



**savers**<sup>TM</sup>  
SHOP. REUSE. REIMAGINE.

**OFFERING MEMORANDUM**  
Single Tenant Triple Net Investment  
3121 N Rancho Drive, Las Vegas, NV 89130



# TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	2
PROPERTY OVERVIEW .....	4
FINANCIAL HIGHLIGHTS .....	5
HIGHLIGHTS & FEATURES .....	6
AERIALS .....	7
TENANT PROFILE .....	9
LEASE SUMMARY .....	10
DEMOGRAPHICS.....	11
LAS VEGAS BY THE NUMBERS .....	12
MARKET OVERVIEW .....	13



## Executive Summary

ROI Commercial Real Estate, Inc. is pleased to offer the opportunity to purchase a single tenant NNN property leased to Savers, a 300+ location thrift retailer.

The property is located 2 miles from US 95 and is on Rancho Drive (over 27,000 VPD), one of the major thoroughfares in the Las Vegas Valley. The building size is ±30,190, and the parcel size is 3.18 acres.

99 Cents Only, an extremely popular dollar store, is open within the same center.

The purchase will give an investor a value add opportunity with a national retailer in an established location.







## **Kit Graski**

---

Director

702.570.5377 | kgraski@roicre.com

NV License # BS.0015934.LLC

## **George Okinaka**

---

Executive Vice President

702.570.5376 | gokinaka@roicre.com

NV License # S.0045747

## **Maureen Waters**

---

Senior Associate

702.570.5124 | mwaters@roicre.com

NV License # S.0169395

This confidential Offering Memorandum (this “Memorandum”) is being delivered subject to the terms of the Confidentiality Agreement personally or electronically signed by you (the “Confidentiality Agreement”) and constitutes part of the Evaluation Material (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible acquisition of the Savers building located at 3121 N Rancho Drive in Las Vegas, Nevada (the “Property”), and is not to be used for any other purpose or made available to any other party without the prior written consent of the “Owner” or ROI Commercial real estate inc. (“Broker”).

This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other “Evaluation Material”, including any computer diskettes or files distributed to you via email from Broker accessible online through Broker’s website) are for general reference only. They are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the Property will be sold on an “As-Is, Where-Is” basis, a prospective purchaser must make its own independent investigations, projections and conclusions regarding the acquisition of the Property without reliance on this Memorandum

or any other Evaluation Material. Although additional Evaluation Material, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing progresses, prospective purchasers should seek advice from their own attorneys, accountants, and engineering and environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner’s obligations therein have been satisfied or waived.

Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims for commissions by any other broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker.

This Memorandum is the property of Owner and Broker and may be used only by parties approved by Owner and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

# PROPERTY OVERVIEW

## Location

This property is situated within the North submarket in the Las Vegas Valley with the address of 3121 N. Rancho Drive, Las Vegas, Nevada. It is located south of the southwest corner of Cheyenne Avenue and Rancho Drive and offers easy access to US-95 which is just two miles to the west. The property is leased to Savers and is adjacent to 99 Cents Only with close proximity to the national retailers including Wal-Mart Supercenter, McDonald's, Jack in the Box and Wienerschnitzel. Other major traffic generators in the area include the North Las Vegas Airport and the Fiesta Rancho and Texas Station Hotels & Casinos.

Address: 3121 N Rancho Drive, Las Vegas, NV 89130

Square Feet: ±30,190 SF

Land Size: ±3.18 Acres

Year Built: 1983

Assessor Parcel #: 138-13-511-007

Zoning: C-2 (General Commercial)



# FINANCIAL HIGHLIGHTS



Asking Sales Price:  
**\$2,650,000**



Asking Sales Price S/F:  
**\$87.78/SF**



CAP Rate:  
**6.89%**



# HIGHLIGHTS & FEATURES

## Property Highlights

- 100% Occupied
- 6.89% Cap Rate at Offering Price

## Location Highlights

- Two miles west of US 95
- Popular local area: 99 Cents Only, a popular dollar store, is located in the same center.
- Excellent street exposure on Rancho Drive
- Traffic Count on Rancho Drive is 27,000 VPD

## Tenant Highlights

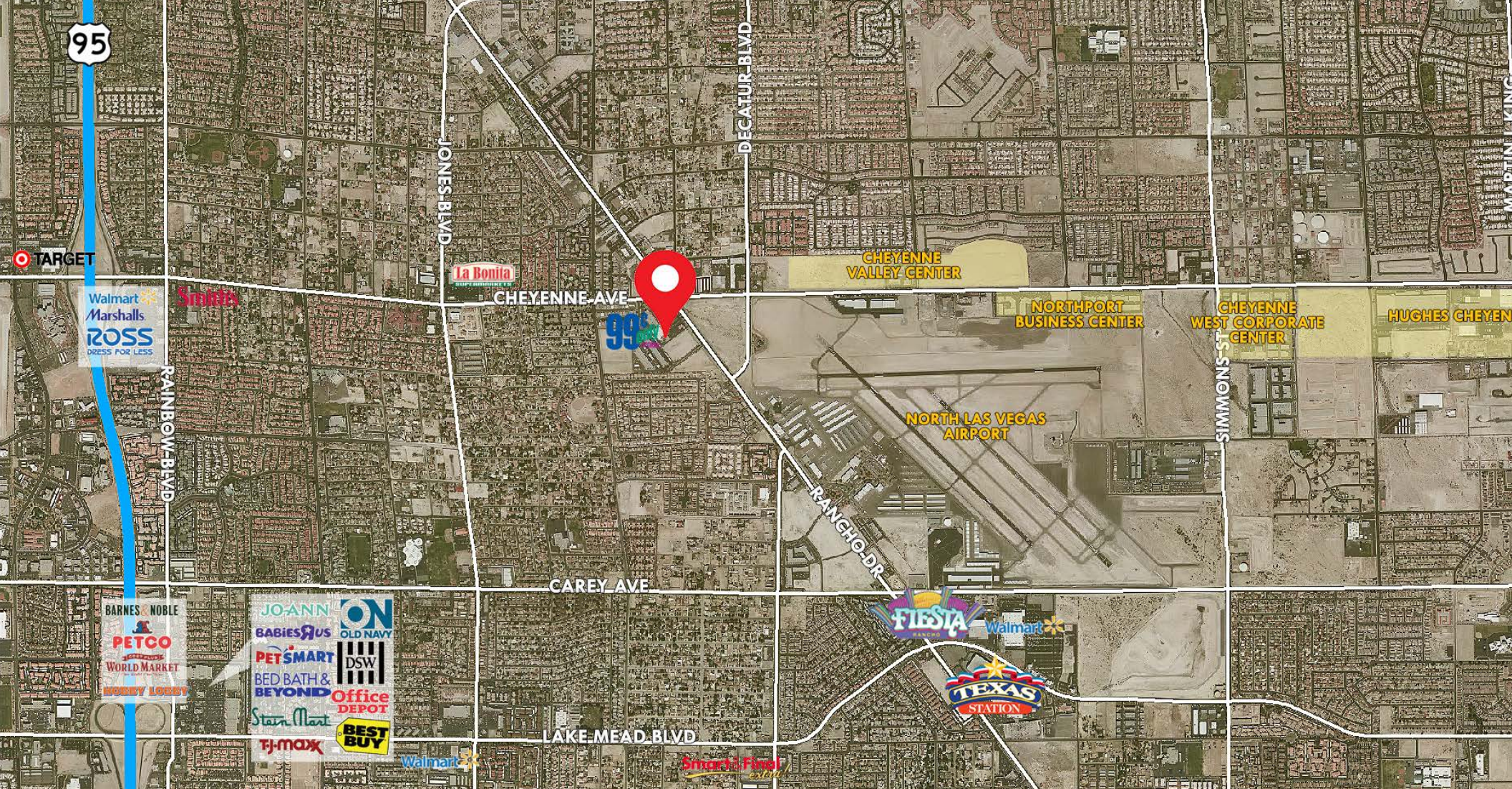
- Proven Track Record: Savers operates over 300 locations in the US, Canada, and Australia.
- Savers (TVI, Inc.) has been a long term tenant in the center since 1999.



Adjacent Inline Shops (Not a Part)







**TRAFFIC COUNT**  
**27,000 VPD**

On Rancho Drive





**Inline  
Shops  
N.A.P.**

**Inline  
Shops  
N.A.P.**

**99  
Cents Only  
N.A.P.**



## TENANT PROFILE



One of the largest privately owned and operated global thrift retailers

**300+**

Stores in the US, Canada, and Australia

**22,000+**

Employees within the family of companies

**1954**

Savers was founded back in 1954



### About Savers

The Savers family of stores is a for-profit, global thrift retailer offering great quality, gently used clothing, household goods and accessories. The company's "Rethink Reuse" business model of purchasing and then reselling and/or recycling gives communities a smart way to shop and keeps more than 700 million pounds of used goods from being dumped into our landfills each year. Savers also helps more than 100 nonprofit organizations by purchasing donated goods from them, which provides them with a source of revenue to help support the nonprofit's

community programs and services. The family of stores includes Savers (in the US and Australia), Value Village (in the US and Canada), Unique (in the US), and Village des Valeurs (in Canada). All in all, the company operates over 300 locations and have 22,000 employees.



## LEASE SUMMARY

LEASE ASSIGNED  
TO TVI, INC.

**3/11/98**

LEASE END

**12/31/20**

LEASE OPTIONS

**NONE**

SQUARE FOOTAGE

**30,190 SF**

ANNUAL RENT

**\$182,687.52**

ANNUAL RENT PSF

**\$6.05**

MONTHLY RENT

**\$15,223.96**

MONTHLY RENT PSF

**\$0.50**

RENT INCREASES

**NONE**



# DEMOGRAPHICS

Population	1 mile	3 mile	5 mile
2018 Total Population	16,367	176,835	451,821
2023 Projection	17,304	189,068	482,952

# HOUSEHOLDS

2018 Households	5,649	60,446	154,090
2023 Projection	5,951	64,310	163,899
2018 Median Household Income	\$53,222	\$50,402	\$53,347
2018 Average Household Income	\$72,730	\$62,919	\$69,696





# LV BY THE NUMBERS

## Demographic Snapshot (2017) Las Vegas MSA

Total Population	2,248,390
Annual Population Growth	1.9%
Average Household Income	\$72,875
Median Household Income	\$55,034
Average Age	38.5
Male % of Population	50.0%
Female % of Population	50.0%
Average Persons per Household	2.8



There were about **48 million** people that visited Las Vegas in the year **2017**



Las Vegas is home to approximately **148,896** hotel rooms



McCarran Airport is the **8th** busiest airport in the US and **27th** busiest in the entire world



Las Vegas has access to major highways including I-15, US 93 & 95, and I-215

## MARKET OVERVIEW

Las Vegas is home to the world-famous Las Vegas Strip, the Entertainment Capital of the World. The urban areas of Clark County that surrounds the strip are often referred to as Las Vegas even though the Las Vegas MSA includes the cities of Las Vegas, North Las Vegas, Henderson, Boulder City, and Mesquite. In the last decade, Las Vegas has been one of the fastest-growing metro areas in the country. The total population for the entire Las Vegas MSA by the end of 2017 was approximately 2,248,390, which reflects a 1.9% increase over 2016.

Las Vegas is more economically diversified than ever before, but the local economy is still primarily service based, with the hospitality companies (lodging and gaming related) dominating.

Las Vegas boasts almost 150,000 hotel rooms in the Las Vegas Valley which accommodates the 42,214,200 visitors that traveled to Las Vegas in 2017. Over half of those visitors arrived by plane which makes Las Vegas the 8th busiest airport in the US.

Las Vegas is also the world's leading destination for meetings, conventions and trade shows with convention attendance reaching 6,646,200 attendees in 2017, which reflects a 5.3% increase over 2016. Some of the biggest conventions include the Consumer Electronics Show (CES), MAGIC Marketplace Spring & Fall Shows, National Association of Broadcasters (NAB), Automotive Aftermarket Industry Week (AAIW) and the Shooting Hunting & Outdoor Trade Show (SHOT Show).



### More than just Casinos



Las Vegas is more than just casinos as it is home to the NHL's Vegas Golden Knights hockey team, which has had a highly successful inaugural season by making it to the 2018 Stanley Cup Finals; the NFL team, the Raiders, will move from Oakland, CA to Las Vegas in 2020 and will play their home games at the Las Vegas Stadium (currently under construction); WNBA's Las Vegas Aces; the corporate headquarters for the UFC and multiple UFC fights in Las Vegas; the United Soccer League's Las Vegas Lights; and the Las Vegas 51's, a triple A baseball team who are also under construction for a new stadium.





## **Kit Graski**

---

Director  
702.570.5377 | kgraski@roicre.com  
NV License # BS.0015934.LLC

## **George Okinaka**

---

Executive Vice President  
702.570.5376 | gokinaka@roicre.com  
NV License # S.0045747

## **Maureen Waters**

---

Senior Associate  
702.570.5124 | mwaters@roicre.com  
NV License # S.0169395

