



## CARL'S JR. PORTFOLIO

5 Locations, Las Vegas, NV  
Sublease



LOGIC

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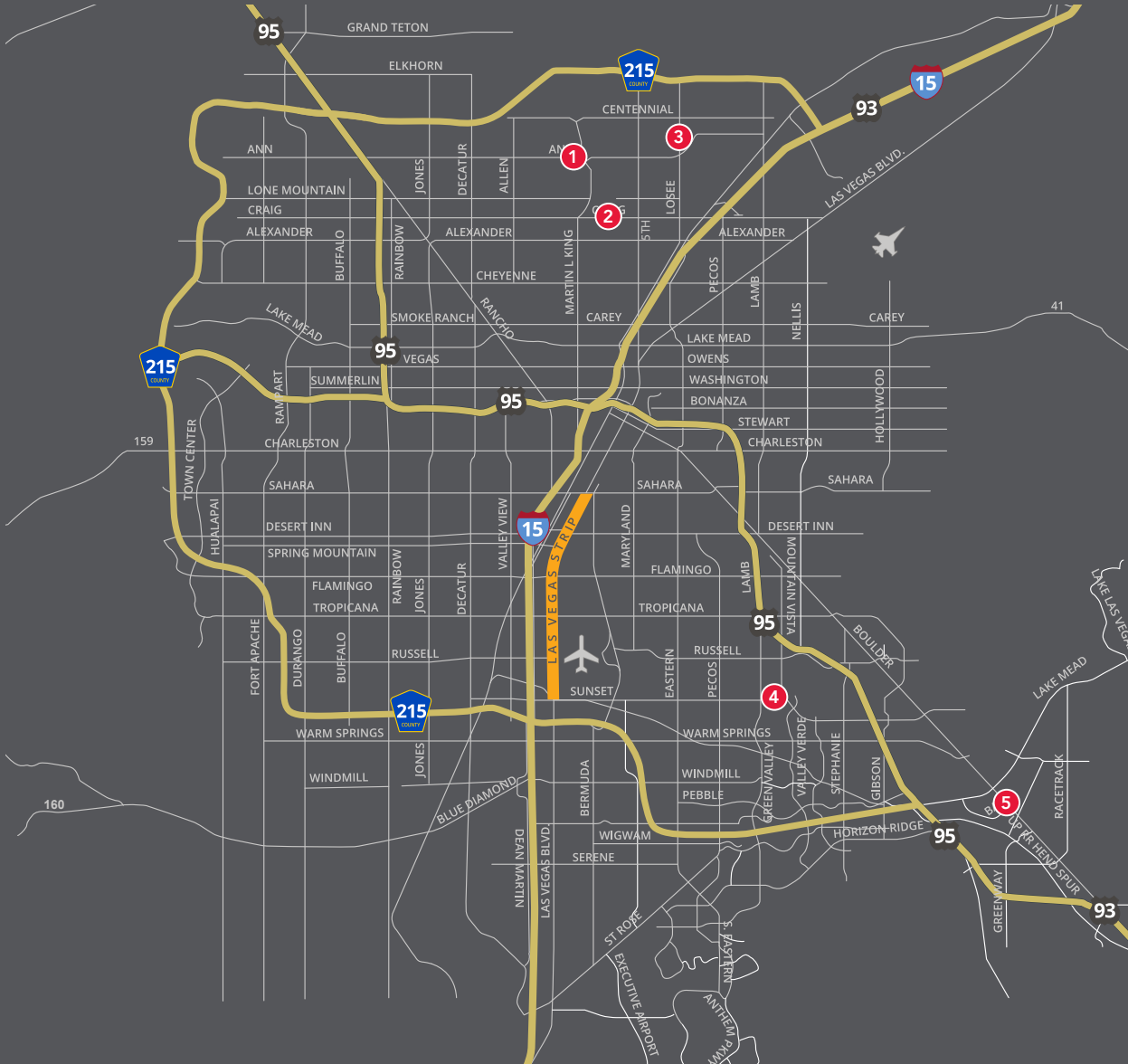
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# CARL'S JR SUBLEASE OPPORTUNITIES



LOGIC Commercial Real Estate is pleased to present for sublease 5 single-tenant freestanding drive-thru buildings in the greater Las Vegas, NV MSA. The buildings range in size from +/- 2,640 SF - 3,300 SF and are strategically located in some of the most heavily trafficked and most densely populated retail corridors in the valley. All fixtures and non-specific Carl's Jr. equipment to stay with the respective properties.

ADDRESS		
1	Page 1	<b>3185 W. Ann Rd., North Las Vegas, NV 89031</b> Corner of Ann and Simmons
2	Page 4	<b>607 W. Craig Rd., North Las Vegas, NV 89032</b> Corner of Craig and Revere
3	Page 7	<b>6524 Losee Rd., North Las Vegas, NV 89086</b> Corner of Losee and Centennial
4	Page 10	<b>535 Marks St., Henderson, NV 89014</b> Corner of Marks and Sunset
5	Page 13	<b>758 S. Boulder Hwy., Henderson, NV 89015</b> Corner of Boulder and Major



## 3185 W. ANN RD. - PROPERTY DETAILS

<b>LOCATION</b>	3185 W. Ann Rd., North Las Vegas, NV 89031
<b>PARCEL NUMBER</b>	124-32-116-004
<b>LEASE RATE</b>	\$168,000/Year
<b>BUILDING SIZE</b>	+/- 3,300 SF
<b>LAND SIZE</b>	+/- 0.77 AC
<b>YEAR BUILT</b>	2005
<b>ZONING</b>	C-1
<b>CROSS STREETS</b>	W. Ann Rd. and Simmons St.

### PROPERTY HIGHLIGHTS:

- Freestanding QSR drive-thru building
- Located in North Las Vegas, NV just off of the SWC of W. Ann Rd. and Simmons St.
- Adjacent a Walmart Neighborhood anchored shopping center
- Multiple national credit tenants in the adjacent the property, including Dollar Tree, Dunkin' Donuts, Denny's, Wells Fargo, and Panda Express
- Strong traffic counts and exposure to W. Ann Rd.
- Traffic counts:
  - W. Ann Rd.: +/- 20,000 CPD
  - Simmons St.: +/- 12,000 CPD



### DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
<b>2018 Population</b>	23,831	160,603	333,658
HOUSEHOLDS	1-mile	3-mile	5-mile
<b>2018 Households</b>	7,424	52,849	109,233
INCOME	1-mile	3-mile	5-mile
<b>2018 Average HH Income</b>	\$76,602	\$80,098	\$76,907

Updated: 01/14/19





## 3185 W. ANN RD. - AERIAL MAP







## 3185 W. ANN RD. - AERIAL MAP





## 607 W. CRAIG RD. - PROPERTY DETAILS

<b>LOCATION</b>	607 W. Craig Rd., North Las Vegas, NV 89032
<b>PARCEL NUMBER</b>	139-03-314-004
<b>LEASE RATE</b>	\$180,000/Year
<b>BUILDING SIZE</b>	+/- 3,198 SF
<b>LAND SIZE</b>	+/- 0.62 AC
<b>YEAR BUILT</b>	2009
<b>ZONING</b>	C-2
<b>CROSS STREETS</b>	Craig Rd. and Revere St.



### PROPERTY HIGHLIGHTS:

- Freestanding QSR drive-thru building
- Located in North Las Vegas, NV just off of the SEC of W. Craig Rd. and Revere St. directly across from the Craig Ranch Regional Park and nearby Canyon Springs High School
- Outparcel to a 86,395 SF Big Lots anchored shopping center. The Center boasts easy ingress and egress and ample parking for customers and tenants. National, regional and local tenants make up the tenant mix.
- One of the most heavily trafficked thoroughfares / corridors in the valley
- Proximity to the I-15 Freeway
- Strong Traffic counts and exposure to Craig Rd.
- Traffic counts:
  - Craig Rd.: +/- 40,000 CPD
  - Revere Rd.: +/- 8,300 CPD

### DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
<b>2018 Population</b>	14,384	167,374	394,646
HOUSEHOLDS	1-mile	3-mile	5-mile
<b>2018 Households</b>	4,411	48,579	117,466
INCOME	1-mile	3-mile	5-mile
<b>2018 Average HH Income</b>	\$82,676	\$75,158	\$71,445





## 607 W. CRAIG RD. - AERIAL MAP







## 607 W. CRAIG RD. - AERIAL MAP







## 6524 LOSEE RD. - PROPERTY DETAILS

<b>LOCATION</b>	6524 Losee Rd., North Las Vegas, NV 89086
<b>PARCEL NUMBER</b>	124-24-414-004
<b>LEASE RATE</b>	\$186,000/Year
<b>BUILDING SIZE</b>	+/- 3,200 SF
<b>LAND SIZE</b>	+/- 0.59 AC
<b>YEAR BUILT</b>	2009
<b>ZONING</b>	C-2
<b>CROSS STREETS</b>	Centennial Pkwy. and Losee Rd.



### PROPERTY HIGHLIGHTS:

- Freestanding QSR drive-thru building
- Located in North Las Vegas, NV just off of the NEC of Centennial Pkwy. and Losee Rd.
- Outparcel to Centennial Village, a neighborhood shopping center with multiple national credit tenants, including CVS, Papa Murphy's, and EOS Fitness
- Caddy Corner to a high-volume Smith's Grocery anchored shopping center
- This property is located in a major growth corridor with an additional 9,000 + homes planned within the Tule Springs master plan
- The property is a stones throw to the CC 215 Beltway
- Traffic counts:
  - Losee Rd.: +/- 11,000 CPD
  - Centennial Pkwy.: +/- 12,000 CPD

### DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
<b>2018 Population</b>	15,674	80,890	221,660
HOUSEHOLDS	1-mile	3-mile	5-mile
<b>2018 Households</b>	5,014	24,601	68,223
INCOME	1-mile	3-mile	5-mile
<b>2018 Average HH Income</b>	\$65,174	\$75,519	\$69,922









## 6524 LOSEE RD. - AERIAL MAP





## 535 MARKS ST. - PROPERTY DETAILS

<b>LOCATION</b>	535 Marks St., Henderson, NV 89014
<b>PARCEL NUMBER</b>	178-03-712-004
<b>LEASE RATE</b>	\$180,000/Year
<b>BUILDING SIZE</b>	+/- 3,300 SF
<b>LAND SIZE</b>	+/- 0.77 AC
<b>YEAR BUILT</b>	2004
<b>ZONING</b>	CT (Henderson)
<b>CROSS STREETS</b>	Sunset Rd. and Marks St.

### PROPERTY HIGHLIGHTS:

- Freestanding QSR drive-thru building
- Located in Henderson, NV just off of the SWC of W. Sunset Rd. and Marks St.
- Outparcel to The Sunset Station Hotel and Casino, operated by Station Casinos Sunset Station sits on 98 acres
  - The site includes a 21-story hotel tower with 448 rooms.
  - Includes +/-110,000 SF of gaming space and 542-seat bingo hall, 72-lane bowling facility and operates 24 hours a day
- The property is across the street from the Galleria Mall
  - The mall offers +/- 1,048,000 SF of retail space
  - Anchored by Macy's, Dillards, Dicks Sporting Goods, Kohl's, and JC Penney
- One of the most heavily trafficked thoroughfares / corridors in the valley
- The property is a stones throw to the I-95 Freeway
- Traffic counts:
  - W. Sunset Rd.: +/-32,000 CPD
  - Marks St.: +/- 44,300 CPD



### DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
<b>2018 Population</b>	9,157	123,782	296,679
HOUSEHOLDS	1-mile	3-mile	5-mile
<b>2018 Households</b>	3,482	47,475	113,066
INCOME	1-mile	3-mile	5-mile
<b>2018 Average HH Income</b>	\$75,733	\$69,367	\$74,316

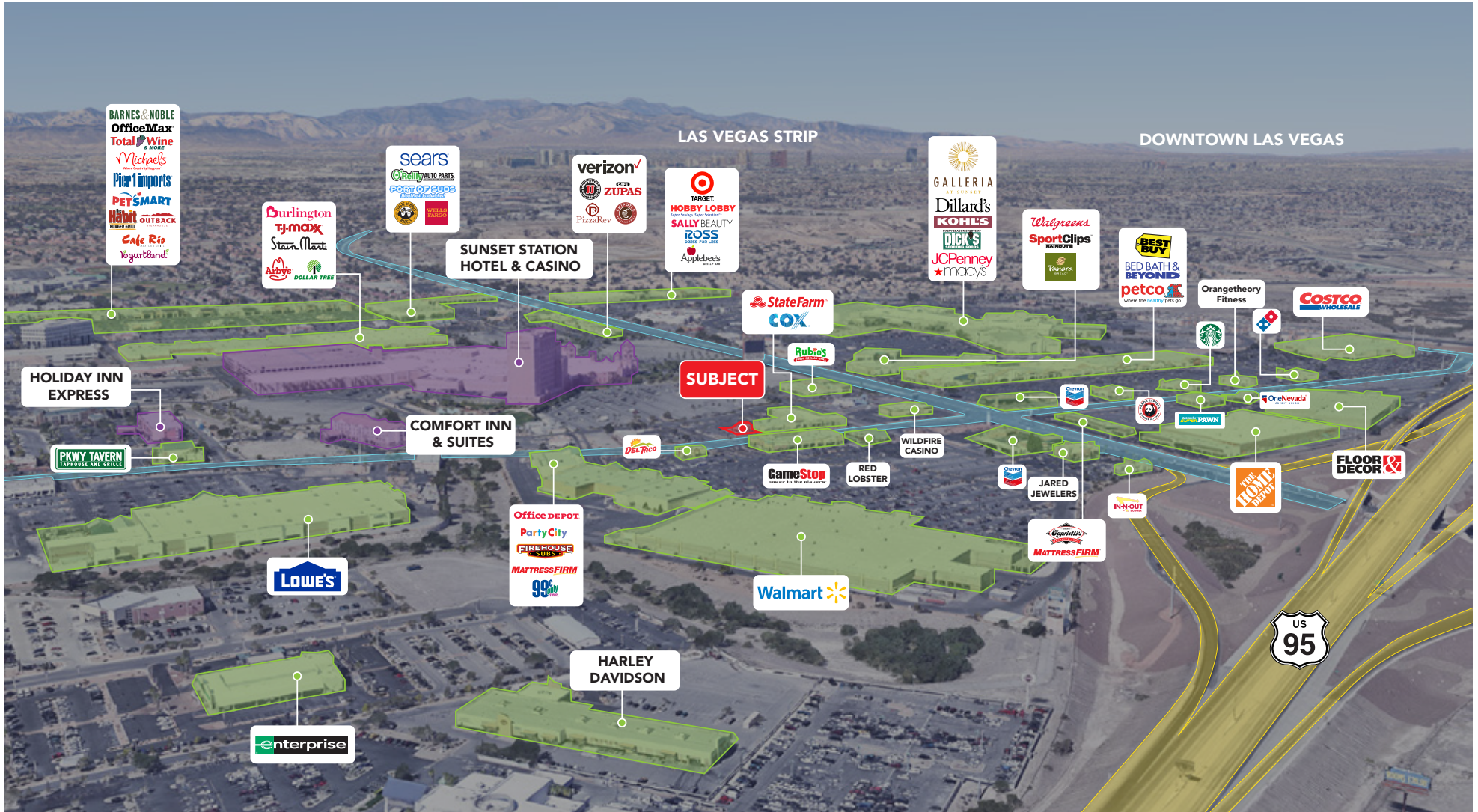








## 535 MARKS ST. - AERIAL MAP







## 758 S. BOULDER HWY. - PROPERTY DETAILS

<b>LOCATION</b>	758 S. Boulder Hwy., Henderson, NV 89015
<b>PARCEL NUMBER</b>	179-17-412-002
<b>LEASE RATE</b>	\$120,000/Year
<b>BUILDING SIZE</b>	+/- 2,640 SF
<b>LAND SIZE</b>	+/- 0.59 AC
<b>YEAR BUILT</b>	1995
<b>ZONING</b>	MC
<b>CROSS STREETS</b>	Boulder Hwy. and Major Ave.

### PROPERTY HIGHLIGHTS:

- Freestanding QSR drive-thru building
- Located in Henderson, NV just off of the SEC of Boulder Hwy. and Major Ave.
- Outparcel to Boulder Marketplace: notable co-tenant's within in the shopping center include 99 Cent Only, Dotty's Tavern, and Meineke Car Care
- This property is located in a major growth corridor with an additional 10,000+ homes planned within the Cadence Master Planned Community
- Proximity to St. Rose Dominican Hospital – Rose De Lima Campus
  - 22,000 SF 110 – bed hospital
  - Owned by Dignity Health
  - First accredited hospital and in Southern Nevada
- Strong traffic counts and exposure to Boulder Hwy.
- Traffic counts:
  - Boulder Hwy.: +/-26,500 CPD
  - Centennial Pkwy.: +/- 5,000 CPD



### DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
<b>2018 Population</b>	13,146	78,061	141,264
HOUSEHOLDS	1-mile	3-mile	5-mile
<b>2018 Households</b>	4,821	27,467	51,288
INCOME	1-mile	3-mile	5-mile
<b>2018 Average HH Income</b>	\$59,896	\$76,155	\$78,592









## 758 S. BOULDER HWY. - AERIAL MAP





## ADDITIONAL SERVICES

# LOGIC

We provide a host of services to our clients that include Property Management and Capital Markets.



### PROPERTY MANAGEMENT

LOGIC Property Management team members are tenured professionals with a comprehensive knowledge and understanding of commercial real estate management. We methodically approach each assignment with customized management strategies that meet the client's needs, maintain the property's physical plant, and effectively service tenants.

We know our priority is to cooperate with our tenants by working intelligently to reduce expenses and to serve our owner-clients by identifying creative ways to drive income. We provide for accountability in every step we take, from management to accounting. Logic Property Management will pinpoint a client's goals and objectives, meet challenges, and achieve expected results from your investment.

Contact:

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### CAPITAL MARKETS

LOGIC Capital Markets is a preferred funding source for investors, developers and operators of commercial real estate. Our loan brokerage service & origination platform provide our clients access to the market's wide range of competitive products for all property types.

Through our relationships which include banks, conduits, life companies, mortgage funds, and hard money lenders, we are able to offer debt and equity financing for the purpose of acquisition, development, refinance, buyouts, and more.

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