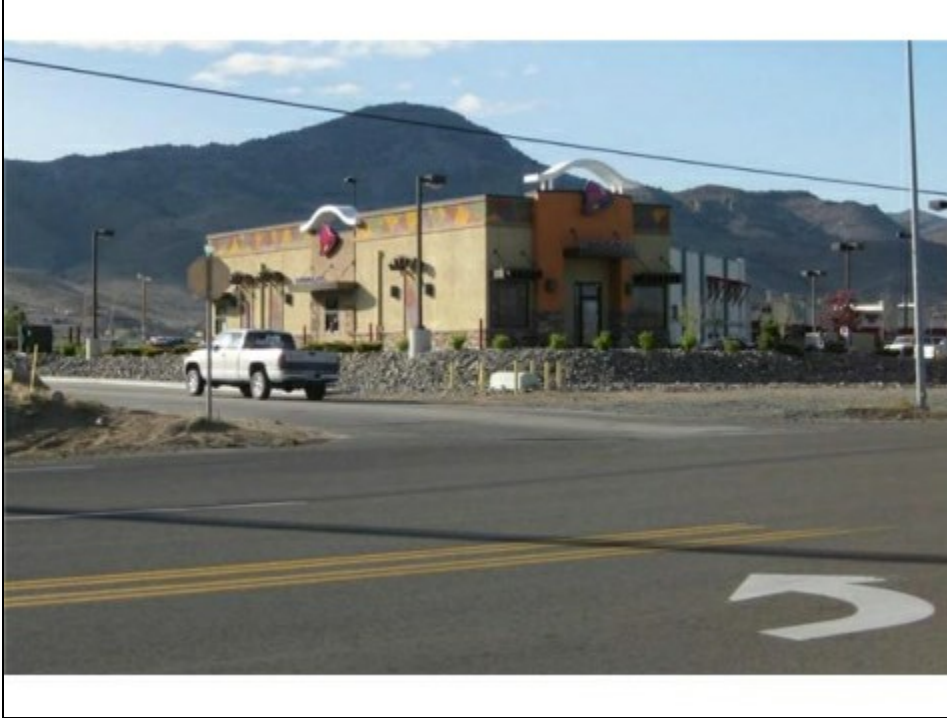


Sample NNN Properties for sale from OnlyNNN.com - 800-841-5033.

Contact OnlyNNN.com to review additional NNN Properties.

Information below is computer generated. Please pardon the typos.

1 Dayton, NV 89403



#### Property Details

Price	\$3,899,000
Building Size	2,500 SF
Lot Size	0.84 AC
Price/SF	\$1,559.60 /SF
Property Type	Retail
Property Sub-type	Restaurant
Property Use Type	Investment
Commission Split	2.50%
Cap Rate	5.60%
Occupancy	100%
No. Stories	1
Tenancy	Single
Year Built	2005
Parking Ratio	12 / 1,000 SF
Tax ID/APN	016-405-19
Status	Active

#### Property Notes

#### Property Description

Taco Bell is one of the top fast food restaurants in the country. This location is operated by Las-Cal Corporation. Las-Cal Corporation is the Nevada franchisee operating 65 locations for over 45 years. This particular store, as in all Nevada locations, will be offering the new and exciting breakfast menu first quarter of 2014. The building was constructed in 2005 and is in excellent condition. This offering provides an opportunity for the investor looking for an absolute triple-net (NNN) lease that requires no management responsibility.

**Property Details**

Price	\$6,751,605
Building Size	3,224 SF
Lot Size	1 AC
Price/SF	\$2,094.17 /SF
Property Type	Retail
Property Sub-type	Service/Gas Station
Property Use Type	Investment
Cap Rate	6.25%
Tenancy	Single
Tax ID/APN	090-150-191
Status	Active

**Property Notes****Property Description**

Great NNN property with over 8 years left on primary term. C Store with Gae, gaming. Great experienced operator with excellent payment history.



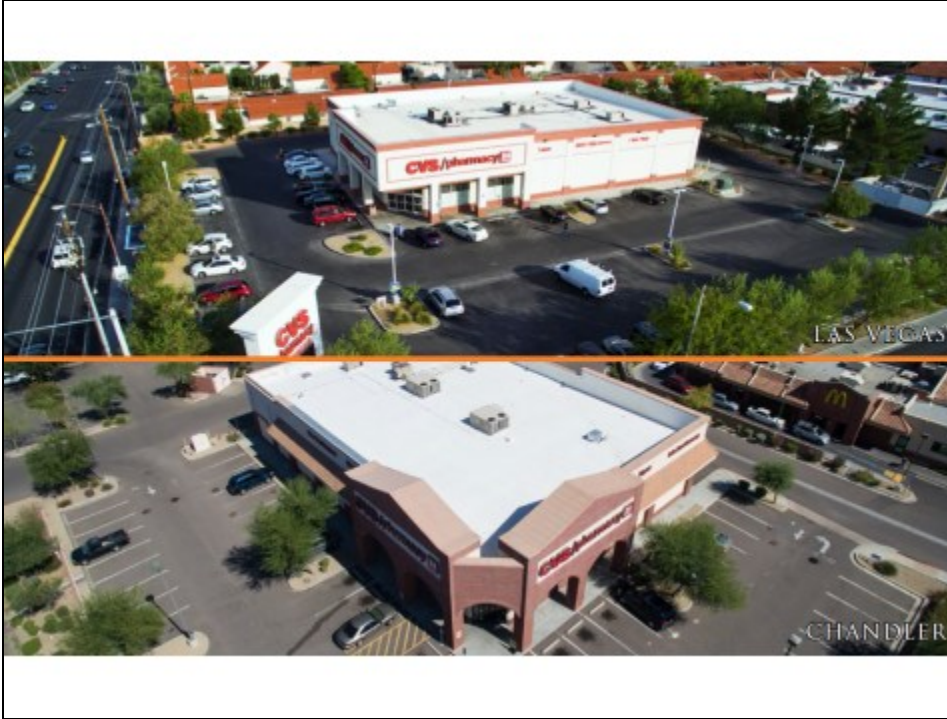
**Property Details**

Price	\$2,400,000
Building Size	1,975 SF
Lot Size	0.70 AC
Price/SF	\$1,215.19 /SF
Property Type	Retail
Property Sub-type	Restaurant
Additional Sub-types	Free Standing Bldg
Property Use Type	Investment
Cap Rate	5%
Occupancy	100%
Tenancy	Single
Year Built	2014
Tax ID/APN	176-04-413-004
Status	Active

**Property Notes**

**Property Description**

Ground Lease - 20 year Lease with no Landlord expense responsibilities New Construction - completed in December 2014 Rent Increases - 10% Rent Increases Every 5 Years High Traffic Site - 48,000 vehicles per day Excellent Retail Demographics - 244,165 Population / \$74,405 Income within 5 miles.



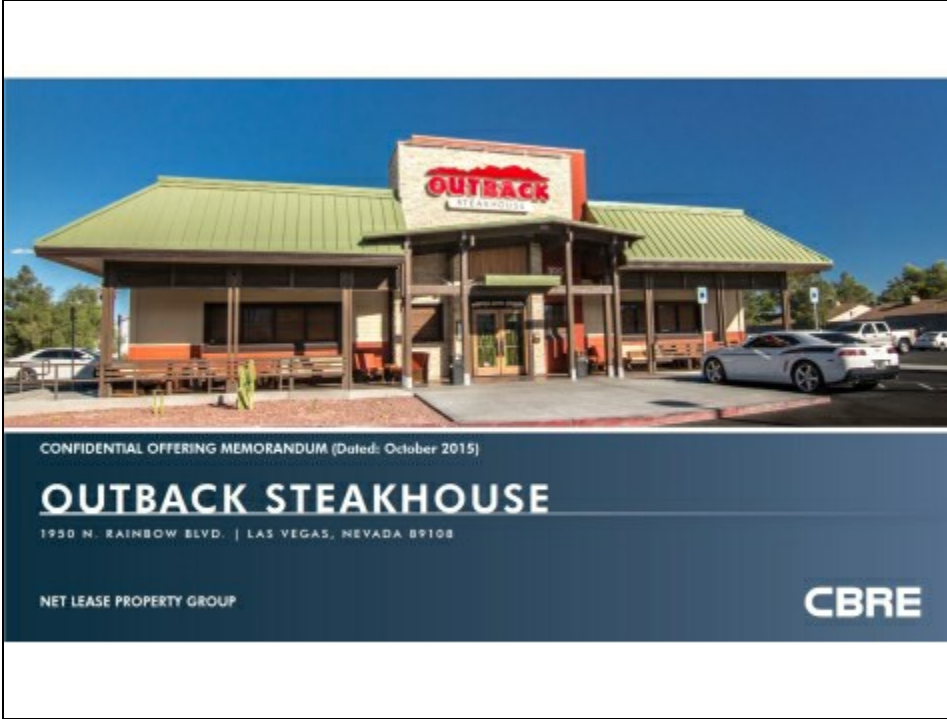
### Property Details

Price	\$11,388,000
Building Size	25,466 SF
Lot Size	3.51 AC
Price/SF	\$447.18 /SF
Property Type	Retail
Property Sub-type	Free Standing Bldg
Property Use Type	Investment
Cap Rate	6.20%
Tenancy	Single
Year Built	2004
Status	Active

### Property Notes

### Property Description

The subject properties are available together or separate. Las Vegas: CVS is visible to over 67,000 cars per day from the signalized hard corner of S. Eastern Ave and E. Desert Inn Rd. The store is ideally situated within the heart of Las Vegas with over 489,000 residents within a 5-mile radius. CVS less than two miles from the Las Vegas Convention Center which encompasses approximately 3.2 million-square-foot with exhibit space of 2 million square feet and meeting space of nearly 250,000 square feet. The center hosts over 5.1 million visitors per year. The store is three miles east of the Las Vegas Strip - the hub of the tourist industry in Las Vegas. It is also only two and a half miles north of the University of Las Vegas, Nevada (28,000+ students.) CVS is just five minutes east of Sunrise Hospital and Medical Center (730 Beds) and five minutes north of Kindred Hospital, Las Vegas - Flamingo (142 Beds.) Chandler: CVS sits at the signalized hard corner of N. Dobson Rd. and W. Warner Road, visible to 54,000 cars per day. The store is ideally situated within a densely populated residential area with over 348,000 residents within a 5-mile radius.

**Property Details**

Price	\$4,930,000
Building Size	6,163 SF
Price/SF	\$799.94 /SF
Property Type	Retail
Property Sub-type	Free Standing Bldg
Property Use Type	Investment
Cap Rate	5%
Occupancy	100%
Tenancy	Single
Status	Active

**Property Notes****Property Description**

Bloomin' Brands, Inc. (NASDAQ: BLMN) is one of the world's largest casual dining restaurant companies with approximately 1,500 restaurants throughout 48 states, Puerto Rico, Guam, and 22 countries. The company operates restaurants through a portfolio of leading, differentiated restaurant brands including Outback Steakhouse, Carrabba's Italian Grill, Bonefish Grill, and Fleming's Prime Steakhouse & Wine Bar. As of June 28, 2015, Bloomin' Brands reported TTM revenues of \$4.48B and EBITDA of \$389.8M. At closing, Outback Steakhouse will execute new 15-year NNN lease with four 5-year options to renew. The lease will include 1% annual rent increases throughout the term.





**Property Details**

Price	\$2,400,000
Building Size	1,950 SF
Lot Size	0.33 AC
Price/SF	\$1,230.77 /SF
Property Type	Retail
Property Sub-type	Restaurant
Additional Sub-types	Free Standing Bldg Neighborhood Center
Property Use Type	Investment
Cap Rate	5%
Occupancy	100%
Tenancy	Single
Property on Ground Lease?	Yes
Year Built	2014
Tax ID/APN	163-23-801-008
Status	Active

Property Notes

**Property Description**

20 Year NNN Ground Lease December 2014 construction 10% rent increase every 5 years Dense in-fill population - 35,700 population within 1 mile of the subject property. 131, 597 within 3 mile radius.



**Property Details**

Price	\$2,500,000
Building Size	2,556 SF
Lot Size	0.67 AC
Price/SF	\$978.09 /SF
Property Type	Retail
Property Sub-type	Restaurant
Property Use Type	Investment
Cap Rate	5%
Occupancy	100%
No. Stories	1
Tenancy	Single
Tax ID/APN	002-76-405
Status	Active

Property Notes

**Property Description**

This Taco Bell is a newly constructed building with a 25 year NNN lease with annual rental increases.



### Property Details

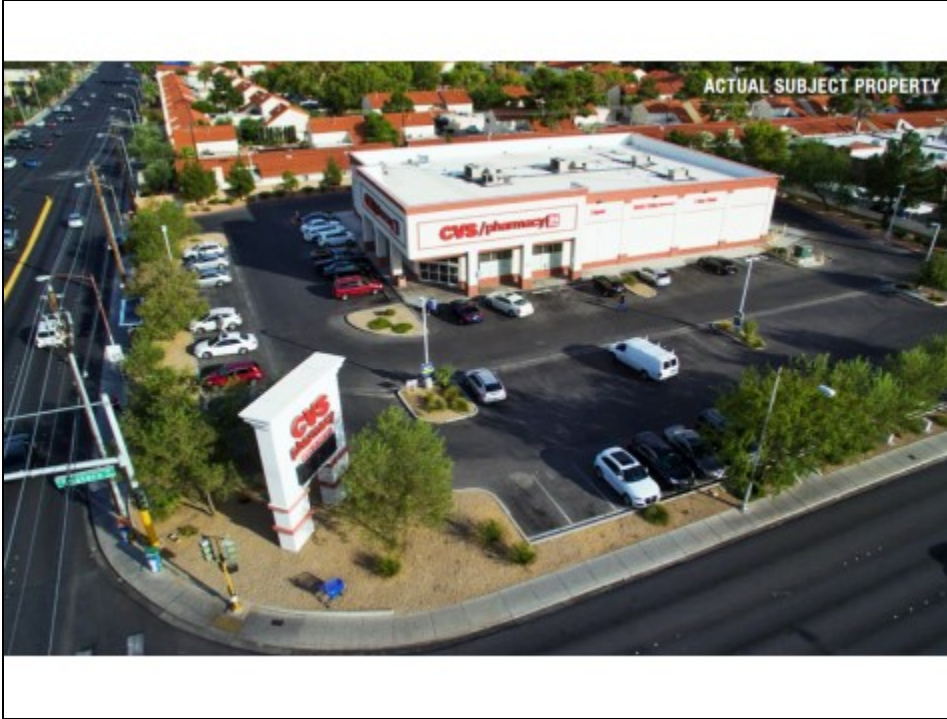
Price	\$3,187,000
Building Size	4,971 SF
Lot Size	1.04 AC
Price/SF	\$641.12 /SF
Property Type	Retail
Property Sub-type	Restaurant
Property Use Type	Investment
Commission Split	2%
Cap Rate	6.10%
Occupancy	100%
Tenancy	Single
Year Built	2007
Tax ID/APN	510-482-05
Status	Active

### Property Notes

### Property Description

\* IHOP is on a long-term NNN lease, situated as a pad at the entrance of Sparks Galleria, a Costco-anchored shopping center\* Twenty (20) year lease term (approximately 12 years remaining) and four (4) five (5) year options to renew with fixed 10% rental increases\* Sparks Galleria serves as the central retail hub to the desirable Sparks community with nearly 1.3 million square feet of retail space with tenants including Costco, Walmart, Kohl' s, Office Depot, Best Buy, CVS , Ross Dress for Less, Red Robin, Starbucks, Qdoba, Taco Bell, Gamestop, See' s Candies, Sleep Train and others\* Brand new 200 unit multi-family project directly to the rear of the property will break ground soon, adding additional pedestrian traffic to the property \* Property benefits from large pylon signage and high traffic along Pyramid Way/Highway 445 (36,000 cars per day), the primary North/South highway through Sparks



**Property Details**

Price	\$6,588,000
Building Size	13,520 SF
Lot Size	1.77 AC
Price/SF	\$487.28 /SF
Property Type	Retail
Property Sub-type	Free Standing Bldg
Property Use Type	Investment
Cap Rate	6.20%
Tenancy	Single
Year Built	2004
Status	Active

**Property Notes****Property Description**

CVS is located in Las Vegas, Nevada. The subject is an approximate 13,520-square-foot single tenant building on approximately 1.77 acres of land. There are 13 years remaining on the absolute triple-net (NNN) lease with no Landlord responsibilities. CVS/pharmacy, the retail division of CVS Health, is America's leading retail pharmacy with more than 7,800 CVS/pharmacy and Longs Drugs stores.



#### Property Details

Price	\$1,285,000
Building Size	10,000 SF
Lot Size	1.21 AC
Price/SF	\$128.50 /SF
Property Type	Retail
Property Sub-type	Anchor
Additional Sub-types	Free Standing Bldg Street Retail Retail Pad
Property Use Type	Investment
Cap Rate	7%
Tenancy	Single
Property on Ground Lease?	Yes
Year Built	1996
Status	Active

#### Property Notes

#### Property Description

The Aaron's in Winnemucca is a long-term lease with nearly the full lease term remaining. There are 10 percent rental increases every five years. The property consists of 10,000 square feet of space occupied by Aaron's with an additional 2,500 square feet of basement space that could be leased by an owner to add value and provide additional income. The vacant space is not taken into account in pricing the subject property.



**Property Details**

Price	\$3,058,823
Building Size	2,418 SF
Lot Size	0 AC
Price/SF	\$1,265.02 /SF
Property Type	Retail
Property Sub-type	Free Standing Bldg
Property Use Type	Investment
Cap Rate	4.25%
No. Stories	1
Tenancy	Single
Year Built	2015
Tax ID/APN	177-30-401-027
Status	Active

**Property Notes**

**Property Description**

Brand new Del Taco (opened 11/2015) 20 year lease.



#### Property Details

Price	\$2,951,000
Building Size	11,987 SF
Price/SF	\$246.18 /SF
Property Type	Retail
Property Sub-type	Free Standing Bldg
Property Use Type	Investment
Cap Rate	7%
Tenancy	Single
Property on Ground Lease?	Yes
Status	Active

#### Property Notes

#### Property Description

CVS leasehold interest located at the southwest corner of S Maryland Pkwy and E Karen Ave. in the Las Vegas, NV. The existing 11,987 square foot freestanding single-tenant building will be leased to CVS Pharmacy Inc. on a corporate guaranteed long-term twenty-five (25) year Absolute NNN Leasehold Interest with fourteen (14) years remaining on the initial lease. CVS has six (6) five-year renewal options after the initial lease period. Leasehold Interest: Claim or right to enjoy the exclusive possession and use of an asset or property for a stated definite period, as created by a written lease. A long-term lease interest is a valuable asset in its own right and can be traded or mortgaged as a physical asset. In this case, what is being sold is the building and improvements through the term of the lease and extension options. Two separate leases; one for the ground and one for the building. Both leases are coterminous with extension options roughly the same.

**Property Details**

Price	\$1,310,950
Building Size	1,731 SF
Lot Size	0.47 AC
Price/SF	\$757.34 /SF
Property Type	Retail
Property Sub-type	Service/Gas Station
Property Use Type	Investment
Commission Split	2.50%
Cap Rate	6%
Occupancy	100%
No. Stories	1
Tenancy	Single
Year Built	1961
Tax ID/APN	00426102
Status	Active

**Property Notes****Property Description**

Building includes 3 service bays, 2 restrooms, mini mart, office & storage room. Lot size allows for alternate business expansion. - 3 double sided dispensers. One with diesel and gasoline dispensers each side. Two with gasoline dispensers each side. - Tanks Double wall steel / fiberglass by K&T Elutron: One 10000 gal. One 12000 gal. split 8000/4000 gal. - Price includes all dispensing equipment & computer system, 2 hydraulic hoists & compressor, Hunter wheel alignment equipt, all shelving racks. Smog machine, shop scope, coats tire machine, coats wheel balancer. - Existing Inventory to be negotiated separately business to down town. It will also increase all the down town property values.





#### Property Details

Price	\$2,260,000
Building Size	9,100 SF
Lot Size	0 AC
Price/SF	\$248.35 /SF
Property Type	Retail
Property Sub-type	Free Standing Bldg
Property Use Type	Investment
Cap Rate	6.25%
Occupancy	100%
No. Stories	1
Tenancy	Single
Year Built	2012
Status	Active

#### Property Notes

#### Property Description

Dollar General is operating under a fifteen (15) year absolute triple net (NNN) lease with 12 years of remaining primary term. The lease features a 3% increase in year 11 of the primary term, as well as 10% increases in each of the five (5), five (5) year option periods. The building is 9,100 SF on 1.0 acre of land. The property is located at the southwest corner of Stead Boulevard and Sagewood Drive approximately 9 miles from downtown Reno, NV. In addition to a strong residential population, several traffic generators are located near the property including a JC Penny distribution center, O' Brien Middle School and Stead Elementary School.



### Property Details

Price	\$3,000,000
Building Size	3,198 SF
Lot Size	0.62 AC
Price/SF	\$938.09 /SF
Property Type	Retail
Property Sub-type	Restaurant
Additional Sub-types	Retail Pad
Property Use Type	Investment
Commission Split	2%
Cap Rate	6.20%
Occupancy	100%
Tenancy	Single
Tax ID/APN	139-03-314-004
Status	Active

### Property Notes

### Property Description

Price: \$3,000,000 NOI: \$184,396\* CAP: 6.2% SF: 3,198 Price SF: \$938 Long Term 25 Year Absolute NNN Lease 17+ Years Remaining on Initial term One 5 year option Lease Personally Guaranteed by S.L. Investments, Inc., One of the top Franchise operators of Carl' s in the country and the exclusive franchisee for the entire Las Vegas Market with 40 locations. Carl' s Jr. is the 4th Largest Burger Chain in America Strong Franchisee - 40 Unit Operator (All Greater Las Vegas Locations) With Exclusive Rights Future NOI Increases:2022-: \$206,5242027: \$231,3072032: \$259,059\*\* \*Rent Bump, 2017-- Current NOI \$164,640\*\* 5 Year Option Period.



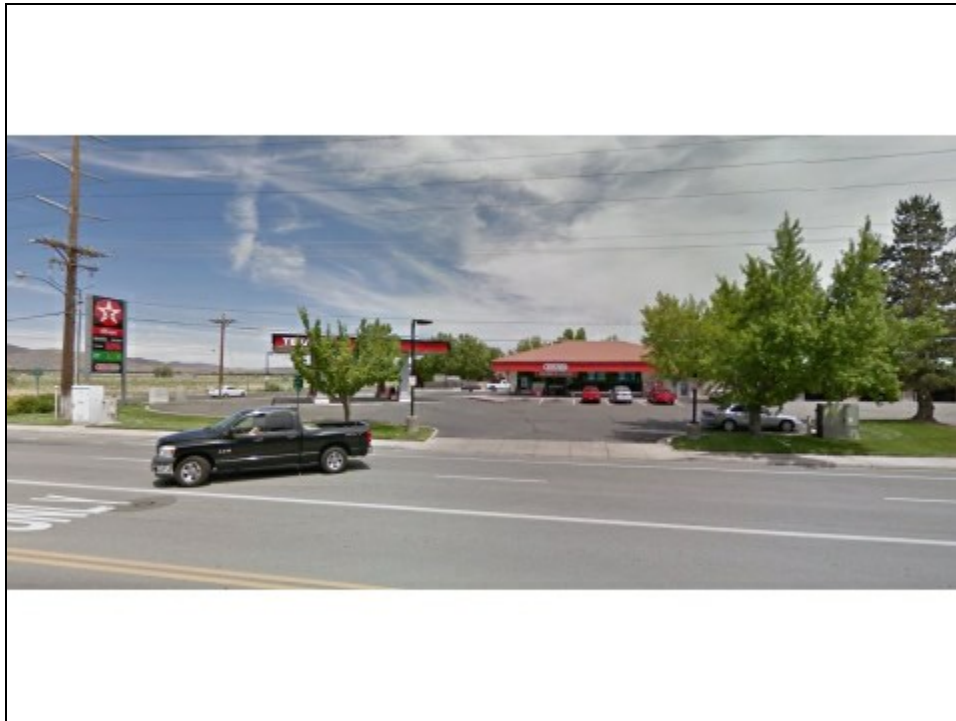
### Property Details

Price	\$2,181,818
Building Size	4,295 SF
Lot Size	0.91 AC
Price/SF	\$507.99 /SF
Property Type	Retail
Property Sub-type	Restaurant
Property Use Type	Investment
Cap Rate	5.50%
No. Stories	1
Tenancy	Single
Year Built	2015
Status	Active

### Property Notes

### Property Description

100% fee simple interest in the single tenant property located at 3010 W Sahara Avenue in Las Vegas, Nevada (the Property ). The Property is a fast-casual restaurant leased to PDQ, complete with dine-in space as well as a drive-thru. It is located two miles west of the world renowned Las Vegas Strip , which draws nearly 40 million visitors each year. Additionally, the Property is less than three miles from the Las Vegas Convention Center which holds over 22,000 conventions annually.



**Property Details**

Price	\$5,927,658
Building Size	2,501 SF
Price/SF	\$2,370.12 /SF
Property Type	Retail
Property Sub-type	Service/Gas Station
Property Use Type	Investment
Cap Rate	6.25%
Tenancy	Single
Tax ID/APN	010-521-01
Status	Active

Property Notes

**Property Description**

Great NNN Leased investment! C- Store with Gas, Gaming. Over 8 Years left on primary term. Great Operator with great payment history, options.



#### Property Details

Price	\$1,694,000
Building Size	2,716 SF
Lot Size	0.71 AC
Price/SF	\$623.71 /SF
Property Type	Retail
Property Sub-type	Restaurant
Property Use Type	Investment
Cap Rate	5%
Tenancy	Single
Property on Ground Lease?	Yes
Year Built	2006
Status	Active

#### Property Notes

#### Property Description

An out parcel to Smith's Grocery Store within Shadow Creek Marketplace, the subject property is visible to over 23,000 cars per day from the hard corner of Losee Rd and E. Centennial Parkway. The store is ideally situated in rapidly growing North Las Vegas, with over 219,660 residents within a 5-mile radius. The surrounding area is expected to grow 35 percent by 2019. The restaurant is walking distance from over 1,450 apartment units and two miles from the VA Southern Nevada Healthcare System which has over 450,000 outpatient visits per year. Retail tenants in the area include Target, Home Depot, Kohls, PetSmart, Staples, Ross, Michaels, Bank of America, Walmart Supercenter and more.





#### Property Details

Price	\$2,700,000
Building Size	7,000 SF
Lot Size	0.64 AC
Price/SF	\$385.71 /SF
Property Type	Retail
Property Sub-type	Vehicle Related
Property Use Type	Investment
Cap Rate	5.54%
Occupancy	100%
Tenancy	Single
Year Built	2007
Status	Active

#### Property Notes

#### Property Description

O'Reilly Auto Parts site in the beautiful Northwest Las Vegas. O'Reilly has over seven years remaining on their lease with two; five year options to extend. The lease calls for 10% bumps every five years. The property comes with a 15 year transferable roof warranty. This is a very busy location with no nearby competition.



**Property Details**

Price	\$3,450,000
Building Size	4,388 SF
Lot Size	1.69 AC
Price/SF	\$786.24 /SF
Property Type	Retail
Property Sub-type	Free Standing Bldg
Property Use Type	Investment
Cap Rate	5.15%
Occupancy	100%
Tenancy	Single
Status	Active

Property Notes

**Property Description**

Bank of America Ground Lease on high traffic count arterial. Excellent cap rate offering for a Fortune 500 stable banking institution. Bank branch has deposits in excess of \$95 million (per FDIC June 2015), which makes this a large branch. Email a request for an Offering Memorandum.



**Property Details**

Price	\$5,900,663
Building Size	7,078 SF
Lot Size	1.25 AC
Price/SF	\$833.66 /SF
Property Type	Retail
Property Sub-type	Restaurant
Property Use Type	Investment
Cap Rate	5.75%
Tenancy	Single
Status	Active

**Property Notes**

**Property Description**

Red Lobster located at 570 Marks Street in Henderson, Nevada. The property is roughly 7,078 square feet and is situated on approximately 1.25 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.75 years remaining on the lease. Current annual rent is \$339,288. The rent is scheduled to increase by two percent annually, including through the four, five-year tenant renewal options.



**Property Details**

Price	\$1,200,000
Building Size	5,200 SF
Lot Size	0 AC
Price/SF	\$230.77 /SF
Property Type	Retail
Property Sub-type	Service/Gas Station
Additional Sub-types	Restaurant Vehicle Related
Property Use Type	Investment
Cap Rate	6.50%
Tenancy	Multiple
Year Built	1996
Tax ID/APN	001-16-501-006
Status	Active

Property Notes

**Property Description**

Convenience store and restaurant in a great location. Includes surplus land. The 2,430 SF restaurant is leased for \$2,500-\$3,000 per month. The approximately 2,825 SF C-store is leased for \$4,000 per month.



#### Property Details

Price	\$1,980,000
Building Size	8,136 SF
Lot Size	0 AC
Price/SF	\$243.36 /SF
Property Type	Retail
Property Sub-type	Free Standing Bldg
Property Use Type	Investment
Commission Split	2.50%
Cap Rate	6%
No. Stories	1
Tenancy	Multiple
Year Built	1995
Tax ID/APN	006-224-06
Status	Active

#### Property Notes

#### Property Description

Great Retail Building located on a corner lot with plenty of access. 2 major long term tenants - Meineke Auto Care and a well known local Dry Cleaners. Super location, surrounded by retail and casino properties on one of the primary roads through downtown Reno. Roof is 3 years old, electrical service has been upgraded to 600amp service. Cap rate is proforma, call today for more information. Please do not disturb tenants.





**Property Details**

Price	\$3,040,000
Building Size	1,853 SF
Lot Size	0.68 AC
Price/SF	\$1,640.58 /SF
Property Type	Retail
Property Sub-type	Service/Gas Station
Property Use Type	Investment
Cap Rate	6.90%
Tenancy	Single
Status	Active

Property Notes

**Property Description**

ARCO AMPM Gas Station and Convenience Store located at 6125 S Decatur Boulevard, Las Vegas Nevada. The property consists of 1,853 square feet of building space and sits on 0.68 acres of land.



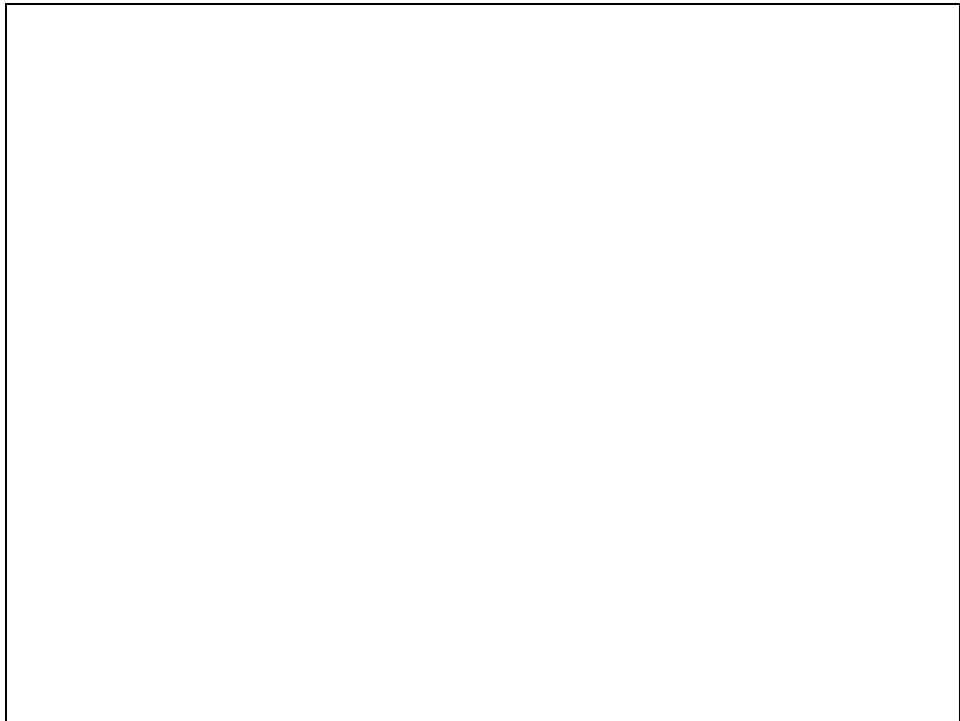
**Property Details**

Price	\$2,727,273
Building Size	4,295 SF
Lot Size	1.45 AC
Price/SF	\$634.99 /SF
Property Type	Retail
Property Sub-type	Restaurant
Property Use Type	Investment
Cap Rate	5.50%
Tenancy	Single
Status	Active

**Property Notes**

**Property Description**

100% fee simple interest in the single tenant property located at 3737 W Craig Road in North Las Vegas, Nevada (the Property ). The Property is a fast-casual restaurant leased to PDQ, complete with dine-in space as well as a drive-thru.



**Property Details**

Price	\$9,100,000
Building Size	52,091 SF
Lot Size	4.81 AC
Price/SF	\$174.69 /SF
Property Type	Retail
Property Sub-type	Anchor
Property Use Type	Investment
Commission Split	0.75%
Cap Rate	6.50%
Tenancy	Single
Tax ID/APN	138-26-515-008
Status	Active

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Property Notes

**Property Description**

Smith' s Absolute Net Leased Grocery Anchor ( the Property ) , which is a part of Santa Fe Plaza center fronting Jones Blvd. in Las Vegas, NV. Jones Boulevard is a major north-south arterial, and Vegas Dr. runs east-west, connecting the affluent Summerlin community to the west. Smith' s has a 21 year lease with 7 5-year options and benefits from tenants frequenting Santa Fe Plaza, which adds an additional ±21,481 sf of shop space and pad buildings, to the ±49,000 sf Smith' s. The center has an attractive Southwest architectural motif and is surrounded by dense housing with future growth fore casted in the area.

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**Property Details**

Price	\$28,000,000
Building Size	117,208 SF
Lot Size	15.75 AC
Price/SF	\$238.89 /SF
Property Type	Retail
Property Sub-type	Anchor
Additional Sub-types	Retail (Other) Community Center Neighborhood Center
Property Use Type	Investment
Cap Rate	7%
Tenancy	Multiple
Status	Active

**Property Notes**

**Property Description**

Grocery/Drug Anchored Shopping Center: Property is a 117,208 SF center anchored by Albertson's and CVS/pharmacy, which represent 72% of the current tenancy. Albertson's and CVS, successfully operating at this location since 1998, have 8 years remaining on their initial 25-year leases and enjoy rent increases of 7.5% every 5 years. 94% Occupied with Strong Historical Occupancy: 86% of the current tenancy have occupied space at the property for at least 10 years, including Albertson's and CVS. 91% National/Regional Tenants Offered Subject to Assumable 77% LTV Non recourse Financing or New Market Financing; \$6,571,176 Down Payment Dominant Regional Shopping Center Shadow Anchored by Walmart Supercenter.



**Property Details**

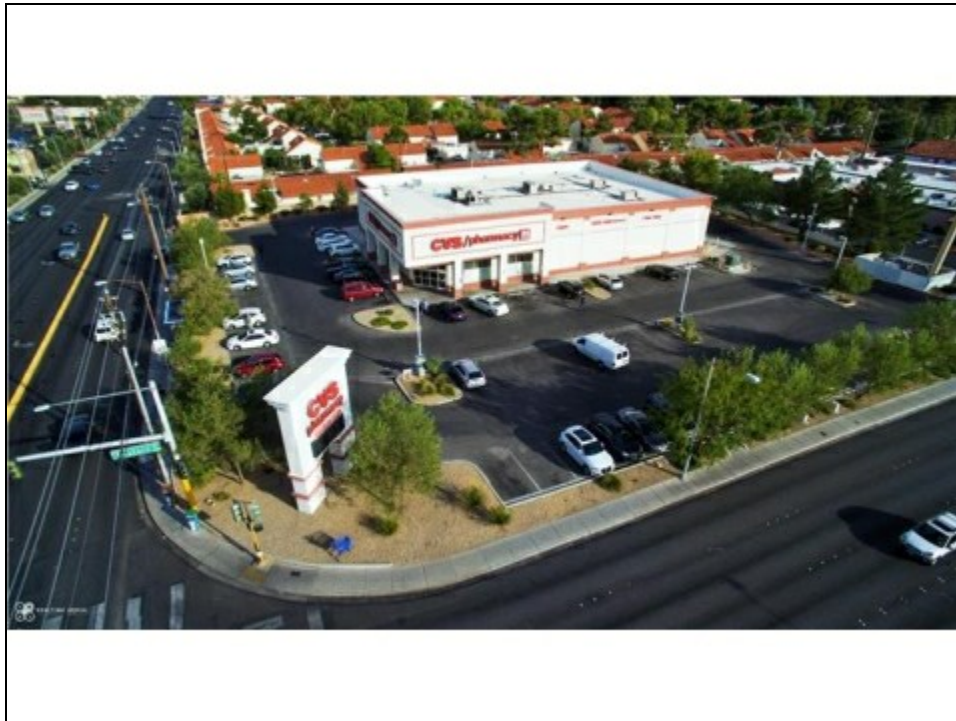
Price	\$1,149,000
Building Size	1,992 SF
Lot Size	0.38 AC
Price/SF	\$576.81 /SF
Property Type	Retail
Property Sub-type	Service/Gas Station
Property Use Type	Investment
Cap Rate	7%
Occupancy	100%
No. Stories	1
Tenancy	Single
Year Built	1986
Parking Ratio	5 / 1,000 SF
Tax ID/APN	001-178-05
Status	Active

Property Notes

**Property Description**

Property is a single parcel of land occupied by a gasoline service station and convenience store/food mart. The gas service station is serviced by a series of dispenser (10) islands covered by an overhead canopy, a sand-oil-water separator, and 4 underground storage tanks containing gasoline and diesel fuel. A majority of the property is paved with asphalt and concrete. There are 10 parking spaces.





**Property Details**

Price	\$6,588,000
Building Size	13,520 SF
Price/SF	\$487.28 /SF
Property Type	Retail
Property Sub-type	Free Standing Bldg
Property Use Type	Investment
Cap Rate	6.20%
Tenancy	Single
Status	Active

Property Notes

**Property Description**

CVS is located at 2425 East Desert Inn Road (southeast corner of S Eastern Avenue and E Desert Inn Road) in Las Vegas, Nevada. The subject is an approximate 13,520-square-foot single-tenant building on approximately 1.77 acres of land. There are 13 years remaining on the absolute triple-net (NNN) lease with no Landlord responsibilities. CVS/pharmacy, the retail division of CVS Health, is America's leading retail pharmacy with more than 7,800 CVS/pharmacy and Longs Drugs stores.



**Property Details**

Price	\$2,300,000
Gross Leasable Area	15,455 SF
Lot Size	1.44 AC
Price/SF	\$148.82 /SF
Property Type	Retail
Property Sub-type	Street Retail
Additional Sub-types	Anchor Strip Center
Property Use Type	Investment
Cap Rate	6.63%
Occupancy	100%
No. Stories	1
Tenancy	Multiple
Year Built	2007
Tax ID/APN	016-254-20
Status	Active

Property Notes

**Property Description**

-60% of the tenants at the retail shopping center are national tenants-Low maintenance property-Current zoning allows for most retail and office tenants-Area co-tenants consists of Riley's, AutoZone, O'Reilly Auto Parts, Bank of America, McDonald's, Kelly Moore Paint Company, Ace Hardware, and more-Below market rents provide for an increase in income.



#### Property Details

Price	\$2,980,000
Building Size	5,800 SF
Lot Size	0.56 AC
Price/SF	\$513.79 /SF
Property Type	Retail
Property Sub-type	Vehicle Related
Property Use Type	Investment
Cap Rate	6.25%
No. Stories	1
Tenancy	Single
Year Built	2008
Parking Ratio	4 / 1,000 SF
Tax ID/APN	140-22-715-007
Status	Active

#### Property Notes

#### Property Description

±5,800 square foot free-standing building leased to Tire Works Total Car Care, a local company which operates more than 15 locations across southern Nevada and has plans to expand into Arizona. The property is leased on an Absolute NNN basis providing ownership with minimal oversight or responsibility. Tire Works Total Car Care's lease commenced upon completion of their Build to Suit in June 2008. The lease term is 15 years with three five year options boasting increases of 12% every five years. The tenant is currently in its 8th year of their initial lease term.



**Property Details**

Price	\$2,725,000
Building Size	3,259 SF
Price/SF	\$836.15 /SF
Property Type	Retail
Property Sub-type	Service/Gas Station
Property Use Type	Investment
Cap Rate	5.50%
Tenancy	Single
Status	Active

Property Notes

**Property Description**

The subject property is an attractive 7-Eleven gas station facility equipped with six freestanding pump stations and an approximate 3,259 square feet convenience store. 7-Eleven originally opened for business in May 1999 and executed a 15-year corporate sale-leaseback with five, five-year options in February 2000 at this site. On July 25, 2013, Landlord and Tenant agreed to an early lease renewal with monthly rent at \$12,500/NNN commencing January 1, 2016. Each remaining five year lease option shall reflect a 10 percent fixed increase.

**Property Details**

Price	\$1,665,000
Building Size	2,400 SF
Lot Size	0.56 AC
Price/SF	\$693.75 /SF
Property Type	Retail
Property Sub-type	Service/Gas Station
Property Use Type	Investment
Cap Rate	5%
Occupancy	100%
Tenancy	Single
Tax ID/APN	161-08-710-035
Status	Active

**Property Notes****Property Description**

This 7-Eleven is located just off of the signalized intersection and hard corner of South Nellis Boulevard and Vegas Valley Drive in Las Vegas, Nevada. This area is located less than two miles from the U.S. 95 and Boulder Highway. The property is 2,400 square feet and sits on roughly 0.56 acres of land. This 7-Eleven has been located at this site for over 35 years and has posted strong convenience sales.





**Property Details**

Price	\$22,930,000
Building Size	55,805 SF
Lot Size	5.97 AC
Price/SF	\$410.90 /SF
Property Type	Retail
Property Sub-type	Free Standing Bldg
Property Use Type	Investment
Cap Rate	6.50%
Tenancy	Single
Year Built	2003
Status	Active

Property Notes

**Property Description**

24 Hour Fitness has been occupying the building since 2003 when the property was constructed. The tenant illustrated their commitment to the location when the tenant entered into a new ten year lease. The new lease commenced June 2015 and is NNN. Tenant pays for property taxes, insurance and utilities directly and reimburses Landlord on a monthly basis for Trails Village Wests' association fees.



#### Property Details

Price	\$1,344,000
Building Size	3,000 SF
Lot Size	1.10 AC
Price/SF	\$448 /SF
Property Type	Retail
Property Sub-type	Service/Gas Station
Property Use Type	Investment
Cap Rate	6.75%
Occupancy	100%
Tenancy	Single
Status	Active

#### Property Notes

#### Property Description

The subject property is a 76 branded gas station with a +/-3000 square foot convenience store, on approximately 1.1 acres of land in Boulder City, Nevada. With prime a hard corner location on Ville Drive and US 93 the property is substantially exposed to over 20,000 vehicles per day, and is considered a heavily traveled arterial that is generally utilized to travel to and from Hoover Dam, Lake Mead National Recreation Area as well as the state of Arizona. The property maintains ease of access to with a dedicated turn lane to both directions of traffic on US 93. Additionally, there is undeveloped land on the site that could be used for added improvements (subject to governmental approvals), giving the tenant potential for supplementary income producing developments, such as a drive through car wash or additional fueling stations.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.