



Offering Memorandum

Desert Bloom Plaza

4455 E Tropicana Ave | Las Vegas, NV 89121

The Alvino Group of Marcus & Millichap



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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, Casey Kitagawa, 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.



**Marcus & Millichap
Team in Nevada**



**Net Leased Team
in Nevada**



**Retail Team
in Nevada**

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4455 E Tropicana Ave

Investment Overview

Desert Bloom Plaza is a well-located, 5,136 SF multi-tenant retail pad along the heavily trafficked Tropicana Avenue in East Las Vegas. The property offers strong in-place cash flow with built-in 3-5% annual rent increases, plus immediate upside through the lease-up of a 1,300 SF vacancy. Anchored by essential service-based tenants and shadow-anchored by Cardenas Markets, the center benefits from powerful retail synergy alongside national brands like Arco, Jiffy Lube, 7-Eleven, and US Bank. Supported by dense demographics and significant barriers to new development, Desert Bloom Plaza presents a rare opportunity to acquire a stable, value-add retail asset in a proven, high-traffic corridor.

Market Drivers Fueling Investment Growth

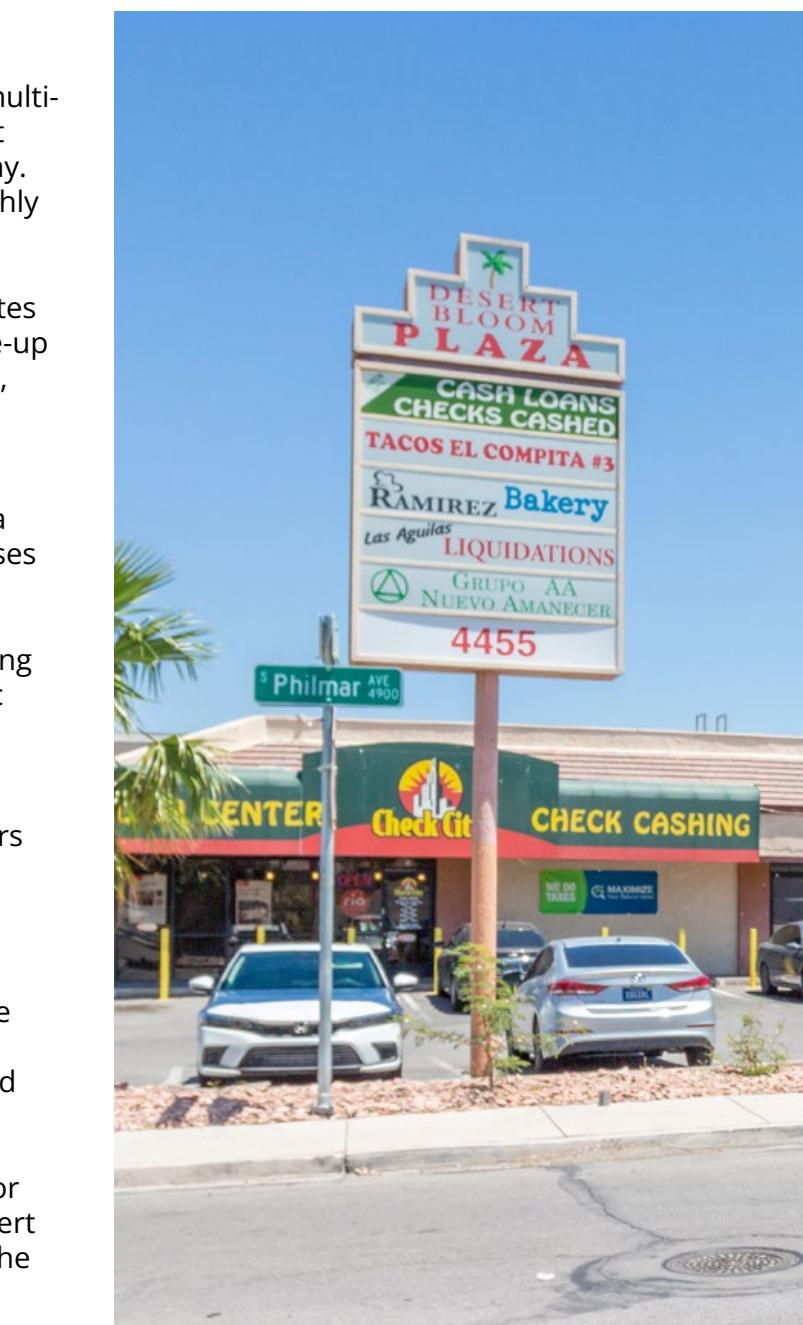
- Unprecedented Population Growth:** The Las Vegas-Henderson-Paradise metro area now exceeds 2.37 million residents, with net migration accounting for 88% of total population growth, driving strong demand for retail, office, and industrial properties.
- Tourism & Hospitality Boom:** In 2024, Las Vegas recorded over 41.6 million visitors, setting a new record. Harry Reid International Airport surpassed expectations with 58.4 million passengers, ensuring continued demand for retail, dining, and entertainment venues.
- Industrial & Logistics Expansion:** Las Vegas has become a major distribution and logistics hub, boasting over 160 million SF of industrial space and record-low 3.4% vacancy rates, attracting industry giants like Amazon, Tesla, and Kroger.
- Economic & Business Strength:** Henderson is home to corporate headquarters, tech firms, and high-end retail developments, providing a stable, diverse economic base for investors.



Investment Highlights

Desirable Factors

- Well-Located Multi-Tenant Retail Pad:** Desert Bloom Plaza is a 5,136 SF multi-tenant building situated on 0.33 acres along Tropicana Avenue, one of East Las Vegas' most heavily traveled thoroughfares with 37,500 vehicles per day. Originally built in 1984, the property offers efficient land utilization in a highly developed infill location with substantial barriers to new construction.
- Attractive In-Place Cash Flow with Upside:** The property currently generates \$106,704 in net operating income with additional upside through the lease-up of a 1,300 SF vacancy. Existing leases feature 3-5% annual rental increases, providing built-in NOI growth and protection against inflation.
- Resilient, Service-Based Tenant Roster:** The tenant lineup includes Check City, Grupo AA, La Cordillera Bakery, and El Compita Mexican Restaurant (a successful multi-location operator), focusing on essential, service-driven uses that are resistant to e-commerce disruption and economic cycles.
- Shadow-Anchored by Cardenas Markets.** The property benefits from strong foot traffic and consumer draw from Cardenas Markets, a leading Hispanic grocery chain that serves as a daily needs anchor, further stabilizing the center's long-term viability.
- Surrounded by National Brands:** Located alongside major national retailers including Arco, Jiffy Lube, US Bank, 7-Eleven, Pep Boys, Public Storage, and Carl's Jr., the property is part of an established retail corridor, reinforcing tenant demand and long-term desirability.
- Dense, Stable Demographics:** The immediate area boasts 164,182 daytime population within a 3-mile radius and 8,221 households within 1 mile, supported by an average household income of \$79,590—driving strong and consistent consumer demand for daily goods and services.
- Strategic East Las Vegas Positioning:** Centrally located with access to major residential communities, employment hubs, and commuter corridors, Desert Bloom Plaza is well-positioned to continue attracting tenants and serving the surrounding community for years to come.



Property Overview

 **List Price** \$1,642,000

 **Net Operating Income** \$106,704

 **Cap Rate** 6.50%

 **Price/SF** \$319.70

Property Information

Property Name	Desert Bloom Plaza
Address	4455 E Tropicana Ave
City/State/Zip	Las Vegas, NV 89121 (Paradise)
Parcel ID	161-29-111-011
Rentable Area	5,136 SF
Lot Size	0.33 AC
Parking Spaces & Ratio	16 Spaces Ratio of 4.23/1,000 SF
Access	Ingress/Egress on E Tropicana Ave & Philmar Ave
Traffic Counts	37,500 VPD
Year Built	1984
Zoning	CG
Ownership	Fee Simple

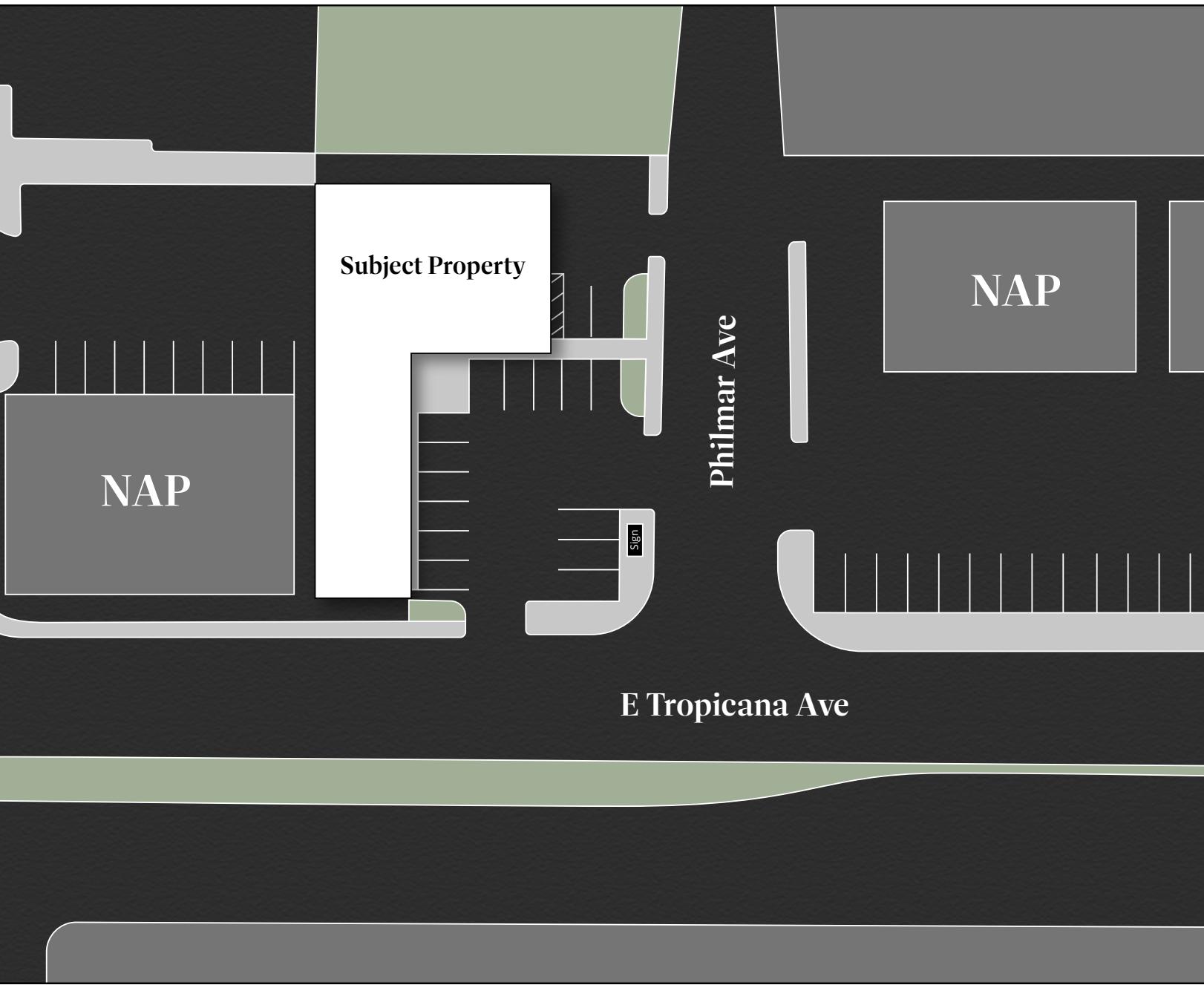
Unit	Tenant	Area	Lease From	Lease to	Term Remaining (in months)	Monthly Rent/Month	Monthly Rent/SF	Total Rent+NNN	Increases	Options
A	Check City	1,000	7/3/1995	6/1/2026	13	\$2,320.00	\$2.32	\$2,320.00	3% Annually	2 x 5-Year Options
B	Grupo AA Nuevo Amanecer	800	7/1/2025	7/1/2030	62	\$1,200.00	\$1.50	\$1,200.00	5% Annually	1 x 3-Year Options
C	Vacant	1,300	-	-	-	-	-	-	-	-
D	La Cordillera Bakery	1,000	9/1/2022	10/1/2027	29	\$1,600.00	\$1.60	\$1,600.00	5% Annually	1 x 3-Year Options
E	El Compita Mexican Restaurant #3	1,027	-	11/1/2027	30	\$3,772.00	\$3.67	\$3,772.00	5% Annually	1 x 2-Year Options
Total		5,127			23.50	\$8,892.00	\$1.82		\$89.20	



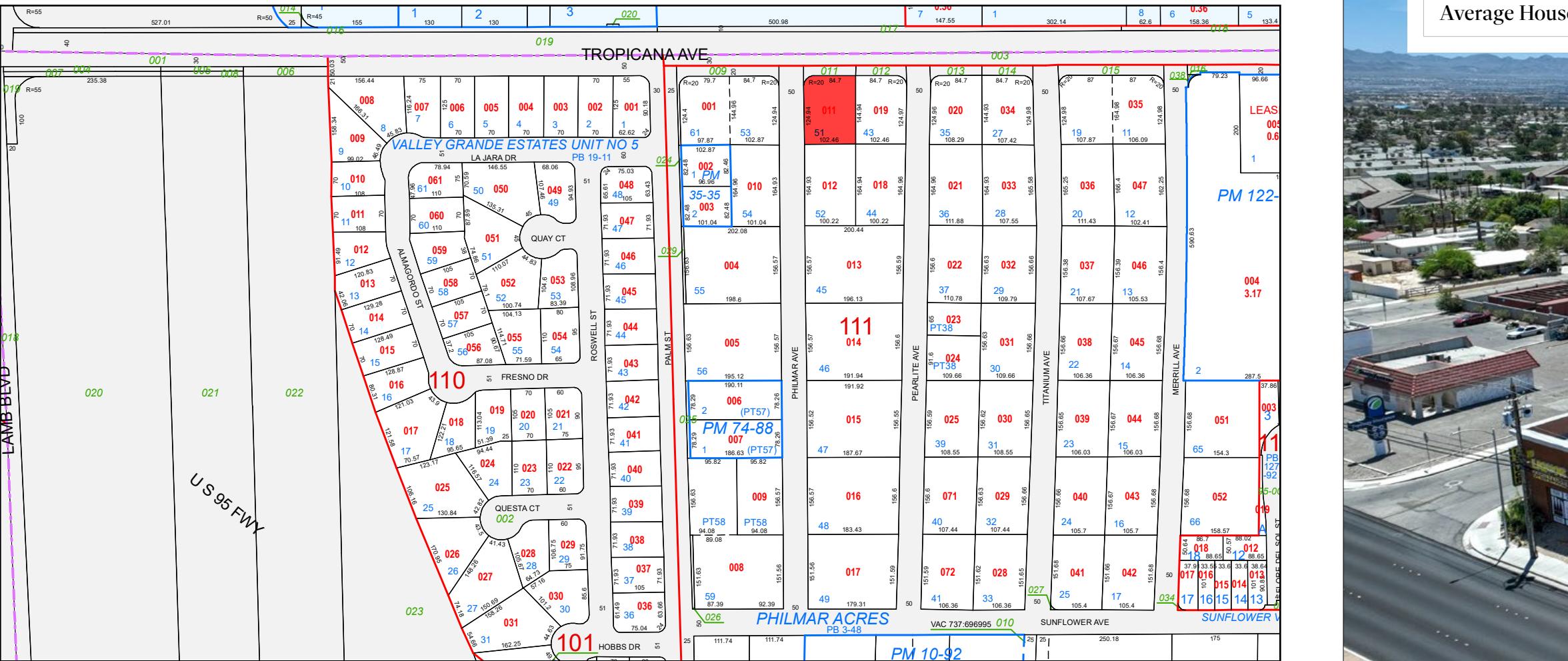
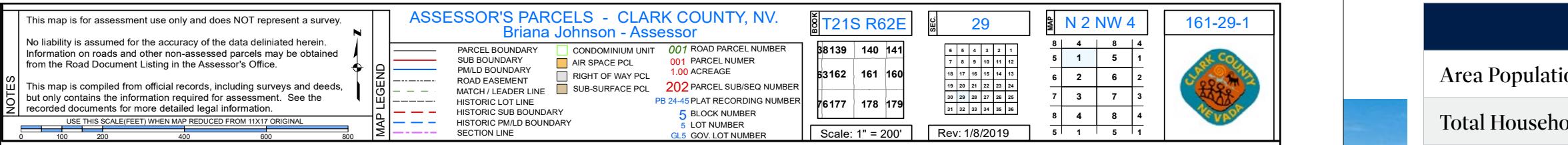
Profit & Loss

Profit & Loss	2025	2026
Rental Income	\$106,704	\$109,905
Gross Potential Rent	\$106,704	\$109,905
CAM	\$0	\$0
CAM Reconciliation	\$27,673	\$28,503
Gross Potential Income	\$134,377	\$138,408
Operating Expenses		
MGMT Fee		\$0
Sewer	\$2,900	\$2,987
Water	\$4,409	\$4,541
Trash	\$8,402	\$8,654
Porter Service	\$2,000	\$2,060
Repairs	\$1,500	\$1,545
Property Taxes	\$4,415	\$4,547
Insurance	\$4,047	\$4,168
Total Operating Expenses	\$27,673	\$28,503
Net Operating Income		
	\$106,704	\$109,905

Site Plan



Parcel Map

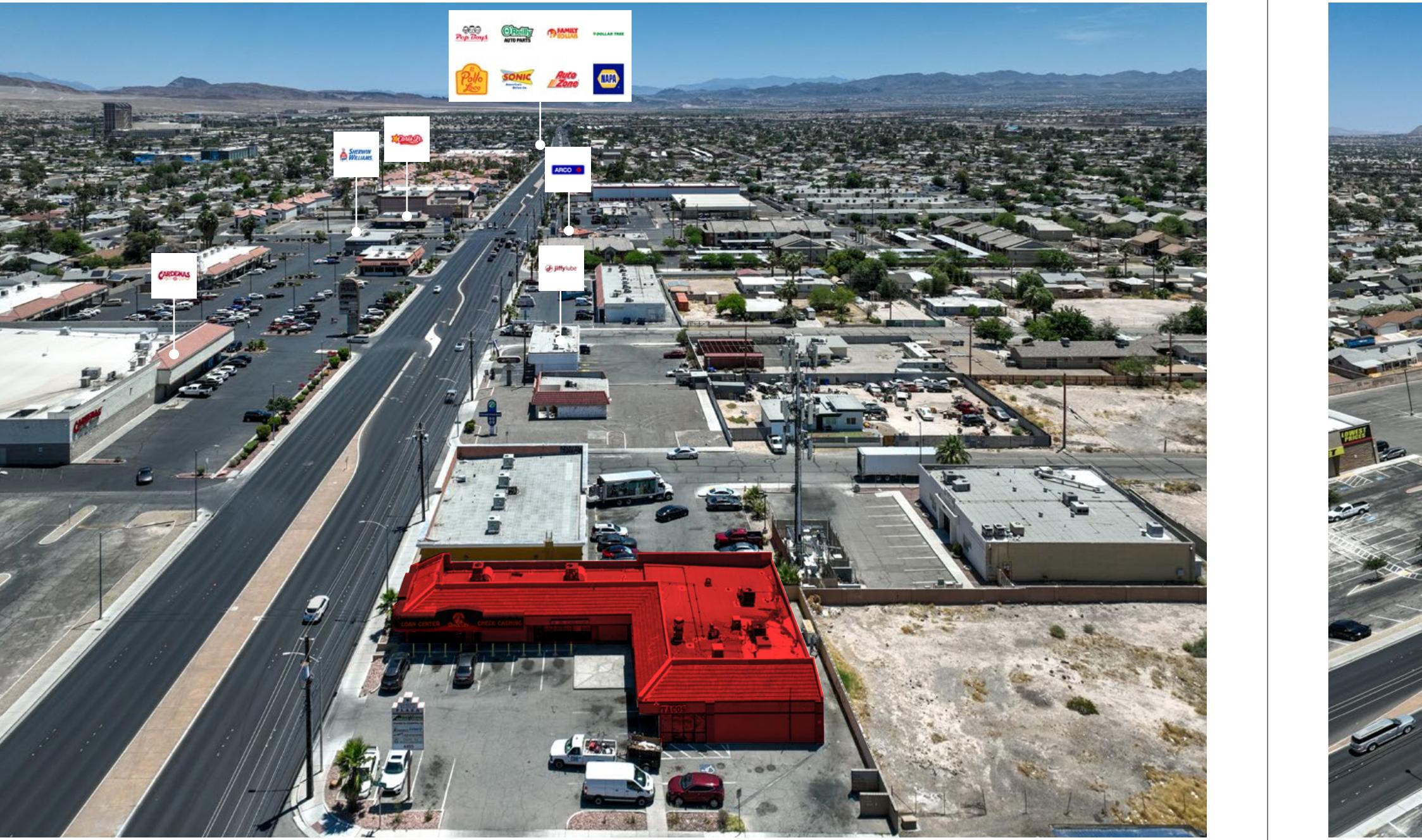


Property Demographics

	1-Mile	3-Miles	5-Miles
Area Population (2024)	23,893	178,869	442,126
Total Households (2024)	7,892	71,266	174,619
Average Household Income (2024)	\$79,590	\$75,534	\$77,76



Property Photos



Property Photos



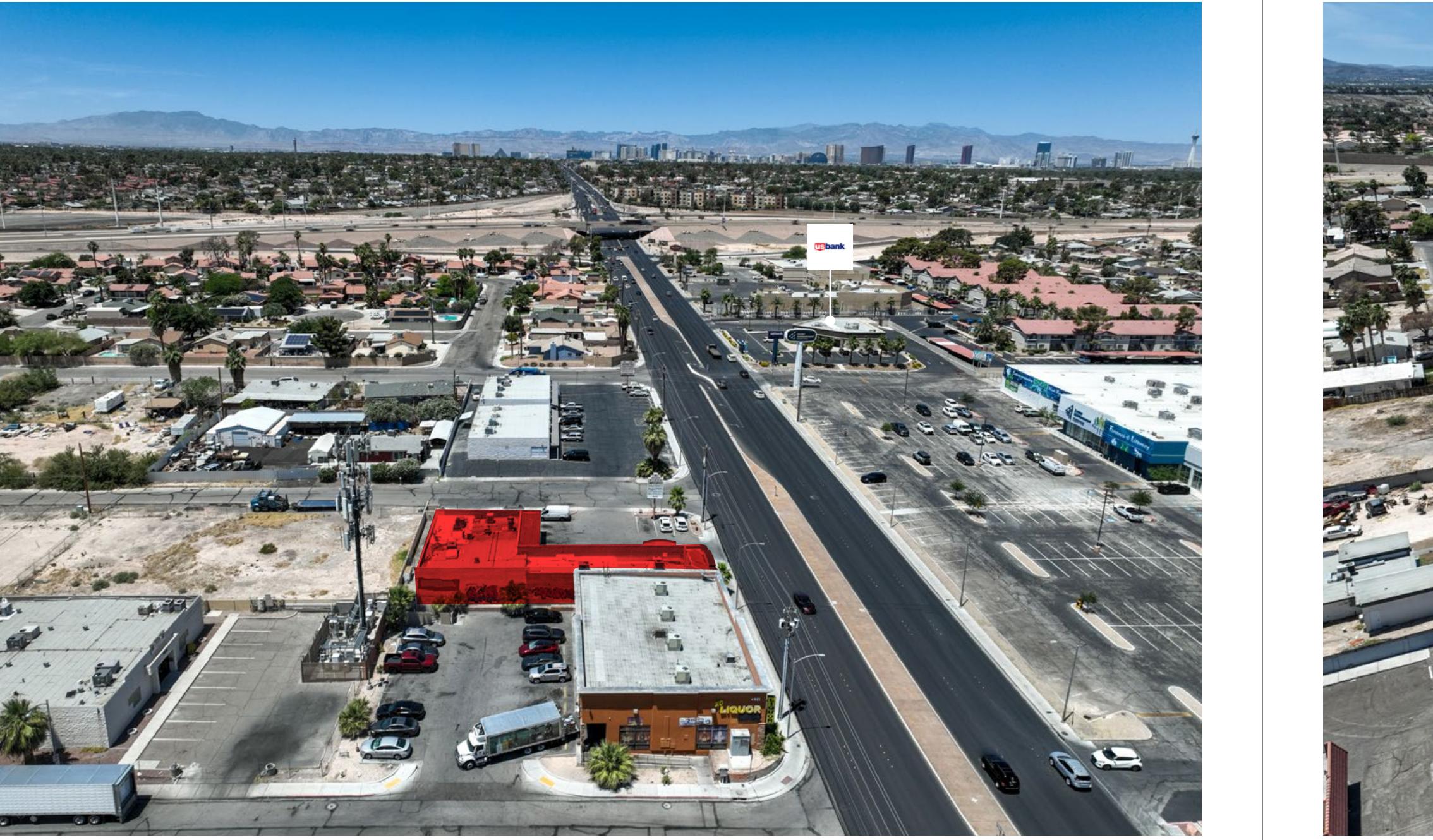
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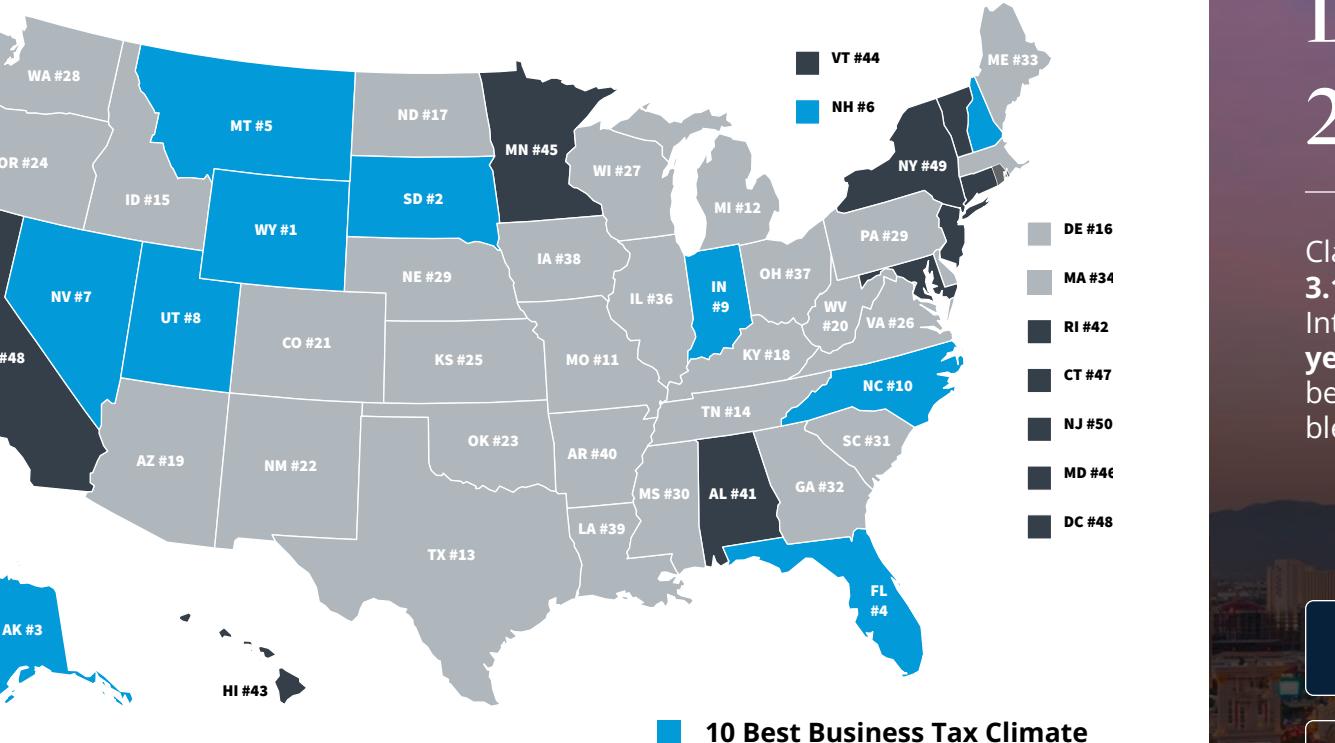
Property Photos



Nevada's Tax Advantage

Nevada is a tax-friendly state with no personal or corporate income tax, allowing residents and businesses to keep more of their money. There are also no taxes on capital gains, inheritance, or estate transfers. This makes Nevada attractive for investors, entrepreneurs, and anyone looking to reduce their tax burden.

Businesses benefit further from no inventory tax and possible exemptions on certain purchases, like manufacturing equipment. The state also offers strong privacy protections for business owners. With low taxes and a pro-business environment, Nevada is a great place to live, invest, and grow a company.



Note: A rank of 1 is best, 50 is worst. D.C.'s score and rank do not affect other states. The report shows tax systems as of July 1, 2023 (the beginning of Fiscal Year 2024).
Source: Tax Foundation.

The Nation's 7th Most Business Friendly State

- ✓ No Corporate Income Tax
- ✓ No Personal Income Tax
- ✓ No Taxes on Corporate Shares
- ✓ 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.
- ✓ No Franchise Tax
- ✓ No Inheritance or Gift Tax
- ✓ No Unitary Tax
- ✓ No Estate Tax

Las Vegas 2024 Tourism Metrics

Clark County, home to the iconic Las Vegas Strip, boasts a population of over **3.19 million residents**. Hosting the 7th busiest airport in the U.S., Harry Reid International Airport, Southern Nevada welcomes **40.8 million visitors each year**. From the dazzling neon lights and world-class casinos to the natural beauty of Red Rock Canyon and Lake Mead, Clark County offers a unique blend of excitement and outdoor adventure for everyone.

Visitor Volume

41.7 Million

Gaming Revenue

\$13.4 Billion

Weekend Occupancy

83.6%

Convention Attendance

6.0 Million

Harry Reid Int Passengers

58.4 Million

Tourism Economic Impact

\$85.2 Billion

The New Epicenter for Sports



Las Vegas Golden Knights

The city's first major professional sports team, founded in 2017. They won the Stanley Cup in 2023 and have quickly built a passionate fanbase at T-Mobile Arena.



Las Vegas Raiders

Relocated from Oakland in 2020, the NFL team plays at the state-of-the-art Allegiant Stadium, hosting both Raiders games and major events like the Super Bowl and concerts.



Las Vegas Aces

The WNBA team has become a dynasty, winning back-to-back championships in 2022 and 2023. They play at Michelob ULTRA Arena and boast star players like A'ja Wilson.



Formula 1

The Las Vegas Grand Prix debuted in 2023, featuring a stunning 3.8-mile track weaving through the Strip. The race has become one of the sport's most anticipated annual events, generating over \$934 Million for the city of Las Vegas in 2024.



Las Vegas Lights FC

A USL Championship soccer team known for its high-energy matches, unique promotions (like cash drops and llamas), and a devoted local fanbase.



University of Nevada, Las Vegas

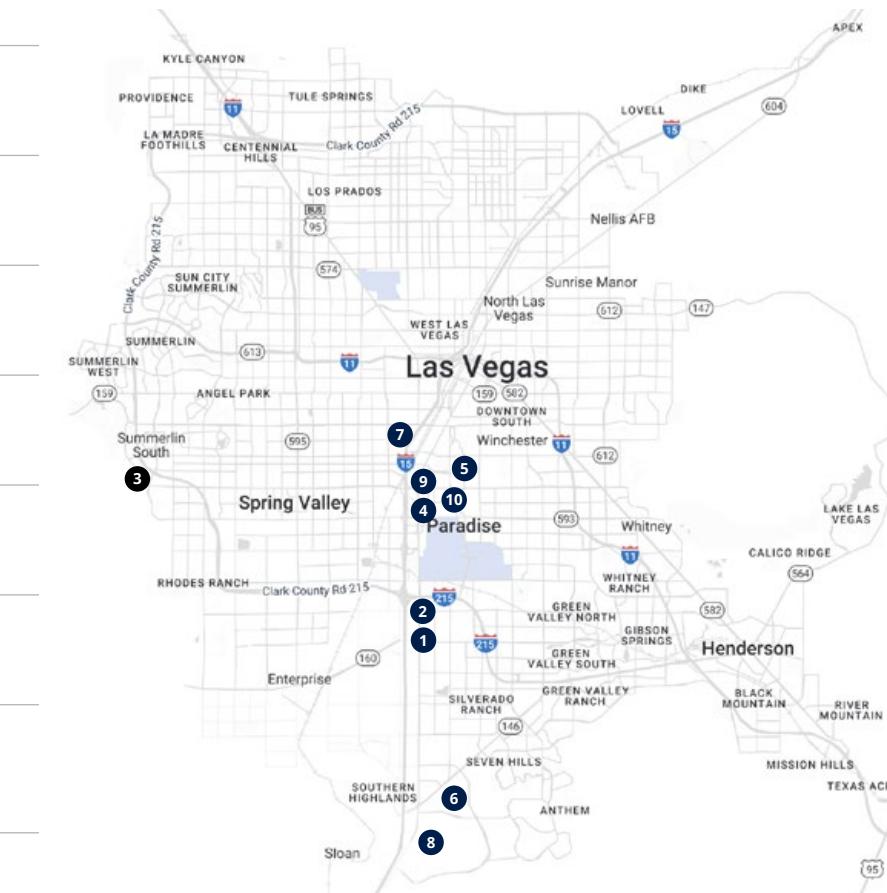
UNLV is known for its historic basketball program, which won the 1990 NCAA Championship. The Rebel football program was a Top 25 ranked team in 2024.

Future Development Projects in Las Vegas

Projects under construction & planned between 2024-2028.

#	Project	Cost	Status	Est.
1	Oak View Group Arena & Hotel-Casino 850,000 SF arena, casino, and hotel	\$10B	Planned	2026
2	Brightline High Speed Rail High speed rail from Las Vegas to SoCal	\$2B	Planned	2027
3	Sony/Howard Hughes Project Movie studio and mixed-used development on 30-acre in Summerlin South	\$1.B	Planned	TBD
4	Tropicana/A's Stadium 30,000 seat ballpark on the Tropicana Site	\$1.5B	Planned	2028
5	LV Convention Center Renovations Tech upgrades, new parking lot, outdoor plaza, and indoor lobby at South Hall	\$600MM	Under Construction	2025
6	UHS Henderson Hospital 840 AC medical campus, 400,000 SF medical Campus with 150 hospital beds.	\$385MM	Under Construction	2024
7	Universal Studios - Horror Unleashed Next to Area 15. 110,000 SF, 20 AC expansion	N/A	Under Construction	TBD
8	Station Casino's Inspirada 80,000 SF Casino, 600 Hotel Rooms, 4 Restaurants, 11 unit food hall, bowling alley, and movie theatre.	N/A	Under Construction	2025
9	Fertitta Entertainment Casion/Hotel Project 43-Story 2,420 room project Southeast corner of LVB & Harmon.	N/A	Under Construction	2025
10	Oak View Group Arena & Hotel-Casino 850,000 SF arena, casino, and hotel	N/A	Planned	TBD

N/A: Not Available



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.

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.



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.

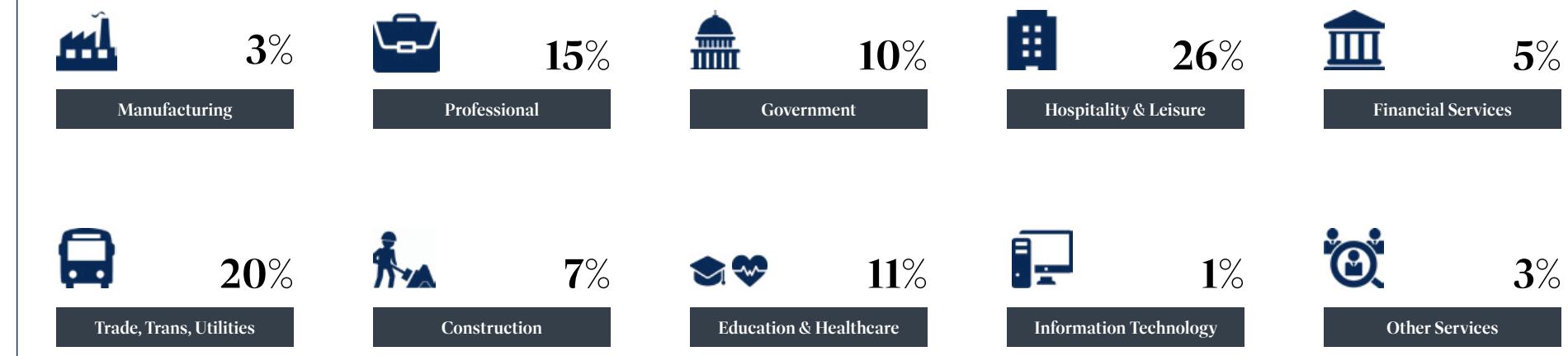
Strong Population Gains

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.

Share of 2023 Employment



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 (2023)

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.

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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

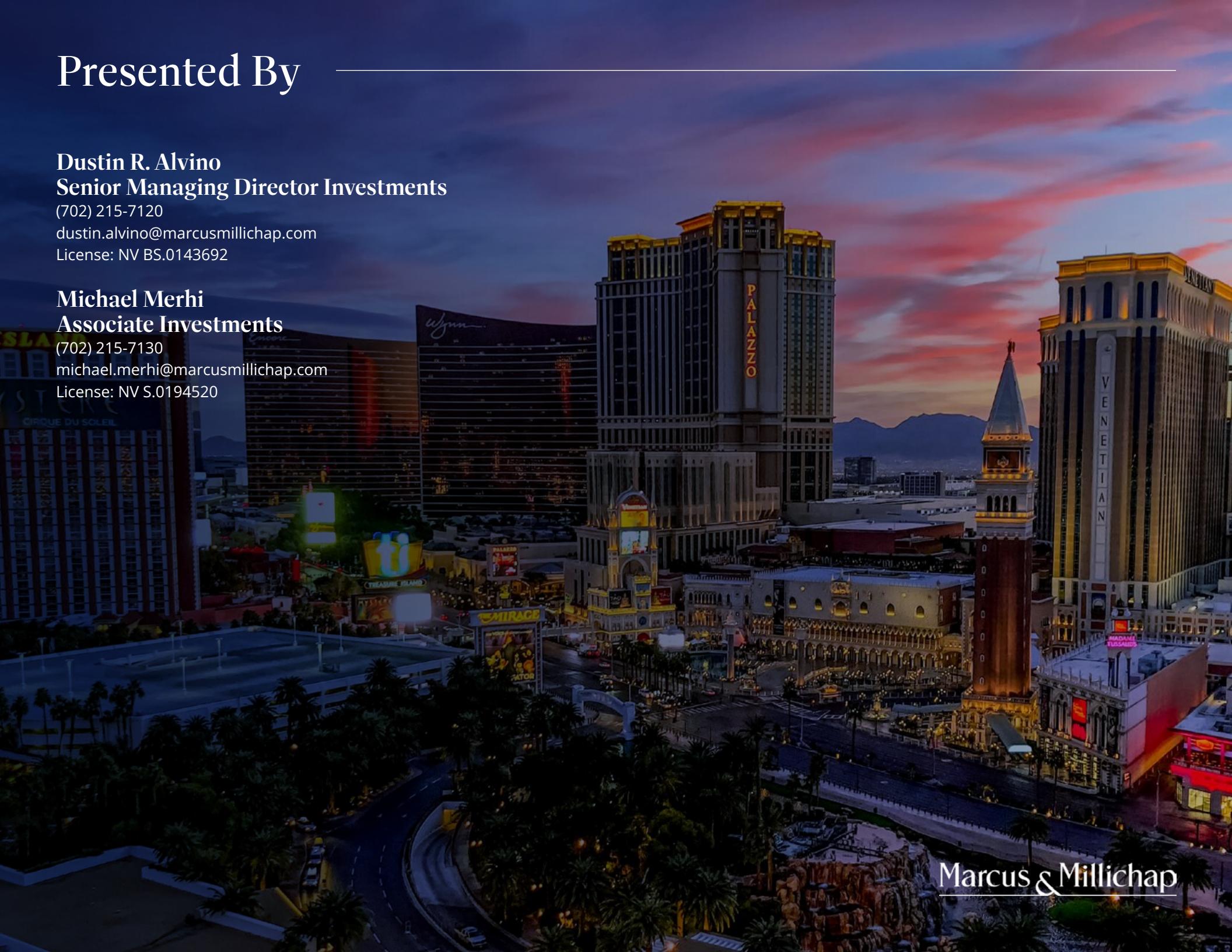
All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has 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.

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