

FOR SALE - ±14,480 SF MULTI-TENANT RETAIL INVESTMENT

# DESERT BLOOM PLAZA

8520 & 8540 S. MARYLAND PKWY, LAS VEGAS, NV 89123



FOR MORE INFORMATION:

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# Confidentiality Agreement

This Confidential Offering Memorandum (the “Memorandum”) is being delivered exclusively by Colliers International (the “Agent”) to a party who may be interested in the acquisition of the Fee Simple interest in (the “Property”), described in this Memorandum. This is a private offering, made only by delivery of a copy of the Memorandum to the recipient (the “Recipient”). By accepting this Memorandum, the Recipient agrees to comply strictly with the terms and conditions of the Confidentiality Agreement previously executed and delivered to the Agent by the Recipient with respect to this Memorandum and all information contained herein, and to use this Memorandum only for the purpose of evaluating the offering made hereby.

The material contained in this Memorandum is provided solely to assist the Recipient in determining whether it is interested in making an investigation or evaluation concerning a potential purchase of the Property. Neither the Agent nor any affiliates or client of the Agent which term includes related entities, the owners of any equity interest in the Property, (“Owner”), the manager of the Property (“Manager”), and any officers, employees and agents of any such parties make any representations or warranties with regard to the accuracy or completeness of the information contained herein. This Memorandum may include statements and estimates provided by the Agent, the Owner, or the Manager with respect to the anticipated future performance of the Property. Nothing contained in this Memorandum should be construed as a representation as to the future performance of the Property, and the Recipient acknowledges and agrees that any statements or estimates relating to future performance reflect various assumptions concerning the Property’s anticipated results, which may or may not prove to be correct. No representations are made as to the accuracy of such statements and estimates, and none of the Agent, the Owner, the Manager, or any related entities shall have any liability with respect to or arising from any inaccuracy in such statements or estimates. Statements made in this Memorandum as to the content of any contract or other document referred to, are not complete or definitive descriptions, but summaries or portions thereof. Each such statement is qualified by its reference to the full text of the contract or document, copies of which will be made available by the Agent to Recipient upon request. In addition, not all contracts or other documents, which may be relevant, have been summarized or referenced in this Memorandum. This Memorandum is being delivered by the Agent to a prospective purchaser with the understanding that it will independently investigate those matters which it deems appropriate in evaluating the Property and will rely solely on its own investigation in determining whether to purchase the Property.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property in any jurisdiction in which, or to any person for which, such offer, sale, or solicitation would be unlawful. Except where otherwise indicated, the information contained in this Memorandum has been prepared as and no obligation is assumed to supplement or modify the information to reflect subsequent events or conditions. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property or purchase of the Property.

More detailed information regarding the expected terms, conditions, and timing of the offering of the Property will be provided in due course by separate communication with each Recipient. The Agent, the Owner and the Manager reserve the right to engage in discussions or negotiations with one or more recipients or other prospective investors at any time without notification to, or other obligation to, any other Recipient or prospective investor. The offering made hereby is subject to a change in terms or termination without notice. The Owner and the Manager will remain free to operate the Property in their sole and absolute discretion during the evaluation and offering process, including the taking of such actions, whether within or outside of the ordinary course of business, which the Owner or the Manager shall deem necessary, prudent or desirable.

The Agent reserves the right to require the return of this Memorandum and any other material provided to the Recipient at any time.

Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.

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# 100% OCCUPANCY



## DESERT BLOOM PLAZA

### INVESTMENT SUMMARY

This offering includes  $\pm 14,480$  square foot Multi-Tenant Net leased retail investment at 100% occupancy located in Las Vegas, Nevada. With only 6 tenants and staggered lease expirations over the next 8 years, Desert Bloom Plaza is stable and easy to manage.

Tenants include Ok's Cleaners, Palm Nails, Smoke 4 U, Tan Republic, Rocky Bar & Grill and Grouchy John's and Coffee (w/ drive thru). This building sits on approximately  $\pm 1.49$  acres that is very well maintained. This net leased investment is perfect for an investor looking for a stable income property.

**Price: \$6,257,571.59**  
**Current NOI: \$393,808.44**  
**Cap Rate: 6.30%**

Occupancy	100%
# of Tenants	(6) Six
Building Size	$\pm 14,480$ SF
Land Size	$\pm 1.49$ Acres
Cross Streets	Maryland Parkway & Wigwam
Parcel Number	177-14-312-003, 004
Construction Year	2006, 2007
Lease Type	NNN



## LOCATION OVERVIEW

This multi-tenant net leased investment is located on the hard southeast corner of Maryland Parkway and Wigwam Avenue providing excellent visibility and is supported by the highly populated Silverado Ranch Master Planned Community. With a population of approximately 150,000 people and close to 1,000 multi-family units within a 1 mile radius this neighborhood provides local, loyal patronage to this shopping center and its' diverse tenant mix of service and retail businesses.

Desert Bloom Park is located across the street and northwest of the subject property. Great linkage to freeway systems are located ½ mile to the north at the Windmill/Clark County I-215/US 95 on and off-ramp system, a heavily trafficked major arterial between Las Vegas and Phoenix. Additionally, McCarran International Airport is 2.5 miles to the north and Las Vegas Boulevard South "the South Strip" is located 2 miles to the west. Interstate 15, the only major traffic carrier between Los Angeles and Las Vegas, is located only 2.5 miles west of this retail investment.





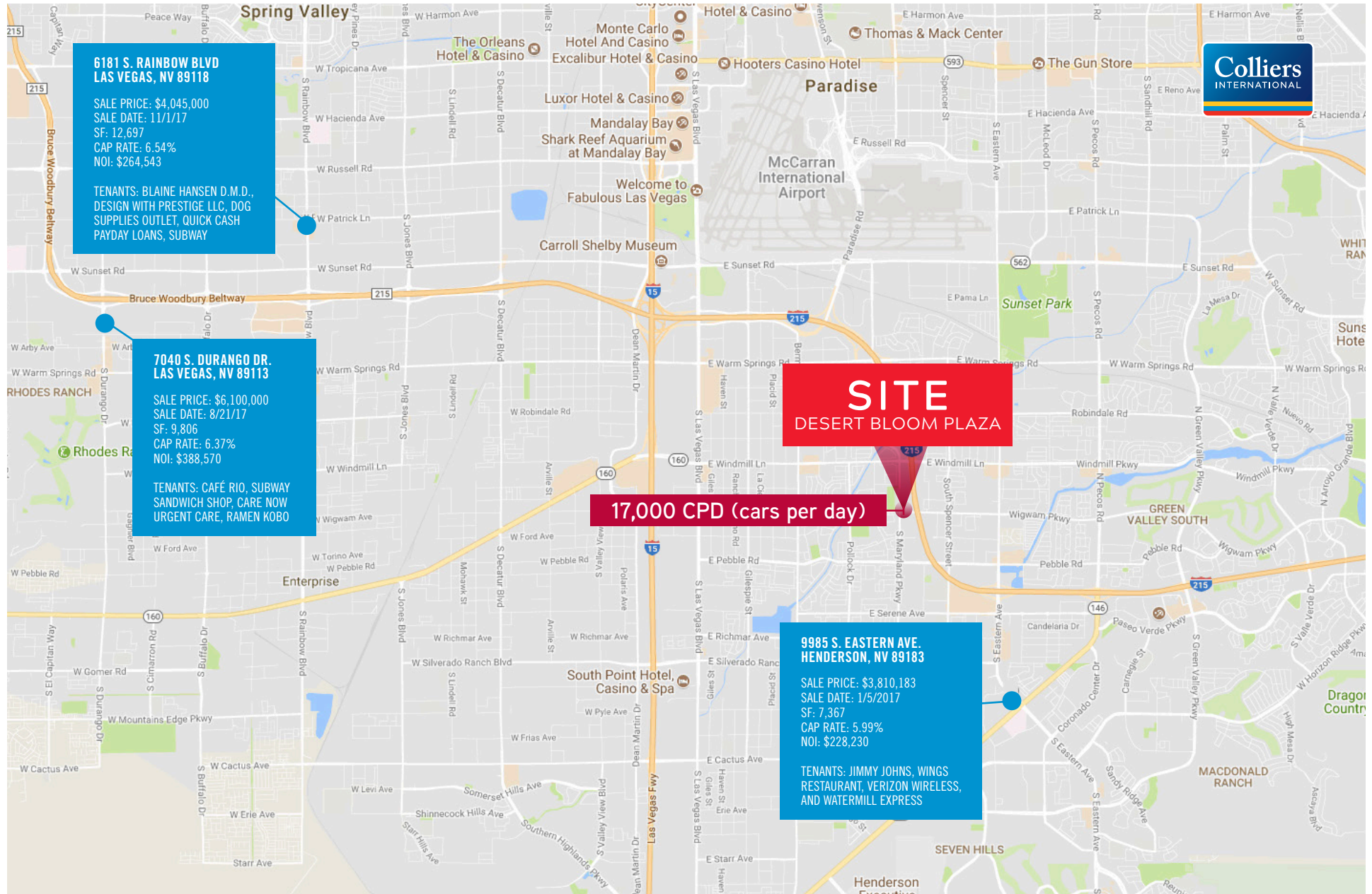




## RENT ROLL FOR DESERT BLOOM PLAZA (REFLECTS JAN. 2018 RATES)

TENANTS	SUITE	SQ FT	LEASE TYPE	RENT PER SF/MO*	PER S.F. ANN.*	MONTHLY BASE RENT	CAM MO(EST) \$0.38 SF	PROP. TAXES MO(EST) \$0.12	PYLON SIGN INCOME	TOTAL W/ CAM	LEASE EXPIRATION	RENTAL INCREASE
8540 S. MARYLAND												
Ok's Cleaners	101	1,560	NNN	\$1.71	\$20.54	\$2,670.00	\$592.80	\$187.20	\$89.00	\$3,539.00	6/1/22	Fixed Until 2020
Palm Nails	102	1,163	NNN	\$2.19	\$26.22	\$2,541.68	\$441.94	\$139.56	\$92.89	\$3,216.07	8/1/20	3% Ann.
Smoke 4 U	103	1,163	NNN	\$1.22	\$14.64	\$1,418.86	\$441.94	\$139.56	\$64.00	\$2,064.36	1/1/23	3% Ann.
Tan Republic	104	1,243	NNN	\$1.91	\$22.93	\$2,374.74	\$472.34	\$149.16	\$165.68	\$3,161.92	6/1/22	3% Ann.
Rockys Bar & Grill	105 & 106	7,023	NNN	\$2.70	\$32.34	\$18,930.33	\$2,668.74	\$842.76	\$295.79	\$22,737.62	4/1/26	2% Ann.
Total SF		12,152 SF										
8520 S. MARYLAND												
Grouchy John's Coffee (w/ Drive Thru)	100 & 100 A	2,328	NNN	\$1.69	\$20.23	\$3,924.38	\$838.08	\$220.36	\$113.30	\$5,096.12	1/1/20	3% Ann.
TOTAL		14,480		\$11.41	\$136.90	\$31,859.99	\$5,455.84	\$1,678.60	\$820.66	\$39,815.09	Monthly	
Ann. Sewer Fees (Reimbursement)										\$10,068.11		
						\$382,319.88	\$65,470.08	\$20,143.20	\$9,847.92	\$487,849.19	Annual	









This multi-tenant net leased investment is situated near and supported by the highly populated Silverado Ranch Master Planned Community.





## Demographics

### POPULATION

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
2023 Projection	25,314	160,041	353,557
2018 Estimate	23,603	148,719	329,078
2010 Census	21,247	131,301	289,432
2000 Census	14,782	87,698	187,255
Projected Growth 2018 - 2023	7.25%	7.61%	7.44%
Estimated Growth 2010 - 2018	11.09%	13.27%	13.70%
Growth 2000 - 2010	43.74%	49.72%	54.57%

### HOUSEHOLDS

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
2023 Projection	9,669	62,827	136,675
2018 Estimate	9,073	58,627	127,711
2010 Census	8,320	52,443	114,048
2000 Census	5,384	33,712	74,017
Projected Growth 2018 - 2023	6.57%	7.16%	7.02%
Estimated Growth 2010 - 2018	9.05%	11.79%	11.98%
Growth 2000 - 2010	54.53%	55.56%	54.08%

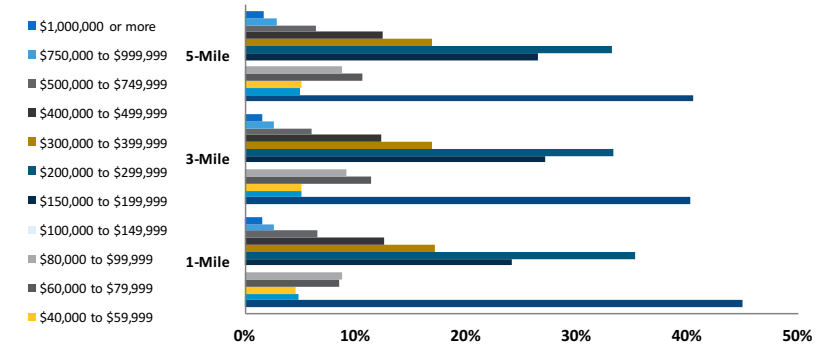
### 2018 EST. POPULATION BY SINGLE-CLASSIFICATION RACE

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
Total	23,602	148,719	329,078
White Alone	67.81%	62.85%	61.98%
Black or African American Alone	6.55%	8.19%	8.24%
Amer. Indian and Alaska Native Alone	0.51%	0.71%	0.65%
Asian Alone	11.41%	12.48%	13.01%
Native Hawaiian and Other Pac. Isl. Alone	1.22%	1.27%	1.03%
Some Other Race Alone	7.18%	7.63%	8.32%
Two or More Races	5.31%	6.87%	6.77%
Not Hispanic or Latino	80.61%	80.22%	78.80%
Hispanic or Latino	19.39%	19.78%	21.20%

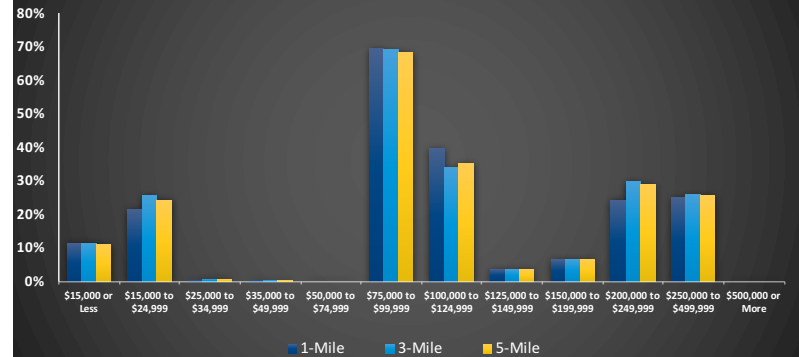
### 2018 EST. HOUSEHOLDS BY HH INCOME

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
2018 Est. Households by HH Income	8,011	53,689	118,427
2018 Est. Average Household Income	\$83,049	\$82,577	\$84,981
2018 Est. Median Household Income	\$68,613	\$64,347	\$64,382

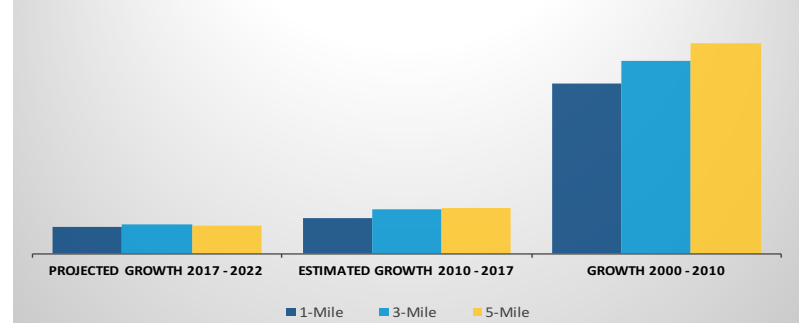
### Est Owner Occupied Property Values



### Estimated Households By Income



### Comparative Population Growth





# Las Vegas Overview



Clark County is the southernmost county of the state of Nevada. It includes the cities of Las Vegas, North Las Vegas, Henderson, Boulder City, Mesquite and Laughlin.

Clark County is served by I-15, I-515, I-215, US-93/95, State Routes 157, 159 and 160 and County Route 215. By car, one can get to Los Angeles in 4 hours, Phoenix in 5 hours, Salt Lake City in 6 hours and Reno in 8 hours. Clark County is also served by the Union Pacific Rail Road.

McCarran International Airport was ranked the 24th busiest airport in the world in 2012, with 41,667,596 enplaned/deplaned passengers. McCarran's maximum capacity is estimated at 53 million passengers, and is projected to reach capacity in 2017.

Clark County has become a popular place to locate a business due to its strategic location in the Southwest U.S., its right-to work legislation and its light tax burden. The state of Nevada does not have a corporate income tax, personal income tax, franchise tax on income, inheritance

or gift tax, admissions tax, unitary tax or estate tax. It also has competitive sales and property tax rates and a minimal employer payroll tax. Clark County's economy is dominated by the leisure and hospitality sector, which employs 273,000 people. The ten largest employers are the Clark County School District, Bellagio LLC, Wynn Las Vegas LLC, Clark County, MGM Grand Hotel/ Casino, Mandalay Bay Resort and Casino, The Mirage Casino-Hotel, The University of Nevada-Las Vegas, Las Vegas Metropolitan Police Department and the Rio Suite Hotel & Casino.

Clark County abounds in major residential developments. The largest development is Summerlin, which began in 1990. Summerlin consists of 22,500 acres and 30,000 units. Other large developments include MacDonald Highlands, Mountain's Edge, Anthem, Lake Las Vegas and Southern Highlands. In recent years, several residential high-rises have been developed, including Turnberry Place, Manhattan, Mantova and Metropolis.

Total Employees (2015)	1,056,318
Total Establishments (2015)	84,782
Taxable Sales (2015)**	\$38,561,567,781
<b>INDUSTRIES BY EMPLOYEES*</b>	
Art, Entertainment, Recreation	173,177
Retail Trade	126,303
Healthcare	110,499
Professional, Scientific, Tech	60,432
Construction	52,180
Management, Administration	50,477
Government	47,509
Education	45,151
Real Estate	39,617
Transportation & Warehousing	31,869
Wholesale Trade	28,071
Manufacturing	22,801
Information	21,700
Utilities	4,022
Agriculture & Natural Resources	450
Resource Extraction	285
<b>VISITOR STATISTICS (2015)**</b>	
Visitor Volume	42,312,216
Convention Attendance	5,710,303
Gaming Revenue	\$9,616,463,075
<b>BUSINESS PARKS (SIZE IN SQ. FT.)</b>	
Hughes Airport Center	2,974,000
Beltway Business Park	2,823,000
Golden Triangle	2,537,000
Dermody Business Center	2,132,000
Las Vegas Technology Park	1,975,000
Black Mountain Industrial Center	1,746,000
Speedway Commerce Center	1,611,000
Logisticcenter	1,560,000
ProLogis Business Park	1,547,000
Hughes Center	1,398,000
McCarran Center	1,197,000
Arrowhead Commerce Center	1,124,000
The Spectrum of Las Vegas	1,063,000
Green Valley Corporate Center	926,000
Conestoga Industrial Area	840,000
The Arroyo (EJM)	743,000
Green Valley Corp. Center South	799,000
Henderson Exec. Airport Center	776,000
Black Mountain Business Park	640,000
Traverse Point Center	570,000
Hughes Cheyenne Center	505,000
* Source: Claritas	
** Source: Nevada Dept. of Taxation	
*** Source: Las Vegas Convention & Visitors Authority	



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