



**CORPORATELY GUARANTEED LEASE  
(INCOME-TAX FREE STATE)  
LAS VEGAS, NEVADA**

**BANG**  
REALTY  
**OFFERING  
MEMORANDUM**



FILE PHOTO

**3620 EAST BONANZA ROAD | LAS VEGAS, NEVADA 89110**



# ADVISORY TEAM

**BRIAN BROCKMAN**

**Principal Broker**

License # B.1002481

brian@bangrealty.com

513.898.1551 - office

**BANG**  
REALTY

**BANG REALTY-NEVADA, INC.**

2300 West Sahara Ave Suite 800

Las Vegas, NV 89102

www.bangrealty.com



*Estimated Parcel Outline -  
According to Clark County*

**E Bonanza Rd**  
**26,740 CPD**



# HIGHLIGHTS



STARBUCKS®

## PRICE

\$3,071,000

## CAP RATE

4.50%

## NOI

\$138,176



## POINTS OF INTEREST

**Retailers | Entertainment:** Pad site to a Smith's Grocery Store; nearby retailers include Walmart, Target, Costco, Kohl's, Lowe's, Home Depot, 99 Cents Only Store, Ross Dress for Less, Rainbow Shops, PetSmart, Big 5 Sporting Goods, Albertsons, Savers, Cardenas Markets, El Super, Dollar Tree, Family Dollar, Walgreens

3 miles from world-famous **Downtown Las Vegas/Fremont Street Experience** & 8.5 miles from **Las Vegas Strip Center** - according to Las Vegas Convention & Visitors Authority, there were 38,829,300 visitors in 2022

4 miles from **Las Vegas Premium Outlets** - an airy, outdoor village-styled center featuring over 175 designer & name-brand retailers including Kate Spade NY, Michael Kors, Pandora, Tory Burch, Coach, Lululemon, Burberry, etc.

**Higher Education:** 8 miles from **University of Nevada, Las Vegas** - a public land-grant university offering over 240 minors, graduate degree & certificate programs with 30,679 total headcount (Fall 2021)

**Healthcare:** 6 miles from **University Medical Center** - a general medical & surgical hospital with 564 beds



## NEW 10-YEAR NN LEASE

The Property benefits from a new 10-year NN\* lease (NO EARLY TERMINATION) to Starbucks Corporation, 10% rental escalations every 5 years with four 5-year options to renew.

*\*Landlord is responsible for the roof, gutters, downspouts, foundation, interior/exterior walls & all structural components of the Premises and replacement (only) of parking lot/sidewalks.*



## BRAND NEW CONSTRUCTION

Starbucks latest prototype with **impressive 17-car stack in drive-thru** - slated for opening date/rent commencement on September 2023 (est.)



## INFILL LOCATION | TRAFFIC COUNTS

Well-positioned in dense/infill location, just off the signalized, hard corner with excellent visibility/access on E Bonanza Rd with traffic counts of 26,740 CPD!



## 2023 DEMOGRAPHICS (5-MI)

2023 Population	536,838
2028 Population (Est.)	574,036
2023 Households	184,532
2023 Average Household Income	\$64,850



## NELLIS AIR FORCE BASE (AFB)

The Property is 6 miles south of Nellis AFB. It is part of the United States Air Force's Air Combat Command. The base itself covers more than 14,000 acres. Nellis is a major focal point for advanced combat aviation training. Its mission is accomplished through an array of aircraft, including fighters, bombers, refuelers, and aircraft used for transport, close-air-support, command-and control and combat search-and -rescue. The Nellis work force of 15,065 military, civilians & contractors makes it one of the largest employers in Southern Nevada. The total military population numbers of 58,710, including family members & military retirees in the area with an economic impact of \$4.217 billion.

# PROPERTY OVERVIEW & RENT ROLL

SITE ADDRESS	3620 East Bonanza Road Las Vegas, Nevada 89110
LESSEE	Starbucks Corporation
LESSEE ENTITY TYPE	Corporate
GROSS LEASABLE AREA	±2,160 SF
LOT SIZE	±0.858 acre
YEAR BUILT	September 2023 (Est. - Under Construction)
OWNERSHIP	Fee Simple (Building & Land)
PARKING LOT	Concrete/Asphalt
ROOF	10-Year Transferrable Warranty (TPO Roof)
EXPENSE REIMBURSEMENT	This is a <b>NN lease</b> . Landlord is responsible for the roof, gutters, downspouts, foundation, interior/exterior walls & all structural components of the Premises and replacement (only) of parking lot/sidewalks.
LEASE TERM	10 years (New)
RENTAL INCREASES	10% every 5 years
RENT COMMENCEMENT DATE	September 25, 2023
EXPIRATION DATE	September 30, 2033
OPTIONS	Four 5-Year Renewal Options



## RENT ROLL

	TERM*	ANNUAL RENT	CAP RATE
Years 1-5	<b>09/25/23</b> to 09/30/28	\$138,176	4.50%
Years 6-10	10/01/28 to <b>09/30/33</b>	\$151,994	4.95%
<b>4.72% AVG ANNUAL RETURN</b>			
RENEWAL OPTIONS			
1st Option	10/01/33 to 09/30/38	\$167,193	
2nd Option	10/01/38 to 09/30/43	\$183,912	
3rd Option	10/01/43 to 09/30/48	\$202,303	
4th Option	10/01/48 to 09/30/53	\$222,534	

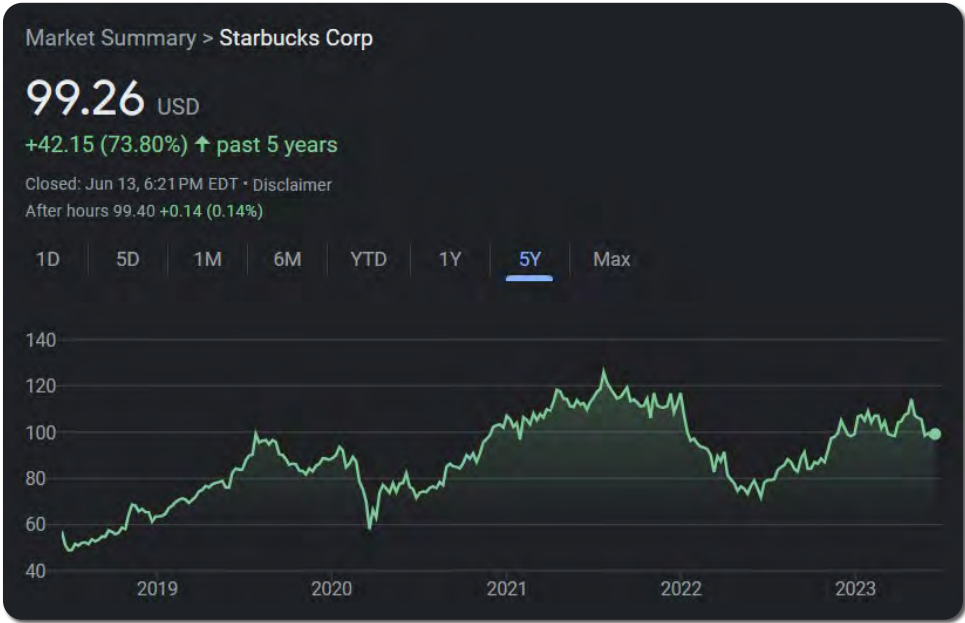
\* Estimated dates are subject to change based on construction completion and tenant opening.

# TENANT OVERVIEW



**STARBUCKS®**

<b>TYPE</b>	Public
<b>TRADED AS</b>	NASDAQ: SBUX
<b>S&amp;P CREDIT RATING</b>	BBB+ Stable (11/17/22)
<b>MOODY'S RATING</b>	Baa1 Stable (05/17/21)
<b>INDUSTRY</b>	Restaurants: Fast Food
<b>MARKET CAP</b>	113.79B (06/13/23)
<b>WEBSITE</b>	<a href="https://www.starbucks.com/">https://www.starbucks.com/</a>



**Starbucks Corporation (NASDAQ: SBUX)**, together with its subsidiaries, operates as a roaster, marketer, and retailer of specialty coffee worldwide. The company operates through three segments: North America, International, and Channel Development.

Starbucks offers a range of exceptional products that customers enjoy in our stores, at home, and on-the-go. There are more than 30 blends and single-origin premium coffees such as Fresh-brewed coffee, hot and iced espresso beverages, teas, Starbucks® Cold Brew, Frappuccino® blended beverages, and Starbucks Refreshers® beverages. Their stores offer fresh food such as baked pastries, sandwiches, salads, protein boxes, oatmeal, yogurt and snacks.

The company also licenses its trademarks through licensed stores, & grocery & food service accounts. The company offers its products under the Starbucks, Teavana, Seattle's Best Coffee, Evolution Fresh, Ethos, Starbucks Reserve, & Princi brand names.

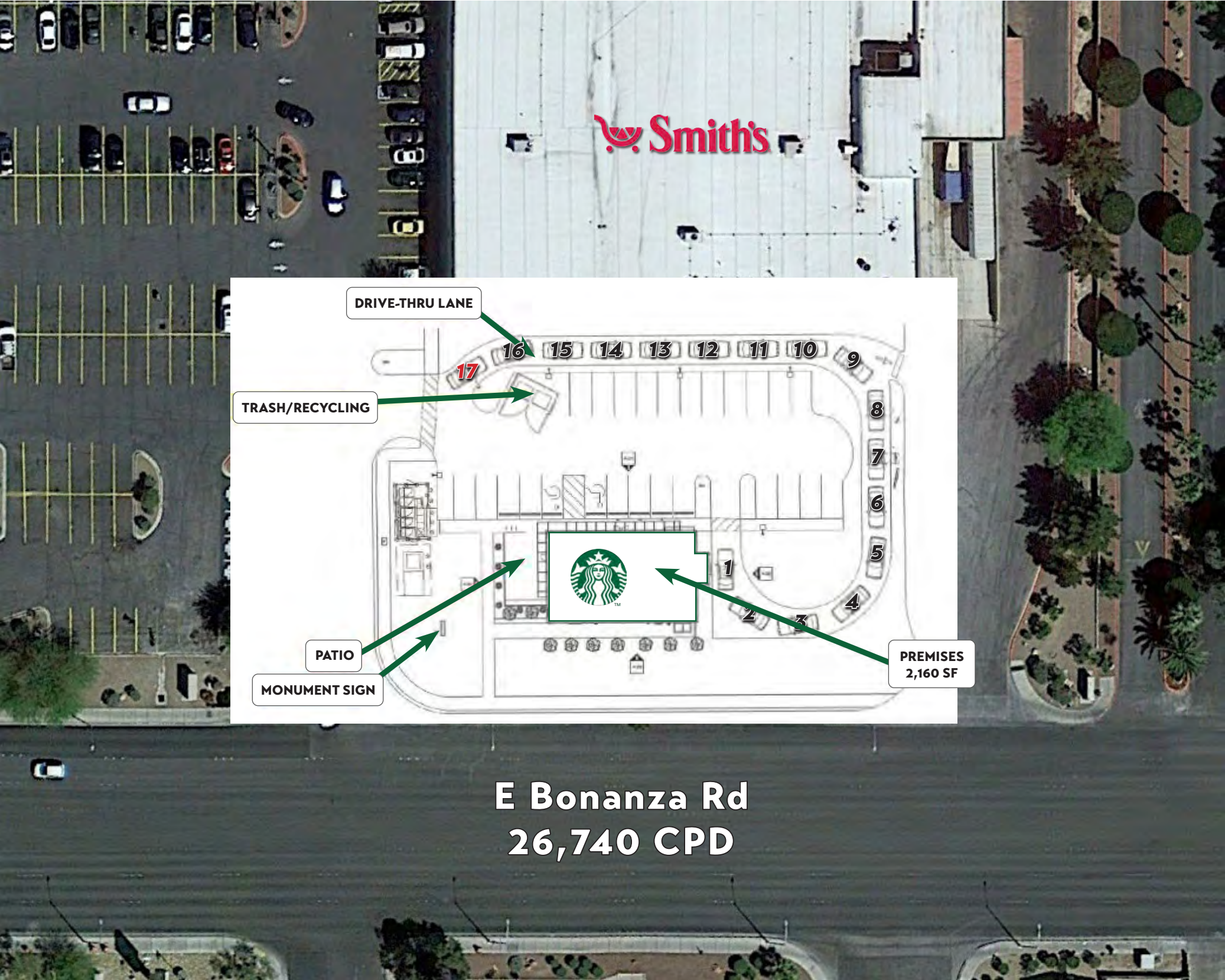
**Currently, there are over 36,000 stores in 84 markets.**

Starbucks Corporation was founded in 1971 & is based in Seattle, Washington.



# SITE PLAN

- Starbucks Pad site to a Smith's Grocery Store
- Starbucks Brand new construction - slated to open September 2023 (est.)
- Starbucks Starbucks latest prototype
- Starbucks Impressive 17-car stack in drive-thru
- Starbucks GLA: 2,160 SF
- Starbucks Lot Size: 0.858 acre



E Bonanza Rd  
26,740 CPD



# SOUTHWEST

## DESERT PINES GOLF CLUB

In a crosswise direction from the Property, Desert Pine's Golf Club's spectacular 18-hole, par-71, 6,222-yard championship layout featuring over 4,000 mature pine trees lining the fairways and white sandy bunkers. The practice facility is distinguished by its two-tiered, climate-controlled practice facility, featuring 25 hitting bays.

Desert Pines Golf Club specializes in creating one-of-a-kind weddings, golf tournaments & special events of all sizes & types.

## LAS VEGAS STRIP

"The Strip" is a 4-mile stretch of Las Vegas Boulevard that is known for its concentration of resort hotels & casinos. Many of the largest hotel, casino and resort properties are known for its contemporary architecture, lights and wide variety of attractions, it is one of the driving forces for Las Vegas's economy with 38.8 million visitors, spending \$44.9 billion in 2022.





DOWNTOWN LAS VEGAS -  
FREMONT STREET

The **Casino District** is home to most of downtown’s hotels and casinos. The Fremont Street Experience is a canopied street of the downtown area with an audio-visual system consisting of more than 2 million lights & a sound system allows of nightly shows.

The **Entertainment District** features an eclectic mix of bars, clubs & restaurants. Centered on Las Vegas Boulevard on Fremont Street, this 3-block renovation includes pedestrian-friendly street redesign, landscaping & retro-looking neon signage.





# NORTHEAST

## NELLIS AIR FORCE BASE

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**MONACO MIDDLE SCHOOL**  
1,253 STUDENTS

**NELLIS AIR FORCE BASE**

**IRA J EARL ELEMENTARY**  
695 STUDENTS

**ROBISON MIDDLE SCHOOL**  
1,129 STUDENTS

**LOMIE G HEARD ELEMENTARY**  
767 STUDENTS

**RUBEN P DIAZ ELEMENTARY**  
669 STUDENTS

**DESERT PINES HIGH SCHOOL**  
3,134 STUDENTS

**BONANZA PINES SENIOR**  
158 UNITS  
**DESERT SAGE**  
144 UNITS

**MATER ACADEMY EAST**  
1,143 STUDENTS

**DESERT PINES TOWNHOMES**  
204 UNITS

**PLAYA VISTA**  
409 UNITS

**Smith's**



**E Bonanza Rd**  
26,740 CPD





# NORTHWEST

**LUNT  
ELEMENTARY**  
551 STUDENTS

**CAMBEIRO  
ELEMENTARY**  
566 STUDENTS

Freedom  
Skate Park

**BRACKEN  
ELEMENTARY**  
591 STUDENTS

Central Little League  
of Las Vegas

Big League Dreams  
Las Vegas

Gary Reese  
Freedom Park

Silver  
Nugget  
CASINO

jefebet  
EVENT CENTER

**RONNOW  
ELEMENTARY**  
628 STUDENTS

Family Courts and Services Center  
Clark County Juvenile Justice  
Children's Advocacy Center Foundation

N Pecos Rd | 26,055 CPD

**PLAYA VISTA**  
409 UNITS

E Bonanza Rd  
26,740 CPD

Smith's





# LAS VEGAS



**LUNT  
ELEMENTARY**  
551 STUDENTS

**CAMBEIRO  
ELEMENTARY**  
566 STUDENTS

**Big League Dreams  
Las Vegas**  
**Central Little League  
of Las Vegas**  
**Gary Reese  
Freedom Park**

**Freedom  
Skate Park**

**E Mohave Rd | 7,628 CPD**



**Pecos Rd | 26,055 CPD**

**PLAYA VISTA  
409 UNITS**



**DESERT PINES  
HIGH SCHOOL**  
3,134 STUDENTS

**MATER ACADEMY  
EAST**  
1,143 STUDENTS

**N Sandhill Rd**

**BONANZA  
PINES SENIOR  
158 UNITS**

**East Las Vegas  
Library**

**SUNRISE SENIOR  
VILLAGE  
90 UNITS**

**E Bonanza Rd | 26,740 CPD**



**GRAGSON  
ELEMENTARY**  
688 STUDENTS

**EQUIPO  
ACADEMY**  
797 STUDENTS



**MOORE  
ELEMENTARY**  
631 STUDENTS

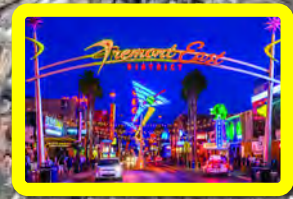


# ZOOMED OUT



**MEADOWS MALL**  
Dillard's, JCPenney, Curacao, Macy's Backstage, Aldo, Champs Sports, Charlotte Russe, Claire's, Express, Finish Line, Forever 21, Foot Locker, Guess, Hollister, Hot Topic, Journeys, LensCrafters, Rainbow, Tilly's, Round1 Bowling & Amusement, etc.

**LAS VEGAS NORTH PREMIUM OUTLETS**  
Aldo, Ann Taylor, Armani, Banana Republic, Boss, Brooks Brothers, Burberry, Gap, Calvin Klein, Carolina Herrera, Coach New York, J.Crew, Karl Lagerfeld, Kate Spade, Lacoste, Lululemon, Marc Jacobs, Michael Kors, Nike, Perry Ellis, Prada, Tory Burch, True Religion, Versace, Under Armour, etc.



**HYDE PARK MIDDLE SCHOOL**  
1,602 STUDENTS

**UMC**  
564 BEDS

**PARK ELEMENTARY**  
636 STUDENTS



**HEWETSON ELEMENTARY**  
788 STUDENTS

**MARTIN MIDDLE SCHOOL**  
1,498 STUDENTS

**DESERT PINES HIGH SCHOOL**  
3,134 STUDENTS

**ROBISON MIDDLE SCHOOL**  
1,129 STUDENTS

**ELDORADO HIGH SCHOOL**  
2,032 STUDENTS

**CHARLOTTE & JERRY KELLER ELEMENTARY**  
554 STUDENTS

**ELBERT ELEMENTARY**  
578 STUDENTS

**RUNDLE ELEMENTARY**  
659 STUDENTS

**DUANE D KELLER MIDDLE SCHOOL**  
1,376 STUDENTS

**HARNEY MIDDLE SCHOOL**  
1,609 STUDENTS

**LAS VEGAS HIGH SCHOOL**  
2,662 STUDENTS

**JENKINS ELEMENTARY**  
647 STUDENTS

**MENDOZA ELEMENTARY**  
718 STUDENTS

**WENGERT ELEMENTARY**  
530 STUDENTS

**SNYDER ELEMENTARY**  
737 STUDENTS

**BECKLEY ELEMENTARY**  
790 STUDENTS

**HARRIS ELEMENTARY**  
661 STUDENTS

**CHAPARRAL HIGH SCHOOL**  
2,335 STUDENTS

**FERRON ELEMENTARY**  
585 STUDENTS

**CUNNINGHAM ELEMENTARY**  
780 STUDENTS

**SAM'S TOWN**  
HOTEL & GAMBLING HALL, LAS VEGAS

**Eastside Cannery**  
CASINO/HOTEL

**WOODBURY MIDDLE SCHOOL**  
857 STUDENTS

**Walmart**



**sam's club**

**SPROUTS FARMERS MARKET**

**Walmart**

**savers**

**Burlington**

**UNLV**  
UNIVERSITY OF NEVADA - LAS VEGAS  
30,660 STUDENTS



**NEW YORK NEW YORK**  
LAS VEGAS HOTEL & CASINO

**Aria**

**THE COSMOPOLITAN**  
of LAS VEGAS

**BELLAGIO**  
LAS VEGAS

**CAESARS PALACE**

**Flamingo**

**Mirage**  
LAS VEGAS

**ti**  
TREASURE ISLAND Las Vegas

**FASHION SHOW**  
Las Vegas

**Renata World**  
CONRAD | Hilton | CROCKFORDS

**CIRCUS CIRCUS**  
LAS VEGAS

**THE LAS VEGAS COUNTRY CLUB**

**Vegas**  
CORPORATION AND RESORTS

**Encore**  
Wynn Las Vegas

**Wynn**  
LAS VEGAS

**THE VENETIAN**

**Harrah's**  
LAS VEGAS

**BALLY'S**  
LAS VEGAS



**Virgin HOTELS**  
LAS VEGAS



**Marshall's**  
**five below**  
**Party City**  
**SEAFOOD CITY**

**Las Vegas NATIONAL GOLF CLUB**

**SUNRISE**  
HOSPITAL & MEDICAL CENTER  
834 BEDS



**VALLEY HIGH SCHOOL**  
2,744 STUDENTS

**LAKE ELEMENTARY**  
706 STUDENTS

**CRESTWOOD ELEMENTARY**  
679 STUDENTS

**savers**

**SAHARA**  
LAS VEGAS

**STRAT**

**Walmart**



# CITY VIEW

## HARRY REID INTERNATIONAL AIRPORT (LAS)

This airport sits on 2,800 acres with 4 runways. Airlines servicing LAS include American, Delta, Frontier, Virgin Atlantic, Southwest, United, British Airways, Hawaiian, etc. There were a total of 52.6 million passengers in 2022.

## NELLIS AIR FORCE BASE

Nellis AFB is part of the United States Air Force's Air Combat Command. The base itself covers more than 14,000 acres. Nellis is a major focal point for advanced combat aviation training. Its mission is accomplished through an array of aircraft, including fighters, bombers, refuelers, and aircraft used for transport, close-air-support, command-and control and combat search-and-rescue. The Nellis work force of 15,065 military, civilians & contractors makes it one of the largest employers in Southern Nevada. The total military population numbers of 58,710, including family members & military retirees in the area with an economic impact of \$4.217 billion.





# LAS VEGAS SYNOPSIS

**Las Vegas** (often known as Vegas) is the most populous city in Nevada and is 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 luxurious and extremely large casino-hotels together with their 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.

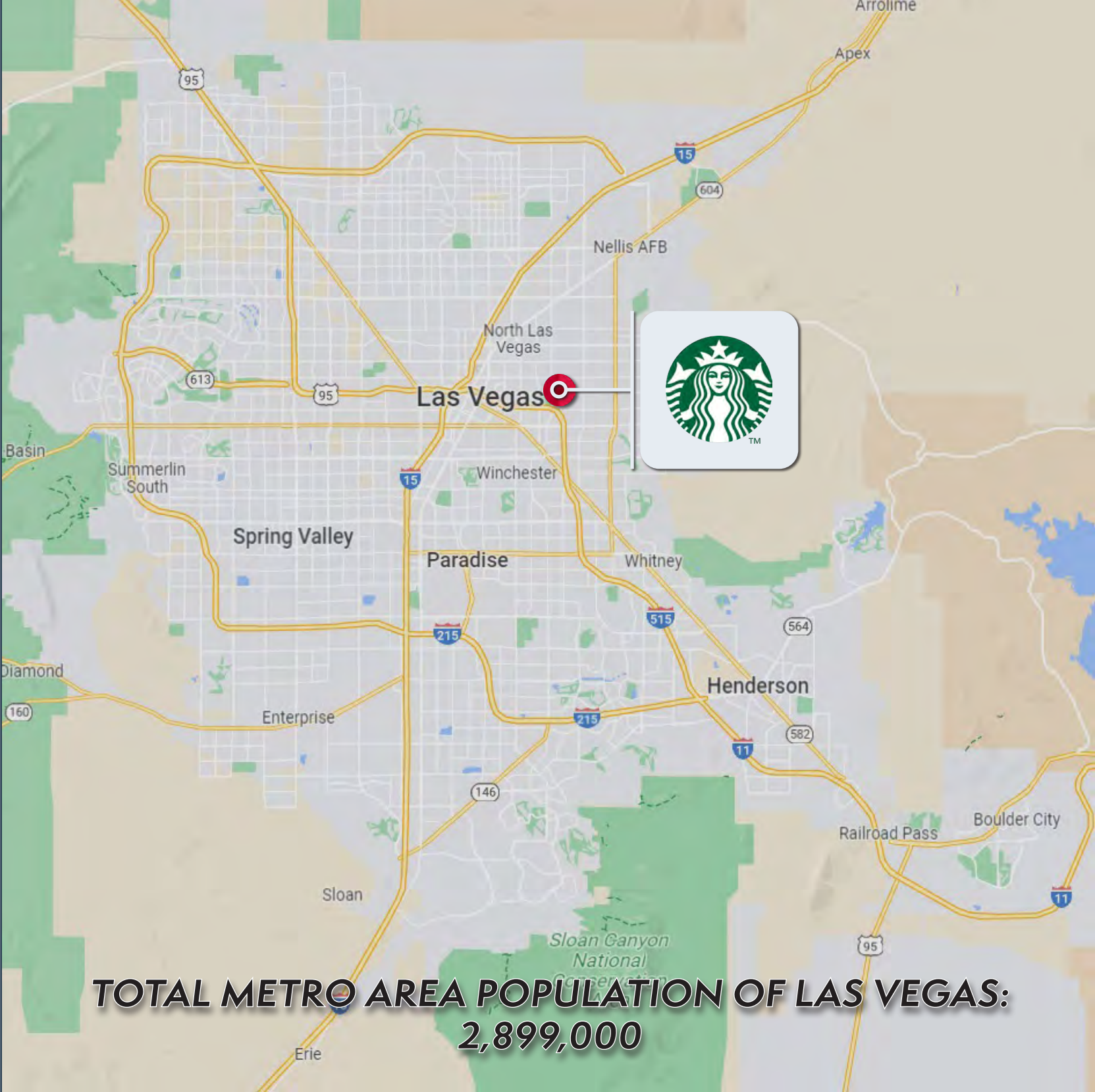
### TOP HOTEL/CASINO EMPLOYERS IN LAS VEGAS:

- 1. Wynn Las Vegas - 8,000 - 8,499
- 2. Bellagio LLC - 7,500 - 7,999
- 3. MGM Grand Hotel/Casino - 7,500 - 7,999
- 4. Aria Resort & Casino LLC - 7,000 - 7,499
- 5. Mandalay Bay Resort & Casino - 7,000 - 7,499

Other companies in Las Vegas include **Zappos, Allegiant, Rimini Street, Switch, Textbroker, Scientific Games, Total Quality Logistics & PennyMac Loan Services.**

## 2023 DEMOGRAPHICS

	1-MI	3-MI	5-MI
2023 Population	32,282	260,720	536,838
2028 Projected Population	35,092	278,719	574,036
Labor Population Age 16+	23,790	198,330	415,481
Median Age	30.7	33.1	34.8
Average Household Income	\$51,517	\$56,534	\$64,850





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By accepting this Marketing Brochure you agree to release Bang Realty-Nevada, Inc. hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

## FOR MORE INFORMATION:

**BRIAN BROCKMAN**

**Principal Broker**

office - 1.513.898.1551

brian@bangrealty.com

License # B.1002481

