



SITE

PROPOSED
ALBERTSONS
GROCERY

RUSSELL RD

PROPOSED
ALBERTSONS
FUEL PAD

FORT APACHE RD

9490 W RUSSELL RD | LAS VEGAS, NV 89148

For Sale | ±4,500 SF Multi-Tenant Building at Russell Square



roicre.com

INVESTMENT OVERVIEW

PAD A

RUSSELL SQUARE

The Adamson Team of ROI Commercial Real Estate is please to exclusively offer for sale a ±4,500 SF multi-tenant asset at Russell Square.

PRICE

CAP RATE

NOI \$185,798

LAND AREA ±0.69 acres

APN 163-30-818-002

ZONING General Commercial (C-2)



PROPERTY INFORMATION

NAME Russell Square Pad A

ADDRESS 9490 W Russell Rd
Las Vegas, NV 89148

APN 163-30-818-002

LAND AREA 0.69 Acres

DESCRIPTION

Part of a four building multi-tenant retail center in a planned Albertsons development

The site is strategically located along the retail & food corridor at Russell Rd & Fort Apache Rd with over 32,000 VPD (combined)

The property is surrounded by existing and newly constructed apartment and single family residences

Close proximity to CC-215 off of Russell Rd interchange

The trade area is a mix of high and medium average household income demographics and serves the master planned communities of South Summerlin, Rhodes Ranch, Nevada Trails, and The Summit at Discovery Land

Close proximity to Southern Hills Hospital, Ikea, Wet N Wild, Bishop Gorman High School, and St Rose Hospital



SITE PLAN



TENANT PROFILE



SUBWAY

Subway is one of the most recognized names in the sandwiches business. This Subway franchisee has approximately 30 years of experience and is the largest Subway franchisee in Las Vegas with approximately 65 locations.



FOXTAIL COFFEE

With approximately 48 Foxtail Coffee is making a substantial move for more growth in the US. All coffee is roasted fresh on location. Foxtail Coffee sources coffee beans from sustainable farms. The Franchisee has a long track record of success with over approximately five years with the Foxtail Coffee franchise and has a portfolio of eight locations.



GREENHOUSE JUICE BAR & EATERY

This is the first location for this fresh new concept that offers healthy juices and eatery delights to be enjoyed in a modern comfortable atmosphere. The eatery is owned by a seasoned restaurant operator with over 10 years of experience and is personally guaranteed by a family member with a net worth in excess of \$2,000,000.

RENT ROLL

TENANT NAME	BLDG	UNIT #	SQ. FT	*LEASE START	LEASE EXPIRE	RENT MONTHLY	RENT ANNUAL	RENT \$/SF	RENEWAL INCREASE	RENEWAL OPTIONS
Foxtail Coffee	Pad A	101	1,999	01/01/23	12/31/32	\$7,329.66	\$87,955.92	\$3.67	10% every 5 years	2 - 5 year options
Subway	Pad A	102	1,200	01/01/23	12/31/29	\$3,600.00	\$43,200.00	\$3.00	10% every 5 years	2 - 5 year options
Greenhouse Juice Bar & Eatery	Pad A	103	1,301	03/01/23	02/28/33	\$4,553.50	\$54,642.00	\$3.50	**see notes	1 - 5 year options
Total Occupied RSF			4,500			\$15,483	\$185,798			

Notes: * Expected Commencement and expiration

** Rent flat for years 1 -3, 5% increase year 4, 3% increases thereafter



10 YEAR PROFORMA

10 YEAR PROFORMA

SUITE	CURRENT TENANT	RENT START DATE	SF	% OF GLA	RENT \$PSF/MO.	RENT \$PSF/YR	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
101	FOXTAIL COFFEE	1/1/2023	1,999	44%	\$3.67	\$44.00	\$87,956	\$87,956	\$87,956	\$87,956	\$87,956	\$96,752	\$96,752	\$96,752	\$96,752	\$96,752
102	SUBWAY	1/1/2023	1,200	27%	\$3.00	\$36.00	\$43,200	\$43,200	\$43,200	\$43,200	\$43,200	\$47,520	\$47,520	\$47,520	\$47,520	\$47,520
103	GREENHOUSE JUICE BAR & EATERY	3/1/2023	1,301	29%	\$3.50	\$42.00	\$34,151	\$54,642	\$54,642	\$55,871	\$57,548	\$59,274	\$61,052	\$62,884	\$64,770	\$66,713
TOTAL			4,500	100%			\$165,307	\$185,798	\$185,798	\$187,028	\$188,704	\$203,546	\$205,324	\$207,155	\$209,042	\$210,985
	NOI						\$165,307	\$185,798	\$185,798	\$187,028	\$188,704	\$203,546	\$205,324	\$207,155	\$209,042	\$210,985

OPTION TERMS



AREA DEMOGRAPHICS



TRAFFIC COUNTS

Russell Rd - 12,800 VPD

Fort Apache Rd - 23,300 VPD



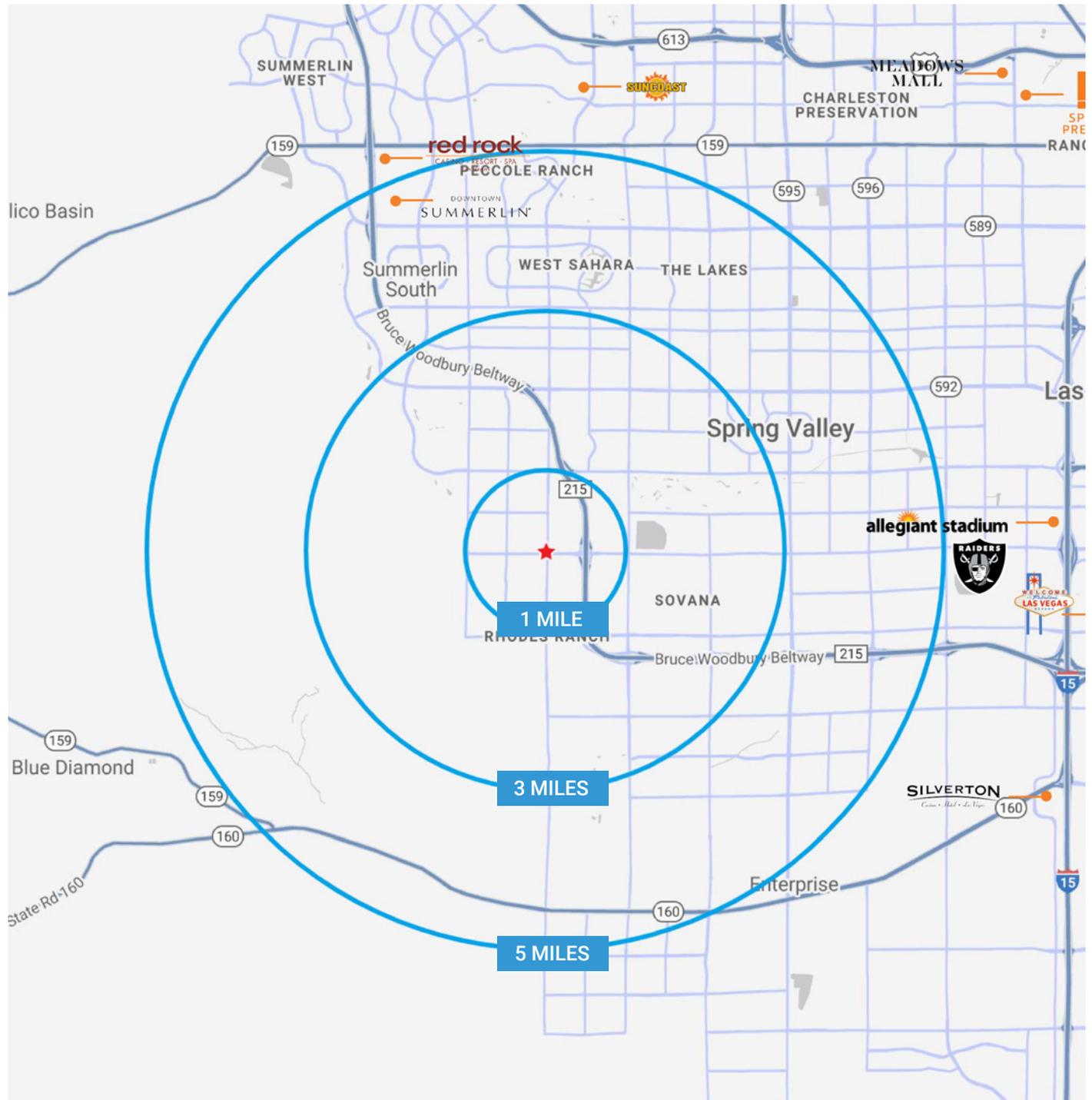
POPULATION

1 Mile	3 Miles	5 Miles
28,158	127,292	321,281



AVERAGE HHI

1 Mile	3 Miles	5 Miles
\$70,411	\$89,806	\$93,136



Source:
SitesUSA 2021
TRINA, NV DOT 2021

LAS VEGAS OVERVIEW



Las Vegas Convention Center is currently undergoing a \$2.5B, 800,000 SF expansion to meet excess demand.

Throughout 2019, The Las Vegas Convention Center hosted 6.6 million convention attendees, up 2.3% from 20178.

SOURCE: LVCVA



Relocation of the Raiders NFL Team is expected to create an \$600M+ economic impact, bring 450,000+ visitors, and host 45+ events throughout the year.



Home to globally-inspired cuisine and drinks, star-studded performers, and unique retail boutiques, Resorts World is expected to open May 2021.



The T-Mobile Arena is home to the Las Vegas Golden Knights NHL Team and hosts over 150 different events each year.



The Henderson Silver Knights AHL Team are expected to have their inaugural season during the 2020-21 AHL season.

Las Vegas is a unique suburban community with an emphasis in tourism, entertainment, casinos and gambling, business, warehousing, and innovation. It is the only major city in the American West to have been founded in the 20th century. It has grown significantly each year and has been one of the most desirable cities to move to.

Las Vegas is an attractive market for many reasons, with no state income tax, growing tech companies such as Zappos and Switch, the origin of innovative companies like Solarcity and BrightSource, home of the UFC, and five professional sports teams--the Golden Knights NHL Team, the Henderson Silver Knights AHL Team , the Raiders NFL Team, the Las Vegas ACES WBNA Team, and the Las Vegas Aviators MiLB Team.

The population of the Las Vegas Valley currently sits at 2.3 million and has steadily increased by 50,000 people each year. Las Vegas holds majority of the population for Nevada at 75% and the state is projected to reach 3 million. This city has grown immensely in a short amount of time and does not show signs of stopping any time soon.

LAS VEGAS

Tourism & Travel Highlights



42
MILLION
ANNUAL VISITORS
(Pre-COVID 2019)

32.2
MILLION
ANNUAL VISITORS
(2021)



39.7
MILLION
AIRLINE PASSENGERS

2.2
MILLION
CONVENTION ATTENDANCE

BROKERAGE TEAM



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We know Las Vegas. You should know us.



\$200M+

LAND SALES



\$324M+

TOTAL SALES (2015 - 2022)



\$105M+

TOTAL SHOPPING CENTER SALES



\$1.237B+

TOTAL LEASES (2015 - 2022)

DISCLAIMER

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