

Smart & Final SHOPPING CENTER



**RARE GROCERY ANCHORED CENTER | SMART & FINAL NEWLY RENOVATED AND EXPANDED | 78,650 CPD
INTERSECTION | ONLY 2ND TIME TO TRADE IN 20 YEARS**

8465 WEST SAHARA AVENUE, LAS VEGAS, NEVADA 89117



Marcus & Millichap





PRESENTED BY

Candace Bare
Senior Associate
LAS VEGAS OFFICE
Tel: (702) 215-7125
candace.bare@marcusmillichap.com
NV License: S.0171556





financial overview



financial overview

pricing

| | |
|-----------------------|--|
| Property Name | Smart & Final Shopping Center |
| Property Address | 8465 West Sahara Avenue Las Vegas, Nevada 89117 |
| Price | \$13,230,000 |
| Required Equity | \$4,630,500 (35%) |
| Cap Rate | 5.48% |
| Price/SF | \$297 |
| Net Operating Income | \$725,219 |
| Gross Leasable Area | 44,479 SF |
| Lot Size | 4.47 Acres |
| Year Built/ Renovated | 1997 |

proposed financing

| | |
|-----------------|-----------------------------------|
| New Loan Amount | \$8,599,500 |
| Loan Type | New |
| Interest Rate | 4.40% (Interest for Only 3 Years) |
| Amortization | 25 - 30 Years |
| Year Due | 10 Years |

Asset will be delivered free and clear of debt.

annualized operating data

| | |
|-------------------------------------|--------------------------|
| Scheduled Base Rental Income | \$756,710 |
| Total Reimbursement Income | \$175,961 |
| Potential Gross Revenue | \$932,671 |
| General Vacancy | (\$16,411) |
| Effective Gross Revenue | \$916,260 |
| Less: Operating Expenses | (\$191,042) |
| Net Operating Income | \$725,219 |
| Cash Flow | \$725,219 |
| Debt Service | (\$378,378) |
| Net Cash Flow After Debt Service | 7.49% / \$346,841 |
| Total Return | 7.49% / \$346,841 |

expenses

| | |
|--------------------------------|------------------|
| CAM | \$91,068 |
| Insurance | \$17,598 |
| Real Estate Taxes | \$46,240 |
| Capital Reserves at \$0.25 PSF | \$11,120 |
| Total Expenses | \$191,042 |

rent roll

| Suite | Tenant | GLA | % of GLA | Lease Commence | Lease Expire | Annual Rent/SF | Annual Rent | Changes On | Changes To | Lease Type | Options |
|-------|-------------------|-----------|----------|----------------|--------------|----------------|-------------|------------|--------------|----------------------|---|
| 105 | iSweat Fitness | 2,240 SF | 5.0% | 11/1/2016 | 10/31/2021 | \$16.68 | \$37,377 | 11/2017 | \$38,498 | NNN | One, Five-Year Option |
| 110 | Vacant | 1,120 SF | 2.5% | | | \$16.68 | \$18,688 | 8/2018 | | NNN | |
| 100 | Biscuit Cafe | 4,480 SF | 10.1% | 8/29/2013 | 3/31/2019 | \$20.04 | \$89,600 | 9/2018 | \$91,840 | NNN | Two, Five-Year Options |
| 111 | Safe Ship | 1,120 SF | 2.5% | 6/11/2013 | 6/30/2018 | \$16.92 | \$18,906 | 6/2018 | \$19,473 | NNN | One, Five-Year Option |
| 115 | Farmers Insurance | 1,120 SF | 2.5% | 3/1/2006 | MTM | \$11.04 | \$12,331 | - | - | Gross | None |
| 108 | Bo Bo China | 1,120 SF | 2.5% | 11/15/2003 | 10/1/2020 | \$19.08 | \$21,370 | 9/2018 | \$22,011 | NNN | None |
| 107 | Great Clips | 1,120 SF | 2.5% | 9/1/2008 | 4/30/2022 | \$25.20 | \$28,224 | 5/2018 | \$29,071 | NNN | One, Five-Year Option |
| 106 | H&R Block | 1,120 SF | 2.5% | 9/1/1997 | 4/30/2018 | \$29.76 | \$33,331 | - | - | NNN | None |
| 109 | Smokes & Stuff | 1,120 SF | 2.5% | 2/1/2012 | 4/30/2018 | \$17.40 | \$19,476 | - | - | NNN | One, Three-Year Option |
| 112 | Lee's Nails | 1,120 SF | 2.5% | 9/15/2002 | 9/30/2018 | \$21.00 | \$23,498 | 9/2018 | \$1,958 | NNN | None |
| 113 | Royal Spa Massage | 1,120 SF | 2.5% | 9/1/2008 | 8/31/2020 | \$21.48 | \$24,072 | 9/2018 | \$25,538 | NNN | None |
| 114 | Double Down Pizza | 1,120 SF | 2.5% | 5/1/2017 | 4/30/2020 | \$13.20 | \$14,829 | 5/2018 | \$15,286 | NNN | One, Three-Year Option |
| 8471 | Del Taco | 2,500 SF | 5.6% | 6/1/1998 | 8/31/2028 | \$36.96 | \$92,400 | - | - | NNN | Two, Five-Year Options |
| 8485 | Smart N' Final | 24,059 SF | 54.1% | 4/16/2002 | 10/31/2028 | \$13.44 | \$322,855 | 11/2018 | CPI Increase | NNN | Seven, Five-Year Options, Options 1 & 2 Exercised |
| Total | | 44,479 SF | 100% | | | \$17.04 | \$755,183 | | | Occupied Tenants: 14 | |



executive summary





78,650 Cars Per Day
Intersection of Sahara Avenue and Durango Drive

Stabilized Grocery-Anchored Shopping Center in Las Vegas | Newly Renovated and Expanded to Become Smart & Final Extra!

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------------------|----------|----------|----------|
| 2016 Population | 18,591 | 165,801 | 447,353 |
| 2016 Households | 7,816 | 66,693 | 177,306 |
| 2016 Average Household Size | 2.35 | 2.47 | 2.52 |
| 2016 Daytime Population | 6,618 | 50,187 | 136,930 |
| 2016 Owner Occupied Housing Units | 46.78% | 51.07% | 48.95% |
| 2016 Renter Occupied Housing Units | 53.22% | 48.93% | 51.05% |
| 2016 Average Household Income | \$74,843 | \$77,831 | \$73,594 |



Address:
8465 West Sahara Avenue
Las Vegas, NV



Occupancy:
100%



GLA:
44,497 SF



Traffic Counts:
78,650 CPD



Price:
\$13,230,000

overview

Marcus & Millichap is pleased to exclusively offer the Smart & Final Shopping Center, a 44,497-square foot grocery-anchored shopping center located in Las Vegas, Nevada. It is currently leased to a synergistic line-up of tenants, including anchor Smart-N-Final and pad Del Taco. Located on the main thoroughfare connecting the community to the world-renowned Las Vegas Strip, the shopping center is strategically placed near the intersection of West Sahara Avenue and South Durango Drive boasting traffic counts exceeding cars per day. The center's strong occupancy, exceptional tenant performance, and location provide the foundation for sustained long-term value appreciation.

highlights

- Industry's Most Desirable Asset Class | Grocery-Anchored Shopping Center
- Smart & Final Will Soon Complete Renovation and Expansion to Become a Smart & Final Extra
- Tenant Longevity | Over 60 percent of the Gross Leasable Area is Occupied by Tenants That Have Operated at the Center For 10 Years or More, Demonstrating the Business Success and Long-Term Commitment of the Tenant Base
- Highly Dense Residential | Nearly 165,800 Residents With an Average Household Income of \$73,594 Within Five Miles | Seven Percent Projected Population Growth in Next Five Years
- Tremendous Traffic Counts | Intersection of Durango Drive and Sahara Avenue Boasts 78,650 Cars Per Day
- Monument Signage | Additional Tenant Exposure and Enhancing Revenue
- Future Breakup Potential | Separating Parcels and Sell Individually

smart & final overview



250+ Locations



\$3.2 Billion
in 2016 Sales

Founded as the Hellman-Haas Grocery Company in 1871, Smart & Final Stores, Incorporated (NYSE: SFS), is a value-oriented food and everyday staples retailer, headquartered in Commerce (near Los Angeles), California. The company offers quality products in a variety of sizes, saving household, nonprofit and business customers time and money. As of October 9, 2016, the company operated 304 grocery and foodservice stores under the “Smart & Final,” “Smart & Final Extra!” and “Cash & Carry Smart Foodservice” banners in California, Oregon, Washington, Arizona, Nevada, and Idaho, with an additional 15 stores in Northwestern Mexico operated through a joint venture. In business for 145 years, the company remains committed to giving back to local communities through employee volunteer opportunities and company donations to local nonprofits.

| | |
|----------------|--|
| Founded | 1871 |
| Type | Public (NYSE: SFS) |
| Revenue | \$3.2 Billion (2016) |
| # of Locations | 250+ |
| # of Employees | 10,000 |
| Headquarters | Commerce, California |
| Website | www.smartandfinal.com |



property description



site plan





Demographics Within 3 Miles

West Las Vegas



Population:
165,801



Average HH Income:
\$77,831



Households:
66,693



Daytime Population:
50,187

West Las Vegas is the strongest submarket in Las Vegas and the preferred location for Fortune 500 companies and the largest office users in the region. West Las Vegas is the largest submarket with 6.5 million square feet, making up 18% of the total Las Vegas office market. The West submarket has experienced six consecutive years of positive absorption; accounting for 30% of the overall Las Vegas market net absorption over the same period. As of the first quarter 2017, the West submarket vacancy rate was 11.4%, the lowest in Las Vegas. The submarket has historically realized a 10% rent premium as compared to the overall Las Vegas office market.



Las Vegas Economic Diversification

While the Las Vegas economy is still largely driven by gaming and tourism, over the last decade, the city has grown into a widely diversified economy, having seen significant growth in the technology, healthcare, defense, and manufacturing sectors. The recent migration of fast growing companies like Zappos and Switch have fueled an emerging tech sector, paving the way for innovative companies like SolarCity and BrightSource who are revolutionizing the clean energy market.

- Las Vegas is the third fastest growing city in the United States with 43.6 percent population growth since 2000.
- In 2016, Las Vegas welcomed over 42.9 million visitors, a 10 percent increase since 2004.
- Las Vegas total employment has increased over 17 percent since 2013, creating over 130,000 new jobs.
- Las Vegas benefits from having no state income tax.
- Las Vegas is soon to be “home” to the NFL’s Raiders Team.

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.





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Senior Associate
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