

FOR SALE

Single Tenant Net Lease

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Irreplaceable Real Estate at the

CROSSROADS AT SUNSET



**WELLS FARGO BANK NA**  
(A+ CREDIT RATING, S&P GLOBAL)



Outparcel at the

# CROSSROADS AT SUNSET

1411 W. Sunset Road, Henderson, Nevada 89014



Stephanie Street — 34,500 CPD

Sunset Road — 32,500 CPD





WELLS FARGO



# Confidentiality Agreement

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This Confidential Offering Memorandum (the "Memorandum") is being delivered exclusively by Colliers International (the "Agent") to a party who may be interested in the acquisition of the Fee Simple interest in Crossroads At Sunset, 1419–1445 West Sunset Road, Henderson, NV 89014 (the "Property"), described in this Memorandum. This is a private offering, made only by delivery of a copy of the Memorandum to the recipient (the "Recipient"). By accepting this Memorandum, the Recipient agrees to comply strictly with the terms and conditions of the Confidentiality Agreement previously executed and delivered to the Agent by the Recipient with respect to this Memorandum and all information contained herein, and to use this Memorandum only for the purpose of evaluating the offering made hereby.

The material contained in this Memorandum is provided solely to assist the Recipient in potential purchase of the Property. Neither the Agent nor any affiliates or client of the Agent which term includes related entities, the owners of any equity interest in the Property, ("Owner"), the manager of the Property ("Manager"), and any officers, employees and agents of any such parties make any representations or warranties with regard to the accuracy or completeness of the information contained herein. This Memorandum may include statements and estimates provided by the Agent, the Owner, or the Manager with respect to the anticipated future performance of the Property. Nothing contained in this Memorandum should be construed as a representation as to the future performance of the Property, and the Recipient acknowledges and agrees that any statements or estimates relating to future performance reflect various assumptions concerning the Property's anticipated results, which may or may not prove to be correct. No representations are made as to the accuracy of such statements and estimates, and none of the Agent, the Owner, the Manager, or any related entities shall have any liability with respect to or arising from any inaccuracy in such statements or estimates. Statements made in this Memorandum as to the content of any contract or other document referred to, are not complete or definitive descriptions, but summaries or portions thereof. Each such statement is qualified by its reference to the full text of the contract or document, copies of which will be made available by the Agent to Recipient upon request. In addition, not all contracts or other documents, which may be relevant, have been summarized or referenced in this Memorandum. This Memorandum is being delivered by the Agent to a prospective purchaser with the understanding that it will independently investigate those matters which it deems appropriate in evaluating the Property and will rely solely on its own investigation in determining whether to purchase the Property.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property in any jurisdiction in which, or to any person for which, such offer, sale, or solicitation would be unlawful. Except where otherwise indicated, the information contained in this Memorandum has been prepared as and no obligation is assumed to supplement or modify the information to reflect subsequent events or conditions. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property or purchase of the Property.

More detailed information regarding the expected terms, conditions, and timing of the offering of the Property will be provided in due course by separate communication with each Recipient. The Agent, the Owner and the Manager reserve the right to engage in discussions or negotiations with one or more recipients or other prospective investors at any time without notification to, or other obligation to, any other Recipient or prospective investor. The offering made hereby is subject to a change in terms or termination without notice. The Owner and the Manager will remain free to operate the Property in their sole and absolute discretion during the evaluation and offering process, including the taking of such actions, whether within or outside of the ordinary course of business, which the Owner or the Manager shall deem necessary, prudent or desirable.

The Agent reserves the right to require the return of this Memorandum and any other material provided to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.

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This Freestanding ±5,159 SF Wells Fargo is located on the hard corner of the main intersection of Nevada’s highest commercial-density trade area in Henderson, Nevada. It is an outparcel pad to the Crossroads at Sunset, a shopping center anchored by EOS Fitness, Mariana’s Supermarkets, Starbucks (new construction) and Texas Roadhouse (new construction). The Crossroads at Sunset is located in an established, successful submarket that also happens to be seeing very strong population growth, which will only lead to an increase in demand and value in this real estate for many years to come.



Wells Fargo Bank NA

1411 W. Sunset Road, Henderson, Nevada 89014

OFFERING PRICE:	\$4,875,000
CAP RATE:	4.0%
YEAR 1 NOI:	\$195,010
BUILDING SIZE (SF):	±5,159
LAND SIZE (SF):	±26,790
YEAR BUILT:	1996
LEASE TYPE:	NNN
LEASE EXPIRATION:	3/31/26, (3) 5-year Options Remaining





Lease Summary

TENANT:	Wells Fargo Bank NA
LEASE:	NNN
COMMENCEMENT DATE:	December 1, 1995
LEASE EXPIRATION:	March 31, 2026
OPTION PERIODS:	
2nd Renewal:	April 1, 2021 – March 31, 2026
3rd Renewal:	April 1, 2026 – March 31, 2031
4th Renewal:	April 1, 2031 – March 31, 2036
5th Renewal:	April 1, 2036 – March 31, 2041



**Year Built:**  
1996



**Location:**  
Street frontage pads of the hard Southwest corner of Stephanie Street and Sunset Road



**Parcel:**  
APN: TBD



**Parking:**  
Cross-parked with Shopping Center



**Zoning:**  
Community Commercial (CC)





## Wells Fargo

Company Type: Public

Locations: 7200

Wells Fargo is an American multinational financial services company with operations in 35 Countries and over 70 million customers globally. Founded in 1929, the company has grown to 7,200 bank locations including an additional 13,000 ATM's.

We're strong for our customers and communities  
Wells Fargo & Company (NYSE: WFC) is a diversified, community-based financial services company with \$1.92 trillion in assets. Wells Fargo's vision is to satisfy our customers' financial needs and help them succeed financially. Founded in 1852, and headquartered in San Francisco, Wells Fargo provides banking, investment and mortgage products and services, as well as consumer and commercial finance through more than 7,200 locations, more than 13,000 ATMs, the internet ([wellsfargo.com](https://www.wellsfargo.com)), and mobile banking and has offices in 31 countries and territories to support customers who conduct business in the global economy.

Wells Fargo serves one in three households in the United States.

Wells Fargo & Company was ranked No. 30 on Fortune's 2020 rankings of America's largest corporations.







- Irreplaceable, high-value real estate at major Henderson intersection of Stephanie St. and Sunset Rd. with over 65,000 cars per day
- Corner of Main & Main Intersection of the Galleria Submarket, Across from Henderson's Largest Mall (Galleria) and Hotel Casino (Sunset Station)
- Corporate Entity, Credit Grade: A+ (S&P Global), AA (DBRS Morningstar), Aa2 (Moody's)
- Mature Trade Area Experiencing Major Population Growth
- ±5,159 SF Building with drive-thru on ±26,790 SF Parcel
- Wells Fargo Branch with ±\$223 Million in Deposits as of June 30, 2021 (per FDIC)















## Las Vegas Market

The Las Vegas-Paradise MSA consists of nearly 600 square miles and encompasses Las Vegas, Henderson, Boulder City, North Las Vegas, Mesquite, and all of Clark County. The leading financial and cultural center for Southern Nevada, Las Vegas is the largest city in the state and an internationally renowned resort destination known primarily for gaming, conventions, shopping, fine dining and nightlife.

This popular destination is the 28th largest Metropolitan Statistical Area in the United States with over two million residents. Las Vegas is one of the top three leading convention and business meeting locations in the United States, and one of the world’s top draws for tourism. The combination of no inventory tax, rich transportation infrastructure and the geographic location of the state’s two largest urban centers are prime reasons that top brands like Amazon, Wal-Mart, Levi Strauss & Co., Bed, Bath & Beyond, Monster Cable, Ocean Spray Cranberries and others choose Nevada to stage their warehousing and distribution strategies.



2.3M  
Metro Population

\$35B  
Annual Tourism  
Revenue

25<sup>th</sup>  
Most Populous  
State in the U.S.

3.3M  
Average Monthly  
Harry Reid International  
Airport Passengers

\$398K  
New Home  
Median Price

75%  
Nevada Residents  
Live In Las Vegas







# 2.3 Million

## SOUTHERN NEVADA RESIDENTS

The Las Vegas Metro continues to grow, as a result of its high rankings for **Quality of life, job and population growth, and healthy business climate.**

Las Vegas offers a reliable pro-business operating environment that empowers innovation, the nation's 8th-busiest airport that provides world-class connectivity, a core industry attracting 42 million visitors a year, competitive operating costs and a commitment to quality of life that has helped the region attract new residents and businesses alike. The region has long-demonstrated its resourcefulness, resilience, and willingness to invest in the future.

The Southern Nevada region is home to 2.3 million people, 1.1M workers and approximately 83K private employer businesses. The region regularly ranks highest in the nation's growth and investment metrics. The population growth alone is more than three times higher than the national average, while \$15 billion in projects are currently in the development pipeline. People are moving to the Las Vegas metropolitan area for many reasons such as jobs, retirement, and quality of life.



# Henderson

## MARKET OVERVIEW

### POPULATION

#### Why Henderson?

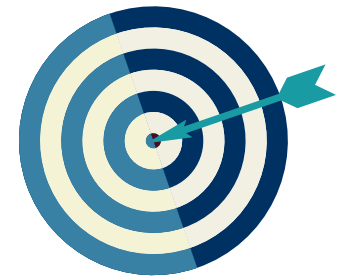
Roughly 310,000 people, 14% of Southern Nevada's population of 2.1 million live in Henderson. Exceptional Quality of Life - known for its master-planned communities and high-quality of living, Henderson leads Nevada cities in the per-capita income and education levels of its residents. Henderson has been ranked a top place to live by several national publications, including Fortune Small Business, Bloomberg and Businessweek, which utilize ranking indicators such as cost of living, housing affordability, school quality, medical care and crime rates. It was also named one of America's safest cities.



### HENDERSON IS PRO-BUSINESS

Henderson's pro-business environment has attracted internationally recognized companies such as Ocean Spray, Graham Packaging, Berry Plastics, Poly-West, Barclay's Services, Dignity Health, Core Mark, Levi Strauss & Company, FedEx Ground, Unilever Manufacturing, Goodman Distribution, Titanium Metals, Cashman Equipment and many others.

While Nevada is recognized as one of the top states in the nation in which to do business, Henderson offers many additional benefits.



- \*Henderson's Development Service Center is rated among the best in the nation for permitting efficiency, service and reliability.
- \* Companies may also qualify for Henderson's Utility Franchise fee abatement incentive, providing additional savings.

[cityofhenderson.com/economic-development-and-tourism/incentives](http://cityofhenderson.com/economic-development-and-tourism/incentives)

## Las Vegas Highlights



### NHL Expansion

T-Mobile Arena hosts over 150 events per year and is the current home of the NHL Golden Knights



### 20,000 Seats

T-Mobile Arena, a multi-use indoor arena on the Las Vegas Strip opened in April 2016



### The Las Vegas Raiders

The relocation of the Oakland Raiders is anticipated to create a \$600+ million economic impact add 450,000+ incremental visitors and host 45+ events annually



### LVCC Expansion

Las Vegas Convention Center is currently undergoing a \$2.3 billion, 600,000 square foot expansion to absorb excess demand



### Mandalay Bay Convention Center

Recently underwent a 350,000 square foot expansion and is now one of the largest in North America



### \$1 billion public works project

underway to modernize and expand Las Vegas vehicular infrastructure



### Las Vegas Ballpark

hosts this Triple-A professional baseball team in Summerlin



### Steady Growth

The University continues to grow with a total student headcount of 30,457 (2018)



### MSG Sphere at the Venetian

A revolutionary new 18,000-seat venue for concerts, sports and live entertainment that will be completed in 2020



Exclusive Listing Agents:



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