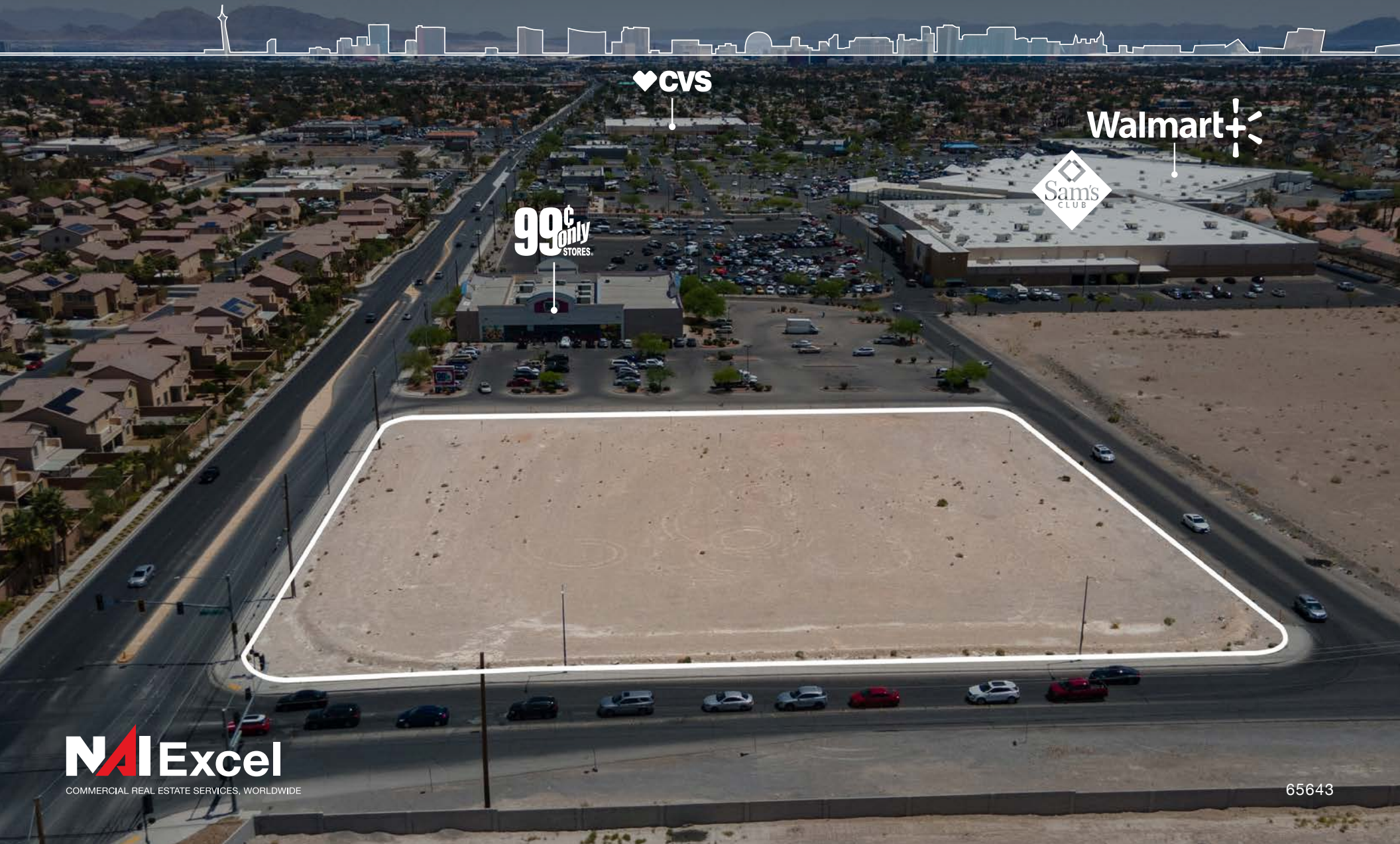


FOR SALE

**±3.11 Acres of Prime Retail,
QSR, or Self Storage Land**

NWC Spring Mountain Rd & Tenaya Wy
Las Vegas, NV 89147



♥ CVS

Walmart+

99c
Only
STORES

Sams
CLUB

NAI Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

65643



6064 South Durango Drive,
Las Vegas, NV 89113
702.383.3383 | naiexcel.com

NWC Spring Mountain Rd
& Tenaya Wy
Las Vegas, NV 89147

Nick Till

LIC#S0060723
702.428.4327
ntill@naiexcel.com

Offering Memorandum

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.

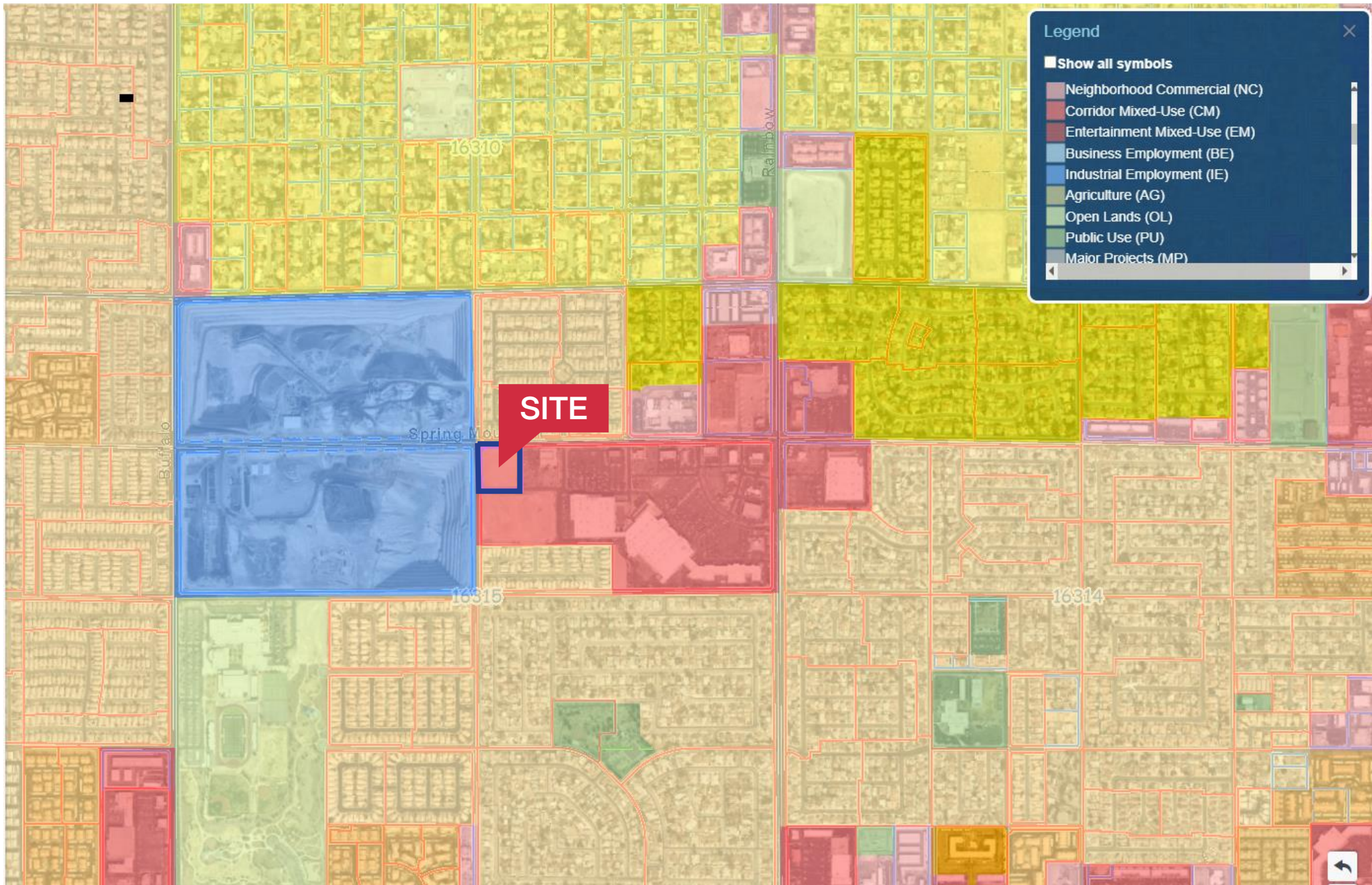
Property Overview

- 3.11 Acres of C-2 Commercial Land use with a Mixed Use Corridor Master Plan supporting congruent and supportive services to the neighborhood.
- Site is adjacent to one of the busiest Shopping Centers in Vegas with a Walmart Superstore, Sam's Club with Gas at well below average, and a 99 Cents Store that is always packed.
- Extremely High Traffic Counts along Spring Mountain and Rainbow leading into the busy China Town sub-market and linking the West to the Strip.
- Site is isolated from distractions and other business to the West with a quarry (batch plant) on both sides of Spring Mountain and Residential homes for miles.
- Centrally located near Spring Valley HS, many public & private schools, major residential developments, shopping, entertainment, food services, and bus routes.
- CC&R's do apply to this Outparcel from the developer and Anchor Tenant(s)

| | |
|------------|--|
| LIST PRICE | Price Reduced All Offers Considered |
| APN | 163-15-610-021 |
| ZONING | General Commercial (C-2) |
| LAND USE | Mixed Use Corridor (CM) |
| LOT SIZE | ±3.11 acres |
| TOTAL SF | ±135,472 SF |



Current Land Use



County Assessor Map

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

MAP LEGEND

ASSESSOR'S PARCELS - CLARK COUNTY, NV. Briana Johnson - Assessor

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- - - HISTORIC LOT LINE
- - - HISTORIC SUB BOUNDARY
- - - HISTORIC PM/LD BOUNDARY
- - - SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

BOOK **T21S R60E**

| | | |
|-----|-----|-----|
| 137 | 138 | 139 |
| 164 | 163 | 162 |
| 175 | 176 | 177 |

Scale: 1" = 200'

SEC. **15**

| | | | | | |
|----|----|----|----|----|----|
| 6 | 5 | 4 | 3 | 2 | 1 |
| 7 | 8 | 9 | 10 | 11 | 12 |
| 18 | 17 | 16 | 15 | 14 | 13 |
| 19 | 20 | 21 | 22 | 23 | 24 |
| 30 | 29 | 28 | 27 | 26 | 25 |
| 31 | 32 | 33 | 34 | 35 | 36 |

Rev: 1/8/2019

MAP **S 2 NE 4**

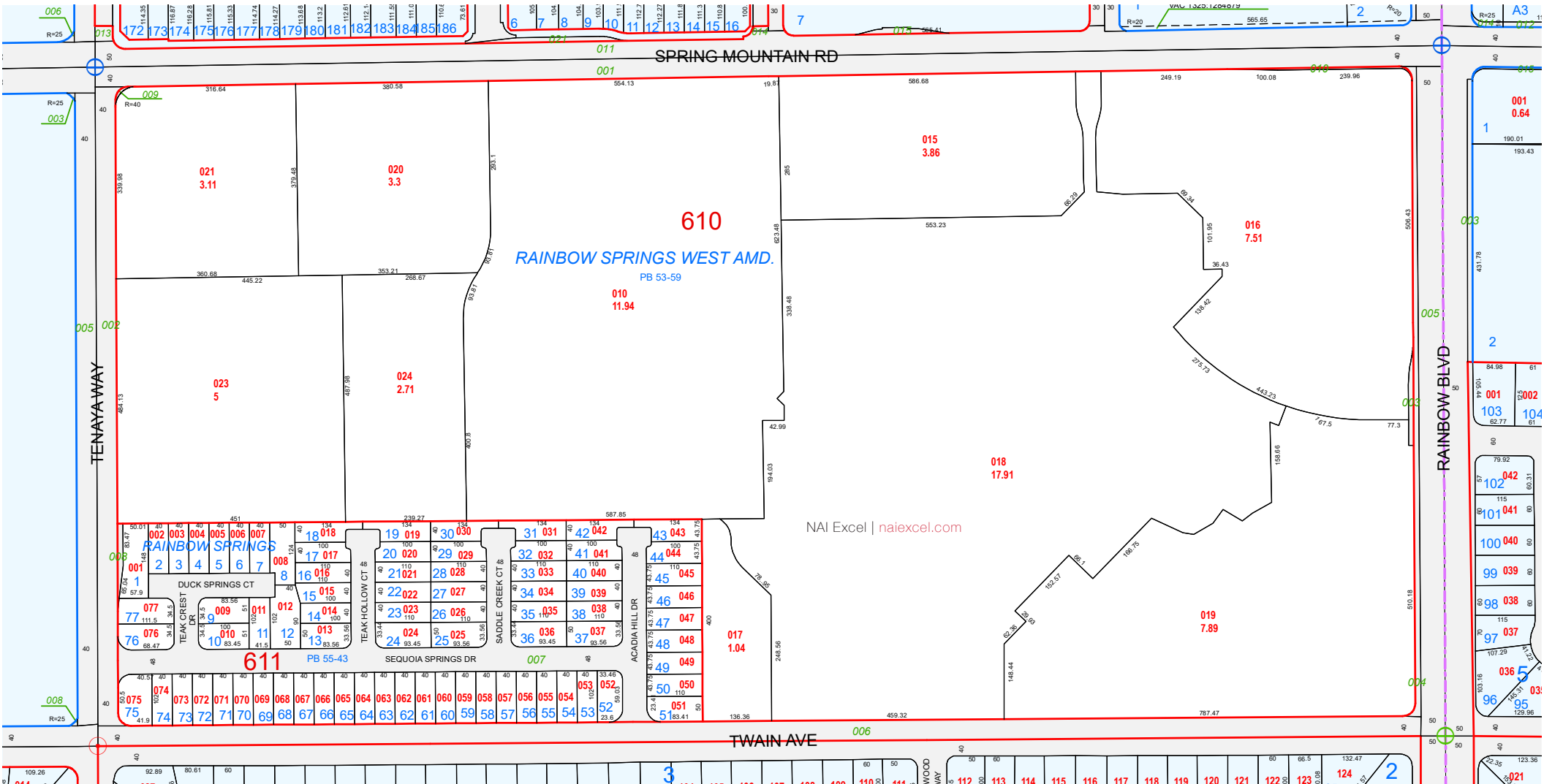
| | | | |
|---|---|---|---|
| 8 | 4 | 8 | 4 |
| 5 | 1 | 5 | 1 |
| 6 | 2 | 6 | 2 |
| 7 | 3 | 7 | 3 |
| 8 | 4 | 8 | 4 |
| 5 | 1 | 5 | 1 |

163-15-6

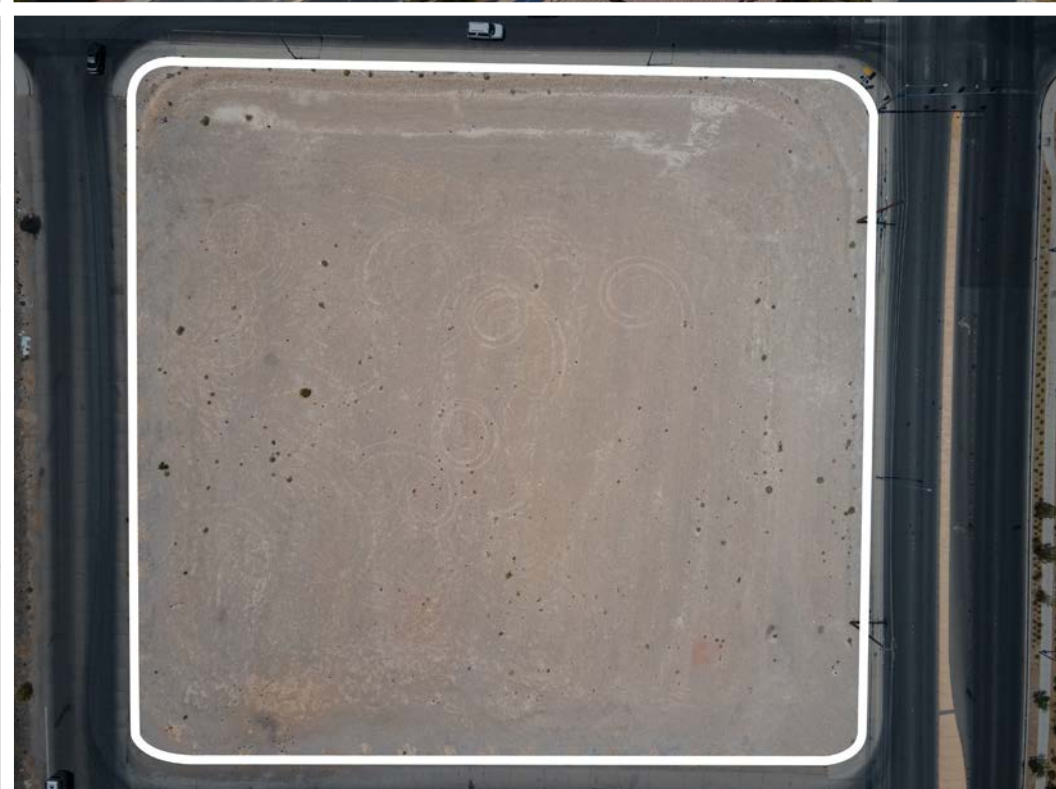
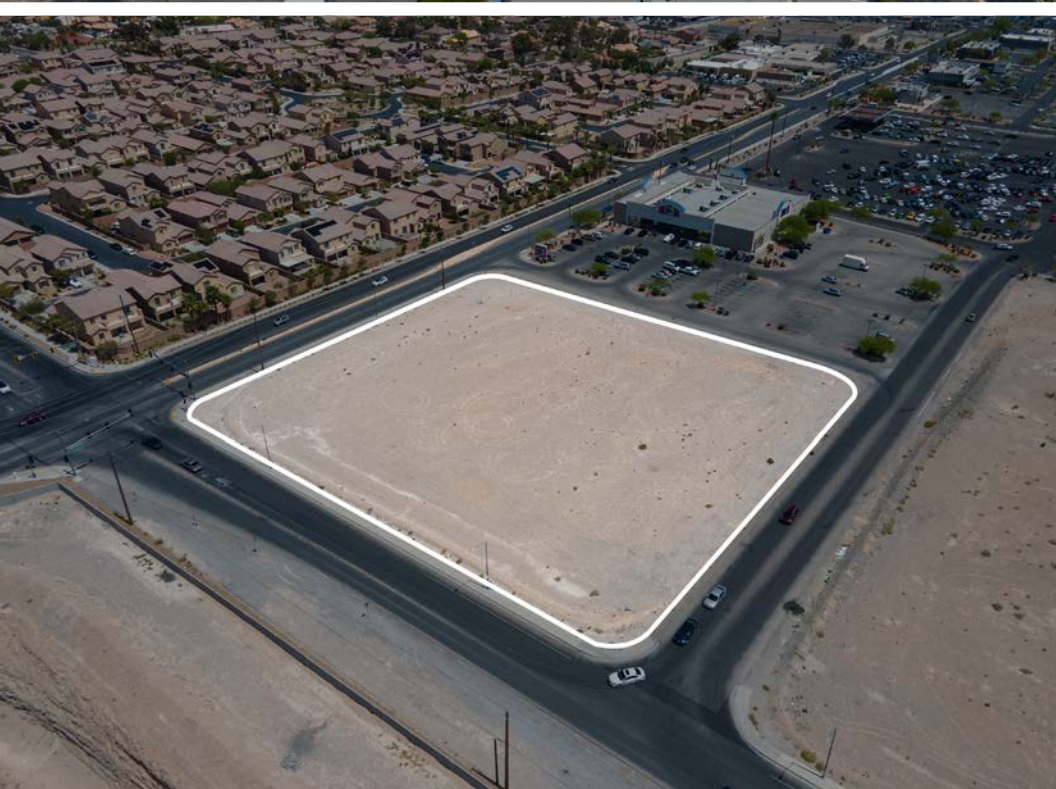


NOTES

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL







Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

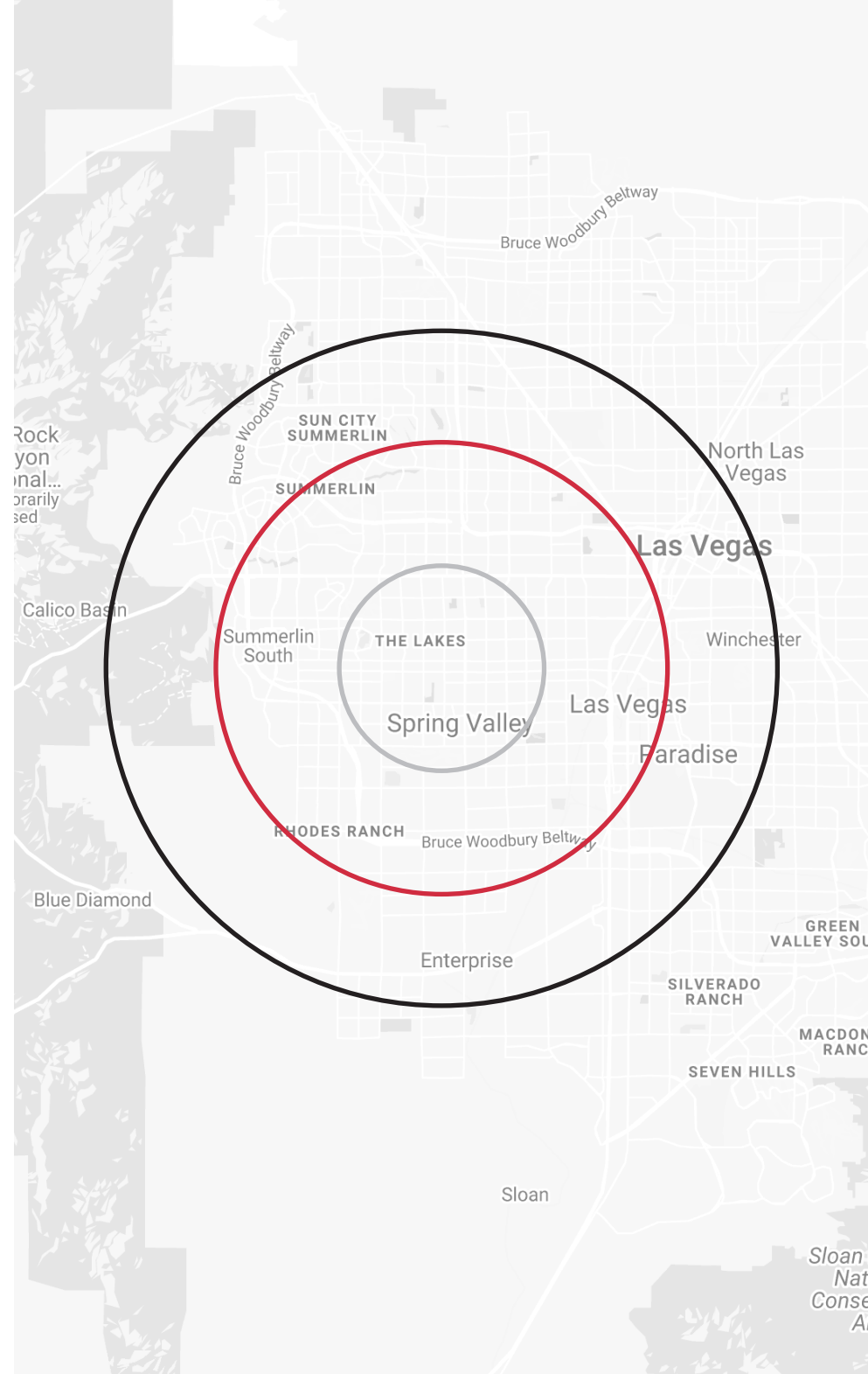


Demographics

| POPULATION | 1-mile | 3-mile | 5-mile |
|------------------------|---------------|---------------|---------------|
| 2022 Population | 17,438 | 186,669 | 431,461 |
| HOUSEHOLDS | 1-mile | 3-mile | 5-mile |
| 2022 Households | 6,102 | 74,948 | 174,568 |
| INCOME | 1-mile | 3-mile | 5-mile |
| 2022 Average HH Income | \$96,207 | \$87,213 | \$93,609 |

Traffic Counts

| STREET | CPD |
|---------------------------------|------------|
| Spring Mountain Rd / Rosanna St | 22,400 |
| W Desert Inn Rd / S Rosanna St | 28,000 |





Distance to Major Cities

| | |
|-------------------------|-----------|
| Salt Lake City, Utah | 436 miles |
| Los Angeles, California | 270 miles |
| San Diego, California | 330 miles |
| Denver, Colorado | 748 miles |
| Phoenix, Arizona | 301 miles |

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

CLICK HERE



**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>

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