



**3101 LAS VEGAS BLVD N
LAS VEGAS, NV**

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY

KYLE MATTHEWS

CHAIRMAN & CEO

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LIC # B1001860.CORP (NV)

FINANCIAL OVERVIEW

PROPERTY INFORMATION

Property Name	Pizza Hut
Property Street	3101 Las Vegas Blvd Las Vegas, NV 89115
Year Built	1975
2017 Sales	See Agent
GLA	±2,275 SF
Lot Size	0.63 AC (±27,443 SF)
APN	140-18-101-012

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	RENT PSF
7/14/2014 - 7/31/2020	\$3,770.75	\$45,249	\$19.89

TENANT SUMMARY

Tenant	Las Vegas Pizza
Type of Ownership	Fee Simple
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	6 Years
Lease Commencement Date	7/14/14
Lease Expiration Date	7/13/20
Term Remaining	1.26
Increases	None
Options	None

PROPERTY HIGHLIGHTS

- Single tenant building located on the hard corner of N Las Vegas Blvd & N Pecos Rd
- This corner boasts 16,000 VPD
- Strong 3 mile population of 177,235 and an even stronger 5 mile of 451,138
- Population growth of almost 10% from 2018-2023
- Current operator has strong sales but the existing building no longer fits the new Pizza Hut Delivery-Carryout business model

PARCEL MAP



SITE PLAN



TENANT OVERVIEW

PIZZA HUT

Pizza Hut, Inc. operates a chain of pizza restaurants in the United States and internationally. Pizza Hut offers pizzas, pastas, wings, and drinks, as well as sides and desserts, such as stuffed pizza rollers, breadsticks, cheese sticks, baked desserts, and cinnamon sticks. The company also offers catering services. In addition, Pizza Hut franchises its restaurants. Further, it provides online ordering.

The Company was founded in 1958 and is based in Plano, Texas. Pizza Hut, Inc. operates as a subsidiary of Yum! Brands, Inc. Pizza Hut is split into several different restaurant formats; the original family-style dine-in locations; storefront delivery and carryout locations; and hybrid locations that offer carry-out, delivery, and dine-in options. Many full-size Pizza Hut locations offer a lunch buffet, with “all-you-can-eat” pizza, salad, breadsticks, and pasta. Additionally, Pizza Hut has a number of other business concepts that are different from the store type; Pizza Hut “Bistro” locations are “Red Roofs” which offer an expanded menu and slightly more upscale options.



COMPANY NAME
PIZZA HUT



YEAR FOUNDED
1958



INDUSTRY
RESTAURANTS



HEADQUARTERS
PLANO, TX



NO. OF EMPLOYEES
± 300,000

AREA OVERVIEW

LAS VEGAS, NV

Located in the southern part of Nevada, the Las Vegas-Henderson-Paradise Metropolitan Statistical Area is one of the top tourist destinations in the world with over 40 million international and domestic visitors, generating a gross metropolitan product (GMP) of over \$100 billion. A central part of the metropolitan area is the Las Vegas Valley, which is a basin that includes Las Vegas and Paradise, which is actually the famous Las Vegas Strip. In addition to containing the largest concentration of people in the state, the area continues to experience one of the highest growth rates among larger metropolitan areas.

Proclaiming itself as The Entertainment Capital of the World, Las Vegas has historically had its major attractions be its mega casino-hotels, which offer large gambling areas and live theater performances. Today, shopping, conventions, fine dining and outdoor beauty have become attractions of their own.

Several museums are housed in the city, namely the Neon Museum, The Mob Museum, the Las Vegas Natural History Museum, the Nevada State Museum and the Old Las Vegas Mormon State Historic Park. An extensive Downtown Arts District hosts numerous galleries and events including the annual Las Vegas Film Festival.

For those outdoor enthusiasts, the surrounding mountainous terrain offers hiking and rock-climbing opportunities as well as winter skiing. Numerous natural parks are within a few hours' driving distance, proving to be ideal weekend getaways for adventurers.

DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2010 Census	24,054	156,082	404,925
2019 Estimate	25,758	171,320	452,578
2024 Projection	27,164	182,030	483,498
GROWTH 2010-2019	7.08%	9.76%	11.77%
GROWTH 2019-2024	5.46%	6.25%	6.83%

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2010 Census	6,247	43,244	122,055
2019 Estimate	6,655	47,557	135,830
2024 Projection	7,015	50,601	145,093
GROWTH 2010-2019	6.53%	9.97%	11.29%
GROWTH 2019-2024	5.41%	6.40%	6.82%

INCOME	1 Mile	3 Mile	5 Mile
2019 Est. Average Household Income	\$46,596	\$48,030	\$54,825





POPULATION

648,224



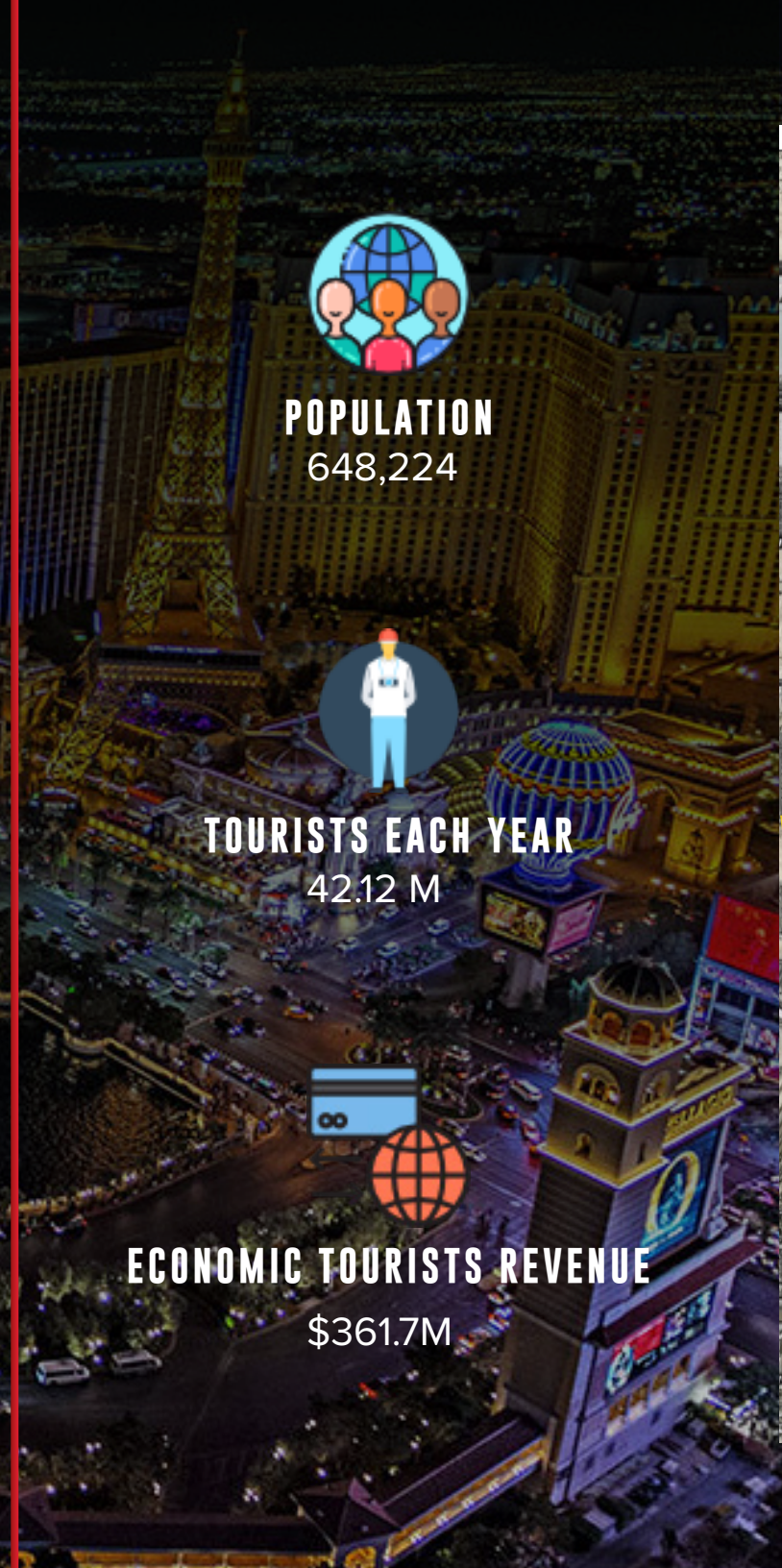
TOURISTS EACH YEAR

42.12 M



ECONOMIC TOURISTS REVENUE

\$361.7M



SURROUNDING TENANTS



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **Pizza Hut** located at **3101 Las Vegas Blvd Las Vegas, NV** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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