



REPRESENTATIVE PHOTO

FOR SALE

OFFERING MEMORANDUM



LOGIC

presented by:

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SINGLE-TENANT NET LEASED ASSET

# LOGIC

## CONFIDENTIALITY AGREEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **5628 S. Rainbow Blvd., Las Vegas, NV 89118**. This Memorandum was prepared based on information supplied by Seller and Broker. It contains selected information about the Property and the real estate market, but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Confidential Information) are for general reference only. The projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or legal analysis of such documents.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Logic Commercial Real Estate (LCRE). The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Seller, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. While the information contained in the Memorandum and any other Confidential Information is believed to be reliable, neither Broker nor Seller guarantees its accuracy or completeness. Due to the foregoing and since the Property will be sold on an "As Is, Where Is" basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information which may include engineering, environmental or other reports may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers, environmental and other experts.

By acknowledging your receipt of this Offering Memorandum from LCRE, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.



Seller and LCRE expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or LCRE 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 or sale of the Property.

This Offering Memorandum 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

Offering Memorandum.

LCRE has a policy of proactive broker cooperation with the investment brokerage community. If applicable, a cooperating broker fee of the sales price shall be paid at closing to cooperating broker that procures and represents the buyer that acquires this property. If applicable, cooperation does not include brokers that represent themselves as Principals or broker's whose member of his immediate family is participating in the purchase of the property. No broker will be recognized on a prospect that has previously contacted or been contacted by the Seller or the Seller's representatives.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT LISTING AGENTS FOR MORE DETAILS.**





REPRESENTATIVE PHOTO

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## BROKERAGE

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LOGIC

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EXECUTIVE SUMMARY

TENANT PROFILES

MAPS, AERIALS, AND PLANS

MARKET OVERVIEW



REPRESENTATIVE PHOTO





## SINGLE-TENANT NET LEASED ASSET

## PROPERTY OVERVIEW

LOGIC Commercial Real Estate is pleased to offer the fee simple sale of a Freddy's Frozen Custard & Steakburgers single tenant NNN lease located in Las Vegas, NV. The property consists of a +/- 3,000 SF building located on S. Rainbow Blvd. and W. Russell Rd. with combined traffic counts in excess of +/- 66,500 CPD. This property services a desirable Southwest trade area consisting of +/- 360,684 residents with an average household income of +/- \$78,952 within a 5-mile radius.

Freddy's Frozen Custard & Steakburgers is an American fast-casual restaurant chain based in Wichita, Kansas offering a unique combination of cook-to-order steakburgers, Vienna beef hot dogs, shoestring fries and frozen custard. Founded in 2002, Freddy's Frozen Custard & Steakburgers is a leading franchise that is privately owned. They have more than 300 locations across 32 states. This is a 20-year NNN lease with two 5-year renewal options.



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## OFFERING DETAILS

|                                   |  |
|-----------------------------------|--|
| <b>Offering Price:</b>            | \$3,400,000  |
| <b>Cap Rate:</b>                  | 5.0%   |
| <b>Year 1 NOI:</b>                | \$170,000  |
| <b>Building Size:</b>             | +/- 3,000 SF   |
| <b>Gross Leasable Area:</b>       | +/- 0.79 AC  |
| <b>Occupancy:</b>                 | 100%   |
| <b>Parking:</b>                   | 6:1,000  |
| <b>Zoning &amp; Jurisdiction:</b> | C-2 (General Commercial), City of Las Vegas                  |
| <b>Traffic Counts:</b>            | Rainbow Blvd.: +/- 43,000 CPD<br>Russell Rd.: +/- 23,500 CPD |

|                           |  |
|---------------------------|--|
| <b>Address:</b>           | 5628 S. Rainbow Blvd., Las Vegas, NV 89118   |
| <b>APN:</b>               | 163-26-413-006                               |
| <b>Lease Type:</b>        | NNN  |
| <b>Lease Term:</b>        | 20 Years                                     |
| <b>Year 1 - Year 5:</b>   | \$170,000 per year (\$14,167 per month, NNN) |
| <b>Year 6 - Year 10:</b>  | \$187,000 per year (\$15,583 per month, NNN) |
| <b>Year 11 - Year 15:</b> | \$205,700 per year (\$17,142 per month, NNN) |
| <b>Year 16 - Year 20:</b> | \$226,270 per year (\$18,856 per month, NNN) |
| <b>Option Periods:</b>    | Two (2) Five (5) year options                |
| <b>Option 1:</b>          | \$248,897 per year (\$20,741 per month, NNN) |
| <b>Option 2:</b>          | \$273,787 per year (\$22,816 per month, NNN) |



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## INVESTMENT HIGHLIGHTS

### New NNN Lease:

- 20-year NNN Lease with two 5-year renewal options.

### New Construction Building:

- Built in 2020 with a new 20-year lease and no early termination rights.

### Strategic Location:

- This asset is located in a highly visible Southwest retail corridor.
  - S. Rainbow Blvd.: +/- 43,000 CPD
  - W. Russell Rd.: +/- 23,500 CPD
- Nearby points of interest include:
  - Spring Valley Hospital (292 Beds + Future Expansion)
  - Transitional Care & Rehabilitation (160 Beds)
  - Durango High School (+/- 2,290 students)
- In proximity to Allegiant Stadium – Home of the Las Vegas Raiders.
  - Arena is expandable to +/- 72,000 seats

### Strong Demographics + High Growth Trade Area:

- The asset services +/- 360,684 residents with an average household income in excess of +/- \$78,952.

### No State Income Tax:

- Nevada, as a state, has no income tax. Consult your accountant for more details.



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# 5

EXECUTIVE SUMMARY

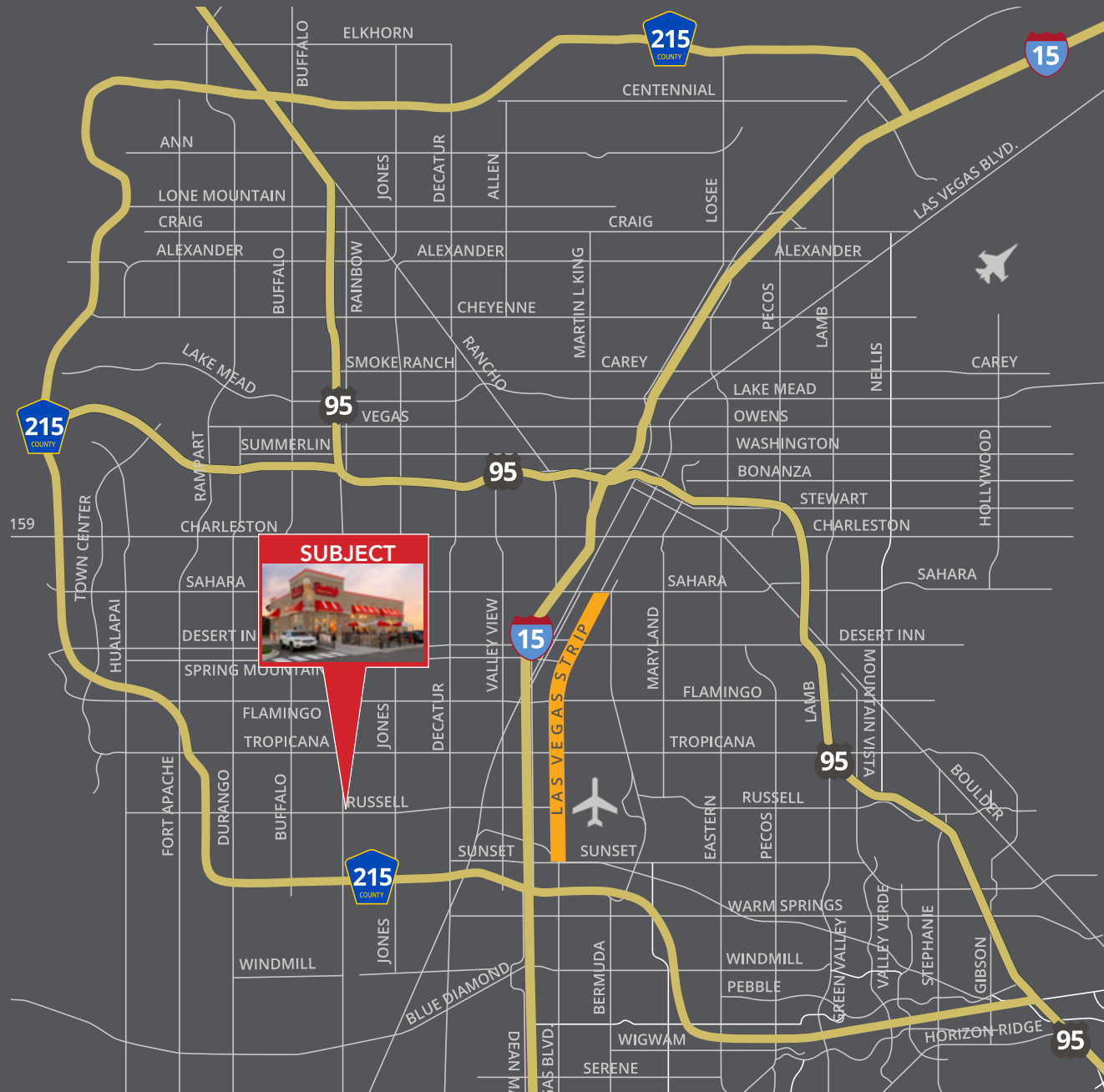
TENANT PROFILES

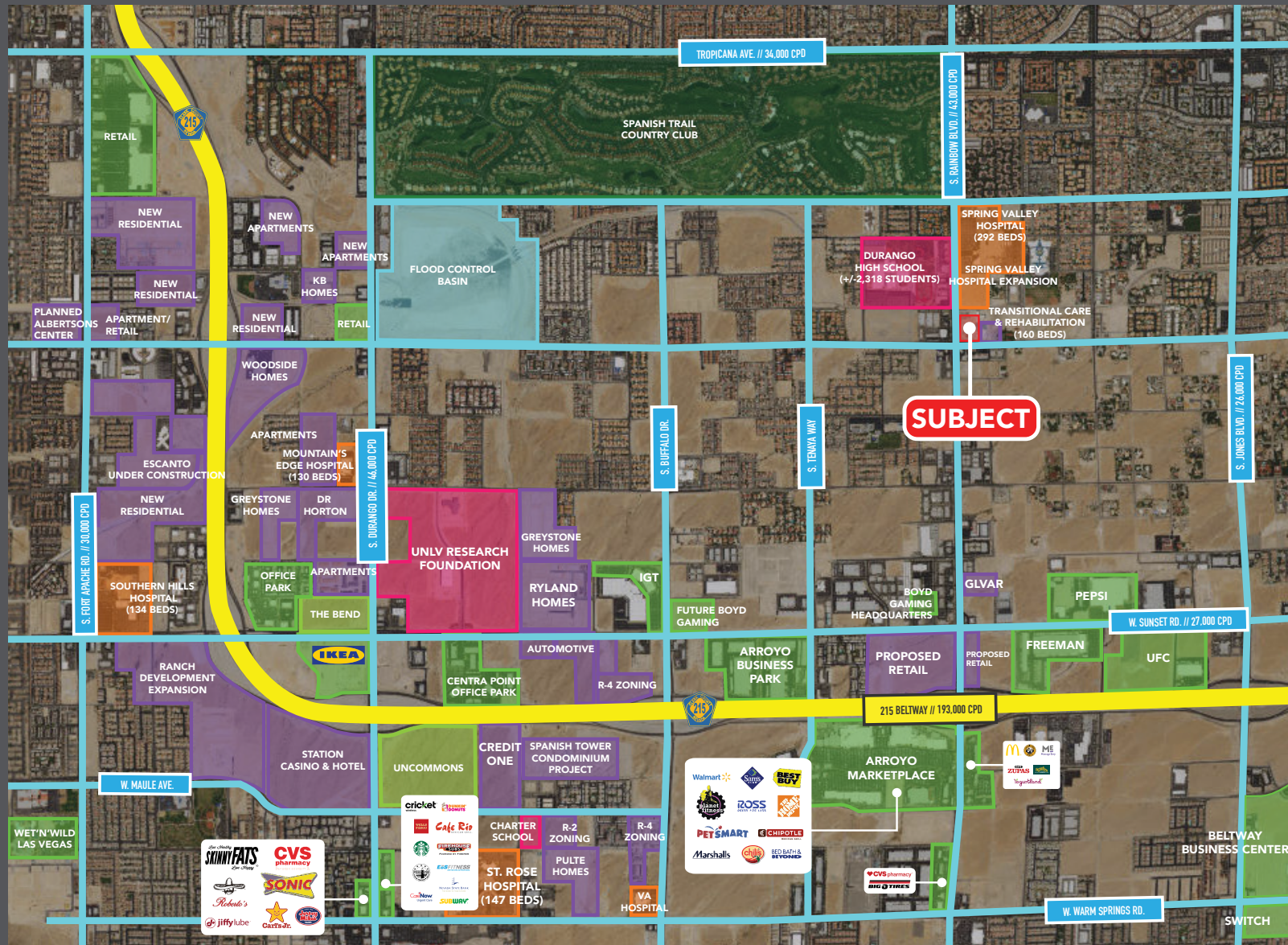
MAPS, AERIALS, AND PLANS

MARKET OVERVIEW



























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EXECUTIVE SUMMARY

MAPS, AERIALS, AND PLANS

TENANT PROFILES

MARKET OVERVIEW

***Freddy's***  
FROZEN CUSTARD &  
**STEAKBURGERS**





## FREDDY'S FROZEN CUSTARD & STEAKBURGERS

Freddy's Frozen Custard & Steakburgers is an American fast-casual restaurant chain based in Wichita, Kansas offering a unique combination of cook-to-order steakburgers, Vienna beef hot dogs, shoestring fries and frozen custard. Founded in 2002, Freddy's Frozen Custard & Steakburgers is a franchise concept with more than 300 locations across 32 states. As a privately-owned and family-oriented company, Freddy's dedication to hospitality extends far beyond their guests. They are proud to be recognized for their contribution to their communities, Veterans, and industry.

One of Inc. Magazine's fastest growing private companies, Freddy's has earned many nationwide and local industry awards including:

- #1 in Forbes' Best Franchises to Buy (High Investment category)
- QSR Magazine's 2019 Four Rising Stars and Best Franchise Deals
- Fast Casual's Movers and Shakers top 100
- Bloomberg Award "Better Burger Offerings" by Bloomberg Businessweek
- #44 in Entrepreneur Magazine's Franchise 500
- Franchise Times® Magazine's Fifth Smartest-Growing Brand in Fast & Serious 2018
- 2019 Inc. Magazine 5000 list
- NRN's Top 200 Countdown
- Technomic's Top 500 Chain Restaurant Report 2019







|                             |  |
|-----------------------------|--|
| <b>Trade Name:</b>          | Freddy's Frozen Custard & Steakburgers       |
| <b>Tenant/Guarantor:</b>    | Rainbow GSR, LLC / Personal Guarantee        |
| <b>Lease Type:</b>          | NNN  |
| <b>Rent Commencement:</b>   | 11/30/2019                                   |
| <b>Lease Expiration:</b>    | 11/30/2039                                   |
| <b>Lease Term:</b>          | <b>20 years</b>                              |
| Year 1 - Year 5             | \$170,000 per year (\$14,167 per month, NNN) |
| Year 6 - Year 10            | \$187,000 per year (\$15,583 per month, NNN) |
| Year 11 - Year 15           | \$205,700 per year (\$17,142 per month, NNN) |
| Year 16 - Year 20           | \$226,270 per year (\$18,856 per month, NNN) |
| <b>Option Periods:</b>      | <b>Two (2) Five (5) year options</b>         |
| Option 1                    | \$248,897 per year (\$20,741 per month, NNN) |
| Option 2                    | \$273,787 per year (\$22,816 per month, NNN) |
| <b>Building Size:</b>       | +/- 3,000 SF                                 |
| <b>Gross Leasable Area:</b> | +/- 0.72 AC                                  |
| <b>Year Built:</b>          | 2020   |



REPRESENTATIVE PHOTO

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EXECUTIVE SUMMARY

TENANT PROFILES

MAPS, AERIALS, AND PLANS

MARKET OVERVIEW





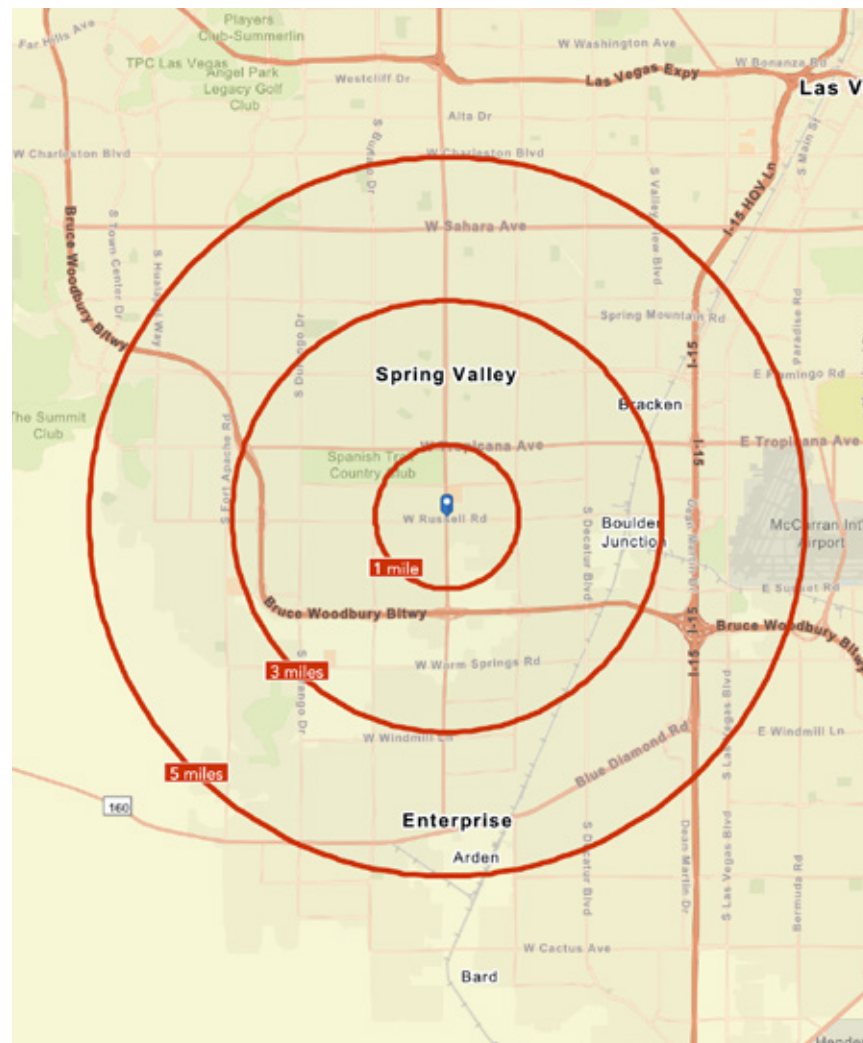
| POPULATION                | 1-mile | 3-mile  | 5-mile  |
|---------------------------|--------|---------|---------|
| 2019 Estimated Population | 12,297 | 146,272 | 360,684 |
| 2024 Projected Population | 13,440 | 160,903 | 398,843 |
| 2010 Census Population    | 10,692 | 121,551 | 296,870 |
| Annual Growth 2010 - 2019 | 1.52%  | 2.02%   | 2.13%   |
| Annual Growth 2019 - 2024 | 1.79%  | 1.92%   | 2.03%   |

| INCOME                                  | 1-mile    | 3-mile   | 5-mile   |
|---|-----------|----------|----------|
| 2019 Average Household Income           | \$88,398  | \$75,547 | \$78,952 |
| 2024 Projected Average Household Income | \$100,226 | \$86,867 | \$91,491 |
| 2019 Per Capita Income                  | \$36,191  | \$29,912 | \$30,727 |
| 2024 Per Capita Income                  | \$40,696  | \$34,168 | \$35,378 |

| HOUSEHOLDS             | 1-mile | 3-mile | 5-mile  |
|------------------------|--------|--------|---------|
| 2019 Total Households  | 4,903  | 58,604 | 140,356 |
| 2024 Total Households  | 5,315  | 64,120 | 154,233 |
| 2010 Census Households | 4,351  | 49,365 | 117,736 |

| HOUSING                            | 1-mile | 3-mile | 5-mile  |
|------------------------------------|--------|--------|---------|
| 2019 Total Housing Units           | 5,591  | 67,785 | 172,095 |
| 2019 Owner Occupied Housing Units  | 2,199  | 28,556 | 68,443  |
| 2019 Renter Occupied Housing Units | 2,704  | 30,048 | 71,913  |
| 2019 Vacant Housing Units          | 688    | 9,181  | 31,739  |
| 2024 Total Housing Units           | 6,048  | 73,761 | 189,228 |
| 2024 Owner Occupied Housing Units  | 2,422  | 31,896 | 77,376  |
| 2024 Renter Occupied Housing Units | 2,894  | 32,224 | 76,857  |
| 2024 Vacant Housing Units          | 733    | 9,641  | 34,995  |

## RADIUS MAP



Estimated Construction Value

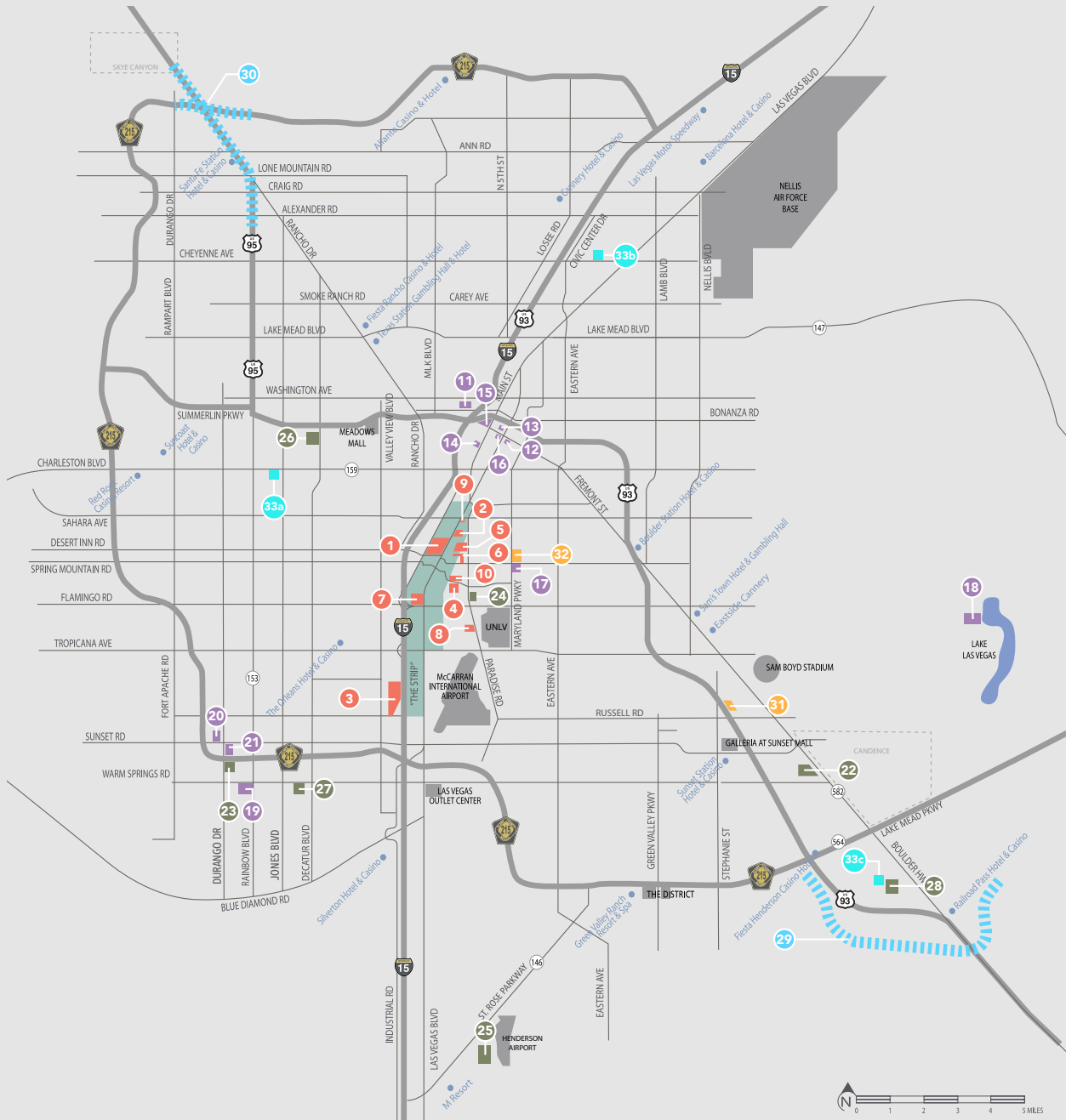
**+/- \$19.7 Billion**

- ||| Major Freeway Projects  
ECV = \$532,000,000
- Major Office/Mixed-Use Projects  
ECV = \$1,247,000,000
- Major Resort Corridor Projects  
ECV = \$13,625,000,000
- Major Medical Projects  
ECV = \$1,330,000,000
- Major Hotel/Retail Projects  
ECV = \$2,960,000,000
- Educational Facilities  
ECV = \$80,000,000

Estimated Construction Value (ECV)  
\* Estimated Construction Value currently not available

**PROJECTS OVER \$25MM**

|    |   |
|----|---|
| 1  | Resorts World Las Vegas - \$4.3 billion                         |
| 2  | The Drew - \$3.1 billion  |
| 3  | Allegiant Stadium - \$2 billion                                 |
| 4  | MSG Sphere Las Vegas - \$1.7 billion                            |
| 5  | Las Vegas Convention Center Expansion - \$1 billion             |
| 6  | The Majestic (Former Clarion Site) - \$850 million              |
| 7  | Caesars Forum Conference Center - \$375 million                 |
| 8  | Virgin Hotel and Casino development - \$200 million             |
| 9  | Sahara Casino (Former SLS) - \$150 million                      |
| 10 | *Wynn Convention Center - TBD                                   |
| 11 | Moulin Rouge Hotel & Casino Revitalization - \$1.6 billion      |
| 12 | Circa Resort & Casino - \$1 billion                             |
| 13 | Downtown Grand - \$175 million                                  |
| 14 | AC Hotel by Marriott - \$95 million                             |
| 15 | Downtown Las Vegas Expo Center - \$90 million                   |
| 16 | *601 Fremont - TBD  |
| 17 | *Boulevard Mall Redevelopment - TBD                             |
| 18 | *Del Webb at Lake Las Vegas - TBD                               |
| 19 | *Rainbow 215 - TBD  |
| 20 | *The Bend - TBD   |
| 21 | *Lifetime Fitness - TBD   |
| 22 | Google Data Center - \$600 million                              |
| 23 | UnCommons - \$400 million                                       |
| 24 | Park 3900 multi-family development - \$120 million              |
| 25 | Intermountain Healthcare Performance Center - \$100 million     |
| 26 | Nevada HAND Affordable Housing Project - \$94 million           |
| 27 | Switch Expansion - \$28 million                                 |
| 28 | Indoor Hockey Facility - \$25 million                           |
| 29 | I-11 Boulder City Bypass - \$318 million                        |
| 30 | US-95 / CC 215 Interchange "Centennial Bowl" - \$214 million    |
| 31 | Union Village Medical Campus - \$1.2 billion                    |
| 32 | Sunrise Hospital Expansion - \$130 million                      |
| 33 | CSN Student Union Buildings - \$80 million (3 campus locations) |



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# CLARK COUNTY

## MARKET OVERVIEW

### Clark County Ranks #1

*Fastest Growing House  
Price Appreciation*

Source: Applied Analysis

### Clark County Ranks #1

*Fastest Growing Personal Income*

Source: Applied Analysis

### Nevada Ranks #1

*Annual Growth*

Source: Sales Traq / Applied Analysis

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark is the nation's 14th-largest county and provides extensive regional services to more than 2.3 million citizens and more than 45.3 million visitors a year. Included are the nation's 8th-busiest airport, air quality compliance, social services and the state's largest public hospital, University Medical Center.

Nevada has no shortage of compelling landscapes, and Clark County is no different. Mt. Charleston and skiing are just 45 minutes away, and Red Rock National Conservation area beckons on the western fringe of the Las Vegas Valley. Lake Mead National Recreation Area, located 30 miles southeast of Las Vegas, caters to boaters, swimmers, fishermen, hikers, wildlife photographers and roadside sightseers. Meanwhile, gambling is offered in the destinations of Mesquite, Primm and Laughlin, located on the sun-drenched Colorado River.

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## THE LAS VEGAS STRIP

The Las Vegas Strip is a stretch of South Las Vegas Blvd. in Clark County, NV that is known for its concentration of resort hotels and casinos. The Strip is approximately 4.2 miles in length, located immediately south of the Las Vegas city limits in the unincorporated towns of Paradise and Winchester. However, the Strip is often referred to as being in Las Vegas.

Many of the largest hotel, casino, and resort properties in the world are located on the Strip. The boulevard's cityscape is highlighted by its use of contemporary architecture, lights, and a wide variety of attractions. Its hotels, casinos, restaurants, residential high-rises, entertainment offerings, and skyline have established the Strip as one of the most popular and iconic tourist destinations in the world. Most of the Strip has also been designated as an All-American Road and is considered a scenic route at night.

**\$10.3B**

2018 Clark County  
Gaming Revenue

**\$6.6B**

2018 Las Vegas  
Strip Revenue

**94.5%**

2018 Hotel  
Occupancy

**\$138.82**

2018 Average  
Daily Room Rate

**14,863**

2018  
Conventions Per Year

**148,444**

2018 Room  
Inventory

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# VEGASSPORTS



The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. The Las Vegas Valley has one major league professional team: the **Vegas Golden Knights** of the NHL who began play in 2017 as the region's first major pro team. The **Las Vegas Aces** of the WNBA became the region's second professional team in 2018. The Oakland Raiders of the NFL will begin play in Las Vegas as the **Las Vegas Raiders** by 2020 and become the region's third major professional team. Las Vegas is also home to one minor league sports team: the **Las Vegas Aviators** of Minor League Baseball affiliated with the Oakland Athletics. **Las Vegas Lights FC** is an expansion team for the United Soccer League.



# TOP 10

## LARGEST PRIVATE EMPLOYERS

|    | COMPANY /<br>EMPLOYER             | TOTAL NUMBER<br>OF EMPLOYEES | NUMBER OF<br>LOCAL OFFICES | TYPE OF<br>BUSINESS     | YEAR<br>ESTABLISHED |
|----|-----------------------------------|------------------------------|----------------------------|-------------------------|---------------------|
| 1  | MGM Resorts International         | 50,000+                      | Multiple                   | Gaming / Hospitality    | 2000                |
| 2  | Caesars Entertainment             | 27,000+                      | 12                         | Gaming / Hospitality    | --                  |
| 3  | Red Rock Resorts, Inc.            | 14,000+                      | 20                         | Gaming / Hospitality    | 1976                |
| 4  | Wynn Las Vegas                    | 12,000+                      | 2                          | Gaming / Hospitality    | 2005                |
| 5  | Boyd Gaming Corp.                 | 11,600+                      | 15                         | Gaming / Hospitality    | 1975                |
| 6  | The Valley Health System          | 7,188                        | 9                          | Health Care             | 1971                |
| 7  | OptumCare / UnitedHealthCare      | 5,099                        | 41                         | Health Care / Insurance | 1984                |
| 8  | Dignity Health-St. Rose Dominican | 3,575+                       | 3                          | Health Care             | 1947                |
| 9  | South Point Hotel, Casino and Spa | 2,700+                       | 1                          | Gaming / Hospitality    | 2006                |
| 10 | Bank of America                   | 1,514                        | 52                         | Financial Services      | 1955                |



# LAS VEGAS NEW JOB GROWTH

**amazon**

**1,000+**

Amazon Fulfillment Center  
Permanent Jobs

**DREW**  
LAS VEGAS

**7,000+**

The Drew  
Permanent Jobs

**Resorts World**  
LAS VEGAS

**3,000+**

Resorts World  
Permanent Jobs

**LAS Vegas**  
CONVENTION CENTER

**7,800+**

Las Vegas Convention Center  
Permanent Jobs



**6,000+**

Las Vegas Stadium  
Permanent Jobs

**Circa**  
RESORT & CASINO

**1,500+**

Circa  
Permanent Jobs

|   | ECONOMY              | LAS VEGAS, NEVADA | UNITED STATES |
|---|----------------------|-------------------|---------------|
| 1 | Unemployment Rate    | 5.0%              | 3.9%          |
| 2 | Recent Job Growth    | 3.5%              | 1.6%          |
| 3 | Future Job Growth    | 39.0%             | 33.5%         |
| 4 | Sales Taxes          | 8.3%              | 7.3%          |
| 5 | Income Tax           | 0.0%              | 4.6%          |
| 6 | Income Per Cap.      | \$27,650          | \$31,177      |
| 7 | Household Income     | \$53,159          | \$57,652      |
| 8 | Family Median Income | \$62,786          | \$70,850      |

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# CONVENTIONS

In 2018, over 6.5 million convention and trade show delegates traveled to Las Vegas, generating over \$9 billion in non-gaming revenue. Las Vegas hosted more than 21,800 meetings and conventions in 2018.

Las Vegas has also been the **No. 1 domestic convention location** for two decades. The ranking comes from the Trade Show News Network (TSNN), which released its list of the top 250 trade shows in the United States. Las Vegas hosted 57 of the largest shows, more than the next two competitors combined.

Convention  
Location

**1ST**

Convention Center  
Expansion Budget

**\$1.4B**

Annual Convention  
Attendees

**6.5MM**

Conventions  
Per Year

**21,864**

Source: Las Vegas Convention and Visitors Authority



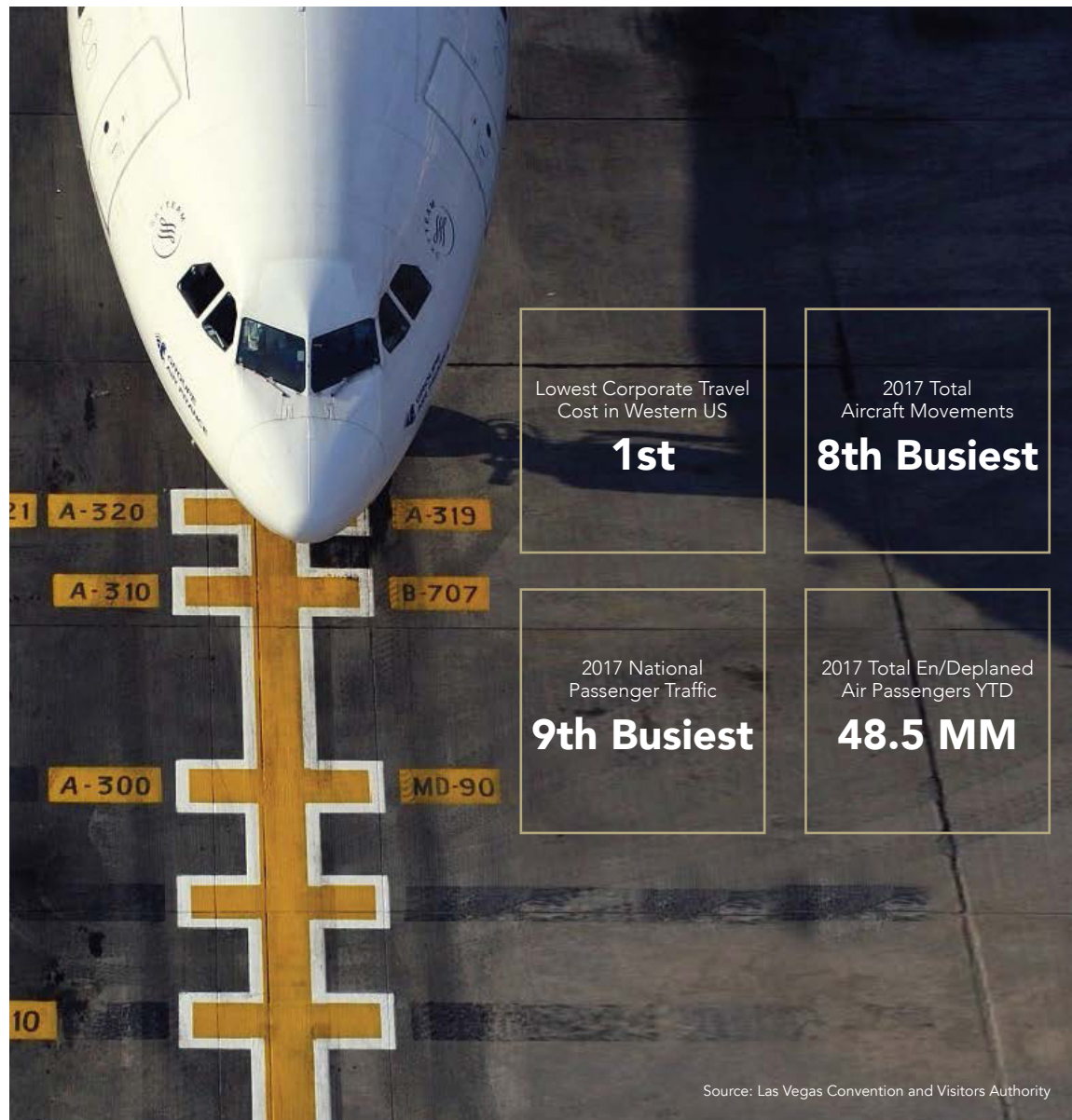


## AIRPORTS

McCarran International Airport is the primary commercial airport serving the Las Vegas Valley, a major metropolitan area in the U.S. state of Nevada. McCarran received over 48,500,194 passengers in 2017, an increase over the previous year but still below pre-recession levels. It is the 27th busiest airport in the world by passenger traffic and the 8th busiest by aircraft movements.

It has undergone significant expansion since then and has employed various innovative technologies, such as common-use facilities. The airport consists of four runways and two passenger terminals: Terminal 1 and Terminal 3. Terminal 1 is composed of four concourses, namely the A, B, C, and D Gates; Terminal 3 contains the E Gates. A people mover system is in place between the pre-security area of Terminal 1 and the C and D Gates, as well as between the D Gates and Terminal 3.

The airport has nonstop air service to destinations in North America, Europe, and Asia. It is an operating base for Allegiant Air, as well as a crew and maintenance base for Frontier Airlines, Southwest Airlines, and Spirit Airlines.





## TRANSPORTATION

RTC Transit is a public transportation system providing bus service throughout Las Vegas, Henderson, North Las Vegas and other areas of the valley. A bus rapid-transit link in Las Vegas called the Strip and Downtown Express (previously ACE Gold Line) with limited stops and frequent service was launched in March 2010, and connects downtown Las Vegas, the Strip and the Las Vegas Convention Center.

Interstates 15, 515, and US 95 lead out of the city in four directions. Two major freeways – Interstate 15 and Interstate 515/U.S. Route 95 – cross in downtown Las Vegas. I-15 connects Las Vegas to Los Angeles, and heads northeast to and beyond Salt Lake City. I-515 goes southeast to Henderson, beyond which US 93 continues over the Mike O'Callaghan–Pat Tillman Memorial Bridge towards Phoenix, Arizona. US 95 connects the city to northwestern Nevada, including Carson City and Reno. US 93 splits from I-15 northeast of Las Vegas and goes north through the eastern part of the state, serving Ely and Wells. A partial beltway has been built, consisting of Interstate 215 on the south and Clark County 215 on the west and north.

2018  
Visitor Volume

**42MM**

Average Daily Traffic:  
All major highways

**115,229**

Average I-15 at  
NV/CA Border

**44,880**

Source: Las Vegas Convention and Visitors Authority

## SUMMARY TABLE OF TRAVEL PLANNING CHARACTERISTICS

|   | 2013 | 2014 | 2015 | 2016 | 2017 |
|---|------|------|------|------|------|
| Proportion of visitors who traveled to Las Vegas by ground transportation (automobile/bus/RV) | 58%  | 58%  | 57%  | 54%  | 54%  |
| Proportion of visitors who traveled to Las Vegas by air                                       | 42%  | 42%  | 43%  | 46%  | 46%  |

Source: Las Vegas Convention and Visitors Authority







### UFC Headquarters

The facility is part of the new UFC corporate headquarters in southwest Las Vegas. Spanning 15 acres, the campus houses offices for more than 250 employees, multiple conference rooms meeting spaces and outdoor seating areas with cabanas and gazebos. There is also a dining area for employees and guests. The Performance Institute stands out as the crown jewel of the property. A multi-million dollar, 30,000 SF facility, it provides training space, a full-time staff of performance and nutritional advisers and the latest in rehab and recovery tools.



### Credit One Headquarters

The new headquarters accommodates 500 new jobs, including technical, analytical and marketing positions, to support Credit One Bank's growing credit card business over the next few years. The 152,000 SF building sits on 26 acres just south of 215 beltway between Durango Dr. and Buffalo Dr., and is first true four-story, concrete tilt up office building in Southern Nevada.



### GLVAR Las Vegas

The Greater Las Vegas Association of REALTORS® (GLVAR) is located just north of Sunset Rd. on Rainbow Blvd., near the 215 beltway, GLVAR's new headquarters features classrooms big enough to seat 300 members, and accommodates member services. The 30,000 SF facility is constructed as a two-story, concrete tilt-up, LEED designed building.



### The Gramercy

The Gramercy 20-acre mixed-use development that offers spacious lofts, studios, offices, and dining. The on-site residential amenities include a two shimmering swimming pools, clubhouse, business center, fabulous well-equipped gym, walking paths, and high-speed internet. Residents have an array of retail and dining preferences, outside their front door.



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