

Green Valley Grocery (Gas & C Store)

Proven Long Term NNN Lease - 26+ Yrs at Site

Dominant Gas/C-Store Brand in Las Vegas - Dense Residential

8215 W Flamingo Rd, Las Vegas, NV 89147




Rare Entitlements
for Gaming
Machines





PROPERTY OVERVIEW

The Snyder Carlton National Net Lease Team is pleased to offer investors an opportunity to acquire the single-tenant NNN-leased Green Valley Grocery in Las Vegas, NV. Green Valley Grocery operates over 80 service stations across Southern Nevada and was acquired by Anabi Oil in 2025 (the largest Shell-branded fuel distributor in California). With over 25 years of successful occupancy, 3+ years remaining in the primary term, two 5-year option periods, and 10% rent increases every 5 years, this asset is ideal for an investor seeking passive cash flow in an income-tax-free state.

The 3,006 SF C-store with 8 fuel pumps, which qualifies for accelerated depreciation, is positioned on the hard-corner, signaled intersection of S Cimarron Road and W Flamingo Road (31,400+ VPD) and is within 2 miles of Clark County Road 215 (over 64,000 VPD). Numerous national retailers surround the subject property, including Albertsons, Cardenas Markets, Walgreens, Chase Bank, AutoZone, 7-Eleven, McDonald's, Starbucks, Dunkin', Jack in the Box, Taco Bell, Arby's, and Wendy's.

This is a great opportunity to purchase a NNN-leased gas station in Las Vegas with a well-established operator, minimal landlord responsibilities, and strong history, providing effortless income for years to come.



Pricing Details

List Price	\$3,678,000
CAP Rate	6.10%
Annual Rent	\$224,400
Taxes	NNN
Insurance	NNN
CAM	NNN

Lease Abstract

Tenant	Green Valley Grocery*
Lease Start	April 3, 2000
Lease Expiration	April 3, 2029
Lease Term	29 Years
Term Remaining On Lease	3+ Years
Base Rent	\$224,400
Option Periods	2, 5-Year Option Periods 10% Rent Increases Every Option Period
	4/4/2029: \$246,840 4/4/2034: \$271,524
Lease Type	NNN Lease
Roof & Structure	Tenant Responsible

* Convenience Store Includes Gaming Machines

INVESTMENT HIGHLIGHTS

- **Single-Tenant NNN-Leased Green Valley Grocery**
 - 87 Locations Across Southern Nevada – In Business Since 1978
 - Green Valley Grocery was Acquired by Anabi Oil in 2025
 - Anabi Oil is the Largest Shell-Branded Fuel Distributor in CA
- **25+ Years of Successful Operation at this Location**
 - Over 3 Years Remaining in Primary Term
 - Two 5-Year Option Periods Remaining – 10% Rent Increase Every Option Period
- **Minimal Landlord Responsibilities**
- **3,006 SF Convenience Store** with 8 Fuel Pumps (Shell Branded) on a 0.92-Acre Parcel
- **Hard-Corner, Signalized Intersection** of S Cimarron Road & W Flamingo Road (31,400+ VPD)
 - Within 2 Miles of Clark County Road 215 – Over 64,000 VPD
- **Located in an Income-Tax-Free State**
 - Qualifies for Accelerated Depreciation
- **Nearby Retailers Include** Albertsons, Cardenas Markets, Walgreens, Chase Bank, AutoZone, 7-Eleven, McDonald's, Starbucks, Dunkin', Jack in the Box, Taco Bell, Arby's & Wendy's
- **Premises are Entitled for Gaming Machines** – Tenant Negotiating with Shell to Install New EV Charging Station
- **Demographics** – Over 416,900 Residents within a 5-Mile Radius
- **Average Household Income** \$109,300+ within a 3-Mile Radius

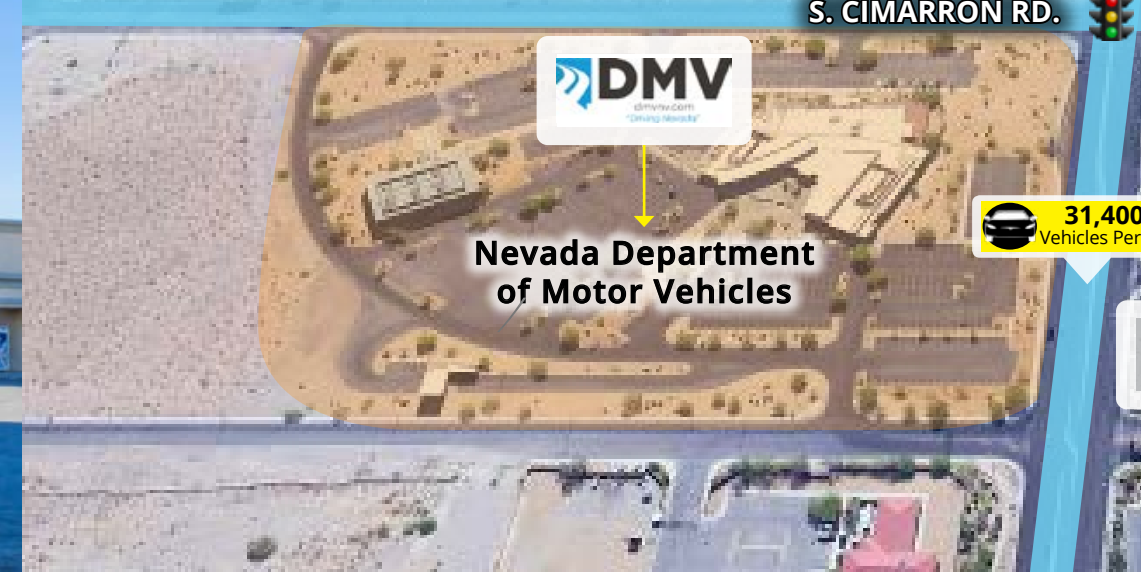


PROPERTY PHOTOS



Parcel Details

			
Building Size 3,006 SqFt	Lot Size .92 Acres	Parcel No. (APN) 163-21-101-032	Zoning C-2



ABOUT SHELL

Shell (Licensed Distributor)

Shell is a global group of energy and petrochemical companies, employing 96,000 people across more than 70 countries. Shell has been in the US for more than 100 years and is delivering secure energy supplies across America.

- **33 million customers** at Shell-branded retail sites every day
- **1 million business customers**
- **8 million+ barrels** of crude oil traded daily
- **2.8 million barrels** of oil and gas production available for sale (barrels of oil equivalent a day)
- **73,000 public charge points** for electric vehicles
- **10 billion+ litres** of low-carbon fuels traded, making us one of the largest biofuels suppliers
- **96,000 people employed** with operations in more than 70 countries
- **\$1.1 billion** invested in research and development projects, of which \$497 million on projects that contributed to decarbonisation



ABOUT GREEN VALLEY GROCERY



Green Valley Grocery (Tenant)

Serving Southern Nevada Since 1978

Green Valley Grocery, founded in 1978 in Las Vegas is a convenience store chain with 87 locations across southern Nevada. As of 2025 there are plans for it to be acquired by Anabi Oil, a California-based fuel distributor. Anabi Oil owns and operates Las Vegas' Rebel convenience stores. Sam Anabi, the founder of Anabi Oil, called Green Valley Grocery a "cornerstone of Las Vegas for nearly 50 years." And stated that "We are honored to carry that legacy forward...This acquisition is about our long-term commitment to Nevada: keeping the Green Valley Grocery name alive, strengthening Rebel's place in the community, and continuing to invest in the future of convenience for the families and neighborhoods we serve...Nevada is a state made for small business growth. This is an amazing city, and a wonderful community, and I'm fortunate to have been able to begin and run a business that has been a part of so many Las Vegas' lives."





CLARK COUNTY, NEVADA

LOCATION OVERVIEW

Clark County is dynamic and innovative, dedicated to providing top-quality service with integrity, respect and accountability. With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark is the nation's 11th-largest county and provides extensive regional services to more than 2.4 million citizens and an average of more than 43 million visitors a year. Included are the nation's 5th-busiest airport, air quality compliance, social services and the state's largest public hospital, University Medical Center. The County also provides municipal services that are traditionally provided by cities to 1 million residents in the unincorporated area. Those include fire protection, roads and other public works, parks and recreation, and planning.



2.4
Million
Residents



11th
Largest County
in the Nation



43
Million
Visitors a Year



5th
Busiest Airport
in the Nation

LOCATION OVERVIEW

The famed Las Vegas Strip sits at the heart of Clark County featuring unparalleled attractions like dancing fountains, a replica of the renowned Eiffel Tower, an erupting volcano and some of the world's largest and most beautiful resorts. Millions of people visit annually to enjoy our fine restaurants, shop a dazzling array of stores and relax at our luxurious spas. Las Vegas boasts more than 152,000 hotel rooms and is among the world's top convention destinations.

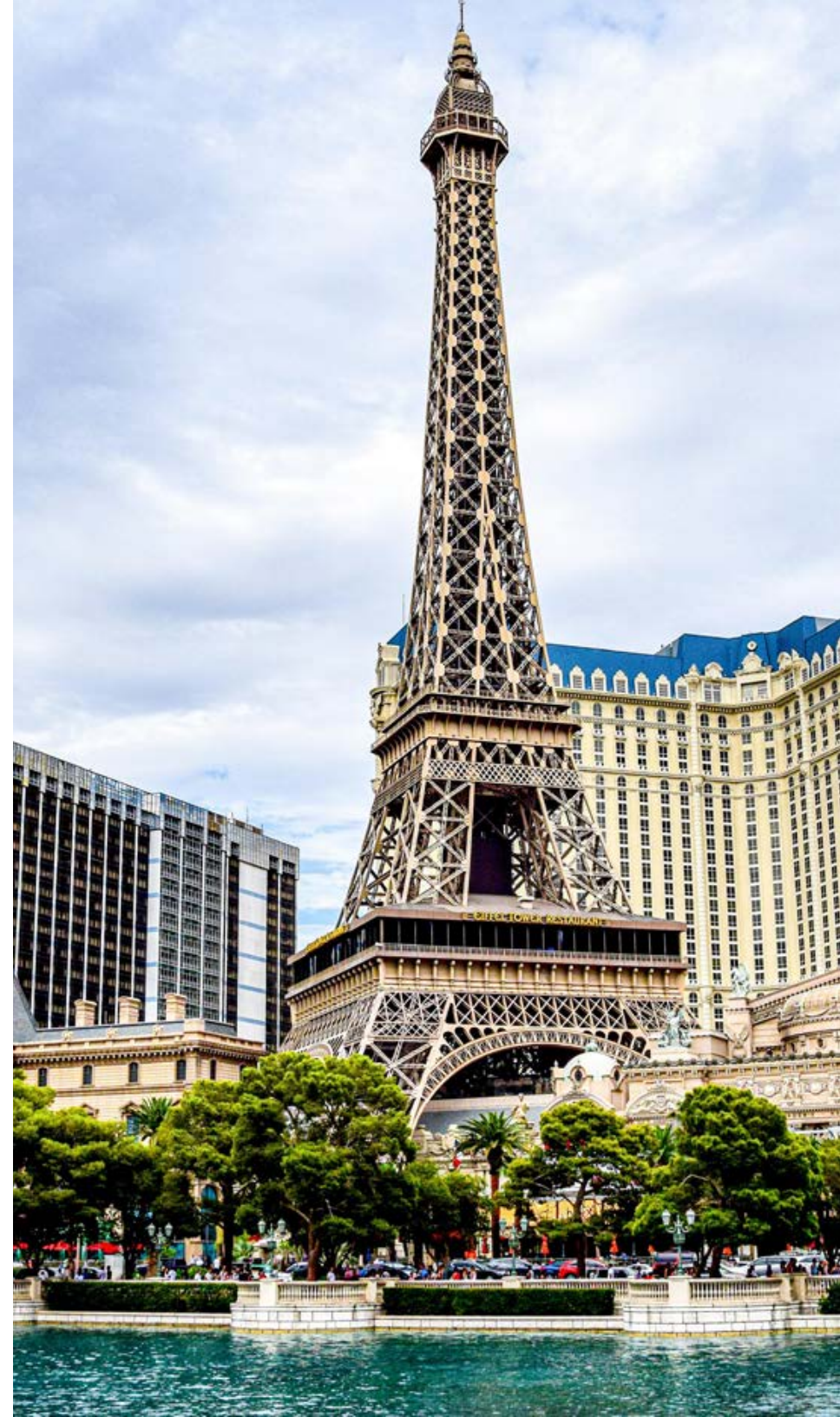
Nevada has no shortage of compelling landscapes, and Clark County is no different. Mt. Charleston and skiing are just 45 minutes away, and Red Rock National Conservation Area beckons on the western fringe of the Las Vegas Valley. Lake Mead National Recreation Area, located 30 miles southeast of Las Vegas, caters to boaters, swimmers, fishermen, hikers, wildlife photographers and roadside sightseers. Meanwhile, gambling is offered in the destinations of Mesquite, Primm and Laughlin, located on the sun-drenched Colorado River.



CITY OF LAS VEGAS

Las Vegas is the 24th-most populous city in the United States, the most populous city in the state of Nevada, and the county seat of Clark County. The city anchors the Las Vegas Valley metropolitan area and is the largest city within the greater Mojave Desert. Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife. The Las Vegas Valley as a whole serves as the leading financial, commercial, and cultural center for Nevada.

The city bills itself as The Entertainment Capital of the World, and is famous for its luxurious and extremely large casino-hotels together with their associated activities. It is a top three destination in the United States for business conventions and a global leader in the hospitality industry. Today, Las Vegas annually ranks as one of the world's most visited tourist destinations.



TRANSPORTATION

Interstates 15, 515, and US 95 lead out of the city in four directions. Two major freeways – Interstate 15 and Interstate 515/U.S. Route 95 – cross in downtown Las Vegas. I-15 connects Las Vegas to Los Angeles, and heads northeast to and beyond Salt Lake City.

MCCARRAN INTERNATIONAL AIRPORT

McCarran International Airport is the primary commercial airport serving the Las Vegas Valley, a major metropolitan area in Nevada. It is in Paradise, about 5 miles south of Downtown Las Vegas. The airport is owned by Clark County and operated by the Clark County Department of Aviation. The airport has nonstop air service to destinations in North America, Europe, and Asia.

COLLEGES AND UNIVERSITIES

The main higher education institution in the Las Vegas area is the College of Southern Nevada, a community college that's part of the Nevada Institute of Higher Education (NSHE). Le Cordon Bleu College of Culinary Arts Las Vegas, Northwest Career College, and Euphoria Institute of Beauty Arts & Sciences in Las Vegas are all vocational/trade schools in the area. There is also a branch of the University of Phoenix.

In nearby Paradise, there are several more institutions such as The Desert Research Institute and the University of Nevada in Las Vegas, an institution known for its hospitality program, as well as the only law school in the state.



Workforce Summary
254,769 Employees



TOURISM IN LAS VEGAS

The travel and tourism industry in the Las Vegas area represents an economic impact of nearly \$87.7 billion. In 2024, over 41 million people visited Las Vegas and approximately 6 million of these people attended a convention. Southern Nevada's tourism industry supported \$14.6 billion in direct wages, or 20.5% of all wages in the region. The economic impacts of Southern Nevada's tourism industry are driven by visitor spending on rooms, dining, shopping, local transportation and other activities and amenities. That spending directly supports jobs, wages and economic activity, and it ripples through the economy to generate additional impacts via suppliers and vendors (indirect impacts) and by employee spending on goods and services in the community (induced impacts).

How many people travel to the Las Vegas area?

2024 ANNUAL TOTAL

VISITOR VOLUME

41.7M

CONVENTION ATTENDANCE

6M

How do people get to Las Vegas?

2024 ANNUAL TOTAL

HARRY REID INTERNATIONAL AIRPORT

58.4M

AVERAGE DAILY AUTO TRAFFIC COUNTS (NV/CA BORDER)

44,072

Las Vegas is home to some of the best resort-hotels in the world.

2024 ANNUAL AVERAGE

HOTEL ROOM TOTAL

150,612

AVERAGE DAILY ROOM RATE (ADR)

\$193.16

OCCUPANCY RATE

83.6%

ROOM NIGHTS OCCUPIED

46.8M

What is the economic impact of the Las Vegas tourism industry?

2024 ANNUAL TOTAL

DIRECT VISITOR SPENDING

\$55.1B

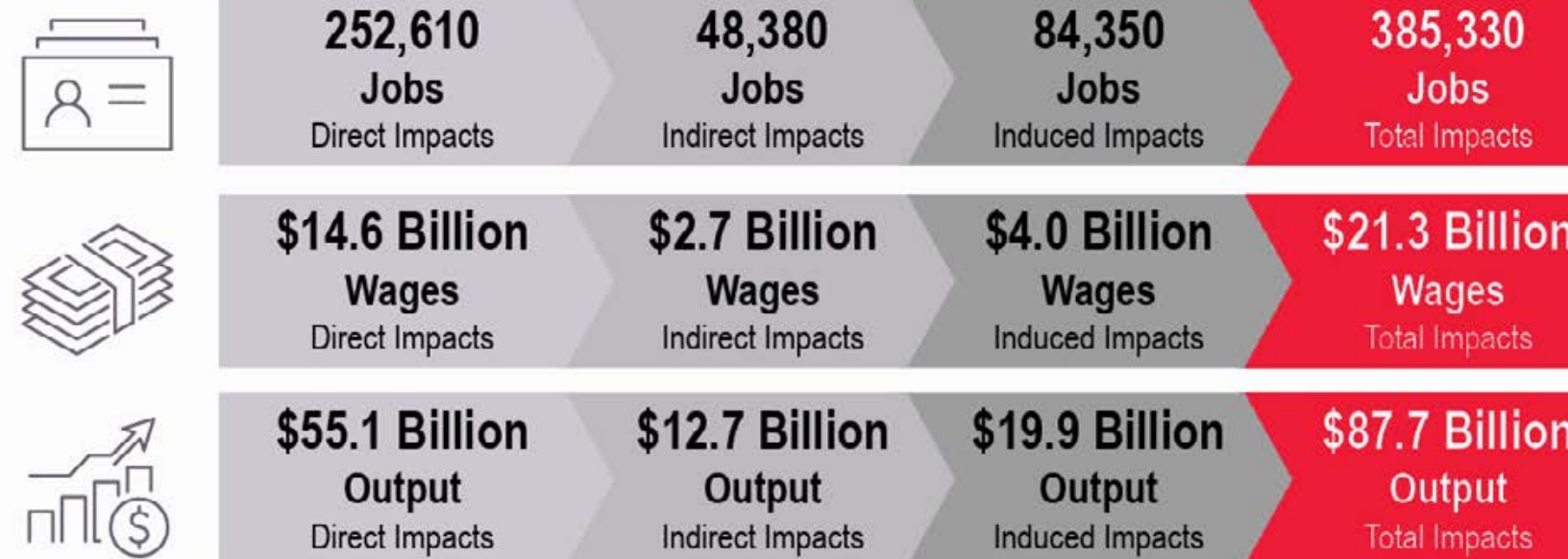
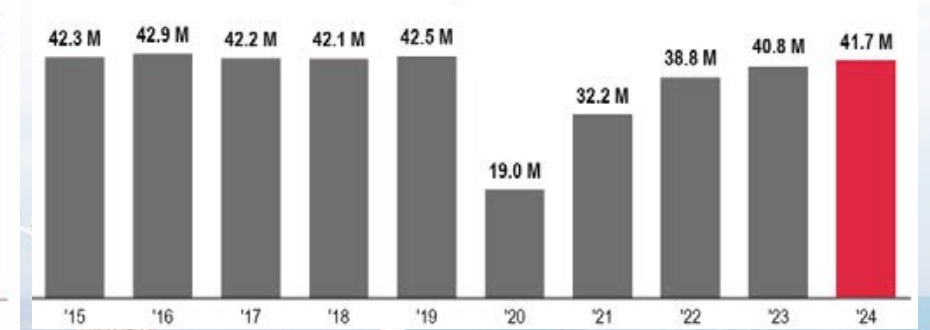
TOTAL ECONOMIC IMPACT

\$87.7B

Las Vegas Visitor Spending



Las Vegas Visitation



LAS VEGAS CONVENTIONS

Gambling apart, conventions are the single biggest reason Las Vegas hotels are doing soaring business. Las Vegas competes with many major cities like Orlando, Chicago and Anaheim for conventions and yet emerges as a winner year on year. Every year around 22,000 conventions are hosted by Las Vegas.



CONSUMER ELECTRONICS SHOW
3,600 companies, 2.4 million sq ft, upwards of 140,000 attendees



SPECIALTY EQUIPMENT MARKET ASSOCIATION
160,000 attendees from the automotive, truck and SUV, powersports and RV markets



CONEXPO/CONAGG
ConExpo/ConAGG is North America's largest construction trade show, attracting 130,000.



NATIONAL ASSOCIATION OF BROADCASTERS
100,000+ attendees from the media, entertainment, and technology industries, nearly 1,700 companies



MAGIC (MEN'S APPAREL GUILD OF CALIFORNIA)
78,000+ attendees, 1,000,000 sq ft of exhibiting space



LAS VEGAS INVESTMENT

Las Vegas draws in major investment and is continuously growing. Major projects have been delivered in recent years and more are under development.

Las Vegas Sphere

The venue, which seats 17,600 people and has total capacity of 20,000, has a 16K resolution wraparound interior LED screen, speakers with beamforming and wave field synthesis technologies, and 4D physical effects. The venue's exterior also features 580,000 sq ft of LED displays, making it the largest in the world.

The arena cost \$2.3 billion, making it the most expensive entertainment venue built in the Las Vegas Valley.



High-Speed Rail

The \$12 billion project would connect Las Vegas to Los Angeles County, bringing residents to and from Southern Nevada in just two hours with speeds of up to 200 mph. After breaking ground in April 2024, construction is expected to be completed in 2028.



Allegiant Stadium

The home field of the Las Vegas Raiders, Allegiant Stadium cost approximately \$1.9 billion to build. Allegiant Stadium has a capacity of 65,000 but additional seating can be created inside the venue. The stadium hosted the Superbowl in 2024, making it the first Superbowl to be hosted in the state of Nevada.



Population

	1-Mile	3-Mile	5-Mile
Estimated Population (2025)	24,723	174,024	416,924
Projected Population (2030)	25,222	179,677	433,446



Households

	1-Mile	3-Mile	5-Mile
Estimated Households (2025)	9,597	71,014	170,876
Projected Households (2030)	9,855	73,923	179,317

POPULATION DENSITY

416,924 Residents
Within a 5-Mile Radius



Income

	1-Mile	3-Mile	5-Mile
Avg. Household Income (2025)	\$104,283	\$109,322	\$109,129
Median Household Income (2025)	\$79,032	\$79,194	\$76,219



Business Facts

	1-Mile	3-Mile	5-Mile
Total # of Businesses (2025)	605	7,305	21,031
Total # of Employees (2025)	4,417	71,106	232,421

AVG. HOUSEHOLD INCOME

\$109,322 AHHI
Within a 3-Mile Radius



2025 Daytime Population Density Persons per Sq. Mile

- Over 5,000
- 2,500 - 5,000
- 1,000 - 2,500
- 100 - 1,000
- Under 100

2025 Median Household Income

- Over \$ 100,000
- \$ 75,000 - \$ 100,000
- \$ 50,000 - \$ 75,000
- \$ 25,000 - \$ 50,000
- Under \$ 25,000

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