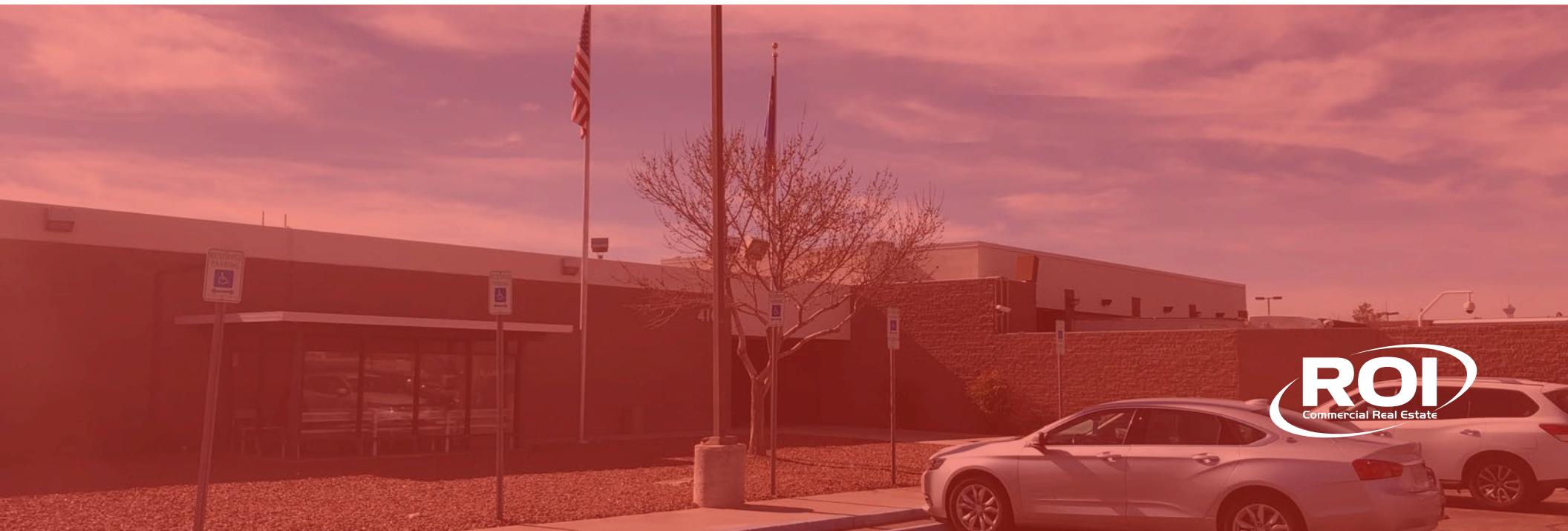




graski**retailteam**

**FOR SALE**  
**Redevelopment Opportunity / Call Center**  
4101 E. Charleston Blvd., Las Vegas, NV 89104



**ROI**  
Commercial Real Estate

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## Executive Summary

ROI Commercial Real Estate, Inc. is pleased to offer the opportunity to purchase a redevelopment opportunity/call center (currently leased by Bank of America that will be vacating by 09/30/2019).

The property is located just a ¼ mile away from the US-95 freeway and fronts onto Charleston Boulevard (over 30,000 VPD), one of the major east/west thoroughfares in the Las Vegas Valley. The building size is ± 148,058 square feet, and the parcel size is 12.21 acres (situated on two parcels).

The purchase will provide an investor with a redevelopment opportunity for future retail or office, an investor with the possibility for a multi-tenant office building or an end-user with a call center or campus for all of their operations.



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This confidential Offering Memorandum (this "Memorandum") is being delivered subject to the terms of the Confidentiality Agreement personally or electronically signed by you (the "Confidentiality Agreement") and constitutes part of the Evaluation Material (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible acquisition of the Savers building located at 4101 E. Charleston Boulevard in Las Vegas, Nevada (the "Property"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the "Owner" or ROI Commercial real estate inc. ("Broker").

This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other "Evaluation Material", including any computer diskettes or files distributed to you via email from Broker accessible online through Broker's website) are for general reference only. They are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the Property will be sold on an "As-Is, Where-Is" basis, a prospective purchaser must make its own independent investigations, projections and conclusions regarding the acquisition of the

Property without reliance on this Memorandum or any other Evaluation Material. Although additional Evaluation Material, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing progresses, prospective purchasers should seek advice from their own attorneys, accountants, and engineering and environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations therein have been satisfied or waived.

Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims for commissions by any other broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker.

This Memorandum is the property of Owner and Broker and may be used only by parties approved by Owner and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

# PROPERTY OVERVIEW

## Location

This property is situated within the East submarket in the Las Vegas Valley with the address of 4101 E. Charleston Boulevard, Las Vegas, Nevada. It is located on the southeast corner of Charleston Boulevard and Sacramento Drive and offers easy access to US-95 which is just a  $\frac{1}{4}$  mile away to the west. The property is in close proximity to many traffic generators and convenient amenities, all of which are within a  $\frac{1}{2}$  mile walking distance, including: El Super, Wal-Mart Neighborhood Market, 24 Hour Fitness, The Home Depot, Bank of America, Wells Fargo Bank, Burger King, El Pollo Loco, Golden Corral Buffet and Grill, Jack in the Box, McDonald's, Taco Bell.

Asking Price: \$8,500,000 (\$57.41 /SF)

Address: 4101 E. Charleston Boulevard, Las Vegas, NV 89104

Square Feet:  $\pm$  148,058 SF

Land Size:  $\pm$  12.21 Acres

Year Built: 1972

Assessor Parcel #: 161-06-501-006 & 008

Zoning: C-1 (Local Business)



# HIGHLIGHTS & FEATURES

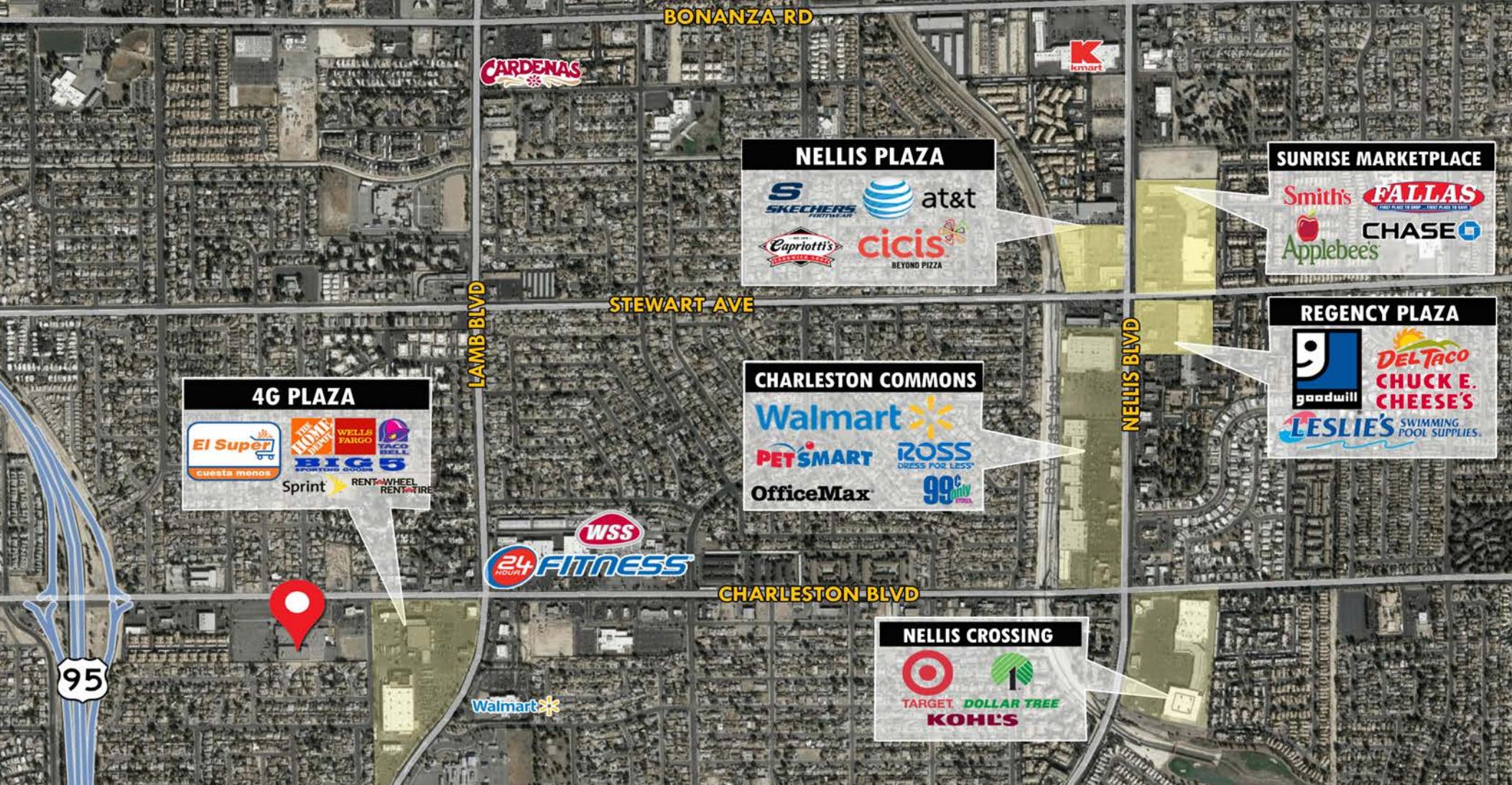
## Location Highlights

- 1/4 mile east of US 95
- Excellent street visibility to Charleston Blvd.
- Excellent access to Charleston Blvd.
- Traffic Count on Rancho Drive is 30,000 VPD

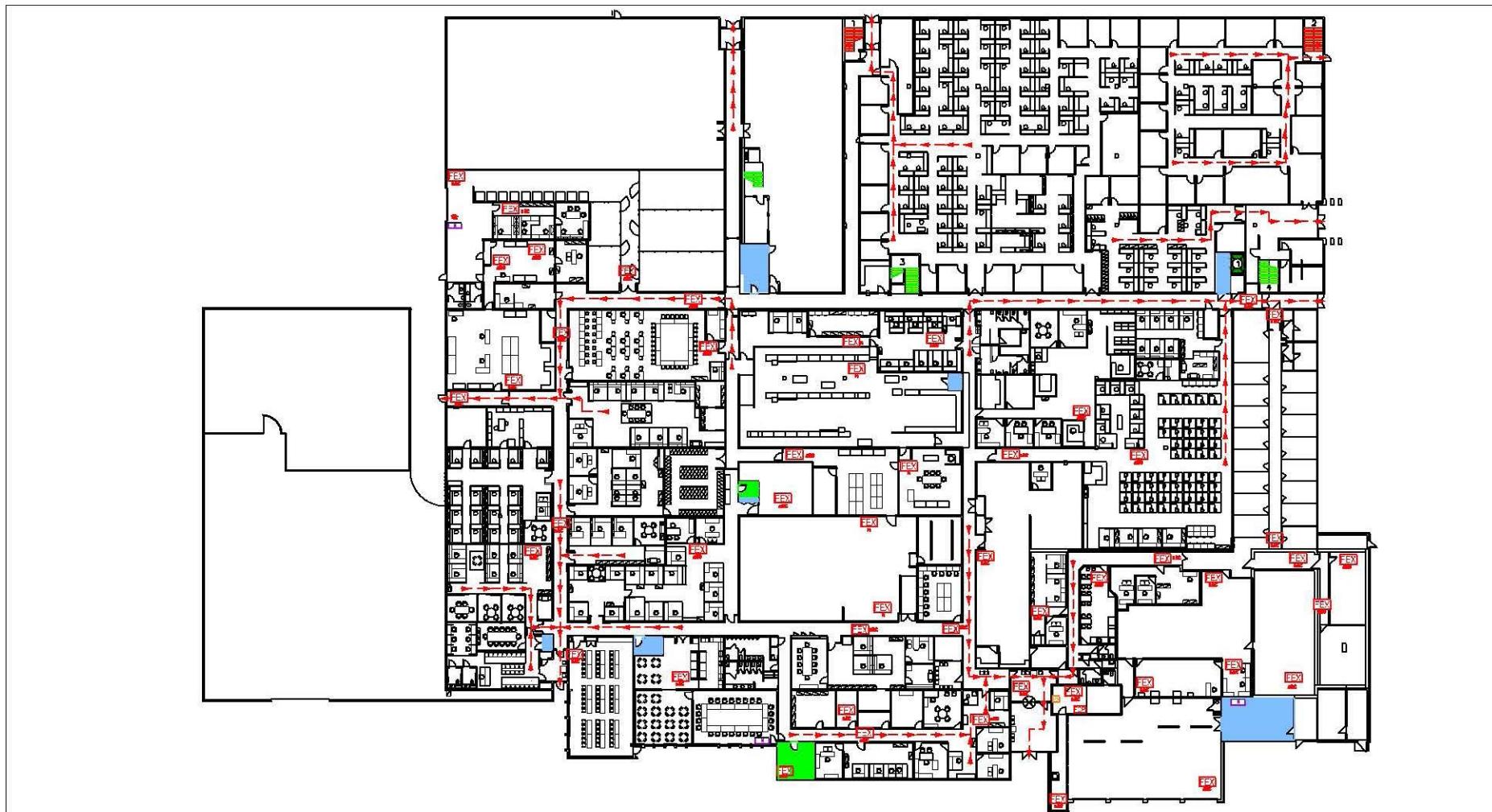
## Building Highlights

- Two-floor building with multiple offices, conference rooms and wide open office areas (for flexible cubicle layouts).
- Secure Areas including gated access to a portion of the parking lot and a secure vault.





**TRAFFIC COUNT  
30,000 VPD**  
On Charleston Boulevard

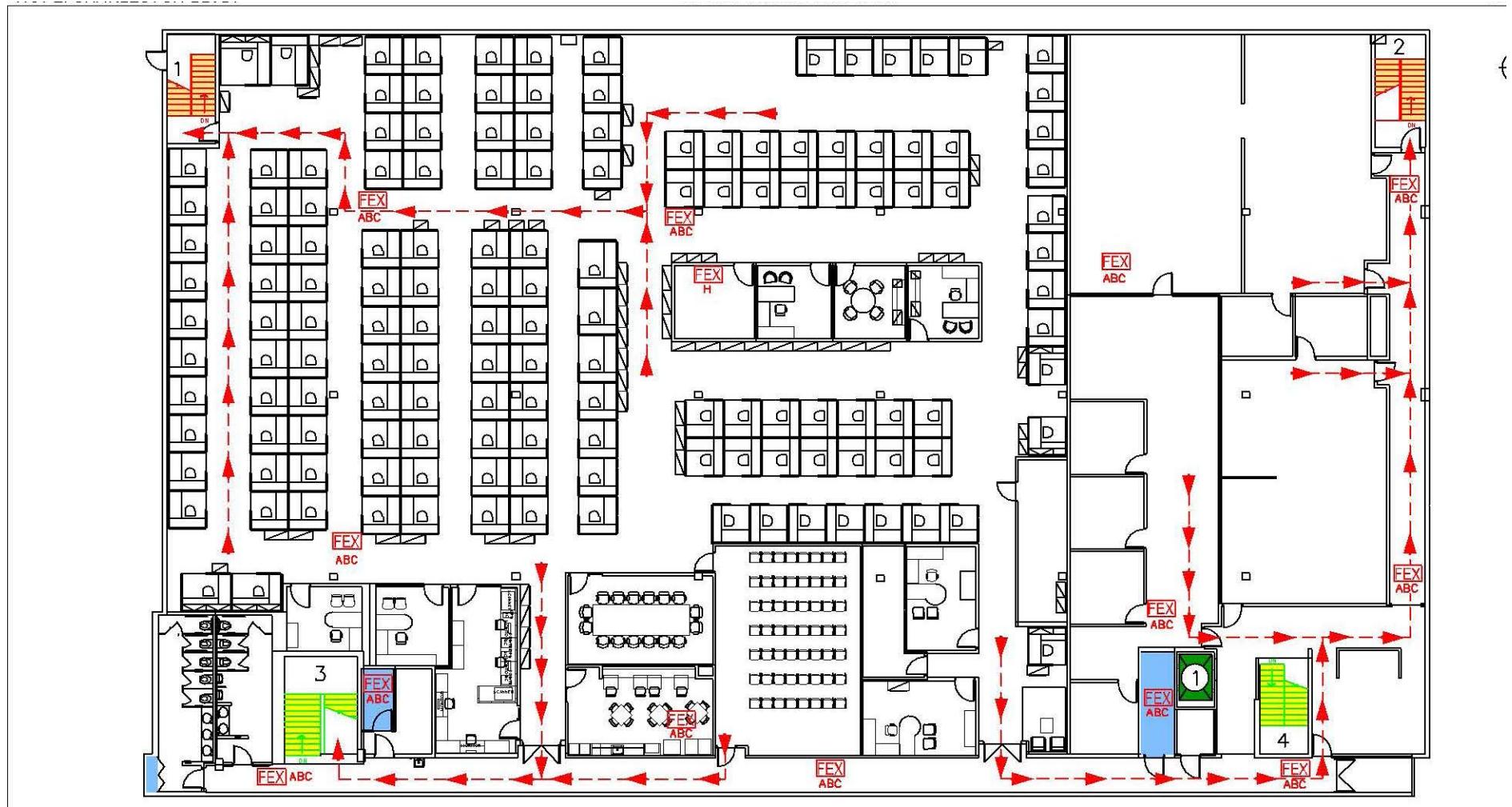


## First Floor

©2011 TOUCHCOM INC.

This legend provides a key for various symbols and labels used in the floor plan:

- Tenant access stair**: Represented by a green door icon.
- Elevator with identification**: Represented by a black square with the number 14.
- Sprinkler control w/area designation**: Represented by a purple square.
- Exit Route**: Indicated by a dashed red line.
- Fire Extinguisher**: Represented by a red square with the letters FEX.
- Exit Stairwell**: Represented by a red square with a yellow double door icon.
- Blind shaft with identification**: Represented by a black square with the number 18.
- Air supply**: Represented by a grey square with a white pipe icon.
- IBRA and designation**: Represented by an orange square with the letters Code.
- A=Class A B=Class B C=Class C D=Class D H=Halon**: Designation keys for fire extinguishers.
- Stairwell identification**: Represented by a red square with a white X icon.
- Bank D**: Label for an elevator bank.
- Elevator Bank designation**: Represented by a black square.
- Electrical closet**: Represented by a blue square.
- Warden phone**: Represented by a grey square with a pink telephone icon.
- Automated External Defibrillators**: Represented by a red square with the letters AED.
- Standpipe**: Represented by a red circle.
- Utility shaft**: Represented by a black square with a red double door icon.
- Telephone closet**: Represented by a green square.
- Pull station**: Represented by a grey square with the letters PS.
- Fire Control Panels**: Represented by a red square with the letters FCP.



## Second Floor

©2011 TOUCHCOM, Inc.	DN  Tenant access stair	Exit Stairwell	Elevator with identification	Sprinkler control w/area designation	Exit Route	FEX	Hire Extinguisher: A=Class A B=Class B C=Class C D=Class D H=Halon
X	Stairwell identification	18	Blind shaft with identification	N	Air supply	Code	IBRA and designation
	Standpipe	Bank D	Elevator Bank designation		Electrical closet	SED	Automated External Defibrillators
			Utility shaft		Telephone closet	FCP	Fire Control Panels
					Pull station		

Last Modified: 03/06/20

Not to scale

# DEMOGRAPHICS

Population	1 mile	3 mile	5 mile
<b>2018 Total Population</b>	29,551	260,080	522,217
<b>2023 Projection</b>	31,732	276,429	553,824

# HOUSEHOLDS

<b>2018 Households</b>	8,482	82,012	172,809
<b>2023 Projection</b>	9,021	86,588	182,413
<b>2018 Median Household Income</b>	\$41,398	\$38,988	\$38,778
<b>2018 Average Household Income</b>	\$52,915	\$51,589	\$52,920



# LV BY THE NUMBERS

## Demographic Snapshot (2017)

## Las Vegas MSA

Total Population	2,248,390
Annual Population Growth	1.9%
Average Household Income	\$72,875
Median Household Income	\$55,034
Average Age	38.5
Male % of Population	50.0%
Female % of Population	50.0%
Average Persons per Household	2.8



**There were about 48 million people that visited Las Vegas in the year 2017**



**Las Vegas is home to approximately 148,896 hotel rooms**



**McCarran Airport is the 8th busiest airport in the US and 27th busiest in the entire world**



**Las Vegas has access to major highways including I-15, US 93 & 95, and I-215**

## MARKET OVERVIEW

Las Vegas is home to the world-famous Las Vegas Strip, the Entertainment Capital of the World. The urban areas of Clark County that surrounds the strip are often referred to as Las Vegas even though the Las Vegas MSA includes the cities of Las Vegas, North Las Vegas, Henderson, Boulder City, and Mesquite. In the last decade, Las Vegas has been one of the fastest-growing metro areas in the country. The total population for the entire Las Vegas MSA by the end of 2017 was approximately 2,248,390, which reflects a 1.9% increase over 2016.

Las Vegas is more economically diversified than ever before, but the local economy is still primarily service based, with the hospitality companies (lodging and gaming related) dominating.

Las Vegas boasts almost 150,000 hotel rooms in the Las Vegas Valley which accommodates the 42,214,200 visitors that traveled to Las Vegas in 2017. Over half of those visitors arrived by plane which makes Las Vegas the 8th busiest airport in the US.

Las Vegas is also the world's leading destination for meetings, conventions and trade shows with convention attendance reaching 6,646,200 attendees in 2017, which reflects a 5.3% increase over 2016. Some of the biggest conventions include the Consumer Electronics Show (CES), MAGIC Marketplace Spring & Fall Shows, National Association of Broadcasters (NAB), Automotive Aftermarket Industry Week (AAIW) and the Shooting Hunting & Outdoor Trade Show (SHOT Show).



### More than just Casinos



Las Vegas is more than just casinos as it is home to the NHL's Vegas Golden Knights hockey team, which has had a highly successful inaugural season by making it to the 2018 Stanley Cup Finals; the NFL team, the Raiders, will move from Oakland, CA to Las Vegas in 2020 and will play their home games at the Las Vegas Stadium (currently under construction); WNBA's Las Vegas Aces; the corporate headquarters for the UFC and multiple UFC fights in Las Vegas; the United Soccer League's Las Vegas Lights; and the Las Vegas 51's, a triple A baseball team who are also under construction for a new stadium.



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