



CVS Pharmacy

6705 East Lake Mead Blvd, Las Vegas, NV 89156

Price: \$5,185,185 | Cap: 5.4% | Bond Triple Net Rent: 280,000



- Over 12 years remaining on Absolute Bond Net Lease
- Last three years of base lease term are prepaid
- 5.9% yield day one
- Located in one of the strongest markets in the US
- Highly visible hard corner with over 31,000 vehicles per day
- Population of 278,500 within 5 miles of the property
- Steady increases in population and average household income
- Drive-through prescription window and on-site liquor sales
- 7-Eleven, Chevron and Dollar Tree are all on the intersection with the CVS



Phone: 212.686.0072
Mobile: 917.741.1525
rob@hmx1031.com
www.hmx1031.com

This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

HMX Realty Advisors exclusively presents for sale a freestanding CVS drugstore located at 6705 East Lake Mead Boulevard Las Vegas Nevada. The bond net lease has over 12 years of remaining lease term. The property is a pad site to an Albertsons anchored supermarket. The property is its own parcel and not subject to any restrictions. East Lake Mead Boulevard has over 20,000 vehicles per day and N. Hollywood Blvd has 11,700 VPD and is part of the Northeast Las Vegas submarket of Las Vegas. The building was built in 1999 and sits on 1.4 acre.

The property dominates the intersection of North Hollywood Boulevard and Lake Mead also known as Route 147. Walmart Neighborhood Market is located mid-block as is Walgreens on Lake Mead. Retailers in the area include AutoZone Tire Works Pizza Hut Albertsons 7-Eleven Walgreens and Walmart Neighborhood Market. The area has a mountain range to the east which prevents further growth in that direction making this a solid in-fill location. Lake Mead Boulevard carries traffic to Hoover Dam and Lake Mead.

Economics	
Price	5,185,185
Cap Rate	5.40%
Rent Holiday Credit (NPV at a 5.5% Discount Rate)	(442,324)
Net Price to Buyer	4,742,861.19
Day One Yield	5.9%

6705 E Lake Mead Blvd. Las Vegas NV	
Building	13,302
Rent PSF	21.05
Price	5,185,185
Price PSF	390

Lease Summary	
Annual NNN Bond Net Rent	280,000
Lease Expiration	1/31/2032
Remaining Base Lease Term	12.17
Rent Holiday Credit at a 5.5% Discount Rate*	(442,324)
Options	10 5-Year Options

Base Term Rent	280,000	
Option 1 & 2 Rent	251,745	First Two 5-Yr Options
Option 3 thru 10 Rent	FMV	Next 8 5-Yr Options



This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy.
It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

Las Vegas retail continues its recovery after the recession pushed vacancies into the double digits. Vacancies have compressed, and ranked growth has been healthy the past several years. The overall improving economy has fueled record-breaking tourism and Las Vegas has job growth continues to beat the national average.

Construction starts remain below the market historical average so vacancies and rent growth are likely to experience a positive impact from that in the near-term. Investment activity is returning to levels in line with the Metros historical average.

Las Vegas's recovery continues bolstered by healthy job and population growth. Annual job growth in the Las Vegas Metro has averaged around 3% over the past five years, based on the numbers from the US Bureau of Labor Statistics. The Las Vegas Metro has seen steady growth in the number of people moving into the area this cycle and approximately two-thirds of the population growth has come from in migration from other states with a significant portion from Southern California metros.

Visitor numbers from the Las Vegas Convention and visitors Authority are looking strong, with the Metro attracting more than 40 million each of the past 5 years, and all time record. Strengthening the national economy will certainly help Las Vegas has caused as increased disposable income encourages even more Taurus and attracts visitor dollars into the Metro. New developments in Las Vegas include the gentling groups 4 billion Resorts World Las Vegas with 3000 rooms and a 10,000 and 100000 sq ft Casino. Two other large Hotel projects are also slated to open in the next couple of years the Drew Las Vegas with an estimated 4000 rooms and Wynn Las Vegas Paradise Park with around 1,500 rooms. One of the most significant projects in the Metro is the new 65,000 seed Indoor Stadium for the Las Vegas Raiders.



This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.



CVS Pharmacy – Las Vegas, NV Property Photos



This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

PROPERTY PHOTOS



Las Vegas, Spanish for "The Meadows", officially the City of Las Vegas and often known simply as Vegas, is the 28th-most populated city in the United States, the most populated city in the state of Nevada, and the county seat of Clark County. The city anchors the Las Vegas Valley metropolitan area and is the largest city within the greater Mojave Desert. Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife. The Las Vegas Valley as a whole serves as the leading financial, commercial, and cultural center for Nevada. The city bills itself as The Entertainment Capital of the World and is famous for its mega casino-hotels and associated activities. It is a top three destination in the United States for business conventions and a global leader in the hospitality industry, claiming more AAA Five Diamond hotels than any other city in the world. Today, Las Vegas annually ranks as one of the world's most visited tourist destinations. Las Vegas was settled in 1905 and officially incorporated in 1911. At the close of the 20th century, it was the most populated American city founded within that century (a similar distinction earned by Chicago in the 1800s). Population growth has accelerated since the 1960s, and between 1990 and 2000 the population nearly doubled, increasing by 85.2%. Rapid growth has continued into the 21st century, and according to estimates from the U.S. Census Bureau, the city had 648,224 residents in 2018, with a metropolitan population of 2,227,053.

Source: https://en.wikipedia.org/wiki/Las_Vegas

This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

CVS Health Corporation is investment grade and has total revenue TTM of \$226.9 billion, assets of \$45.2 billion and free cash flow of 8.4 billion as of October 4th, 2019.

CVS provides health services and plans in the United States. Its Pharmacy Services segment offers pharmacy benefit management solutions, such as plan design and administration, formulary management, retail pharmacy network management, mail order pharmacy, specialty pharmacy and infusion, Medicare Part D, clinical, disease management, and medical spend management services. The company's Retail/LTC segment sells prescription drugs and general merchandise, such as over-the-counter drugs, beauty products, cosmetics, and personal care products, as well as provides health care services through its MinuteClinic walk-in medical clinics. Its Health Care Benefits segment offers traditional, voluntary, and consumer-directed health insurance products and related services, including medical, pharmacy, dental, behavioral health, medical management, Medicare plans, PDPs, Medicaid health care management services, workers' compensation administrative services, and health information technology products and services. The company's customers include employers, insurance companies, unions, government employee groups, health plans, Medicare Part D prescription drug plans, Medicaid managed care plans, plans offered on public health insurance exchanges and private health insurance exchanges, other sponsors of health benefit plans, individuals, college students, workers, labor groups, and expatriates. As of December 31, 2018, it had approximately 40 leased on-site pharmacies, 25 leased retail specialty pharmacy stores, 20 specialty mail order pharmacies, and 90 branches for infusion and enteral services; and 9,900 retail locations and 1,100 MinuteClinic locations, as well as operated an online retail pharmacy Websites, LTC pharmacies, and onsite pharmacies. The company was formerly known as CVS Caremark Corporation and changed its name to CVS Health Corporation in September 2014. CVS Health Corporation was founded in 1963 and is headquartered in Woonsocket, Rhode Island.

2019 Summary	1 Mile	3 Miles	5 Miles
Population	20,083	88,900	278,955
Households	6,513	26,415	82,183
Families	4,812	20,147	61,063
Average Household Size	3.08	3.36	3.36
Owner Occupied Housing Units	4,140	15,277	40,362
Renter Occupied Housing Units	2,373	11,137	41,821
Median Age	35.2	32.3	30.6
Median Household Income	\$51,542	\$51,985	\$43,551
Average Household Income	\$67,523	\$67,119	\$57,049
2024 Summary	1 Mile	3 Miles	5 Miles
Population	21,329	93,987	297,088
Households	6,868	27,746	87,043
Families	5,065	21,108	64,556
Average Household Size	3.10	3.38	3.38
Owner Occupied Housing Units	4,426	16,194	43,292
Renter Occupied Housing Units	2,442	11,552	43,751
Median Age	36.0	33.2	31.5
Median Household Income	\$57,462	\$57,860	\$50,536
Average Household Income	\$78,630	\$77,736	\$66,427

Contact Us

HMx Realty Advisors

52 Vanderbilt Ave
Suite #2014
New York, NY 10017
www.hmx1031.com

Our Team

Robert P. James

CEO and Co-Founder
Phone: (917) 741-1525
E-mail: rob@hmx1031.com

Daniel de Sa'

Co-Founder
Phone: (212) 972-3947
E-mail: dan@hmx1031.com