

420 East Deer Springs Way

North Las Vegas, NV 89106

±7,004 Sq. Ft. Retail Building for Sale



Partnership. Performance.



AVISON YOUNG
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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE AVISON YOUNG BROKER FOR MORE DETAILS.

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420

East Deer Springs Way
North Las Vegas, NV 89084

Avison Young is pleased to offer this $\pm 7,004$ sq. ft. retail building for sale. It is located in the newly constructed retail center situated on the NWC of East Deer Springs Way and North 5th Street in North Las Vegas. The property is just south of the fast growing community of the Village of Tule Springs.

PROPERTY HIGHLIGHTS

- $\pm 7,004$ Sq. Ft.
- Seller to guarantee rent on vacancy up to 24 months reserved
- TI Allowance credit at closing of \$40 psf
- Located on the corner of the retail center
- Located on a bus line
- Pylon Signage available

SALE PRICE: \$4,803,293

EXECUTIVE SUMMARY

OFFERING SUMMARY	
Sale Price	\$4,803,293
Cap Rate	5.86%
NOI	\$281,473
PROPERTY SUMMARY	
Year Built	2019
Building Size (sf)	$\pm 7,004$
Land Area	± 0.84 Acres
Zoning	General Commercial (C-2)
Parcel Number	124-22-613-006
Market	North Las Vegas
Submarket	North

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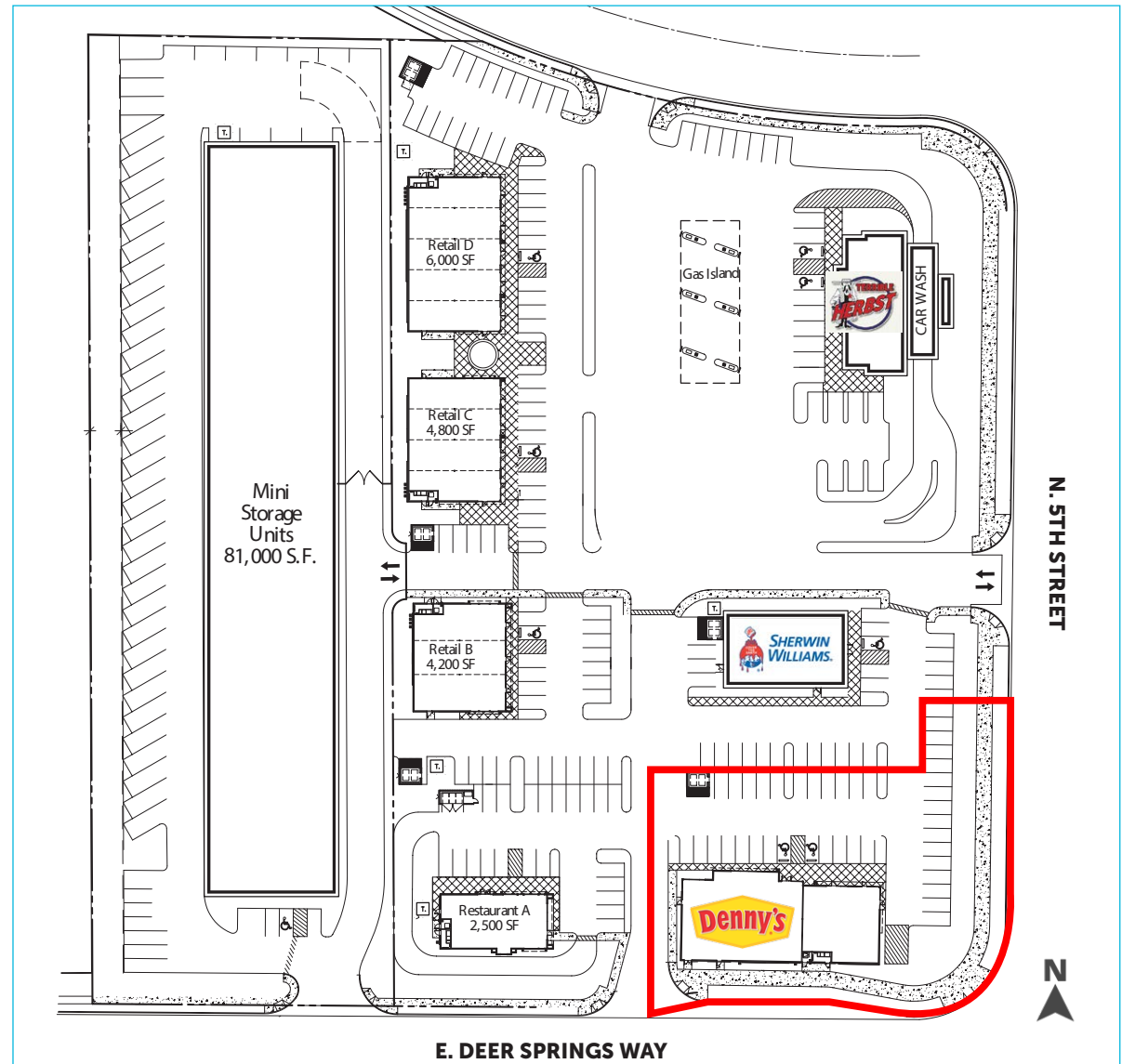
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SITE PLAN



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Platinum
member

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FINANCIAL INFO



Asking Price
\$4,803,293



Cap Rate
5.86%



Annual Rent
\$281,473



Price PSF
\$686



Sq. Ft.
±7,004

			LEASE	LEASE	LEASE	RENT	MONTHLY	ANNUAL	CAMS	ANNUAL
BUILDING	TENANT	SF	TERM / MOS	EFF DATE	EXP DATE	PSF/MO	RENT	RENT	PSF/MO	CAMS
E	Denny's	4,427	180	02/28/19	02/28/34	\$3.55	\$15,725.00	\$188,701.00	\$0.43	\$22,843
E	Endcap Proforma	2,577	120	TBD	TBD	\$3.00	\$7,731.00	\$92,772.00	\$0.43	\$13,297
		7,004					\$23,456	\$281,473.00		

Seller to guarantee rent on vacancy up to
24 months reserved.

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TENANT PROFILE



About Denny's

Harold Butler and Richard Jezak opened a donut stand in 1953 and called it Danny's Donuts. Butler's stated promise was "To serve the best cup of coffee, make the best donuts, give the best service, offer the best value and stay open 24 hours a day." Today that donut stand is a restaurant chain with a slightly different name, over 1,700 locations and a proven reputation for keeping Mr. Butler's original promise.



Denny's Corporation trades on the NASDAQ as DENN.



Founded

1953

out of
Lakewood, CA



Revenue

\$541M

reported in
2019



Locations

1,720

stores
worldwide



Employees

±9,000

staffed across
all locations

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ADDITIONAL PHOTOS



BUILDING E

±7,004 SQ. FT.
RETAIL BUILDING



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POPULATION

	1 MILE	3 MILE	5 MILE
Estimated Population (2020)	15,857	103,807	178,355
Projected Population (2025)	17,341	114,706	256,023
Projected Annual Population Growth (2020-2025)	1,484	10,899	24,878
Estimated Households (2020)	5,488	35,000	76,769
Projected Households (2025)	5,708	36,754	80,813
Projected Annual Household Growth (2020-2025)	0.8%	1.0%	1.1%
Estimated Median Age	30.1%	33.2%	33.7%

HOUSEHOLD INCOME

Est. Avg. Household Income (2020)	\$73,475	\$84,605	\$84,073
Est. Median Household Income (2020)	\$63,366	\$70,753	\$68,211

EDUCATION

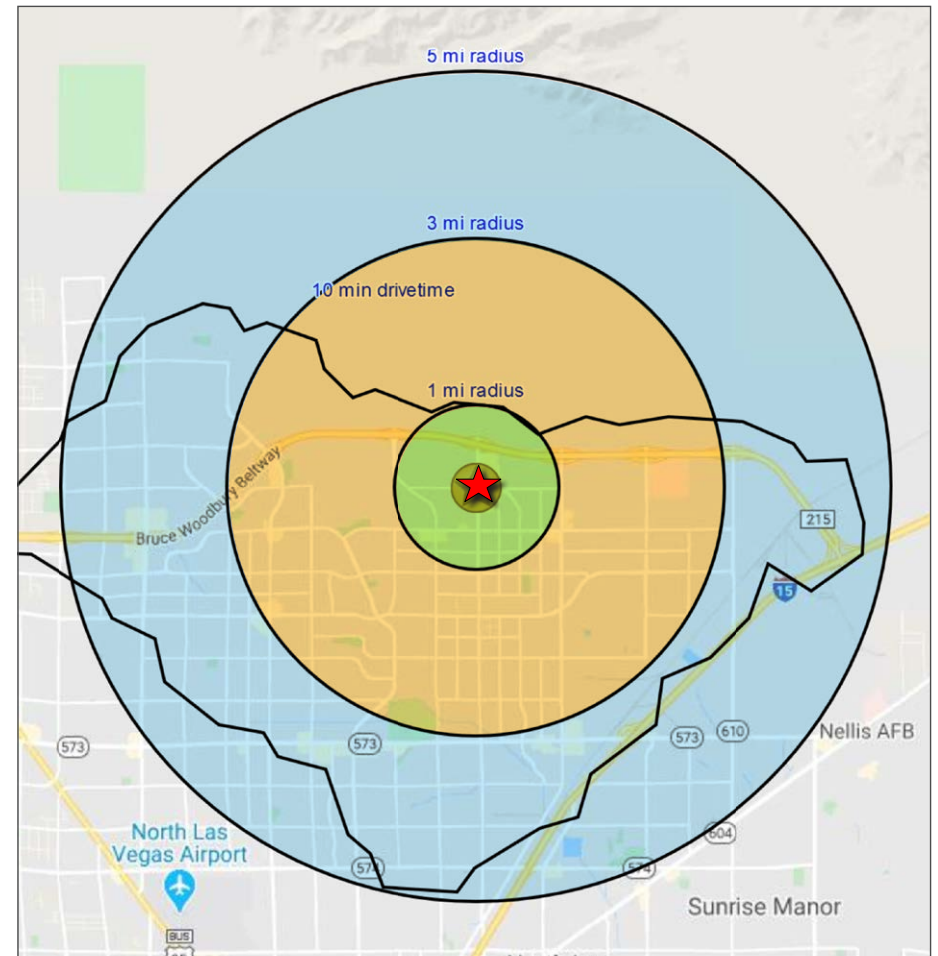
Any College (Some College or Higher)	59.1%	60.6%	56.5%
College Degree + (Bachelor Degree or Higher)	19.5%	22.4%	20.4%

WORKFORCE

White Collar Workers	50.3%	54.6%	51.8%
Blue Collar Workers	49.7%	45.4%	48.2%

HOUSING

Housing Units Owner-Occupied	54.9%	70.0%	68.0%
Housing Units Renter-Occupied	45.1%	30.0%	32.0%



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AERIAL WITH AMENITIES



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**BEST
MANAGED
COMPANIES**

Platinum member

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NFL - The Las Vegas Raiders

Estimated \$1.9 Billion

In March, 2017, the NFL owners approved the Raiders' relocation to



Las Vegas, becoming the First NFL team to the city. The \$1.9 billion stadium has taken three years to build and is located near the southern end of The Strip. The stadium will also host college football games, big-name concerts, major UFC fights, March Madness, soccer matches and political events. The Raiders are expected to play in the 65,000 seat domed stadium by the 2020 season.

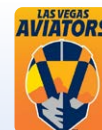
Las Vegas Sports

The Las Vegas Metropolitan area is home to many sports, one of which is a major league professional team - the Vegas Golden Knights. The Vegas Golden Knights opened their inaugural season on October 10, 2017 at the T-Mobile Arena and the entire city has been rallying behind them every since.

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 in 2020. Their home will be the new \$1.9 billion, 65,000 seat indoor stadium situated on 62 acres just west of the Mandalay Bay.

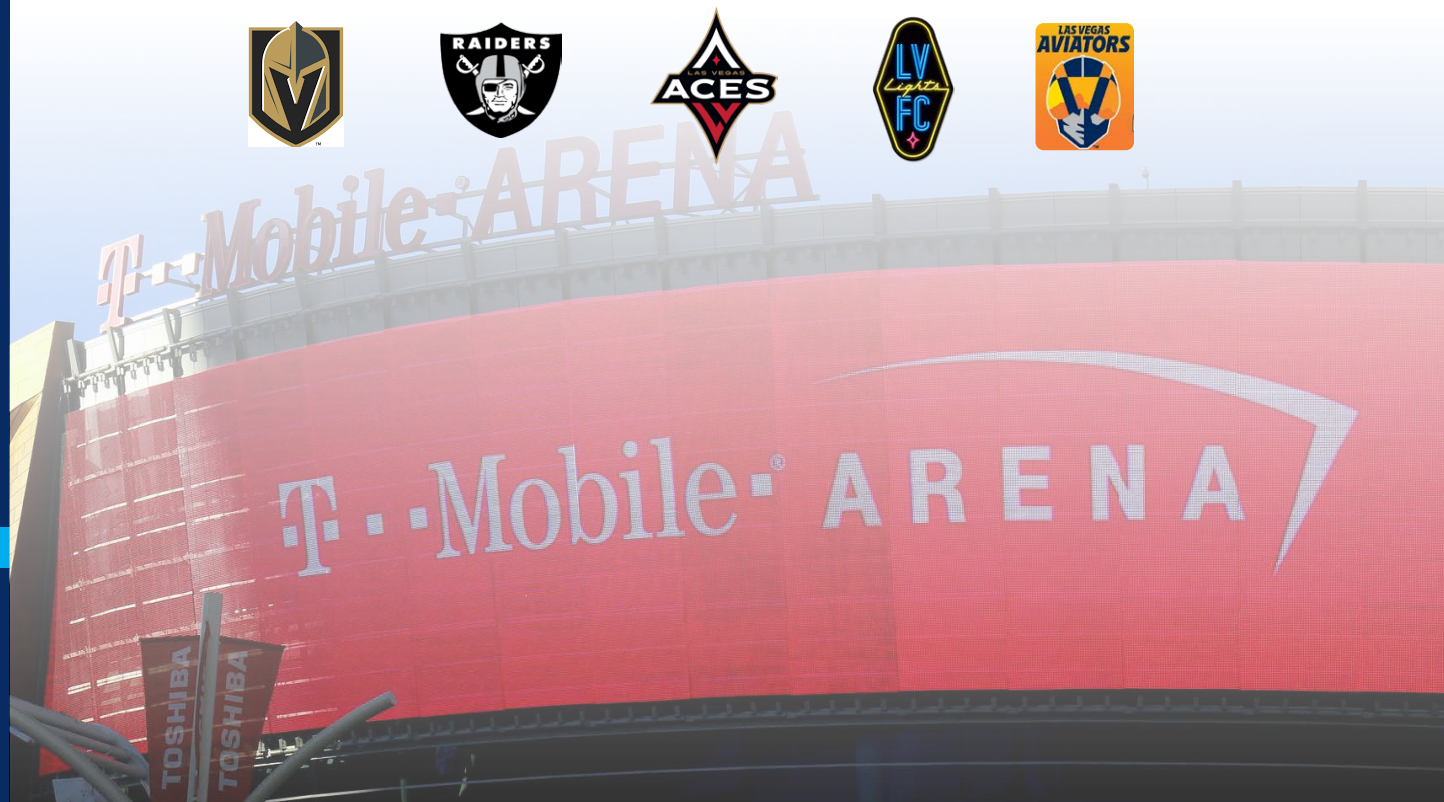
Las Vegas Minor League sports teams are the Las Vegas Aviators, an affiliate of the Oakland Athletics and the Las Vegas Lights FC, an expansion team for the United Soccer League.



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The
8th busiest
busiest airport
in the United States

MCCARRAN INTERNATIONAL AIRPORT

- Two Passenger Terminals (Terminal 1 and 3)
- Four Runways
- 49.7 Million Passengers in 2017
- 27th busiest airport in the world by passenger traffic
- The airport has nonstop air service to North America, Asia and Europe. It is the operating hub for Allegiant Airlines and crew and maintenance base for Southwest Airlines and Spirit Airlines.

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42.5M

Annual Visitors
in 2019 ▲ 1.0%

3rd

Largest Convention
Center in the U.S.

#1

Most Favorable Tax
Climate in the West

LAS VEGAS HIGHLIGHTS

2020 TOP 10 EMPLOYERS

	EMPLOYER	EMPLOYEES	INDUSTRY
	MGM Resorts International	±77,000	Gaming / Hospitality
	Caesars Entertainment	±65,000	Gaming / Hospitality
	Las Vegas Sands	±50,500	Gaming / Hospitality
	Wynn Resorts	±25,200	Resort / Casino
	Boyd Gaming	±19,932	Gaming / Hospitality
	Clark County School District	±16,840	Education
	Red Rock Resorts, Inc.	±14,000	Gaming / Hospitality
	Wynn Las Vegas	±12,000	Gaming / Hospitality
	International Gaming Tech	±12,000	Technology
	Station Casinos	±11,600	Gaming / Hospitality

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