

**OFFERING MEMORANDUM**

# 2500 ANTHEM VILLAGE DRIVE

---

**TOWN AT ANTHEM VILLAGE**

Henderson, NV 89052

**PRESENTED BY:**

**NOLAN JULSETH-WHITE, CCIM**

O: 702.527.7562

nolan.jwhite@svn.com

NV #BS.0146060

**DAVID HOULE**

O: 702.527.7547

david.houle@svn.com

NV #S.0169547

**GRANT BUTAK**

O: 702.527.7691

grant.butak@svn.com

NV #S.0185283





## DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



## EXECUTIVE SUMMARY

SVN The Equity Group is proud to present the opportunity to purchase 2500 Anthem Village Drive, Town at Anthem Village, situated at the entrance to the Anthem Village Center. Located in Henderson, Nevada this +/- 16,746 SF freestanding building is commercially zoned for retail and office uses. 2500 Anthem Village Drive is prime real estate within the affluent Anthem by Del Webb community with close proximity to Seven Hills, Green Valley, Silverado Ranch and Southern Highlands. The location offers easy access to the I-215 beltway, I-95 freeway and the nearby McCarran International Airport.

This repositioning opportunity allows an owner-user or investor to acquire 100% fee simple interest in this outstanding mixed-use building. An owner-user would have access to favorable financing given the layout of the property, leading to a strong yield. An investor has an opportunity to yield a pro-forma cap rate of 9%+ by achieving 100% occupancy based upon the current South Las Vegas sub-market rents.



## PROPERTY HIGHLIGHTS

- +/- 16,746 SF two story, mixed-use building
- Incredible owner/user or investment opportunity
- 115,000 SF Retail Anthem Village Center across the street
- Easy access to CC-215 and I-15 freeways
- Nearby McCarran International & Henderson Executive Airport
- Zoned: Community Commercial [CC]
- Single & multi-tenant capabilities
- Contemporary architecture
- Covered parking
- Turn-key coffee shop on 1st floor
- Turn-key office space - furniture included
- Beautiful views of the valley and Las Vegas Strip
- High net worth area

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$4,500,000
<b>LOT SIZE:</b>	1.08 Acres
<b>BUILDING SIZE:</b>	16,746 SF

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	2,326	28,630	77,445
<b>TOTAL POPULATION</b>	5,523	67,038	195,099
<b>AVERAGE HH INCOME</b>	\$126,642	\$99,742	\$92,320

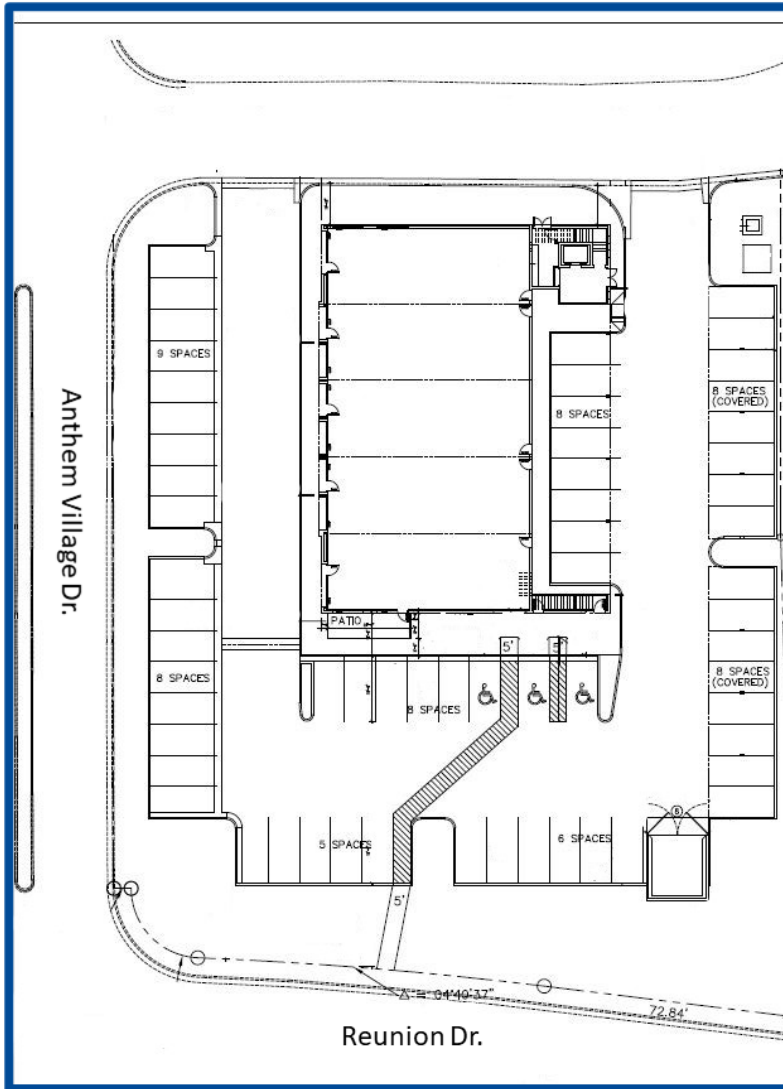
## SITE DESCRIPTION

The first floor comprises of [ +/- 7,450 sf ] +/- 1,758 sf coffee shop, plus +/- 5,692 sf of grey shell medical/retail/office space. An opportunity for an investor to achieve estimated rental rates of \$2.40 - \$2.75 /SF + NNN, comparable to the surrounding area for retail.

The second floor [ +/- 9,296 sf ] features a beautiful, turn-key office perfect for any law firm or professional services firm. There is a lobby area, reception, sixteen private offices, two conference rooms, two bathrooms (men + women), break room, filing room, utility room, bullpen area and storage room. There are breathtaking strip views from the lobby and executive offices. There are a total of 60 parking spaces available with a 24 of them being covered. An investor can expect to achieve up to \$2.00/sf + NNN in this space based on the comparable rates of the area.

## SITE PLAN

- Easy ingress and egress
- Parking lot recently re-painted & re-sealed
- 60 parking spaces
- 24 covered parking spaces
- 2 stairways
- 1 elevator
- Beautiful landscaping
- Power: 3-Phase
- 8 HVAC units in place

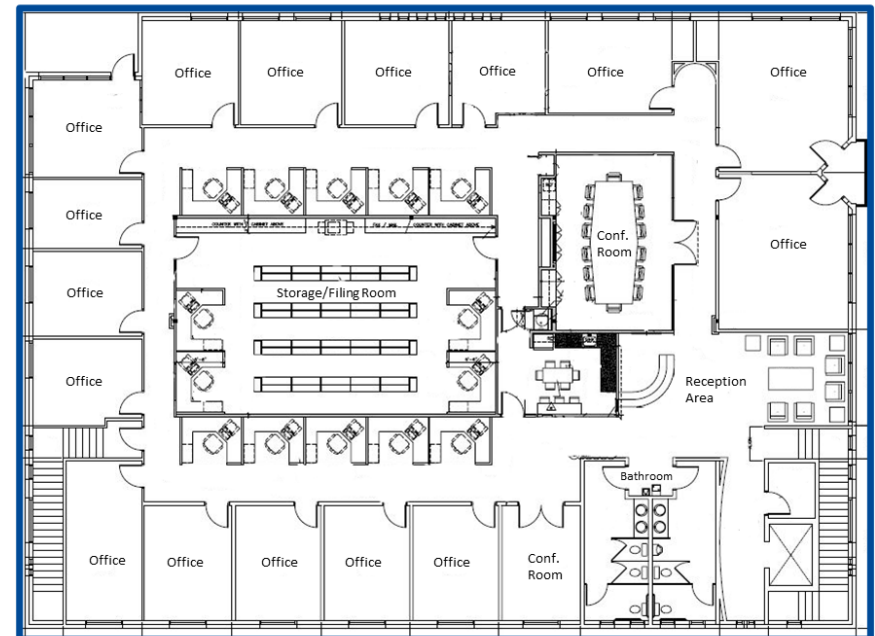
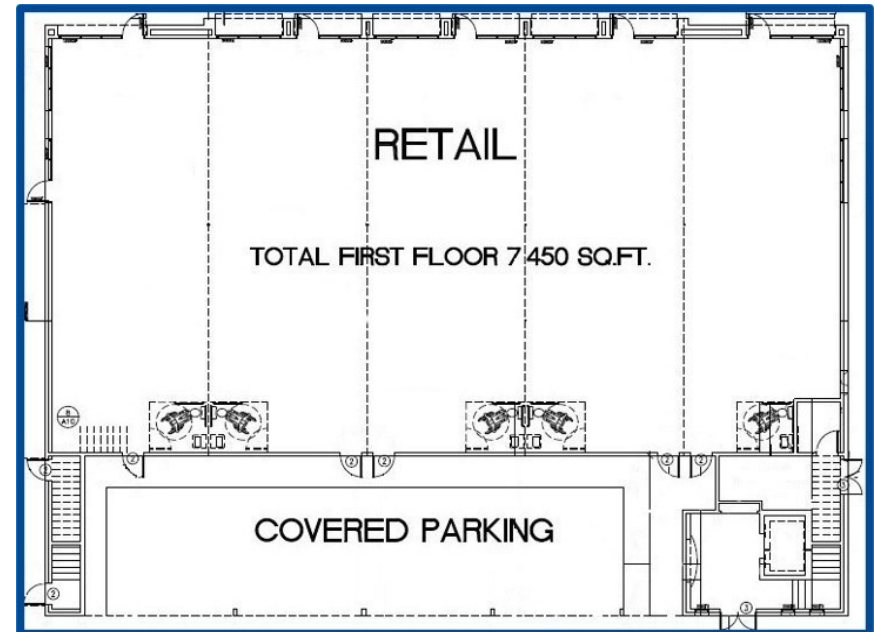


## 1ST FLOOR RETAIL SPACE

- +/- 7,450 SF [Retail & Common Area]
- +/- 1,758 Turn-key coffee shop W/Conference Room
- +/- 5,692 Grey shell retail space
- Comparable rental rates in the are \$2.40-\$2.75/SF
- Below market vacancy rates within 1-mile radius

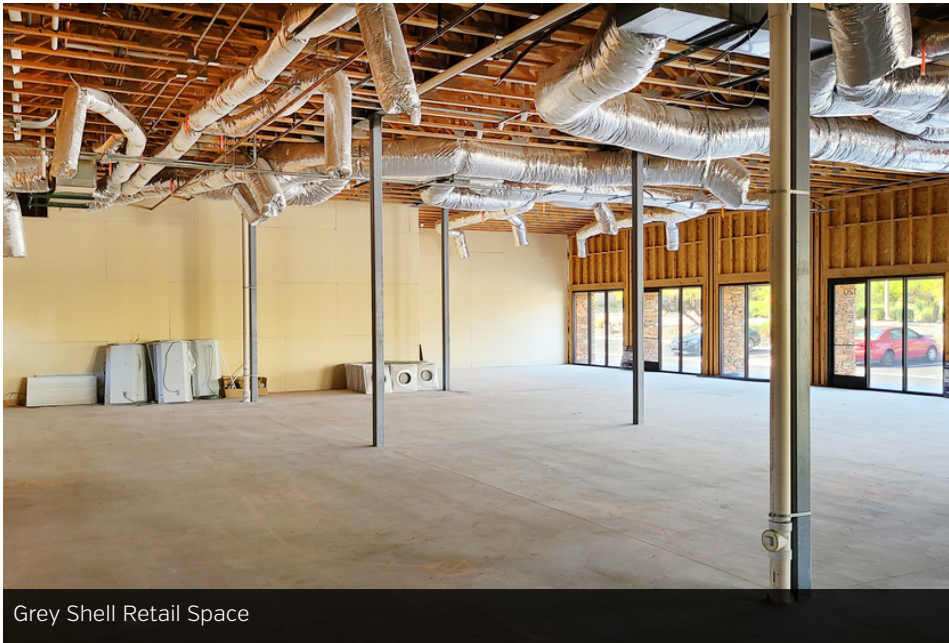
## 2ND FLOOR OFFICE SPACE

- +/- 9,296 SF [Office & Common Area]
- Move in ready professional office space
- Reception area
- 1 executive boardroom and 1 additional conference room
- 2 executive/partner suites with balcony
- 14 private offices
- 14 bullpen workstations
- Filing/storage room
- Kitchen
- Men & Women bathrooms
- Furniture included
- Stairway access on both sides
- Elevator access
- Incredible views of Las Vegas valley and The Strip

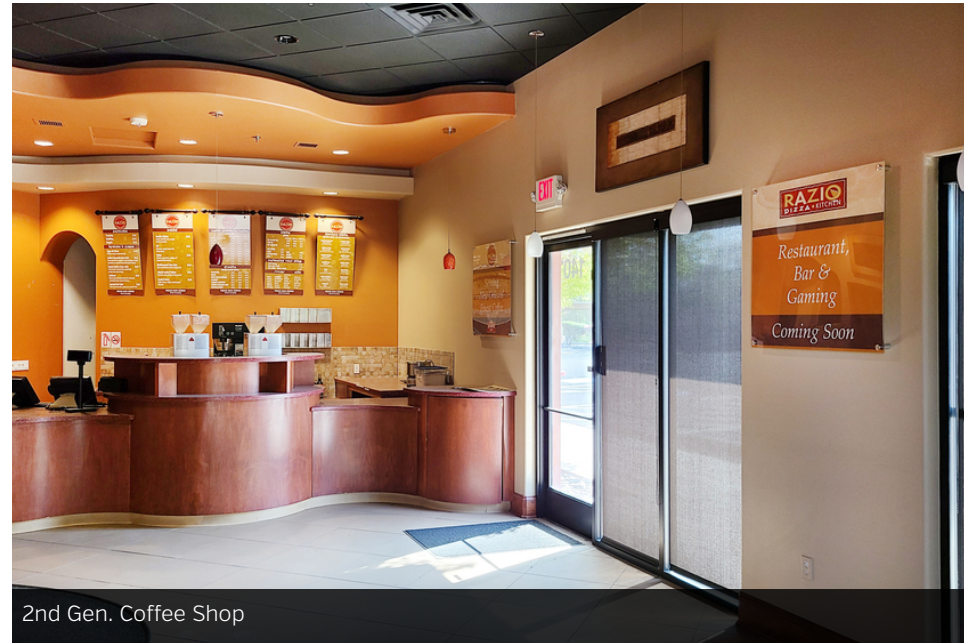




2nd Gen. Coffee Shop



Grey Shell Retail Space



2nd Gen. Coffee Shop



Reception



Conference Room



Executive Office



Private Office





Conference Room



Private Office



Filing/Storage Room



Private Office



