

# Single Tenant ABSOLUTE NNN LEASE INVESTMENT

Outparcel to Target Anchored Power Center  
Henderson - Fastest Growing City in Nevada

340 W Lake Mead Pkwy, Henderson, NV 89015



PAD TO

**LAKE MEAD**  
Crossing



Marshalls

PET SMART

Colliers





# LAKE MEAD Crossing



## PROPERTY OVERVIEW

We are pleased to offer to qualified investors an opportunity to purchase a single tenant absolute NNN investment leased as a Carl's Jr. with approximately 8 years remaining and 2, 5 year options. Positioned as an outparcel to a Target anchored power center; the subject property is operated by an experienced franchisee with 40+ locations throughout Las Vegas.

This is a rare opportunity to purchase a single tenant absolute NNN investment, backed by a highly successful, experienced Carl's Jr. operator, located as an outparcel to a Target anchored center, with zero landlord responsibilities.





PRICING DETAILS	
LIST PRICE	\$3,380,000
CAP RATE	5.51%
ANNUAL RENT	\$186,345
Taxes	NNN
Insurance	NNN
CAM	NNN

LEASE ABSTRACT	
Tenant Trade Name	Carl's Jr.
Lease Start	July 1, 2010
Expiration	June 30, 2029
Lease Term	20 Years
Term Remaining On Lease	8 Years
Base Rent	\$186,345
Rental Adjustments	See Footnote
Option Periods	2 - 5 Year Options 7.50% Increases Each Option 6/30/2029: \$200,320.37 6/30/2034: \$215,344.40
Roof & Structure	Tenant Responsible
*Rent in the Analysis is as of 7/1/2024 (\$15,528.71/Month) Base Rent through 3/31/2022 is \$15,528.71/Month Base Rent from 4/1/2022 - 4/30/2022 is \$15,086.86/Month Base Rent from 5/1/2022 - 6/30/2024 is \$14,445.31/Month Seller to Credit Buyer the Difference in Rent at COE in the Amount of \$15,609.45	

## INVESTMENT HIGHLIGHTS

### Absolute NNN Lease

- Ideal 1031 Exchange Asset - Zero Landlord Responsibilities  
Newer Building Built in 2010
- Experienced Franchisee - BTO Investments, Inc. -  
Over 40 Stores within Las Vegas
- 8 Years Remaining with 2, 5 Year Options
- Inflation Hedge - 7.5% Increase in 2024 Along with 7.5% Increases Each Option
- Available Free and Clear of Any Existing Debt

### Lake Mead Crossing

- Positioned as an Outparcel to a 371,803 SF Target Anchored Power Center
- Additional Anchors Include - Ross Dress for Less, Marshalls, PetSmart and More
- Strategic Location Along W. Lake Mead Pkwy with Strong Traffic Counts (38,500+ AADT)
- W. Lake Mead Pkwy Leads Directly to Two Major Interstates (I-215 and I-515)

### City of Henderson

- Henderson, NV - Among Fastest Growing Cities in America & Fastest Growing City in Nevada
- 21% Population Growth Since 2010 within a 3 Mile Radius of Subject Property
- Population of 93,000+ within 3 Mile Radius
- AHHI of \$86,000+ within 3 Mile Radius







Positioned as an Outparcel to a 371,803 SF  
Target Anchored Power Center







# TENANT OVERVIEW

America’s premier burger chain. Today, there are more than 1,100 Carl’s Jr.® restaurants worldwide, with more than 300 dual-branded Carl’s Jr.®/Green Burrito® restaurants.

Carl’s Jr.® consistently out-delivers the competition with an innovative menu strategy that focuses on developing premium, sit-down restaurant quality menu items. The Carl’s Jr.® line of 100% Black Angus Beef Six Dollar Burgers™ is perfectly complemented by the brand’s Hand-Scooped Ice Cream Shakes & Malts™. This best-in-class menu supports a premium franchise opportunity.

Carl’s Jr.® is a wholly-owned subsidiary of CKE Restaurants, Inc., a publicly traded company listed on the New York Stock Exchange (ticker symbol: CKR). Through its subsidiaries, CKE franchises and operates Carl’s Jr.® and Hardee’s® quick-service restaurants. The CKE system includes more than 3,100 locations in 42 states and 13 countries.



1,100+

CARL’S JR. LOCATIONS



#15

THE QSR TOP 50





# CITY OF HENDERSON

Henderson is ideally situated in the southern rim of the Las Vegas Valley, just 7 miles southeast of the famous Las Vegas Strip and minutes away from McCarran International Airport. Major highways serving Henderson include I-15, US 95, US 93, and Highway 146. I-15 provides immediate east-west access from California to the East Coast via I-80, I-70, and I-40, as well as north-south access from Mexico to Canada via I-15.

*Within the U.S. Southwest, Henderson is conveniently located to serve major southwestern markets. Henderson is approximately 50 miles from the California State line and 234 miles from Los Angeles.*

Major corporations such as Levi Strauss & Company, Ocean Spray Cranberries, Amica, Toyota Financial and many others call Henderson home, evidence of Henderson’s pro-business environment. As one of the younger cities of the modern and dynamic Southwest, the City of Henderson is often referred to as the “Other Side of Southern Nevada”.

## QUALITY OF LIFE

The City of Henderson boasts an array of cultural opportunities, close proximity to the famous Las Vegas Strip, an abundance of quality shopping, including several shopping outlets, and numerous recognized educational institutions. These many benefits have made Henderson not only a top place to live in Southern Nevada, but in the entire United States

Henderson is home to 12 colleges and universities offering more than 75 programs and majors in areas as diverse as medicine, arts and culinary training, electronics and technology, pharmaceutical studies and business, to name a few.



## Financial & Administrative Services

Henderson’s expansion into multiple markets and its economic diversification are primary reasons why the city continues to grow in all sectors, more recently in the financial and administrative services arenas.

National banks, community banks, wealth management services, insurance carriers, mortgage services, and other financial and administrative institutions are recognizing the advantages of settling in Henderson.

Companies That Have Established Significant Financial, Administrative and Back Office Operations in Henderson:

- Toyota Financial Savings Bank
- FirstComp Insurance
- USCB
- Burke Williams Spa
- Credit Acceptance Corp.
- Amica Insurance
- Promo Direct
- Vegas.com



### National Gold Medal for Excellence in Parks and Recreation

*National Recreation and Park Association*

### Best Places to Retire If You Really Hate Paying Taxes, part of The 100 Best Moves You Can Make

**With Your Money**  
*MONEY Magazine*

### 100 Best Places to Live and Launch a Business

*Fortune Small Business*

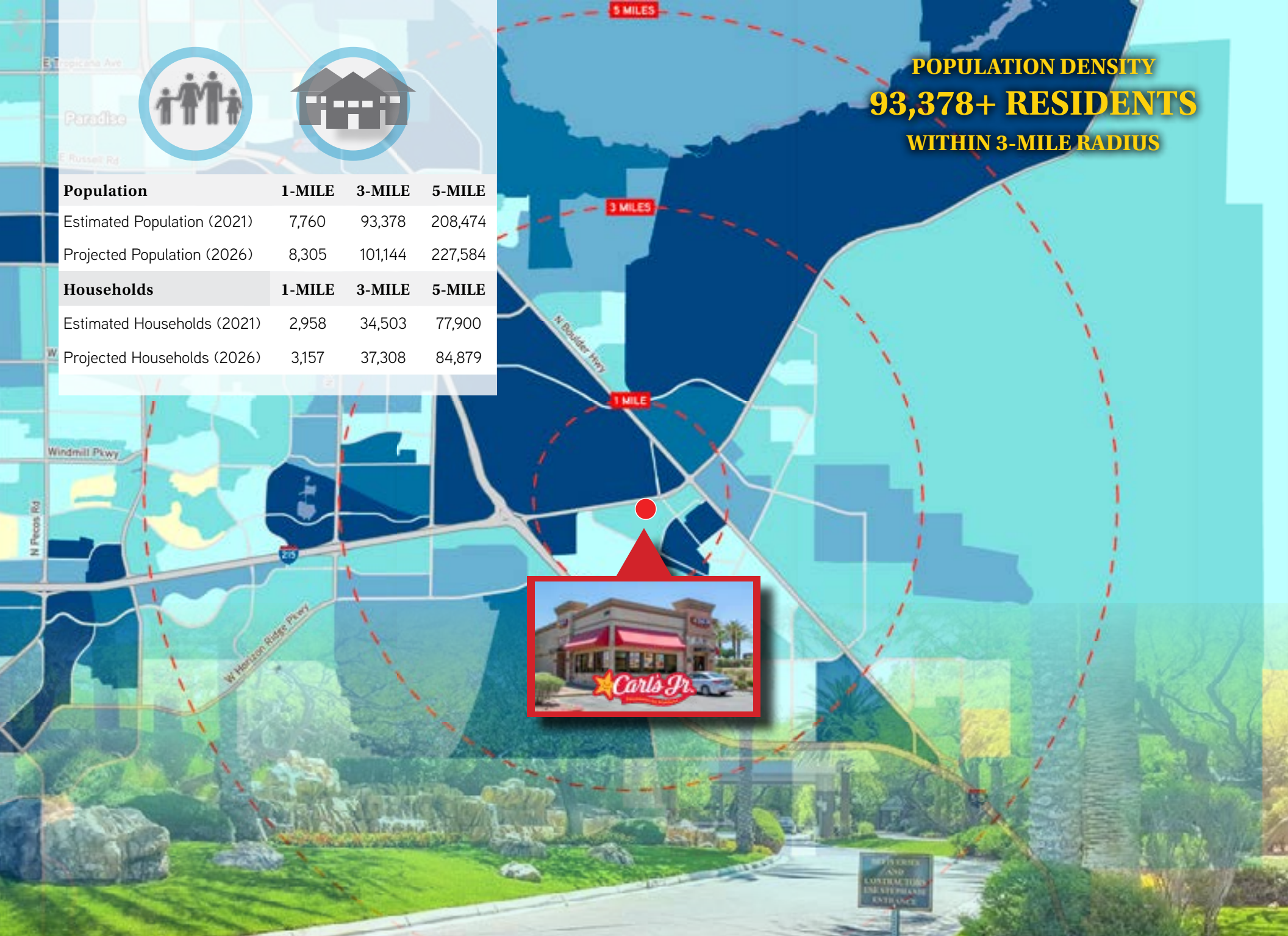
### America’s Best Cities.

*Henderson was named one of America’s 50 best cities by Bloomberg Businessweek.*

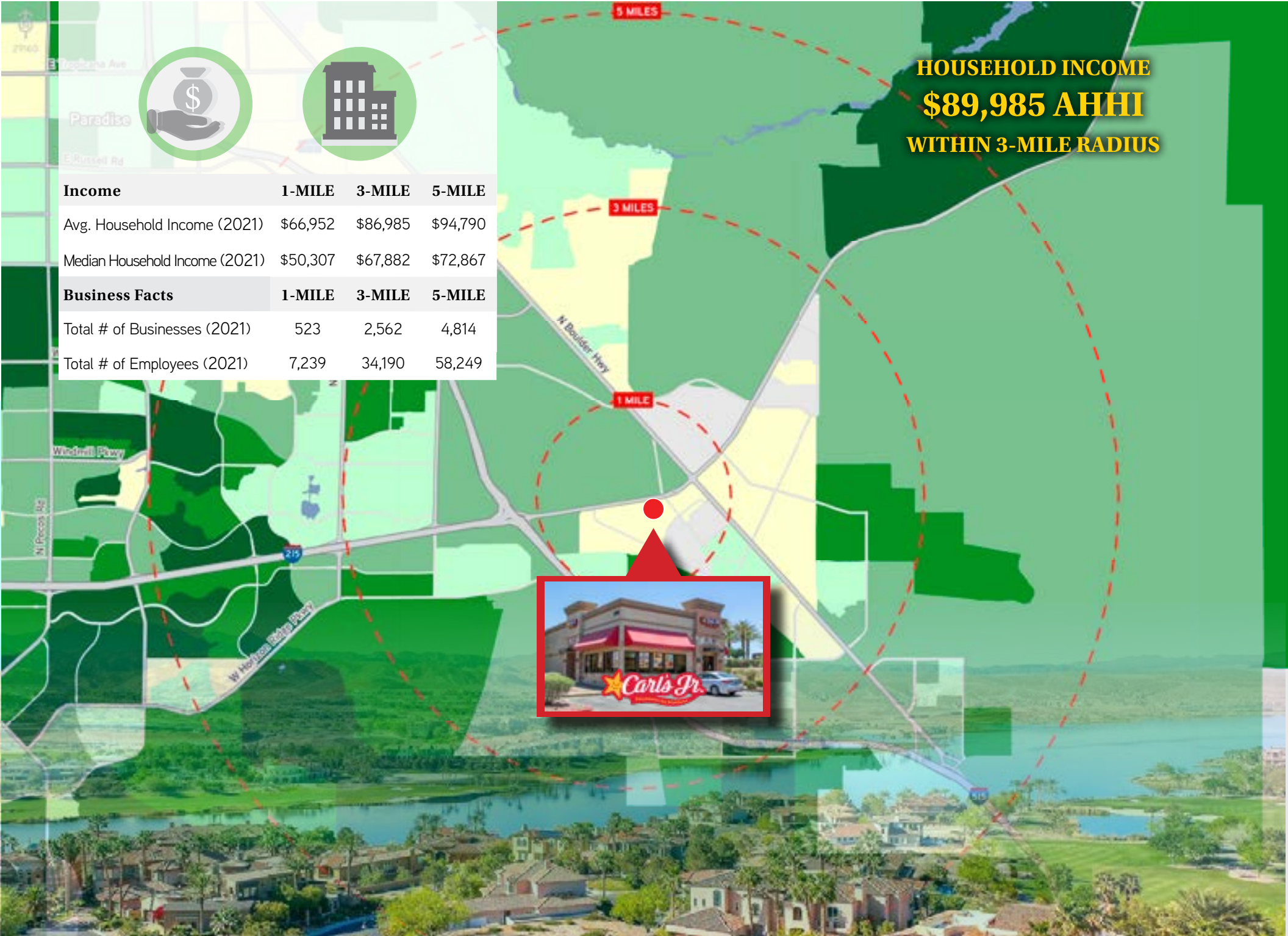


CITY OF HENDERSON  
AWARDS





Population	1-MILE	3-MILE	5-MILE
Estimated Population (2021)	7,760	93,378	208,474
Projected Population (2026)	8,305	101,144	227,584
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2021)	2,958	34,503	77,900
Projected Households (2026)	3,157	37,308	84,879



Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2021)	\$66,952	\$86,985	\$94,790
Median Household Income (2021)	\$50,307	\$67,882	\$72,867
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2021)	523	2,562	4,814
Total # of Employees (2021)	7,239	34,190	58,249





# CITY OF LAS VEGAS

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.



**651,297**  
Population



**\$305,900**  
Median Property Value

**36.8**  
Median Age



**\$58,713**  
Median Household Income



**299,406**  
Number of Employees







**TOURISM**

The travel and tourism industry represents an economic impact of nearly \$63.6 billion, representing nearly 58 percent of the region’s gross product and supporting nearly half a million jobs, or 44 percent of Southern Nevada’s total workforce.



**19 Million**

2020 VISITORS

TO LAS VEGAS ANNUALLY

**1.7 Million**

CONVENTION ATTENDANCE

**LAS VEGAS VISITOR VOLUME**

In 2020, 19 million people visited Southern Nevada. These high visitation numbers translate into significant economic impacts throughout the Southern Nevada community. On average, visitors to Southern Nevada in 2019 spent \$415.06 per trip, directly and indirectly supporting hundreds of thousands of jobs and billions of dollars in wages and salaries.



How many people travel to the Las Vegas area?

Visitor Volume

19.0M

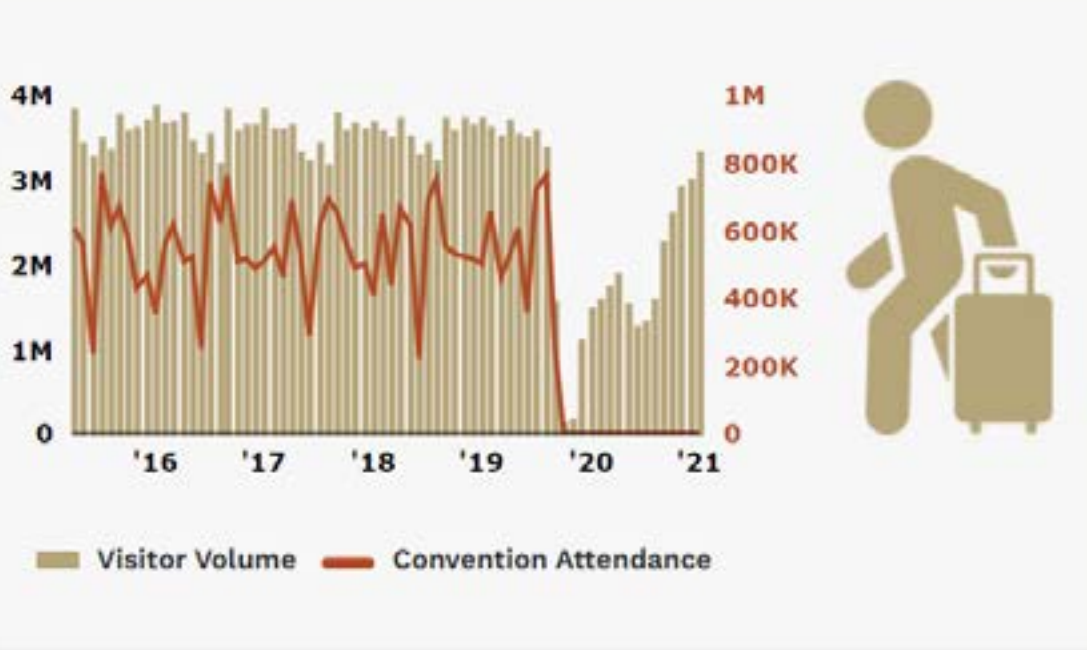
▼ -55.2%

Convention Attendance

1.7M

▼ -74.0%

2020 Annual Total



Las Vegas is home to some of the best resort-hotels in the world.



145,308

Hotel Rooms

42.3%  
Occupancy Rate

\$120.36

Average Daily Room Rate (ADR)

21.2M

Room Nights Occupied

2020 Annual Average







### TRANSPORTATION

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.

### MCCARRAN INTERNATIONAL AIRPORT

McCarran International Airport is the primary commercial airport serving the Las Vegas Valley, a major metropolitan area in Nevada. It is in Paradise, about 5 miles south of Downtown Las Vegas. The airport is owned by Clark County and operated by the Clark County Department of Aviation. The airport has nonstop air service to destinations in North America, Europe, and Asia.

### COLLEGES AND UNIVERSITIES

The College of Southern Nevada (the third largest community college in the United States by enrollment) is the main higher education facility in the city. Other institutions include the University of Nevada School of Medicine, with a campus in the city, and the for-profit private school Le Cordon Bleu College of Culinary Arts. Educational opportunities exist around the city; among them are the University of Nevada, Las Vegas and Nevada State College, Desert Research Institute, The International Academy of Design & Technology Las Vegas and Touro University Nevada.



McCarran Logs **4.15 Million**  
Passengers in July



### LARGEST CONVENTIONS HELD IN LAS VEGAS ANNUALY

- CES** CONSUMER ELECTRONICS SHOW  
Consumer Electronics Show (CES), which takes place the second week of January, with upwards of 180,000 attendees.
- SEMA** SPECIALTY EQUIPMENT MARKET ASSOCIATION  
Specialty Equipment Market Association (SEMA), which attracts 160,000 people in the automotive, truck and SUV, powersports and RV markets.
- CONEXPO-CON/AGG**  
ConExpo/ConAGG is North America’s largest construction trade show, attracting 130,000.
- NAB** NATIONAL ASSOCIATION OF BROADCASTERS  
National Association of Broadcasters (NAB) in early to mid-April with 100,000-plus attendees from the media, entertainment, and technology industries.
- MAGIC**  
The Men’s Apparel Guild of California, or MAGIC, also picks February in Las Vegas to offer a preview the season’s fashion offerings to more than 85,000 attendees. .



This Offering Memorandum contains select information pertaining to the business and affairs of Carl’s Jr. - Henderson, NV. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. 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 Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, 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. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, 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.

Owner and Colliers International 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.

If you wish not to pursue negotiations leading to the acquisition of Carl’s Jr. - Henderson, NV. or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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 Colliers International 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.

For More Information Contact:

**Eric Carlton**  
Executive Vice President  
License No. S.0172067  
949.724.5561  
eric.carlton@colliers.com



Colliers International | 3960 Howard Hughes Parkway, Suite 150 | Las Vegas, NV 89169

Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This publication is the copyrighted property of Colliers International and /or its licensor(s) 2015. All rights reserved