



Marcus & Millichap



RARE 20-YEAR LEASE WITH INCREASES - URBAN LOCATION WITH 2,250+ RESIDENTIAL UNITS WITHIN 1-MILE RADIUS



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DRIVE
THRU

executive summary



overview

Marcus & Millichap is pleased to present a Starbucks, a single tenant net leased investment located in a 100% occupied shopping center in Las Vegas, Nevada. Located on the signalized northeast corner of Arby Avenue and Durango Drive, the newly built Starbucks includes a drive thru exposed to over 44,000 cars per day. The property is a pad in a 72,007 square foot shopping center, The Durango Arby Plaza, that sits on a 7.16 acre site and services the communities of the greater Las Vegas and Henderson area.

Starbucks (NASDAQ:SBUX) signed a rare 20-year lease with three, 10-year options. In 2015, Starbucks had sales of \$19.16 billion between their more than 24,400 locations.

There are more than 258,000 people whom reside within a five mile radius surrounding the property with an average household income equal to approximately \$75,461 per year and expected to grow 20 percent within the next five years. Traffic Counts on the corner of Badura Avenue and Durango Drive are approximately 44,847 per day and the Highway 215 approximate 150,000 vehicles per day.

highlights

- Corporate Starbucks Lease | Investment Backed by Starbucks Corporation, The World's Largest Coffee Corporation With an S&P Rating of A-/Stable
- Lease Term Twice The Length of Most Starbucks Leases | Rare 20-Year Lease With Three, 10-Year Options
- Brand New Construction | The Property is a Rare, Ground Lease (Fee Simple Ownership of Land) Starbucks Featuring a Drive-Thru Lane.
- Highly Visible Easily Accessible Drive-Thru | Fronting Durango Drive and Arby Avenue with Traffic Counts Exceeding 44,000 Cars Per Day
- Located in Primary Commercial Corridor | Other Retailers in the Immediate Area Include Vons, Chevron, Buffalo Wild Wings, Dunkin' Donuts, Wells Fargo, Carl's Jr., and Jack in the Box

starbucks overview

Type	Public
Traded as	NASDAQ: SBUX
Industry	Coffee Shop
Founded	1971 in Seattle, Washington, U.S
Headquarters	Seattle, Washington, U.S
Number of Locations	24,464 (2016)
Area Served	Worldwide
Revenue	\$19.16 Billion (2015)
Number of Employees	238,000 (2016)
Website	www.starbucks.com

The World's Largest Coffee Corporation

Starbucks Corporation is an American coffee company and coffeehouse chain. Starbucks was founded in Seattle, Washington in 1971. As of November 2016, it operates 24,464 locations worldwide.

Starbucks is considered the main representative of “second wave coffee”, initially distinguishing itself from other coffee-serving venues in the US by taste, quality, and customer experience, while popularizing darkly roasted coffee. Since the 2000s, third wave coffee makers have targeted quality-minded coffee drinkers with hand-made coffee based on lighter roasts, while Starbucks nowadays uses automated espresso machines for efficiency and safety reasons.

Starbucks locations serve hot and cold drinks, whole-bean coffee, microground instant coffee known as VIA, espresso, cafe latte, full- and loose-leaf teas including Teavana tea products, Evolution Fresh juices, Frappuccino beverages, La Boulange pastries, and snacks including items such as chips and crackers; some offerings (including their annual fall launch of the Pumpkin Spice Latte) are seasonal or specific to the locality of the store. Many stores sell pre-packaged food items, hot and cold sandwiches, and drinkware including mugs and tumblers; select “Starbucks Evenings” locations offer beer, wine, and appetizers. Starbucks-brand coffee, ice cream and bottled cold coffee drinks are also sold at grocery stores.

Starbucks first became profitable in Seattle in the early 1980s, and despite an initial economic downturn with its expansion into the Midwest and British Columbia in the late 1980s, the company experienced revitalized prosperity with its entry into California in the early 1990s. The first Starbucks location outside North America opened in Tokyo in 1996; overseas properties now constitute almost one third of its stores. The company opened an average of two new locations daily between 1987 and 2007.



starbucks in the news

Starbucks Turns Up The Heat in The Fourth Quarter, Posting 16% Revenue Growth

Forbes, November 3, 2016

Call it the pumpkin spice bump: Starbucks' third quarter sales came up short of expectations, but its fourth quarter financial results capped fiscal 2016 off on a high note, posting revenue that managed to grow 16% over sales recorded during the same time in 2015.

Starbucks reported Thursday afternoon that it **recorded \$5.71 billion in fourth quarter revenue, a figure that grew 16% over sales recorded this time last year and edged above the \$5.68 billion Wall Street consensus.** Net earnings for the quarter came in at \$801 million, up 22.8% year-over-year, and resulted in earnings of 54 cents per share. Excluding special items, the coffee giant posted 56 cents in earnings per share, a figure that beat the analyst consensus by a penny.

The company attributed its top-line growth in part to an extra week in the fourth quarter of fiscal 2016 and incremental revenue from the opening of more than 2,000 stores over the past 12 months.

Same-store sales in U.S. stores grew 4%, due in part to a 6% bump in average ticket and a 1% decline in traffic. Mobile order and pay ticked up just 1% to account for 6% of all transactions in the U.S. during the fourth quarter.

What to Expect From Starbucks in 2017

Forbes, January 6, 2017

Starbucks, it's worth noting, has proven a particularly popular pick among restaurant analysts: not only did it get endorsements from Barish and Bittner, but the stock has been named by JPMorgan, Nomura and Fitch Ratings as one of the sector's best picks for 2017. JPMorgan analyst John Ivankoe likes the coffee giant because of its rewards program, which he says is driving comparable store sales growth. Fitch, which assesses the credit that companies issue, said recently that Starbucks is on a "positive trajectory" and that modest margin expansion, cash flow growth and a "balanced financial strategy will result in relatively stable leverage."

Nomura analyst Mark Kalinowski has an even loftier projection for the ubiquitous caffeine purveyor -- which is that it will become even more ubiquitous. "Because beverages such as coffee and tea are near universal in their appeal, we believe that Starbucks will achieve its stated goal of having 37,000 units open by the end of 2021, up from 25,085 as of the end of fiscal 2016," he said in a recent note. "We believe that investors will continue to pay a premium multiple to enjoy this type of unit growth potential in their portfolio. And, well beyond 2021, we would not be surprised to see Starbucks exceed the 50,000-store level."





financial overview

parcel overview

location

Starbucks
7070 South Durango Drive
Las Vegas, NV 89113

site

The Durango Arby Plaza has frontage along Durango Drive, West Arby Avenue and West Badura Avenue.

square footage

The building square footage is 2,000 square feet and the lot size is 0.6 acres.

frontage and access

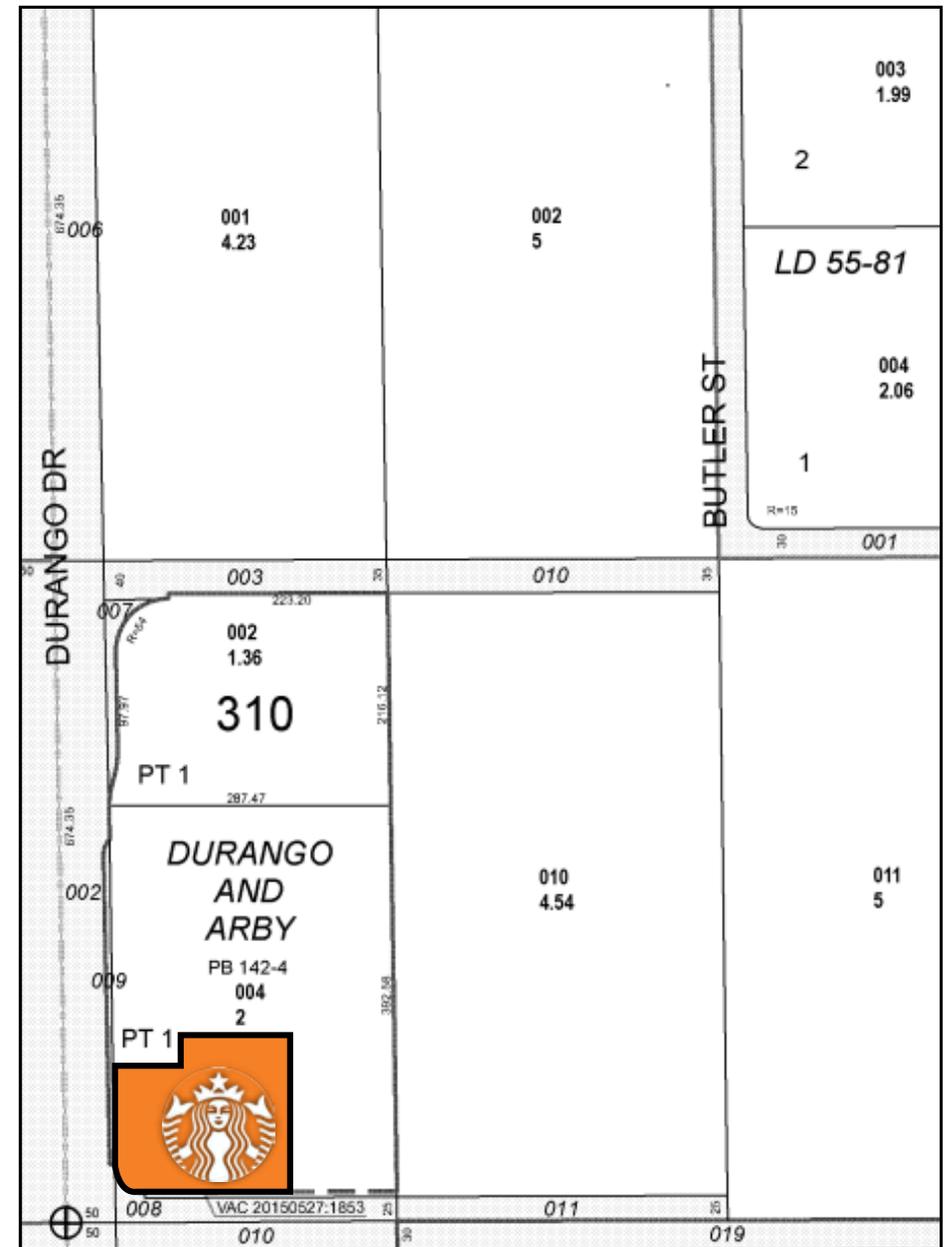
Access is from South Durango Drive, West Arby Avenue, and West Badura Avenue. 100 feet frontage on Durango Drive, 70 feet frontage on Badura Avenue, and 60 feet frontage on Arby Avenue.

year built

The Starbucks was built in 2016.

traffic counts

Intersection of Badura Avenue and Durango Drive receives 44,800 vehicles per day



financial overview

pricing

Property Name	Starbucks
Property Address	7070 South Durango Drive Las Vegas , NV 89113
Price	\$2,933,333
Cap Rate	3.75%
Gross Leasable Area	2,000 SF
Year Built	2016
Lot Size (Durango Arby Plaza)	0.60 Acres

annualized operating data

Rent Increases	Annual Rent	Monthly Rent	Increases
Rent Commencement	\$110,000.00	\$9,166.00	N/A
Year 06 - Year 10	\$121,000.00	\$10,083.33	10%
Year 11 - Year 15	\$133,100.00	\$11,091.67	10%
Year 16 - Year 20	\$146,410.00	\$12,200.83	10%
Option 1: Year 21 - Year 30	\$177,156.10	\$14,763.01	10%
Option 2: Year 31 - Year 40	\$214,358.88	\$17,863.24	10%
Option 3: Year 41 - Year 50	\$259,374.25	\$21,614.52	10%
Base Rent (\$55.00/SF)		\$110,000.00	
NET OPERATING INCOME		\$110,000.00	
TOTAL RETURN		3.75% / \$110,000.00	



tenant summary

Tenant Trade Name	Starbucks
Lease Type	Ground Lease
Roof and Structure	Tenant Responsible
Lease Term	20 Years
Lease Commencement Date	October 6, 2015
Rent Commencement Date	October 6, 2015
Lease Expiration Date	February 29, 2036
Term Remaining on Lease	19 Years
Increases	10% Every 5 Years
Options	Three, 10-Year Options

lease abstract

initial term

Lease Years	Monthly Installment	Lease Year Annual Rent
1-5	9,166.00	\$110,000.00
6-10	\$10,083.33	\$121,000.00
11-15	\$11,091.67	\$133,100.00
16-20	\$12,200.83	\$146,410.00

extension term(s)

Lease Years	Monthly Installment	Lease Year Annual Rent
<u>Option 1</u>		
21-25	\$13,420.92	\$161,051.00
26-30	\$14,763.01	\$177,156.10
<u>Option 2</u>		
31-35	\$16,239.30	\$194,871.71
36-40	\$17,863.24	\$214,358.88
<u>Option 3</u>		
41-45	\$19,649.56	\$235,794.77
46-50	\$21,614.52	\$259,374.25

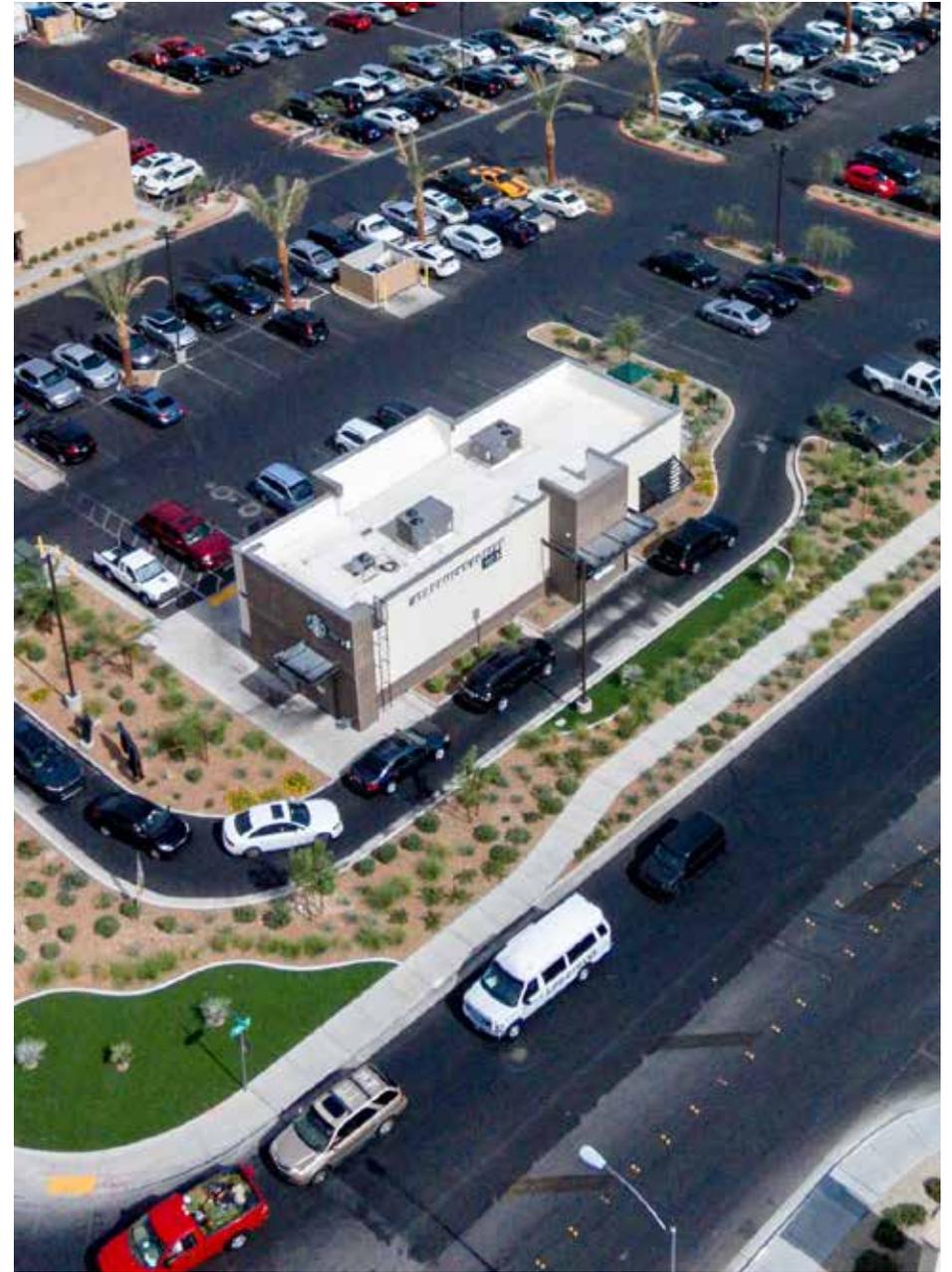
Tenant shall commence to pay Base Rent and all other charges under here on the date that is the earlier to occur of (a) one hundred eighty (180) days after the Commencement Date or (b) the date that the Tenant opens for business on the Leased Premises to the public (the "Rent Commencement Date"). Tenant shall have a thirty (30) day grace period to pay Base Rent and any other charges due for the initial month of the Term (or partial month as the case may be) in order to initialize its administrative procedures. During such grace period, no late fees, interest or penalties shall accrue, nor shall Tenant be deemed to be in default. Subject to the terms and conditions of this Lease, Tenant shall continue to pay Base Rent in monthly installments on or before the first day of every month thereafter during the Term.





property description

site plan

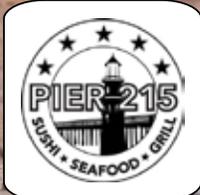






demographics within a five mile radius:

<p>258,000+</p> <p>POPULATION</p>	<p>\$75,400+</p> <p>AVG HOUSEHOLD INCOME</p>	<p>5 YEAR POPULATION GROWTH</p> <p>20%</p>
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Enrollment	10,000
Daily Members	1,200 Per Day
Proj. 2017 Enrollment	12,000



N.A.P
NEVADA STATE BANK



DURANGO DRIVE - 44,847 CPD



UNPARALLELED TENANT ROSTER

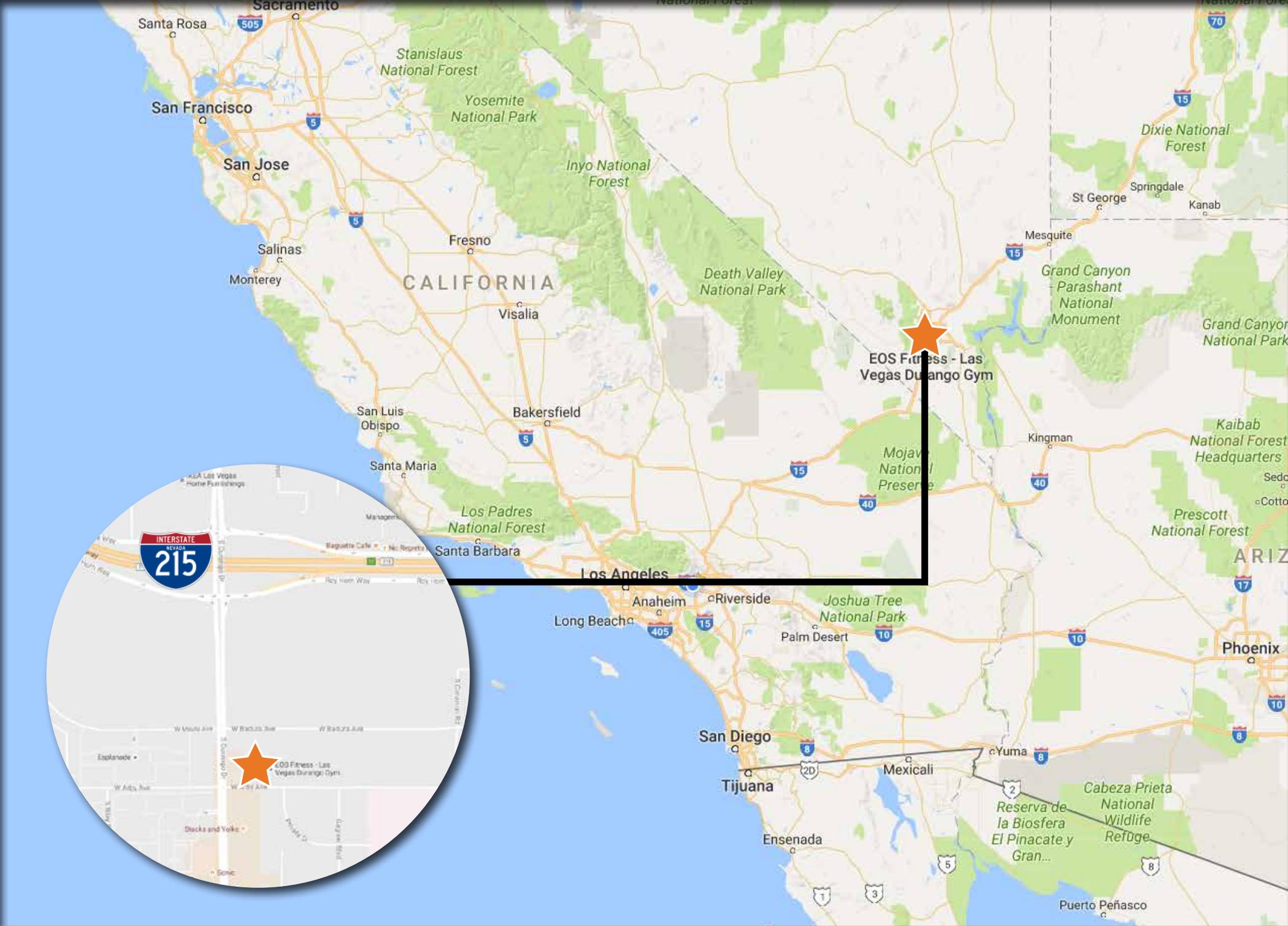
Durango Arby Plaza has secured an extraordinary roster of premier national tenancy which features a credit profile improbable in other market offerings. The existing retail properties are 80% leased to national tenants.

NEWLY CONSTRUCTED STARBUCKS

Starbucks Corporation (NASDAQ: SBUX, S&P A-) operates over 23,500 coffee shops in over 60 countries around the world. The company has annual revenues in excess of \$19 billion. The property offers a generational investment opportunity, a high barrier to entry location, an affluent demographic, and a stable income stream.

RARE, LONG TERM NNN LEASE

New 20-year lease with three, five-year options compared to most Starbucks having a 10-year lease. Landlord is responsible for roof and structure.



EOS Fitness - Las Vegas Durango Gym



2015 LAS VEGAS SUMMARY



ANNUAL VISITORS TO LAS
VEGAS
43,312,216



ANNUAL CONVENTIONS
AND MEETINGS
21,306



AVERAGE LENGTH OF STAY
FOR VISITORS
3.5 DAYS



LAS VEGAS "STRIP" GAM-
ING REVENUE
\$6.3B



TOTAL AIRLINE
PASSENGERS
45,389,074

market overview

area overview

Las Vegas

During the past several years, Las Vegas has seen a resurgence in development and is being transformed into a more diverse cultural and artistic metropolitan city.

The city of Las Vegas is the heart of Clark County with major attractions for American and international visitors such as gaming, dining, shopping, and business conventions. Las Vegas has approximately 150,000 hotel rooms with record visitor volume (42 million) in 2015. Las Vegas, the “Entertainment Capital of the World,” remains one of the most exciting real estate markets in America. The city’s central location to Southern and Northern California, Phoenix, Denver, and Salt Lake City has enabled Las Vegas to become a geographic hub of the Southwest, the fast growing population in America. This migration trend is expected to continue for many decades which will enhance the city’s business location prominence. In recent years, the economy has substantially diversified from its gaming roots - today, visitors spend less than 25 percent of total vacation expenses on gambling.

Las Vegas is the top convention and tradeshow destination in the US and hosts over 20,000 conventions each year. Las Vegas is an affordable destination with an average nightly room rate of \$120.

The leading industry is now tourism, not just gaming, and visitors spend more on rooms, restaurants, goods, and services. Much of this is attributable to many of Las Vegas’ new world-class retail developments that feature some of the most spectacular shopping venues in the world.

Clark County

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark is the nation’s 13th-largest county and provides extensive regional services to more than 2.1 million citizens and more than 45 million visitors a year. Included are the nation’s 9th-busiest airport, air quality compliance, social services and the state’s largest public hospital, University Medical Center.

Distance to From Property



Las Vegas Strip
3 Miles



Los Angeles
269 Miles



San Diego
330 Miles



Phoenix
294 Miles

LAS VEGAS STRIP



As one of the most visited attractions in the world, this 4.2 mile-long central section of Las Vegas Boulevard is lined with the city’s most popular hotels and casinos. According to the Nevada Gaming Commission, there are 43 casinos in the Las Vegas strip area. Many of these attractions are built with a defining theme and home to performance venues, luxury rooms and fine dining. The Strip is particularly impressive at night, when the city is illuminated.

FREEMONT STREET



The “off strip” attraction is known as old Downtown Vegas. It is a pedestrian only area outfitted with the city’s signature neon lights, a 4 block LED canopy, and famed music, entertainment, and gambling. Fremont Street also has street performers and entertainment acts.



Tourism and Top Attractions

Bellagio Resort and Fountain Show: Often considered Las Vegas's finest resort, the Bellagio offers visitors attractions such as an Art Gallery, Botanical Gardens, Spa and Salon, and the famed Bellagio Fountains. These fountains offer an hourly performance of water sets set to music. This attraction is easily viewed from The Strip and is described as the best free attraction in Vegas.

Venetian Hotel and Gondola Rides: One of the most popular resorts in the city, the Venetian Hotel is designed as a Venice themed resort with an extensive fine shopping area, top-tiered restaurants, and authentic gondola rides. These gondola rides bring its occupants through sites such as the Rialto Bridge, Bridge of Sighs, and many other sites only seen upon the banks of Italy.

Paris Hotel and Eiffel Tower: Themed after the City of Lights, the Paris Hotel brings a French feel to the Vegas Strip. Equipped with a Parisian-themed shopping and dining area, the hotel also has a fully built Eiffel Tower that guests can ride to the top and even eat in its French-themed restaurant.

Topgolf Las Vegas: Topgolf is the only entertainment venue of its kind boasting 108 climate-controlled hitting bays, two pools, cabanas, a concert venue, VIP suits, five bars, special event spaces, a comfort food-inspired menu with creative beverage offerings, a Callaway Fitting Studio, a Topgolf retail shop, and more. Spanning four levels and 105,000 square feet, the Topgolf flagship location in Las Vegas stands as the biggest Topgolf venue to date.

New York New York Hotel: Fashioned to look like the New York City skyline, this hotel brings all the excitement of the east coast marvel to the western part of the nation. This big apple-themed hotel includes foods and attractions only found on the east coast as well as one of the most popular roller coasters in Las Vegas.

Caesar's Palace and Colosseum: As one of the most famed resorts in Las Vegas, Caesar's Palace is a massive resort complex which includes one of the largest shopping venues in the city, a huge concert venue, and a full Grecian-themed resort.



las vegas investors

Top Companies Investing in Las Vegas

TIAA Financial Services: TIAA (Teachers Insurance and Annuity Association) is a Fortune 100 financial services organization that is leading retirement provider for people who work in the academic, research, medical, and cultural fields. In 2016, the company recently jointly bought foreclosed, 100-care commercial property south of the Las Vegas Strip with Fairbourne Properties.

- *Volume Invested: \$1.25 Billion*
- *Properties in Las Vegas: 1*

CalPERS: In 2016, California's giant public pension fund recently jointly bought Las Vegas' high-profile Miracle Mile Shops for a reported \$1.1 billion with Miller Capital Advisory Inc.

- *Volume Invested: \$1.1 Billion*
- *Properties in Las Vegas: 1*

Invesco Ltd.: MGM Resorts International and Dubai World's Infinity World Development Corp. sold The Shops at Crystals, a Las Vegas luxury shopping center to mall operator Simon Property Group Inc. and Invesco Ltd. for about \$1.1 billion in 2016.

- *Volume Invested: \$1.1 Billion*
- *Properties in Las Vegas: 1*

Vestar: Vestar, one of the largest privately held retail real estate companies in the western United States, completed a buyout of The District at Green Valley Ranch, in Henderson, Nevada. Vestar paid its joint venture partner, Rockwood Capital, \$120 million to take full ownership of the 37-acre, 384,107-square-foot landmark retail property minutes from Las Vegas in 2015.

- *Volume Invested: \$194.55 Million*
- *Properties in Las Vegas: 1*

Jordache Enterprises: The company designs and manufactures a wide variety of denim. In 2015, the Jordache Enterprises, the Nakash family, and a real estate investor, Eli Gindi, recently paid \$82.85 million for a roughly 42,000-square-foot section of Showcase, which is known for its Giant Coke bottle and M&M's out front. In addition, the enterprises owns the Strip House on the Las Vegas Strip.

- *Volume Invested: \$100+ Million*
- *Properties in Las Vegas: 2*



Other Companies Investing in Las Vegas

IKEA: Opened in 2016, the building is a 351,000-square-foot two-level superstore which employs 300 people and includes a 450-seat restaurant.

Panattoni Development: One of the full-service development companies in the world is building a 482,300-square-foot industrial building on a 28-acre parcel located on Executive Airport Drive in Henderson, NV.

Stations Casino: The undeveloped land kitty corner to Durango Arby Plaza is planned to be have a 120,000-square foot casino with a 1,000-room hotel.

Restoration Hardware: At more than 70,000 square feet, the store is Restoration Hardware's first Nevada location, and only its fifth RH Gallery worldwide opened in

National Football League: The Southern Nevada Tourism Infrastructure Committee recently approved \$750 million in public funding for a new stadium and the Raiders organization has trademarked the phrase "The Las Vegas Raiders."

KB Homes: Within a few years, the development company will built up to 4,000 single-story planned units with prices beginning at \$190,000 and square footage up to 4,343 square feet.



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nearby residential construction



1. Elysian West Apartments
 5175 S Jerry Tarkanian Way
 Apartment complex built on Tropicana Avenue and the 215 Beltway during Spring 2016 has 466 units.
3 Bd/ 2 Bath Priced at \$2,034 per month



2. Mosaic Apartments
 6355 S Riley Street
 Complex offers one and two bedroom apartments with two pools and 24-Hour Fitness center. It has 456 units.
2 Bd/ 2 Bath Priced at \$1,300 per month



3. SW Apartments
 6355 S Durango Drive
 New apartment development built in 2016 with over 310 units with 1-3 bedrooms.
2 Bd/ 2.5 Bath Priced at \$1,529 per month



4. Vistara Summerlin
 South Grand Canyon Drive
 New master planned residential community built in 2015 with 1,700 homes in 11 neighborhoods.
2,600 SF Priced Avg. \$475,000



5. Copper Ridge By Pulte Homes
 Tawny Mill Street
 Built in 2014, the 15-home Copper Ridge features include: gated community in Southwest Las Vegas with 1 and 2-story home designs.
5 Bd/ 4.5 Bath Priced at \$473,697 per month



6. IKEA
 6500 Ikea Way
 Built in 2016, this 351,000 SF two-level superstore employs 300 people and includes a 450-seat restaurant.



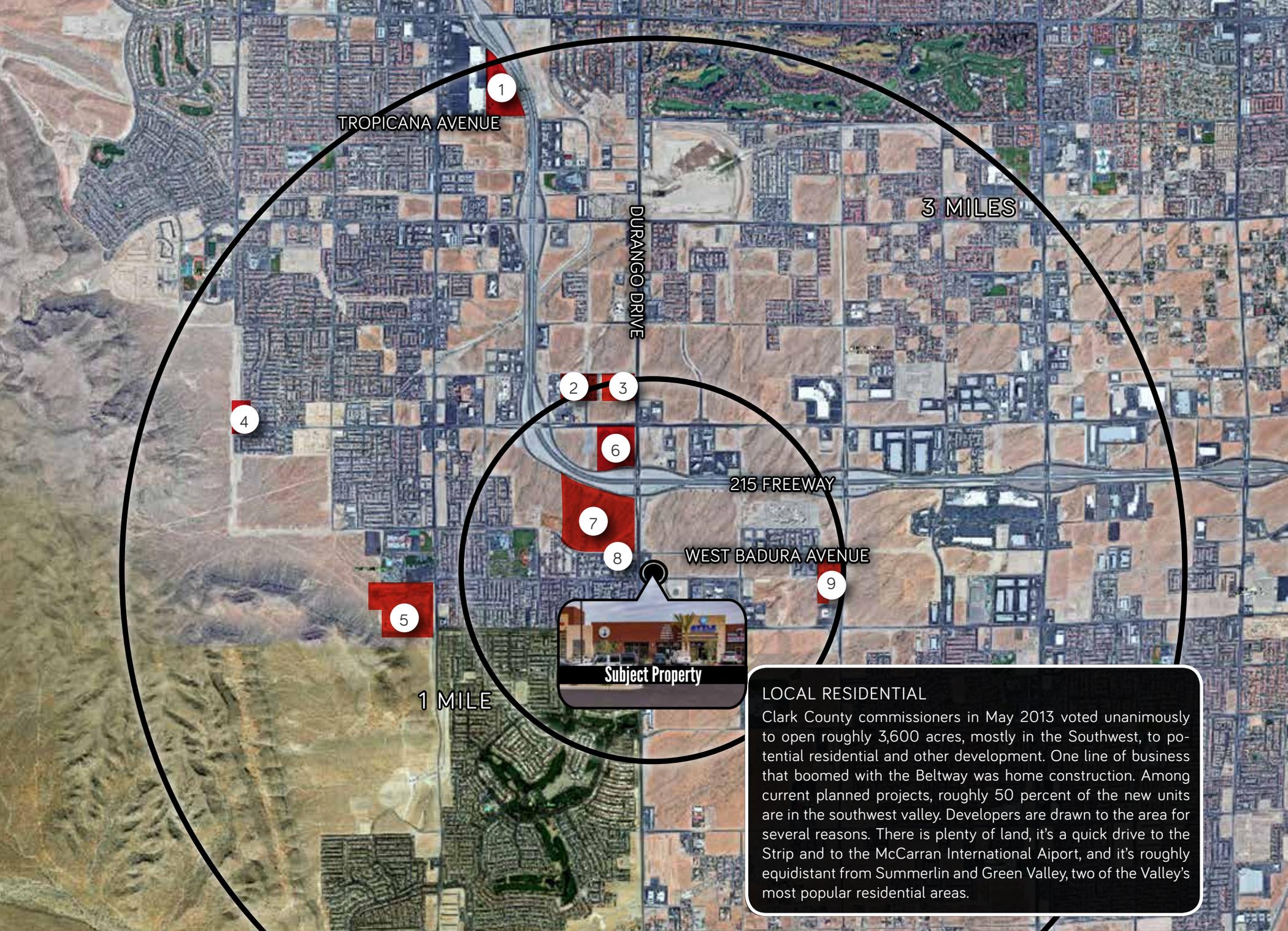
7. Stations Casino
 West Maule Avenue
 The Stations Casino on Durango is expected to open in 2018. It will feature a 120,000 SF Casino with a 1,000-room hotel



8. Big O Tires
 7017 S Durango Drive
 Expected late 2016 delivery, Big O Tires will open a new location to showcase their selection of tires on Durango Drive.



9. The Wyatts Apartments
 7017 S Buffalo Drive
 This 2016 luxury apartment community at South Buffalo Drive offers in large part 2-3 bedroom units. There are 308 units in total.



LOCAL RESIDENTIAL
 Clark County commissioners in May 2013 voted unanimously to open roughly 3,600 acres, mostly in the Southwest, to potential residential and other development. One line of business that boomed with the Beltway was home construction. Among current planned projects, roughly 50 percent of the new units are in the southwest valley. Developers are drawn to the area for several reasons. There is plenty of land, it's a quick drive to the Strip and to the McCarran International Airport, and it's roughly equidistant from Summerlin and Green Valley, two of the Valley's most popular residential areas.



demographics

las vegas-henderson-paradise MSA

Introduction

The Las Vegas-Henderson-Paradise Metropolitan Statistical Area (MSA), commonly referred to as the Greater Las Vegas Area, encompasses nearly 8,200 square miles, and is located entirely within Clark County. With a current population approaching 2.1 million residents, the Las Vegas MSA is the most highly populated metropolitan area in Nevada, it accounts for nearly 78% of all residents.

With Las Vegas being the most highly populated city in Clark County, and the entirety of Nevada, the city receives worldwide acclaim for the large casino resorts, gaming, shopping, and entertainment. The tremendous job growth and high quality of life has attracted up to 5000 new residents per month, in recent years. This made Vegas one of the fastest-growing areas in the nation; in fact, from 2000-12, the Vegas MSA claimed population gains of nearly 45%.

Recent Market Transactions

The historic population growth in Las Vegas has indicated future expansion of the metro area's economy as of late, and since Clark County provides about 70% of the state's taxable retail sales, and 80% of taxable revenue, this trend is important to the entire state. Tourism, gaming, and construction are the backbones of the local economy, as they usually fuel strong job growth, high employment, personal-income increases, and, of course, a strong demand for housing and living. The other major industries in town are typically based around entertainment, and they include retail shopping and restaurants. In fact, Las Vegas is expected to emerge as a national growth leader as these strong trends are expected to resume over the long term.

These trends continue as the Vegas economy as diversified with new businesses and industries discover the area's low business costs. One of the key draws is the favorable tax structure in Las Vegas. Nevada receives the bulk of its tax revenue from gaming, so it levies no corporate income tax; Nevada doesn't have any unitary, admission, inventory, franchise, or chain store taxes either. Local property taxes are able to remain relatively low, and the government has a local pro-business attitude also.

Economic growth in Las Vegas has proven to provide steady increases in personal income, and the recent economic success of Vegas has resulted in median household income figures that are around 13% higher than the U.S. average of about \$53,657, at \$60,964. In fact, it is estimated that Las Vegas will have median income numbers of nearly \$70,000 by 2019, which

is more than a 15% gain; this 15% projection easily outpaces the 11% projection placed on the rest of the United States.

Other major employers in the Metro area include Boyd Gaming Corp. Caesars Entertainment, MGM Resorts International, St. Rose Dominican Hospitals, Las Vegas Sands Corp, Wynn Resorts, Station Casinos, Cosmopolitan of Las Vegas, NV Energy, and South Point Hotel Casino and Spa.

As a sign of the recovering economy in Las Vegas, the tourism sector has been thriving at unexpected levels as a record 41.6 million annual visitors came to Vegas last year. In addition to the increase in tourism, unemployment has steadily declined since 2010, from 14.2% to 11.2% at the end of 2012, and has continued down to 6.8% in 2015. Las Vegas has outperformed Moody's projection for unemployment, as the current rate is at 6.1% for April, 2016.

Las Vegas For Millennials

In 2015, visitation to Las Vegas was over 42 million, which was more than in 2007; but, in 2007, gaming revenues were over \$1B greater. On immediate review, it seems that more visitors came and spent less in 2015 than 2007, however on closer inspection, we note that there was a profound shift in the demographic of visitor, who spent increased revenue on other products other than gaming. In 2015, 35% of the 14.7 million visitors were "millennials."

Definition of Millennials: "Millennials embody the generation born between 1977 and 1995. There are 80 million of them, which makes their generation larger than the Baby Boomers (born 1946 to 1964) and three times the size of Generation X (1965- 1976). They make up roughly 25% of the U.S. population. Millennials have an annual direct spending power estimated at \$200 billion. Their indirect spending power each year is approximately \$500 billion, largely because of their strong influence on their parents. It's predicted that Millennials' spending power will increase as their earning power grows. Millennials have grown up in an era of unprecedented wealth and rapid technological advancement. In fact, they are expected to remain the most affluent generation. They have habits and preferences regarding communication, personal interaction and purchasing that are significantly different than those of older generations in many ways."

Millennials that visit Las Vegas do so many times, with 49% of respondents visiting Las Vegas over 8 times. 55% of Millennial visitors come to Las Vegas to "escape" and although 49% are married, 64% come with friends.

population

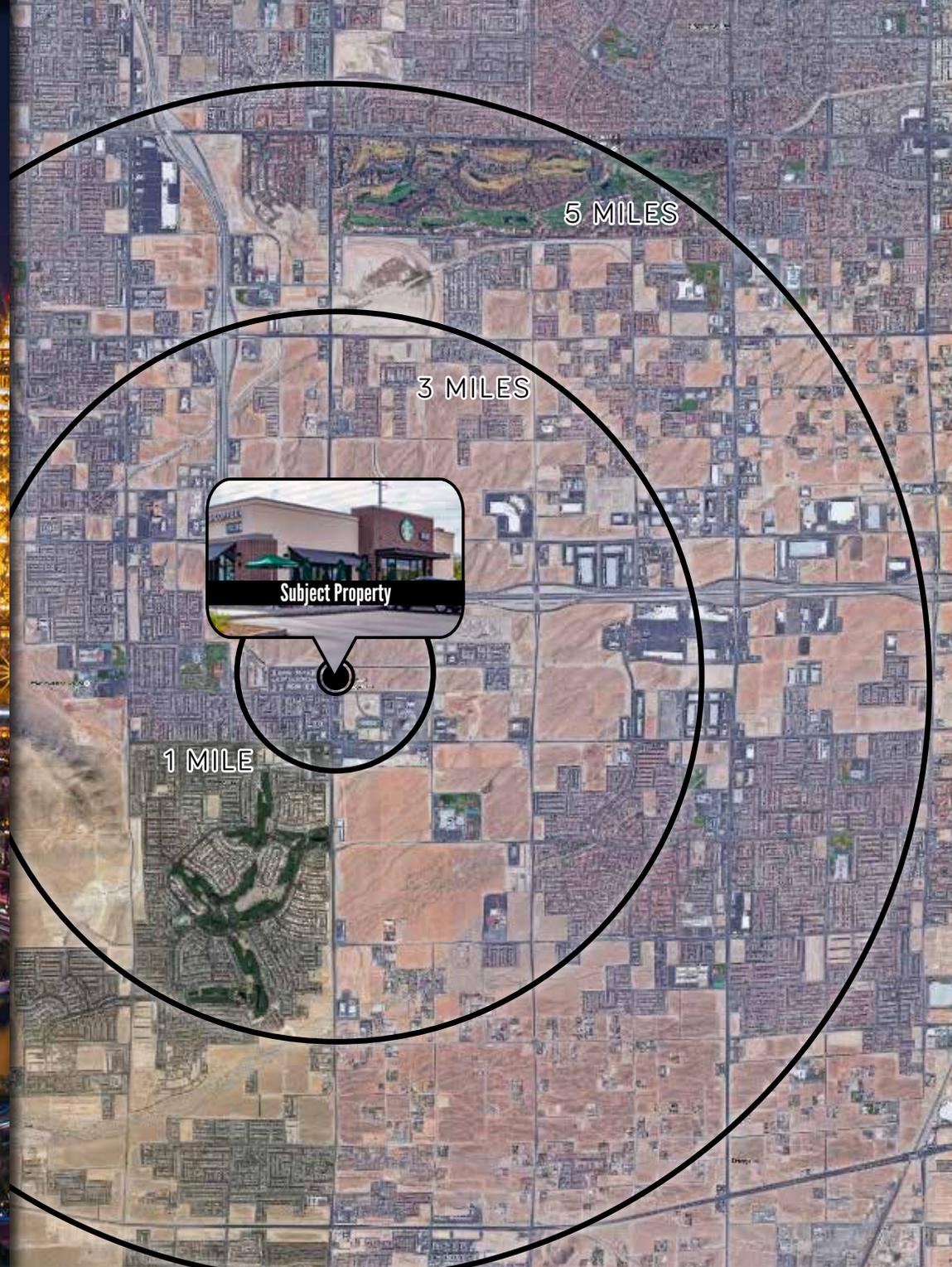
	1-MILE	3-MILES	5-MILES
2016 Population	5,046	99,831	258,338
2021 Population	7,018	126,219	310,360

households

	1-MILE	3-MILES	5-MILES
2010 Households	2,179	36,081	94,336
2016 Households	2,383	38,576	100,852
2021 Households	3,134	49,309	121,871
2016 Average HH Size	2.48	2.61	2.55
2016 Daytime Population	4,755	35,040	105,085
2000 Owner Occupied Housing Units	55.07%	57.93%	52.32%
2000 Renter Occupied Housing Units	36.27%	31.92%	38.43%
2000 Vacant	8.66%	10.15%	9.25%
2016 Owner Occupied Housing Units	52.59%	53.76%	52.62%
2016 Renter Occupied Housing Units	47.41%	46.24%	47.38%
2016 Vacant	14.99%	11.94%	12.50%
2021 Owner Occupied Housing Units	52.60%	53.10%	52.56%
2021 Renter Occupied Housing Units	47.40%	46.90%	47.44%
2021 Vacant	15.73%	11.95%	12.77%

income

	1-MILE	3-MILES	5-MILES
\$ 0 - \$ 14,999	7.7%	7.7%	8.8%
\$ 15,000 - \$24,999	6.3%	7.5%	9.1%
\$ 25,000 - \$34,999	9.7%	9.7%	11.1%
\$ 35,000 - \$49,999	17.9%	15.8%	16.4%
\$ 50,000 - \$74,999	20.6%	21.0%	20.3%
\$ 75,000 - \$99,999	16.8%	15.6%	13/9%
\$100,000 - \$124,999	9.1%	9.5%	8.7%
\$125,000 - \$149,999	4.8%	4.4%	4.2%
\$150,000 - \$200,000	4.8%	4.2%	3.7%
\$200,000 to \$249,999	1.1%	1.8%	1.4%
\$250,000 +	1.3%	2.9%	2.5%
2016 Median HH Income	\$62,043	\$61,635	\$55,346
2016 Per Capita Income	\$31,944	\$31,954	\$29,509
2016 Average Household Income	\$72,398	\$81,599	\$75,461



5-mile radius of property

Population

The population in your selected geography is 258,337. The population has changed by 140.68% since 2000. It is estimated that the population in your area will be 310,360 five years from now, which represents a change of 20.13% from the current year. The current population is 49.89% male and 50.10% female. The median age of the population in your area is 35.4, compare this to the Entire US average which is 37.3. The population density in your area is 3,287.31 people per square mile.

Households

There are currently 100,852 households in your selected geography. The number of households has changed by 130.36% since 2000. It is estimated that the number of households in your area will be 121,870 five years from now, which represents a change of 20.84% from the current year. The average household size in your area is 2.55 persons.

Income

The median household income for your selected geography is \$55,345, compare this to the Entire US average which is currently \$51,972. The median household income for your area has changed by 14.38% since 2000. It is estimated that the median household income in your area will be \$65,482 five years from now, which represents a change of 18.31% from the current year.

The current year per capita income in your area is \$29,508, compare this to the Entire US average, which is \$28,599. The current year average household income in your area is \$75,461, compare this to the Entire US average which is \$74,533.

Race & Ethnicity

The current year racial makeup of your selected area is as follows: 55.02% White, 9.49% Black, 0.86% Native American and 20.31% Asian/Pacific Islander. Compare these to Entire US averages which are: 71.60% White, 12.70% Black, 0.18% Native American and 5.02% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 19.81% of the current year population in your selected area. Compare this to the Entire US average of 17.13%.

Housing

In 2000, there were 25,238 owner occupied housing units in your area and there were 18,540 renter occupied housing units in your area. The median rent at the time was \$752.

Employment

There are 105,084 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 55.81% of employees are employed in white-collar occupations in this geography, and 44.07% are employed in blue-collar occupations. The unemployment in this area is 8.15%. In 2000, the average time traveled to work was 23.8 minutes.

Demographic data © 2016 by Experian/Applied Geographic

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