

OFFERING MEMORANDUM

Sahara Towne Square

2520 South Maryland Parkway
Las Vegas, NV 89109

RETAIL STRIP CENTER

\$2.7M	6.03%	\$162.7K
PRICE	CAP RATE	NOI

Dan DeNuccio
Broker Salesman Since 1983
702-592-4663 (Mobile)
dand@bhhsnv.com

Berkshire Hathaway Commercial Services
3185 SAINT ROSE PKWY STE 100
Henderson, NV 89052
702-592-4663
www.danenuccio.com
Lic# BHHS Nevada Properties



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PRICE	CAP RATE	NOI
\$2,700,000	6.03%	\$162,684

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PRESENTED BY



Dan DeNuccio
Broker Salesman Since 1983
702-592-4663
dand@bhhsnv.com
Lic # BS.12797

Berkshire Hathaway Commercial
Services
3185 SAINT ROSE PKWY STE 100
Henderson, NV 89052
702-592-4663
www.dandenuccio.com
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Executive Summary

2520 South Maryland Parkway · Las Vegas, NV 89109

 ASKING PRICE \$2,700,000	 NOI \$162,684	 CAP RATE 6.03%
 PRICE/SF \$375.00	 OCCUPANCY 100%	 BASE RENT \$216,684

GREAT TRIPLE NET INVESTMENT OPPORTUNITY-RETAIL STRIP CENTER-C-2 ZONING-100% OCCUPIED WITH GREAT LEASES IN PLACE. STRONG, LONG-TERM TENANTS-GREAT LOCATION IN THE HEART OF THE CITY. SIGNALIZED S.E. CORNER OF SAHARA AND MARYLAND PARKWAY, TWO HIGH TRAFFIC AND WELL RECOGNIZED STREET NAMES IN LAS VEGAS. LOCATED BETWEEN U.N.L.V AND DOWNTOWN LAS VEGAS. NEWER ROOF-BUILDING IS IN GREAT CONDITION-ANCHORED BY SMITHS FOOD MARKET AND SURROUNDED BY A DIVERSE MIX OF NATIONAL AND LOCAL RETAILERS. INCORPORATED INTO THE SMITHS SHOPPING CENTER BUT ON A SEPARATE .75 AC. PARCEL.TRAFFIC COUNT EXCEEDS 115,000 CARS PER DAY AT THIS INTERSECTION. CONSUMER TRAFFIC IS CHanneled BY THE MEDICAL DISTRICT ON MARYLAND PARKWAY, THE STRIP DIRECTLY TO THE WEST VIA SAHARA BLVD. AND U.N.L.V. DIRECTLY TO THE SOUTH, ON MARYLAND PARKWAY. THIS LOCATION OFFERS A HIGH-DENSITY POPULATION OF ALMOST 200,000 WITHIN A 3 MILE RADIUS, ENSURING A SUBSTANTIAL CONSUMER SPENDING BASE.

PROPERTY DATA

Building SqFt	7,200
Year Built	1987
Lot Size (Acres)	0.750
Parcel ID	16211110003
Zoning	C-2
County	Clark
Frontage	0
Coordinates	36.143371,-115.135375

Investment Highlights

Sahara Towne Square offers 7,200 square feet of well-configured retail space with excellent visibility and prominent signage opportunities along 2520 South Maryland Parkway.

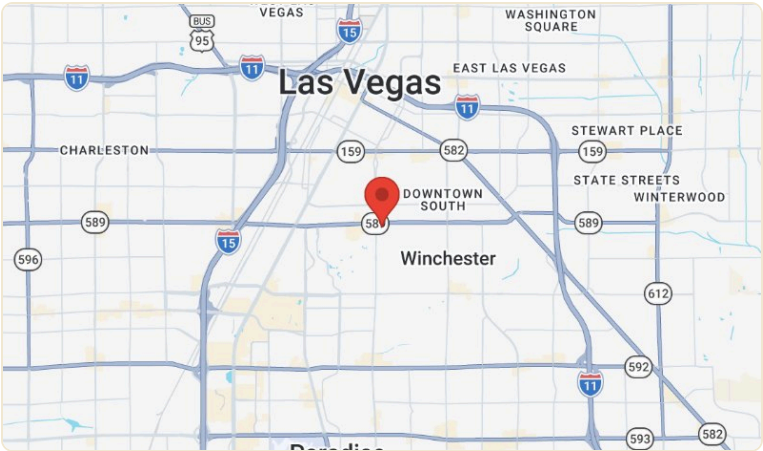
Built in 1987, the property features brick and stucco construction on a 0.750-acre parcel with ample surface parking.

The property is zoned C-2, permitting a broad range of commercial uses including restaurant, service, and specialty retail operations.

Asking Price	\$2,700,000
NOI	\$162,684
Cap Rate	6.03%
Price/SF	\$375.00
Occupancy	100%
Base Rent	\$216,684
EGI	\$216,684
Building SF	7,200

Location Highlights

The property benefits from a signalized hard-corner location at the intersection of two major arterials, Sahara and Maryland Parkway, two iconic and highly recognized names in Las Vegas, providing unmatched ingress and egress for consumers.



LOCATION

Address	2520 South Maryland Parkway
City	Las Vegas
State	Nevada
Zip Code	89109
Country	Clark
APN / Parcel #	16211110003
Coordinates	36.143371,-115.135375



TRANSIT

NB Maryland before Desert Inn	1.0 mi
Sahara Las Vegas Monorail Station	1.1 mi
Boingo Station at Las Vegas Convention Center	1.4 mi



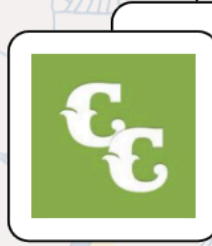
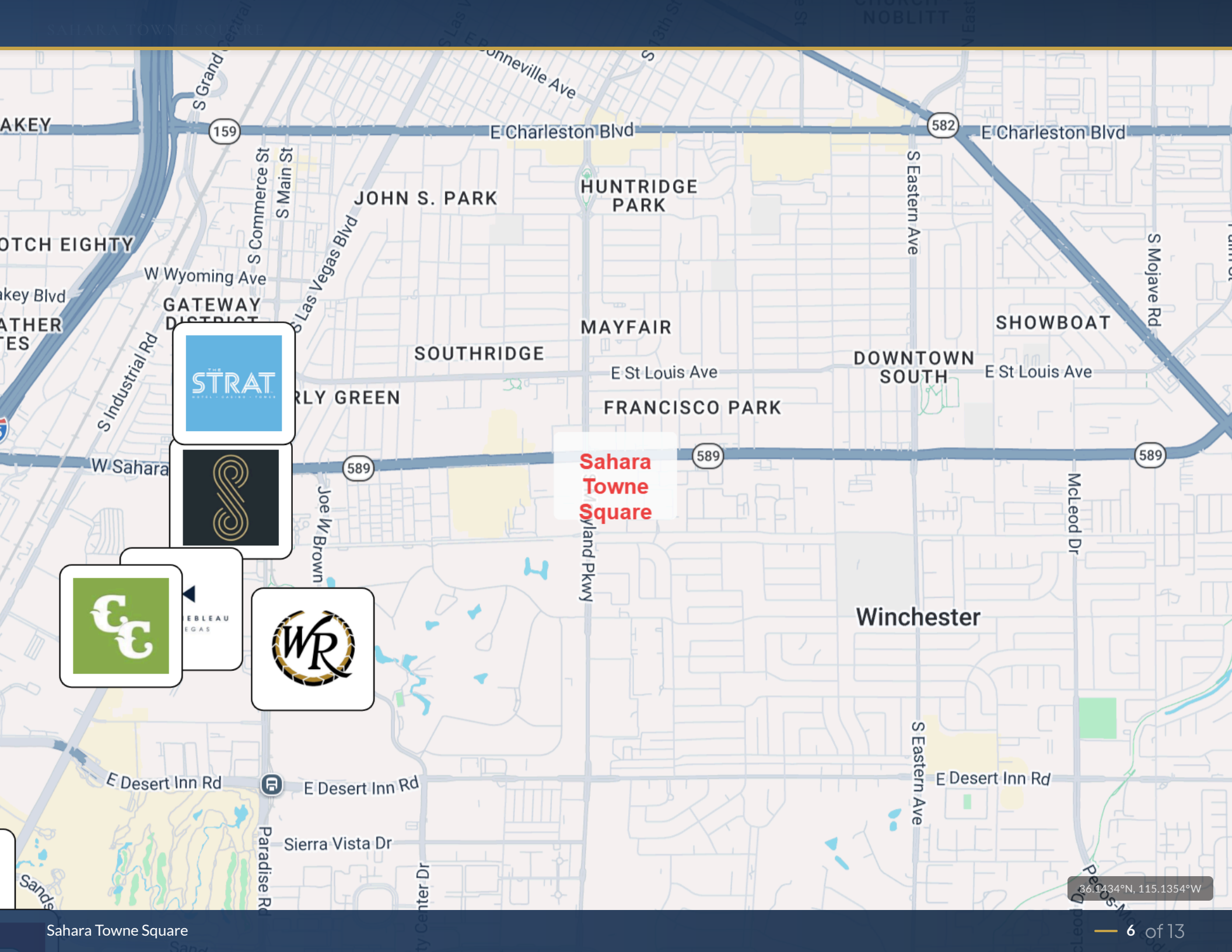
AIRPORTS

Harry Reid International Airport	4.2 mi
Boulder City Municipal Airport	20.7 mi
Millennium Vip Group Inc	3.4 mi



HIGHWAYS

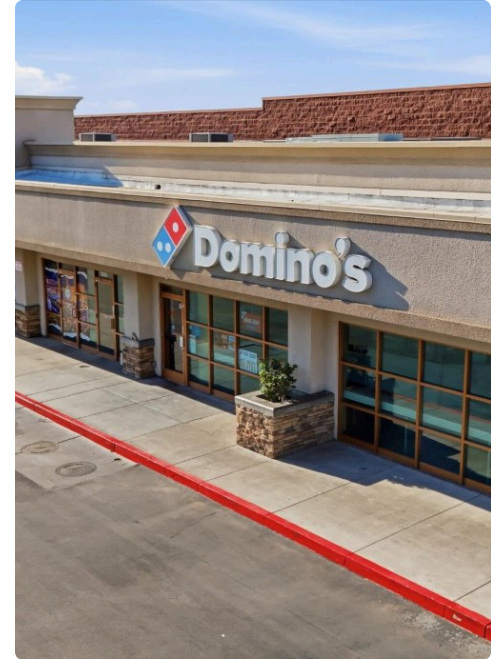
Las Vegas Freeway	1.7 mi
Purple Heart Highway	1.8 mi
I 15 EXPR	2.1 mi
US 93	2.3 mi



Sahara
Towne
Square



Additional photos



Rent Roll

Suite	Tenant	SF	Rent/SF	Monthly	Annual Rent	Lease Type	Start	End	Incr %
1B	Inyo Fine Cannabis Dispensary	3,880	\$32.26	\$10,432.00	\$125,184.00	NNN	04/15/14	05/31/29	3.0%
Suite 4	Domino's Pizza LLC	2,218	\$30.88	\$5,708.00	\$68,496.00	NNN	03/31/15	01/13/31	3.0%
1A	Broadside Tatoo LLC	875	\$26.29	\$1,917.00	\$23,004.00	NNN	09/01/18	08/31/29	3.0%
Total		6,973	\$31.07	\$18,057.00	\$216,684.00				

GLA 6,973 SF

% LEASED 100.0%

AVG RENT/SF \$31.07

TENANTS 3

AVG LEASE TERM 3.4 yrs

Notes

All leases are Triple net with 3 annual CPI increases. Rents reflect current rental rates s of July 1, 2026.

Valuation Summary

KEY METRICS

\$2,700,000
ASKING PRICE

6.03%
CAP RATE

\$162,684
NOI

Price/SF **\$375.00**

PROJECTED EXIT

Hold Period **5 yrs**

INCOME/SF
\$30.10

EGI/SF
\$30.10

EXPENSES/SF
\$7.50

NOI/SF
\$22.60

INCOME

Base Rental Income **\$216,684**

Effective Gross Income **\$216,684**

EXPENSES

Property Tax **\$9,798**

Insurance **\$2,742**

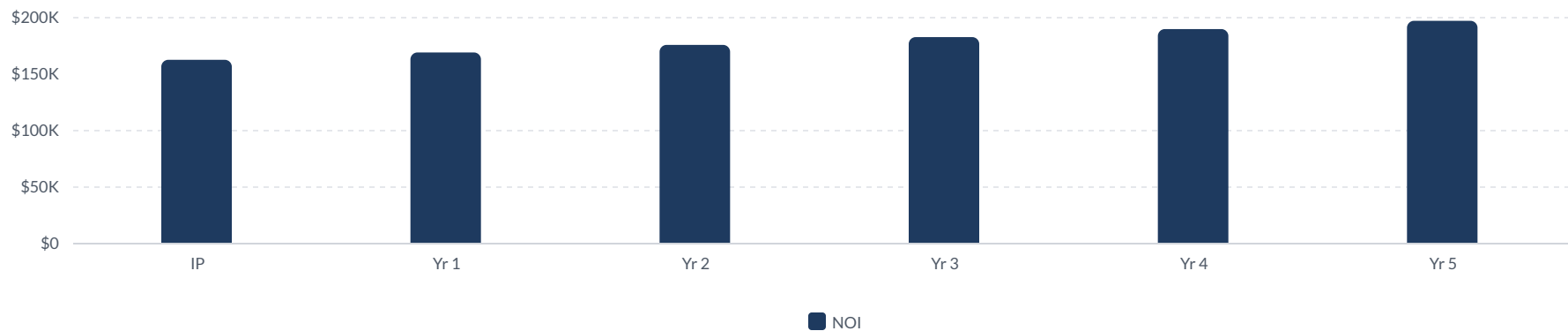
Management Fee **\$41,460**

Total Expenses **\$54,000**

Cash Flow Projection

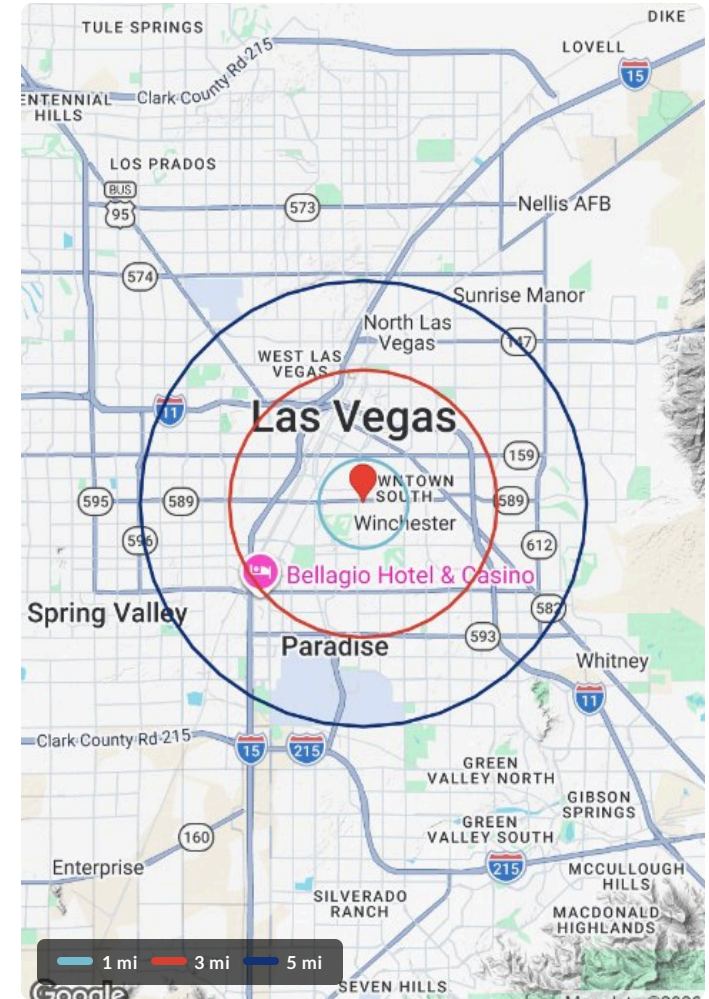
	In-Place	Year 1	Year 2	Year 3	Year 4	Year 5
Base Rental Revenue	\$216,684	\$223,185	\$229,880	\$236,776	\$243,880	\$251,196
Effective Gross Income	\$216,684	\$223,185	\$229,880	\$236,776	\$243,880	\$251,196
Property Tax	(\$9,798)	(\$9,798)	(\$9,798)	(\$9,798)	(\$9,798)	(\$9,798)
Insurance	(\$2,742)	(\$2,742)	(\$2,742)	(\$2,742)	(\$2,742)	(\$2,742)
Management Fee	(\$41,460)	(\$41,460)	(\$41,460)	(\$41,460)	(\$41,460)	(\$41,460)
Total Operating Expenses	(\$54,000)	(\$54,000)	(\$54,000)	(\$54,000)	(\$54,000)	(\$54,000)
Net Operating Income	\$162,684	\$169,185	\$175,880	\$182,776	\$189,880	\$197,196
<i>Cap Rate</i>	6.03%	6.27%	6.51%	6.77%	7.03%	7.30%

NET OPERATING INCOME



Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,504	185,456	495,478
2010 Population	22,775	170,306	488,987
2026 Population	23,293	179,518	512,879
2031 Population	24,244	190,515	534,590
2026-2031 Growth Rate	0.80 %	1.20 %	0.83 %
2026 Daytime Population	23,479	369,605	740,148
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	8,703	75,950	183,976
2010 Total Households	8,235	67,333	173,688
2026 Total Households	9,368	79,329	198,505
2031 Total Households	9,892	85,115	209,414
2026 Avg. Household Size	2.47	2.21	2.54
2026 Owner Occupied Housing	3,715	22,648	71,931
2031 Owner Occupied Housing	3,981	24,178	76,668
2026 Renter Occupied Housing	5,653	56,681	126,574
2031 Renter Occupied Housing	5,911	60,936	132,746
2026 Vacant Housing	1,103	10,946	23,929
2026 Total Housing	10,471	90,275	222,434
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,050	12,162	26,368
\$15,000-\$24,999	821	8,637	18,657
\$25,000-\$34,999	1,021	8,110	19,004
\$35,000-\$49,999	1,012	11,048	28,404
\$50,000-\$74,999	1,564	13,550	35,114
\$75,000-\$99,999	1,171	9,092	25,119
\$100,000-\$149,999	1,337	8,645	25,522
\$150,000-\$199,999	606	4,010	10,585
\$200,000 or greater	786	4,076	9,732
Median HH Income	\$60,047	\$49,490	\$54,154
Average HH Income	\$89,536	\$73,393	\$75,570



\$60,047
MEDIAN HH INCOME (1-MI)

39.7%
OWNER OCCUPIED (1-MI)

10.5%
VACANCY RATE (1-MI)

\$89,536
AVG HH INCOME (1-MI)

60.3%
RENTER OCCUPIED (1-MI)

0.80 %
2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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