulevard provides significant exposure, enhancing tenant branding and consumer access.

Ample Lot Size & Versatile Building Layout:

- Building size of approximately 3,560 square feet on a sizeable +/-30,492 SF parcel.
- Zoned CG (General Commercial), allowing for a wide range of uses and flexibility in tenant mix to attract national and regional operators.

High Traffic Counts & Strong Demographics:

- The property benefits from the substantial traffic on Charleston Boulevard, a major east-west artery in Las Vegas, making it a go-to location for customers seeking convenience.
- Strong demographics in the area with a high population density, bolstered by Las Vegas’s continued growth and popularity as a business-friendly city.

Surrounded by Established National Tenants:

- Being an outparcel to Lowe’s, the property is part of a retail hub that draws consistent shopper visits.
- Proximity to other national tenants (7-Eleven, Taco Bell, O’Reilly, Raising Cane’s, Starbuck’s and many more) further drives visibility and traffic to the property, adding to its appeal for tenants seeking high-exposure locations.

Desirable Drive-Thru Building in Supply-Constrained Market:

- Las Vegas has a limited supply of drive-thru locations in such high-demand, high-traffic areas, making this an attractive prospect for retailers.
- The property’s size and layout meet the growing demand for convenience-based retail services, positioning it as a highly sought-after location for potential tenants.

Strong Investment Opportunity in Growing Las Vegas Market:

- Las Vegas continues to experience strong economic and population growth, driven by a mix of tourism, business development, and an expanding local workforce.
- This asset provides investors with an opportunity to capitalize on the market’s upward trajectory and benefit from the property’s high-profile, heavily trafficked location.

Property Overview



List Price

\$2,500,000

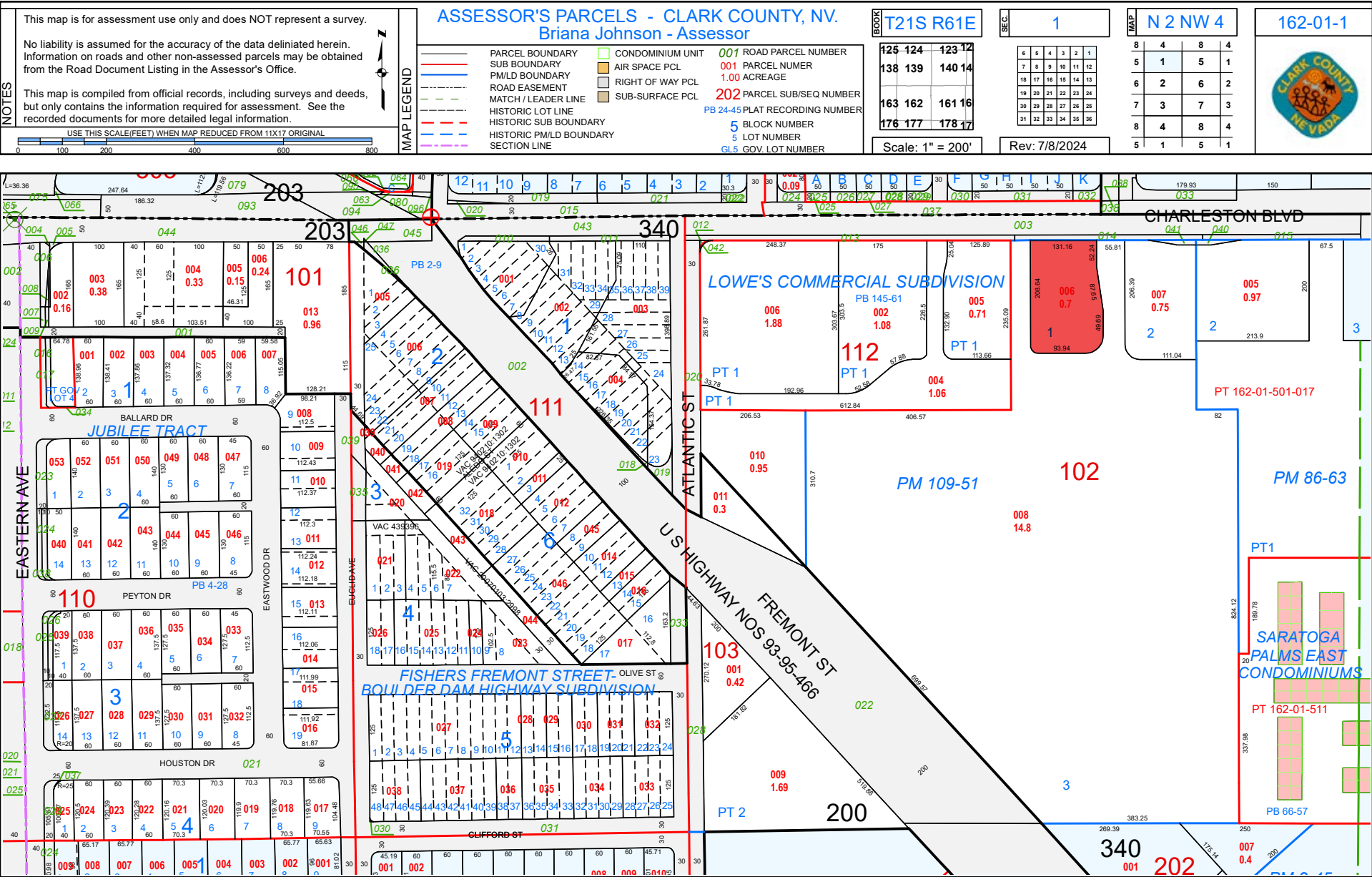
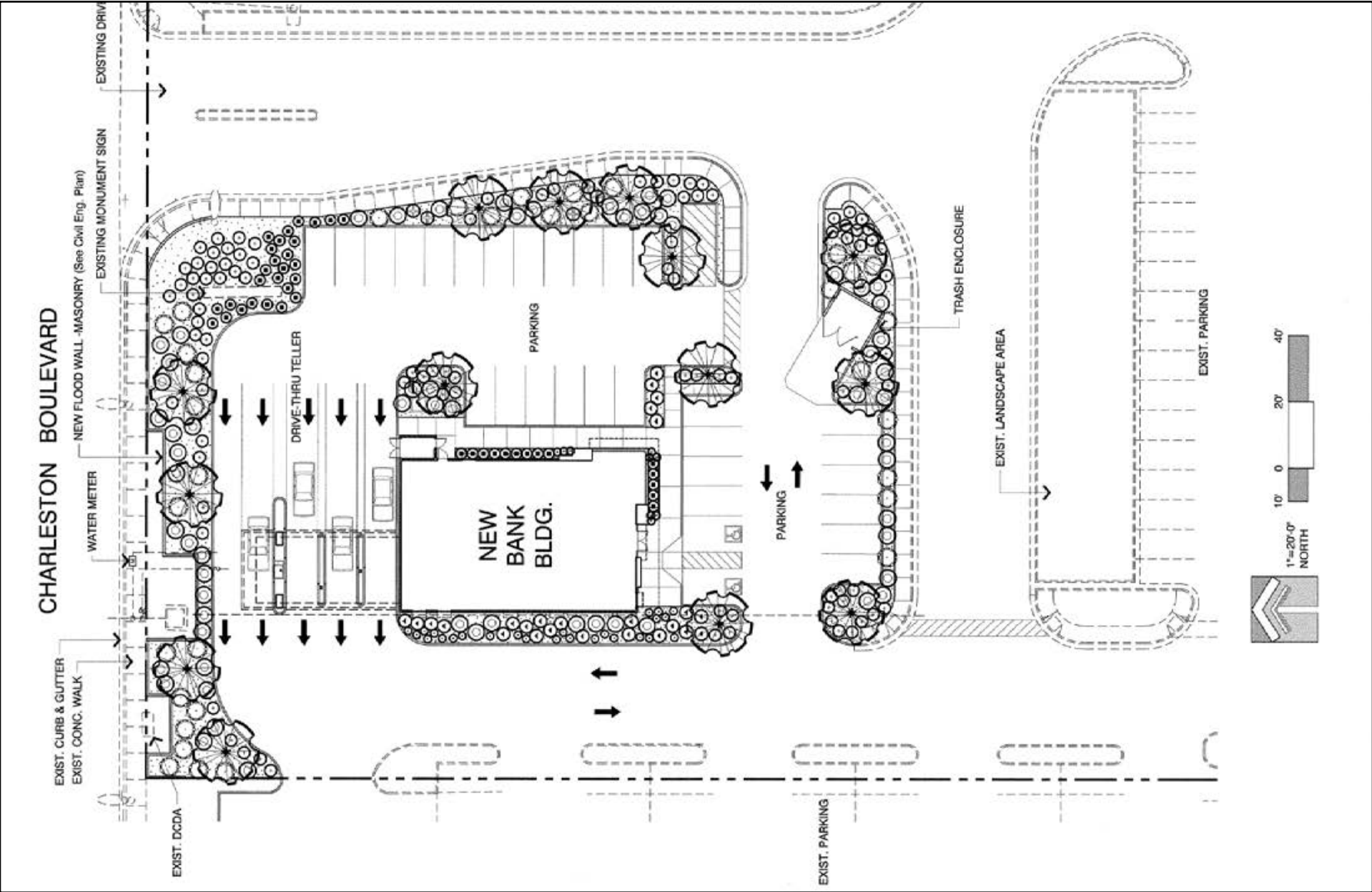


Price/SF

\$800.14

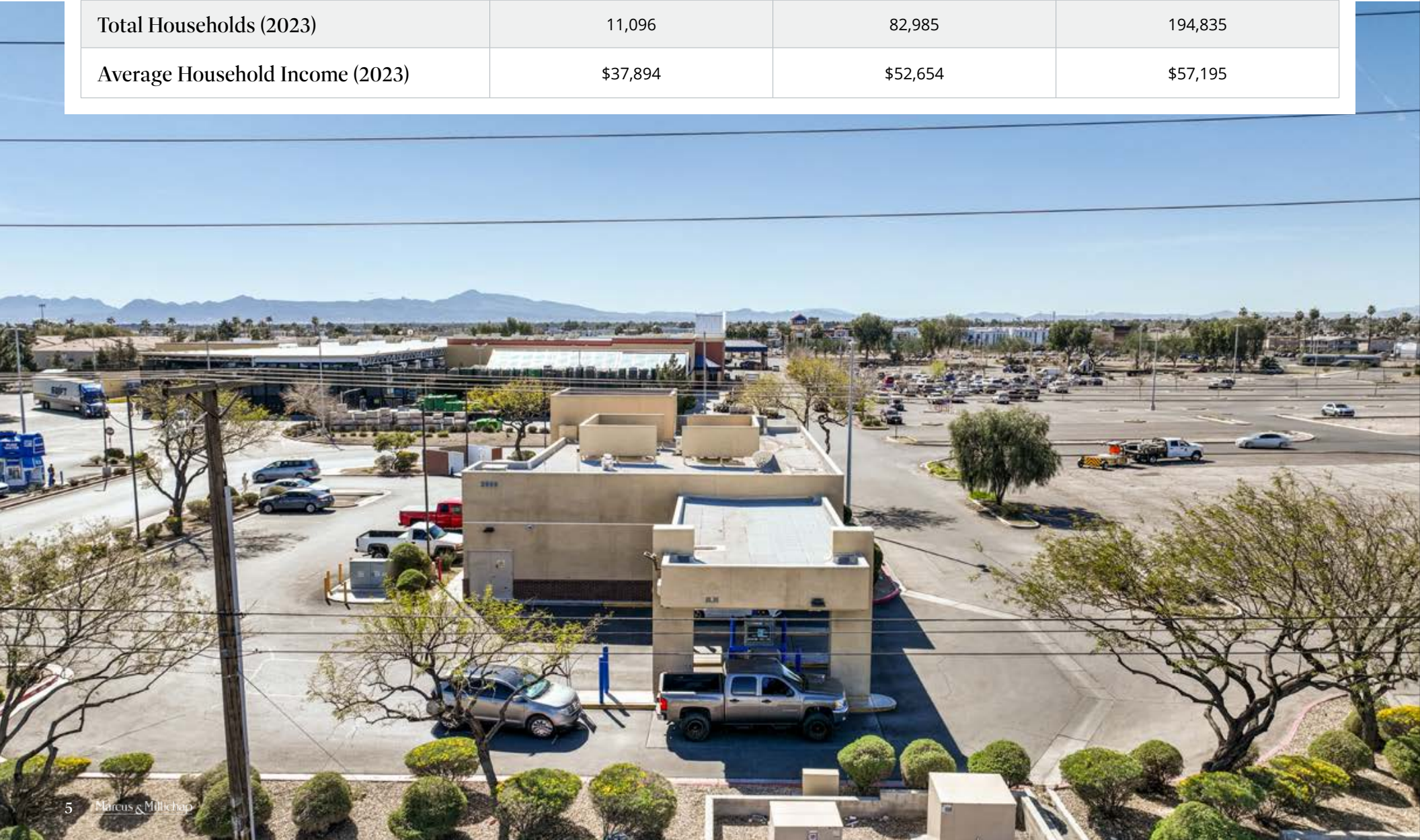
Property Information

Property Name	Free Standing Drive-Thru
Address	2865 E Charleston Blvd
City/State/Zip	Las Vegas, NV 89104
Parcel ID	161-01-102-006
Rentable Area Total	3,560 SF
Lot Size	0.70 AC
Lot Size (SF)	30,492 SF
Submarket	Sunrise Manor
Year Built/Renovated	2006
Zoning	Commercial General (CG)
Ownership	Fee Simple



Property Demographics

	1-Mile	3-Miles	5-Miles
Area Population (2023)	27,866	226,377	531,829
Total Households (2023)	11,096	82,985	194,835
Average Household Income (2023)	\$37,894	\$52,654	\$57,195



Property Demographics



Population

In 2023, the population in your selected geography is 531,829. The population has changed by 3.99 since 2010. It is estimated that the population in your area will be 551,677 five years from now, which represents a change of 3.7 percent from the current year. The current population is 51.7 percent male and 48.3 percent female. The median age of the population in your area is 35.6, compared with the U.S. average, which is 38.7. The population density in your area is 6,767 people per square mile.



Households

There are currently 194,835 households in your selected geography. The number of households has changed by 12.20 since 2010. It is estimated that the number of households in your area will be 204,139 five years from now, which represents a change of 4.8 percent from the current year. The average household size in your area is 2.7 people.



Income

In 2023, the median household income for your selected geography is \$40,333, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 6.51 since 2010. It is estimated that the median household income in your area will be \$44,525 five years from now, which represents a change of 10.4 percent from the current year. The current year per capita income in your area is \$21,288, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$57,195, compared with the U.S. average, which is \$100,106.



Employment

In 2023, 242,170 people in your selected area were employed. The 2010 Census revealed that 37.8 percent of employees are in white-collar occupations in this geography, and 22.5 percent are in blue-collar occupations. In 2023, unemployment in this area was 10.0 percent. In 2010, the average time traveled to work was 27.00 minutes.



Housing

The median housing value in your area was \$196,102 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 76,512.00 owner-occupied housing units and 97,135.00 renter-occupied housing units in your area.



Education

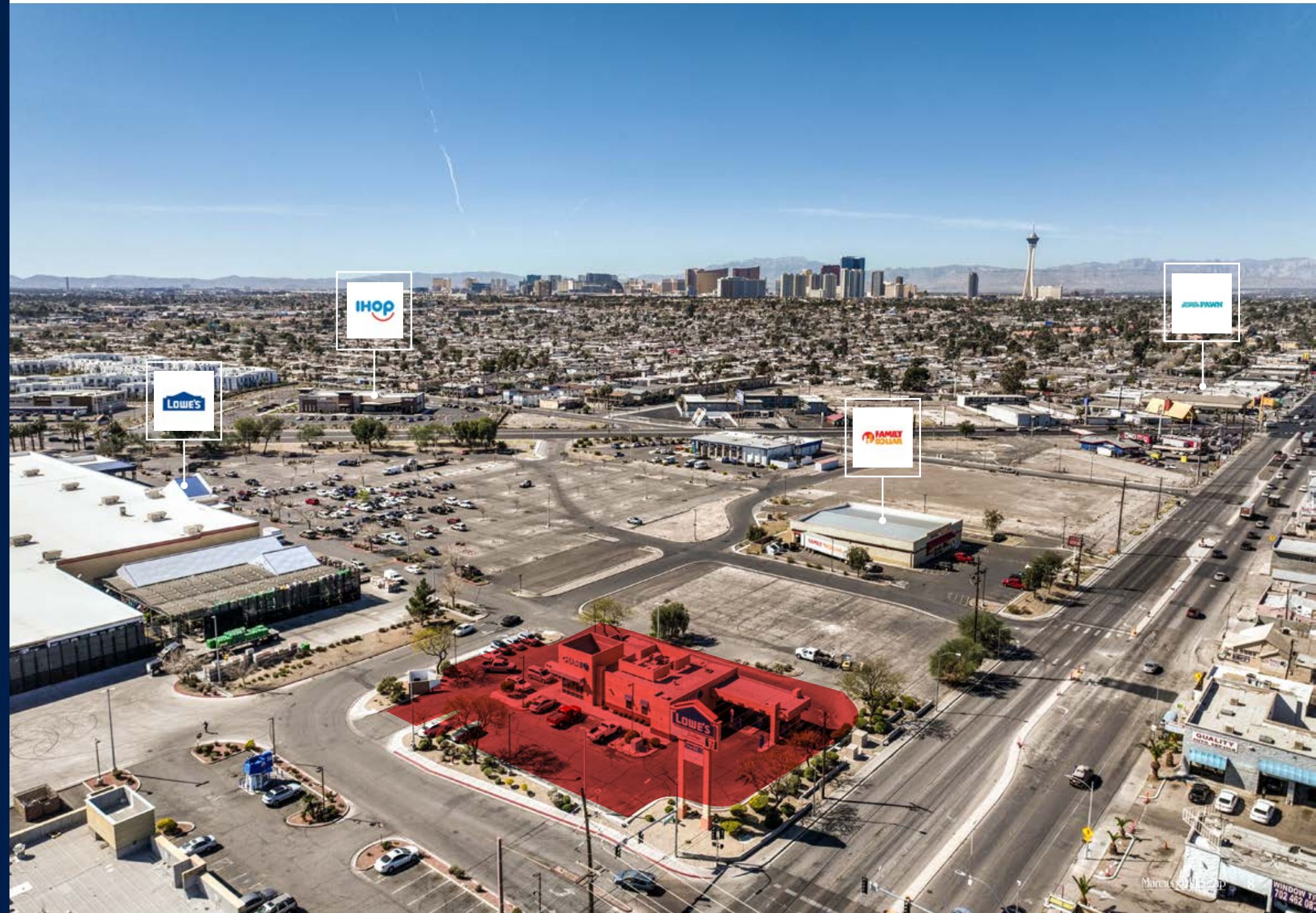
The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 4.1 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 9.0 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

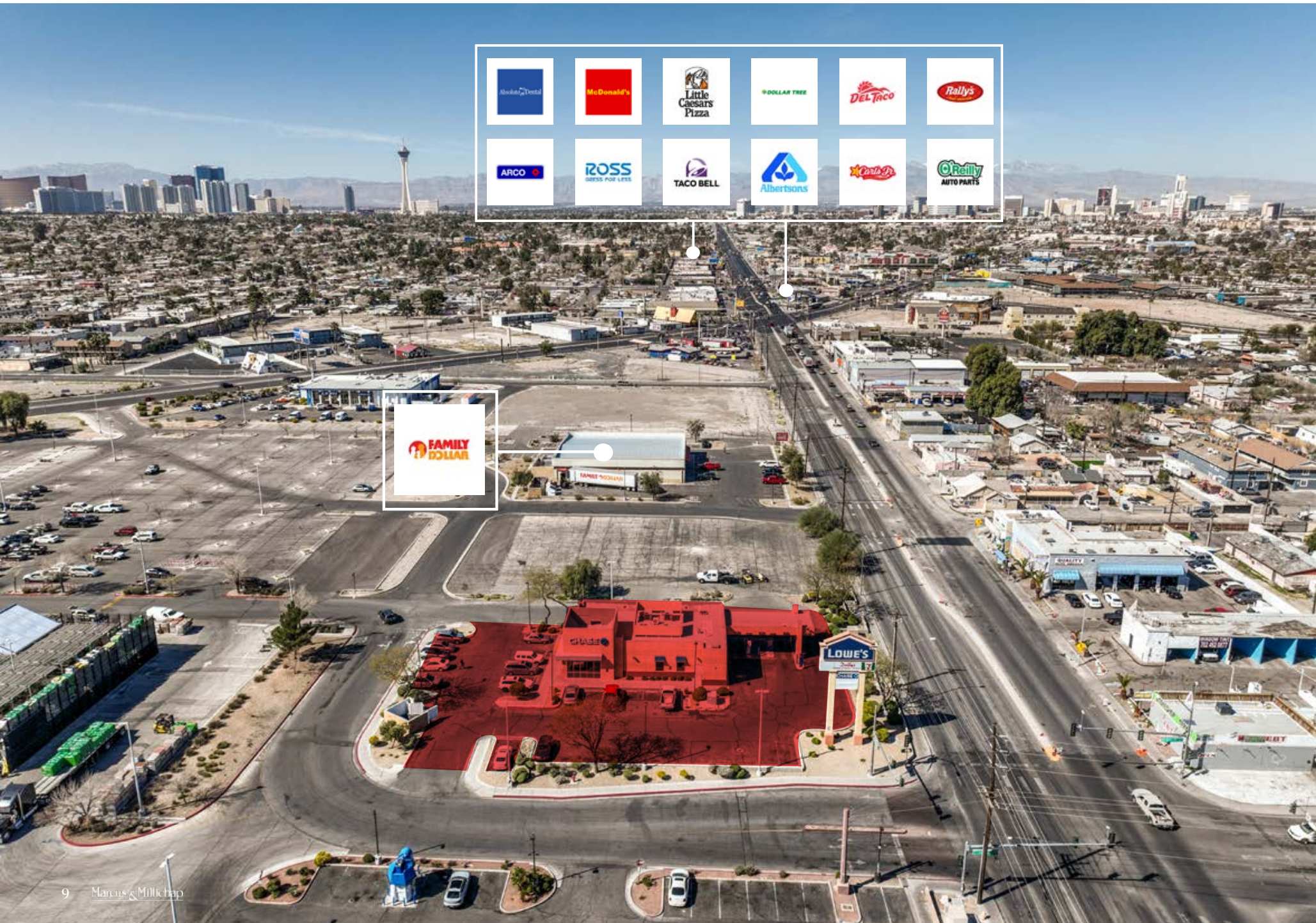
The number of area residents with an associate degree was lower than the nation's at 5.7 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 31.9 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 21.0 percent in the selected area compared with the 20.1 percent in the U.S.



Property Photos








One of the Nation's Most Business-Friendly States

According to Tax Foundation's 2020 State Business Tax Climate Index, Nevada ranks 7th best. This independent study includes five areas of taxation including corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes (including both residential and commercial).


- ✔ No Corporate Income Tax

- ✓ No Personal Income Tax

-  Nominal Annual Fees

- ✓ No Franchise Tax on Income

- ✓ Nevada corporations may purchase, hold, sell or transfer shares of its own stock.

-  Nevada corporations may issue stock for capital, services, personal property, or real estate, including leases and options. The directors may determine the value of any of these transactions, and their decision is final.



10 Worst Business Tax Climate

Source: Tax Foundation



Raiders Headquarters



Durango Resort



Universal Studios



Fontainebleau Resort & Casino

Major Las Vegas Development Projects



UNLV School of Medicine



The Dream Hotel



MSG Sphere



Convention Center Expansion

LAS VEGAS

RAIDERS

The Las Vegas Raiders are a professional American football team based in the Las Vegas metropolitan area. The Raiders compete in the National Football League (NFL) as a member club of the league's American Football Conference (AFC) West division. The club plays its home games at Allegiant Stadium in Paradise, Nevada, and is headquartered in Henderson, Nevada.

Allegiant Stadium hosted Super Bowl LVIII on February 11, 2024. Super Bowl LVIII became the most watched program in American television history, with a total of 123.7 million average viewers across all platforms, which broke the average record of 115.1 million viewers set by the previous year's Super Bowl.

At \$1.9 billion, it is the second-most expensive stadium in the world (2020). Construction of the stadium began on November 13, 2017, and its certificate of occupancy was issued on July 31, 2020.

Photo Credit: Enclos





VEGAS GOLDEN KNIGHTS

The Vegas Golden Knights are a professional ice hockey team based in the Las Vegas metropolitan area. They compete in the National Hockey League (NHL) as a member of the Pacific Division of the Western Conference.

Founded as an expansion team, they began play in the 2017–18 NHL season. The team is owned by Black Knight Sports & Entertainment, a consortium led by Bill Foley and the Maloof family.

The team plays its home games at T-Mobile Arena on the Las Vegas Strip in Paradise, Nevada. Unlike most expansion teams, the Golden Knights have obtained great success in their first three seasons as a professional team, reaching the Stanley Cup Finals in their very first year in operation.

The team's name includes "Knights" as a homage to the Black Knights of the United States Military Academy, Foley's alma mater, and because knights were, according to Foley, "the epitome of the warrior class".

Photo Credit: LVRJ

Las Vegas Market Overview

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.

The 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.



Share of 2022 Employment



3%

Manufacturing



15%

Professional



11%

Government



24%

Hospitality & Leisure



5%

Financial Services



21%

Trade, Trans, Utilities



7%

Construction



11%

Education & Healthcare



1%

Information Technology



3%

Other Services

City 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.

Population by Age (2022)

0-4 Years	6%
5-19 Years	19%
20-24 Years	6%
25-44 Years	29%
45-64 Years	25%
65+ Years	15%

Quality of Life

With approximately 300 days of sunshine annually and an average temperature near 80 degrees, Clark County offers residents and visitors alike 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 (UNLV), 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.

City Demographics & Projections

2021 Population	2.3MM	5.5% Growth (2021-2026)*
2021 Households	864K	6.3% Growth
2021 Median Age	37.9 Years	U.S. Median: 38.6
2021 Median Household Income	\$61,800	U.S. Median: \$66,400

*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

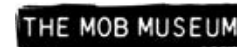
Sports



Education



Arts & Entertainment



NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein, providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

SINGLE TENANT NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Presented By

Dustin R. Alvino
Senior Vice President of Investments

(702) 215-7120
dustin.alvino@marcusmillichap.com
License: NV BS.0143692

Andy Pasbakhsh
Senior Associate

(702) 215-7106
andy.pasbakhsh@marcusmillichap.com
License: NV S.0189780

Michael Merhi
Associate

(702) 215-7130
michael.merhi@marcusmillichap.com
License: NV S.0194520