



**2965** | **S MARYLAND PKWY. LAS VEGAS, NV 89109**

**FOR SALE 15,250 SF | FREE STANDING BUILDING ON 1.12 AC**

#### **CONTACT INFORMATION**

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# RENT ROLL

Tenant Name	SF	Rental Rates						Lease Start	Lease End	Notes
		Monthly	PSF/mo	NNN/mo	Annual	PSF/yr	NNN/yr			
Beauty Supply Warehouse	15,250	\$22,875.00	\$1.50	\$5,352.92	\$274,500	\$18.00	\$64,235.04	11/1/2014	10/31/2024	10% rent increase every 5 years

**Tenant has 5 options of five years each to extend the lease.**

Rented spaces - 1                      Total Rent \$274,500.00

**NOI**

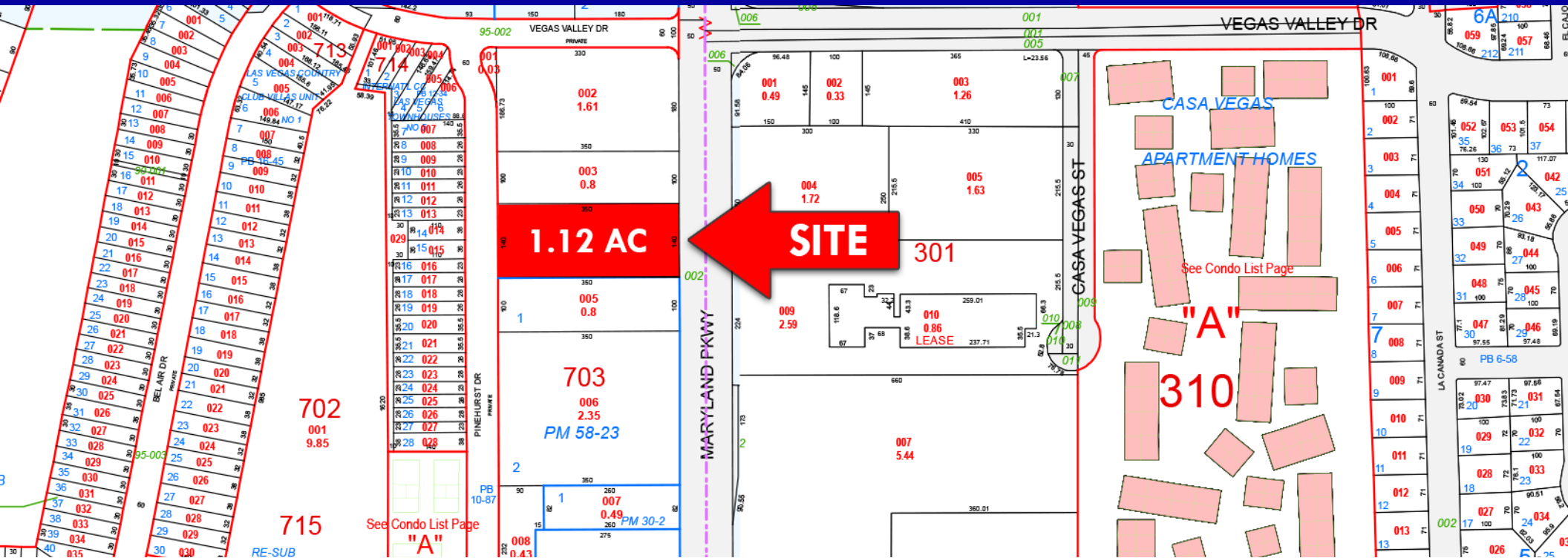
% occupied                      100%

Total SF                              15,250

**Current NOI**                      \$274,500.00



# PROPERTY INFORMATION



R.O.I. Commercial Real Estate, Inc. has been selected as the exclusive broker for the sale of this 15,250 square foot property located at the south of the southwest corner of Vegas Valley Dr & Maryland Pkwy in Las Vegas, NV.

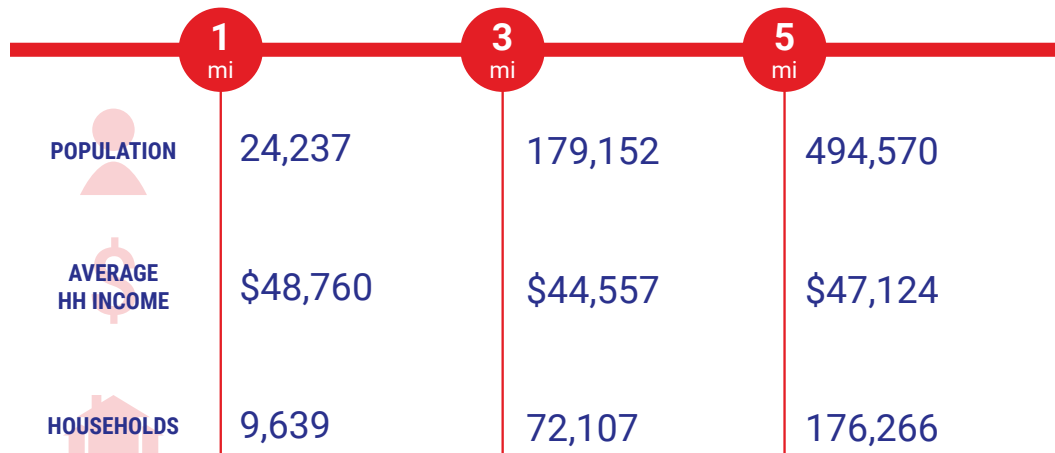
## Description

- Relocation from nearby store opened in 2004
- Free standing building
- 140' frontage along Maryland Pkwy
- Directly across from Sunrise Hospital
- Excellent visibility, density and high daytime population

<b>Address</b>	2965 S Maryland Pkwy, Las Vegas, NV 89109
<b>Built</b>	1985
<b>APN</b>	162-10-703-004
<b>Building Size</b>	15,250 SF
<b>Land Area</b>	1.12 AC
<b>Zoning</b>	General Commercial (C-2)



# DEMOGRAPHICS & TRAFFIC COUNTS



\* U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021



**TRAFFIC COUNTS**

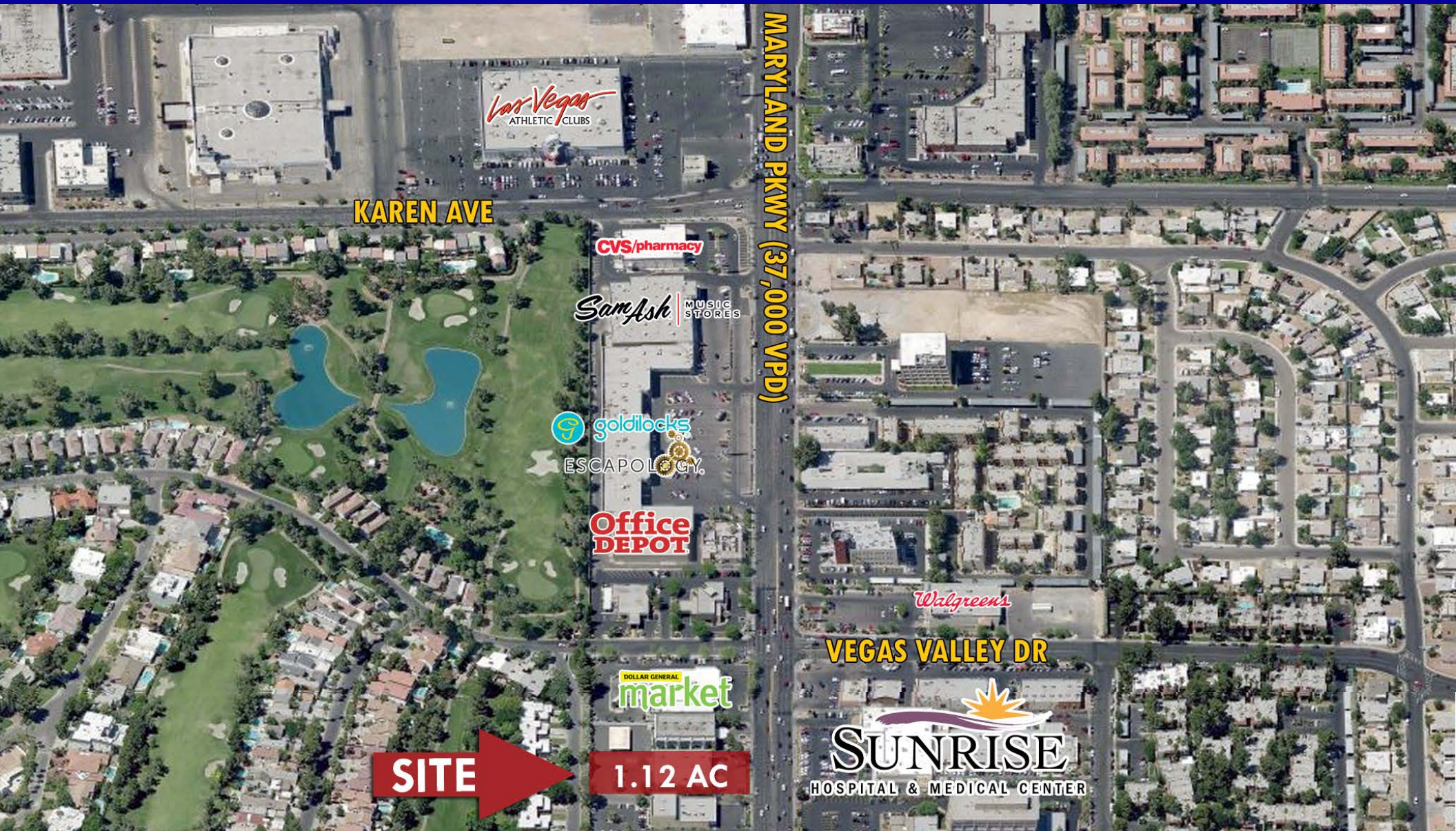
<b>Maryland Pkwy</b>	37,000 VPD
<b>Vegas Valley Dr</b>	3,100 VPD

\* NDOT Traffic counts 2017

# SITE AERIAL



# AERIAL OVERVIEW



# ACTUAL LEASE COMPARABLES

	<b>Tenant Name</b>	<b>Address</b>	<b>SF Leased</b>	<b>Term (MOS)</b>	<b>Lease Rate</b>	<b>Commencement</b>	<b>Comments</b>
<b>1</b>	Subject BSW #4	2965 Maryland Pkwy Las Vegas, NV 89101	14,000	120	\$1.50	11/1/2014	Free standing
<b>2</b>	Destination XL	4211 Paradise Rd Las Vegas, NV 89169	13,222	120	\$4.00	6/10/2011	End cap
<b>3</b>	Hair Plus Beauty Supply	3810 S Maryland Pkwy Las Vegas, NV 89119	7,500	60+	\$2.25	11/01/12	End cap/ anchored
<b>4</b>	Chase Bank	2514 S Maryland Pkwy Las Vegas, NV 89104	8,851	120+	\$1.65	07/05/11	Free standing
<b>5</b>	Dollar General	5090 S Maryland Pkwy Las Vegas, NV 89119	12,380	180	\$1.43	07/05/05	Free standing
<b>6</b>	Dollar General	5155 E Lake Mead Blvd Las Vegas, NV 89156	12,380	180	\$1.43	04/01/13	Free standing
<b>7</b>	Nicole Beauty Supply	4020 S Maryland Pkwy Las Vegas, NV 89119	12,000	60	\$1.25	08/01/13	In-line
<b>8</b>	Mattress Firm	3870 S Maryland Pkwy Las Vegas, NV 89119	5,053	60	\$1.79	09/01/14	Pad share/anchored
<b>9</b>	WSS Shoes	3870 S Maryland Pkwy Las Vegas, NV 89119	9,985	60	\$1.41	07/01/15	Pad share/anchored



# ACTUAL LEASE COMPARABLES



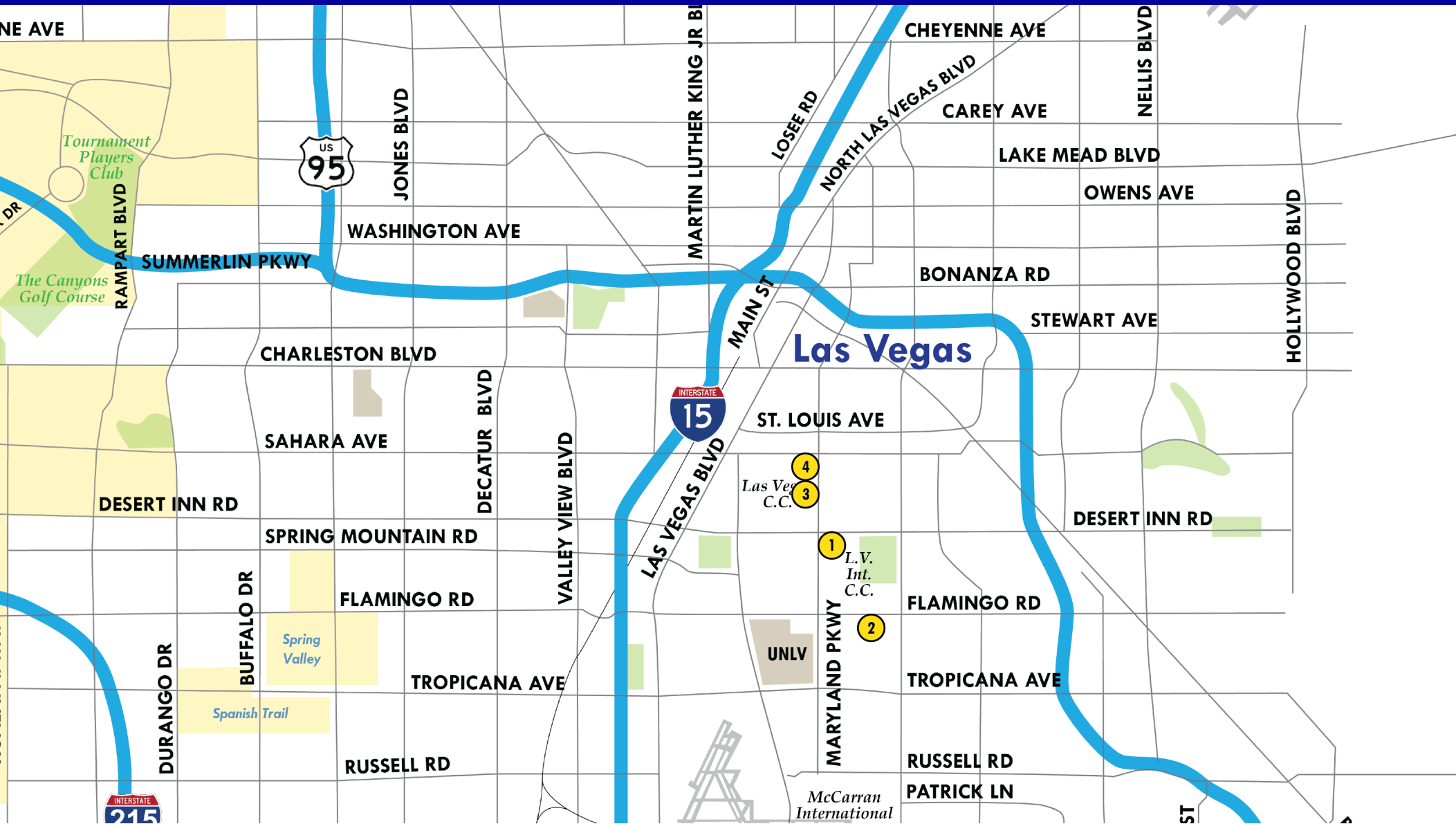


# ASKING LEASE RATE COMPARABLES

	<b>Tenant Name</b>	<b>Address</b>	<b>SF Leased</b>	<b>Asking Lease Rate</b>	<b>Property Type</b>	<b>Comments</b>
<b>1</b>	Best on the Boulevard	3810 Maryland Pkwy Las Vegas, NV 89119	9,985	\$2.50	Retail	Pad share/ anchored
<b>2</b>		1800 E Flamingo Rd Las Vegas, NV 89119	8,500	\$1.50 - 2.00	Retail	Free standing
<b>3</b>	Mission Center	3035 S Maryland Pkwy Las Vegas, NV 89109	12,556	\$1.60	Retail/Office	Free standing
<b>4</b>	Sunrise City Plaza	2797 S Maryland Pkwy Las Vegas, NV 89109	8,965	\$1.25	Retail	Inferior in-line space



# ASKING LEASE RATE COMPARABLES



# SALES COMPARABLES

	Tenant Name	Address	SF Leased	Sale Price (PSF)	CAP Rate	Sales Date	Comments
1	Subject BSW #4	2965 Maryland Pkwy Las Vegas, NV 89101	15,120	\$257.14	7.00%	11/1/2014	New 10 year lease
2	Goodwill	1390 American Pacific Dr Henderson, NV 89074	16,000	\$ 451.92	6.25%	5/7/2015	Freestanding Building
3	DXL DestinationXL	4211 Paradise Rd Las Vegas, NV 89169	13,233	\$ 774.58	6.82%	12/4/2015	Freestanding Building
4	Mattress Firm	196 N Nellis Blvd Las Vegas, NV 89110	4,550	\$ 362.64	6.20%	1/2/2015	Freestanding Building
5	Jones Liquor, Express Cash, Drop Off Dry Cleaners, Don Tortaco	7080 S Jones Blvd Las Vegas, NV 89118	5,457	\$ 359.17	7.00%	5/12/2015	Freestanding Building
6	Fat Burger, Black Friday Outlet & Wholesale, Rapid Cash	4199 S Fort Apache Rd Las Vegas, NV 89147	6,600	\$ 509.09	7.60%	1/5/2015	Freestanding Pad Share
7	8 tenants including Pei Wei	10575 S Eastern Ave Henderson, NV 89052	13,985	\$ 314.62	7.12%	1/13/2016	In line shops off Street
8	Cash Plus, Heidi's Brooklyn Deli, Smokers World	6883 S Eastern Ave Las Vegas, NV 89119	7,154	\$ 286.55	7.40%	4/1/2015	Street Retail
9	Mattress Firm	6515 N Buffalo Dr Las Vegas, NV 89131	5,833	\$ 285.62	7.21%	8/10/2015	Freestanding Pad
10	Sprint, Smoke Shop, Tony's Mexican Restaurant, Postal Connections, North Valley Medical Supply	3053 W Craig Rd North Las Vegas, NV 89032	8,000	\$ 273.75	7.03%	8/3/2015	Freestanding Pad Share
11	Coffee Bean & Tea Leaf, Image Dental, John's Collectibles, Sniffany & Company, Upscale Vapors	6115 S Rainbow Blvd Las Vegas, NV 89118	11,759	\$ 242.37	7.67%	8/21/2015	Street Retail
12	Raising Canes Chicken Fingers	1915 Rock Springs Dr Las Vegas, NV 89128	3,250	\$ 1,046.15	6.80%	4/7/2015	Freestanding Restaurant



# SALES COMPARABLES

