

FOR SALE

FREE STANDING OUTPARCEL

3930 W. Craig Rd.
North Las Vegas, NV 89032



*RejuveN8 Signage Rendered



**VAIL
COMMERCIAL
GROUP**

Desert Oaks Plaza Outparcel

Two-tenant retail pad with drive-thru | NNN leases
±7,619 SF building | ±0.57 AC land
\$4,210,000 | 7.0% cap rate | \$294,725 Year 1 NOI

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Property Information

Vail Commercial Group is pleased to exclusively offer for sale a two-tenant retail pad with drive-thru located within Desert Oaks Plaza, a $\pm 53,324$ SF neighborhood retail center located in North Las Vegas, NV. This freestanding retail pad is 100% leased to RISE Dispensary (CAD Public Company | \$1.46B Market Cap) and RejuveN8 Wellness Chiropractic Center.

The asset is well positioned within the dense and rapidly expanding Craig Road Corridor in North Las Vegas, Nevada, with over 250 feet of frontage along W. Craig Rd. ($\pm 44,500$ VPD) just east of N Decatur Blvd. ($\pm 25,600$ VPD). The asset benefits from nearby co-tenancy including national retailers such as Walmart, Home Depot, Smith's, ALDI, Chick-fil-A, Starbucks, and more. Hylo Park, a large scale mixed-use redevelopment, is currently under construction 2-miles south of the property and is expected to bring over 925 permanent jobs and will include a 150-room hotel, 665 housing units and a 100K SF Vegas Golden Knights youth and recreational hockey facility.

This Desert Oaks Plaza outparcel services a dense and underserved trade consisting of $\pm 424,412$ residents with an average household income of \$99,607 within a 5-mile radius and benefits from proximity to Nellis Air Force Base ($\pm 12,000$ military/civilian personnel) and the Cannery Hotel & Casino (± 800 employees) with a nearby daytime population exceeding $\pm 369,276$ residents.



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OFFERING DETAILS

ASKING PRICE

\$4,210,000

YEAR 1 NOI

\$294,725

CAP RATE

7.0%

TOTAL SF

$\pm 7,619$ SF

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Property Details

Address

3930 W. Craig Rd.
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Property Size

Building: ±7,619 SF
Land: ±0.57 AC

Construction & Zoning

Year Built: 2008
General Commercial (C-2)

Occupancy & Lease Type

100% Occupied
NNN Leases

Parcel Number

139-06-615-004

Traffic Counts

W Craig Rd. // ±44,500 VPD
Allen Lane // ±6,750 VPD
N Decatur Blvd. // ±25,600 VPD



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Investment Highlights



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STABILIZED MULTI-TENANT RETAIL BUILDING WITH DRIVE-THRU | RARE RESTRICTED USE ENTITLEMENT

- Delivered at 100% occupancy, leased to RISE Dispensary (CAD Public Company | \$1.46B Market Cap) and RejuveN8 Wellness Chiropractic Center
- Medical/Recreational Marijuana Dispensary Entitlement in place
- NNN Leases providing for ease of management

DESIRABLE RETAIL CORRIDOR | EXCELLENT ACCESS & VISIBILITY

- Excellent visibility with over 250 feet of direct frontage on W. Craig Rd. with traffic counts in excess of $\pm 44,500$ VPD
- Conveniently located between the I-15 Freeway ($\pm 150,000$ VPD) and I-11 Freeway ($\pm 133,000$ VPD)
- Located within Desert Oaks Plaza – an essential neighborhood retail center leased to a variety of internet-resistant, daily needs retail tenants assuring a consistent flow of traffic to the center
- Nearby national co-tenants include Walmart, Home Depot, Smith's, ALDI, Chick-fil-A, Starbucks, and more

DENSE AND UNDERSERVED DEMOGRAPHICS

- The property services a dense and underserved trade area with $\pm 424,412$ residents and an average household income of \$99,607 within a 5-mile radius
- Daytime population exceeds $\pm 369,276$ within 5-miles, benefiting from proximity to Nellis Air Force Base ($\pm 12,000$ military and civilian personnel) and the Cannery Hotel and Casino (± 800 employees)

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Tenant Profiles



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TENANT 1

RISE Dispensary

RISE Cannabis is a multi state recreational and medical marijuana dispensary operator wholly owned by Green Thumb Industries (CAD Public Company | \$1.46B Market Cap), offering curated cannabis flower, edibles, vapes, concentrates, and wellness products in nearly 100 dispensaries across 14 states. RISE focuses on consistent product quality, customer education, online ordering, and community engagement. The brand is actively expanding into new markets like Minnesota, where it recently launched recreational sales, and continues to open new locations to meet growing demand. Green Thumb Industries reported annual revenue of \$1.1 billion for 2024.

WWW.RISECANNABIS.COM

SUITE SQUARE
FOOTAGE
±5,309 SF

INITIAL
OCCUPANCY
04/01/2023

LEASE EXPIRATION
07/31/2033

NUMBER OF
LOCATIONS
100+

TENANT 2

RejuveN8 Wellness Chiropractic Center

RejuveN8 is a wellness and injury care clinic with locations in Las Vegas and Henderson, NV, offering chiropractic care, pain relief, physical rehabilitation, and personalized recovery programs. The practice is led by Dr. Jason Bauer, D.C., a chiropractor with nearly 25 years of experience helping patients find relief without drugs or surgery. Dr. Bauer emphasizes individualized care focused on restoring mobility, reducing pain, and improving overall health.

WWW.REJUVEN8CENTER.COM

SUITE SQUARE
FOOTAGE
±2,310 SF

INITIAL
OCCUPANCY
1/12/2026

LEASE EXPIRATION
03/31/2031

NUMBER OF
LOCATIONS
3

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Vicinity Map

The trade area consists of **±453,091 residents** with an average household income of **±\$99,607** within a 5-mile radius.

DAYTIME POP.

369,276

MEDIAN HOME

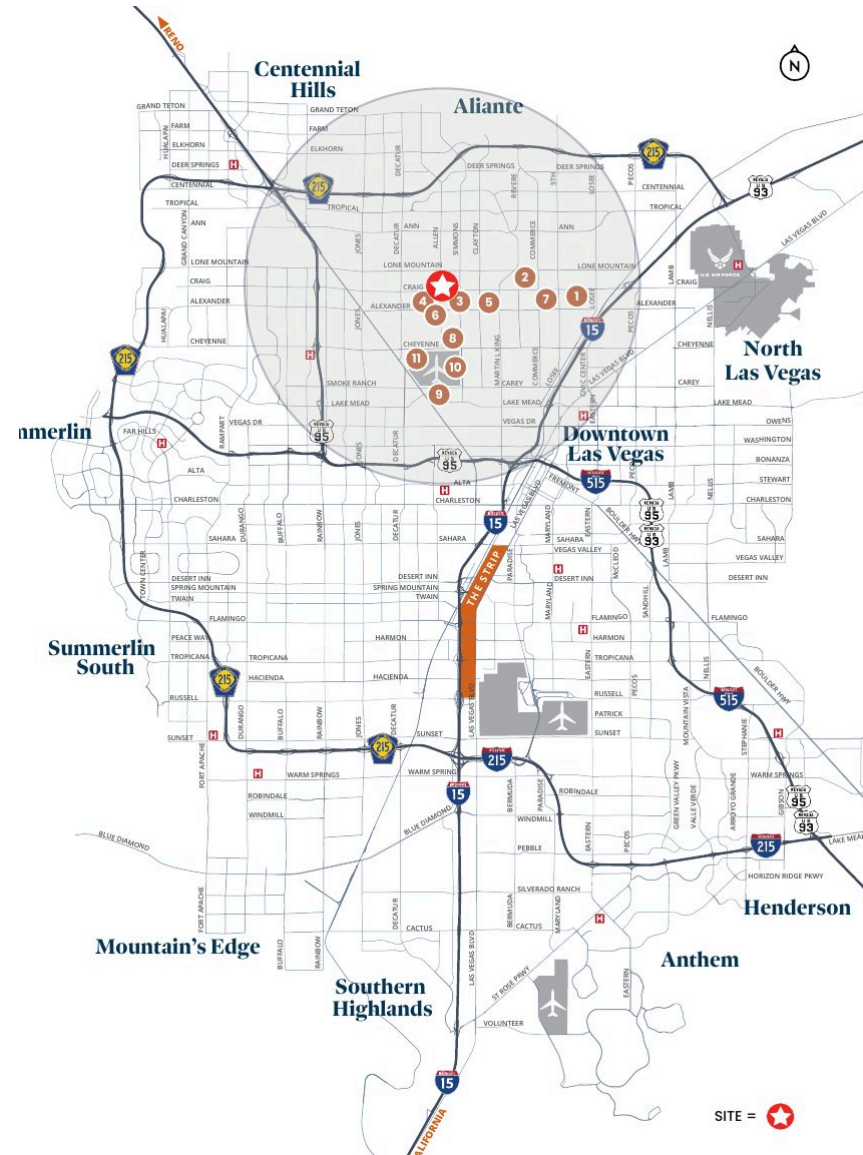
\$422,899

MEDIAN AGE

36.7

NEARBY AMENITIES ±5-Mile Radius

- 1 Cannery Casino (±200 Rooms) – 4.0 miles
- 2 Craig Ranch Regional Park (±117 AC) – 2.8 miles
- 3 Planned Senior Housing & Retail Development (±1.58 AC) – 0.1 mile
- 4 Tribeca North (±312 Units) – 0.2 mile
- 5 North Park Living (±380 Units in Construction) – 1.8 miles
- 6 Cheyenne High School (±2,110 Students) – 1.1 miles
- 7 Canyon Springs High School (±2,862 Students) – 3.6 miles
- 8 Theron Swainston Middle School (±1,041 Students) – 2.9 miles
- 9 Hylo Park (±7 AC Mixed-Use Development) – 3.5 miles
- 10 North Las Vegas Airport – 3.6 miles
- 11 Las Vegas Golf Club (±160 AC) – 5.8 miles



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Trade Area Map



Neighborhood Retail Schools Casinos Residential Parks Airport

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

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West Facing Aerial



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East Facing Aerial



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Site Plan



UNIT	SQFT	TENANT
4040 101	±2,876	All Discount Vacuum and Sewing, LLC
4040 103-105	±4,301	Sleep Well LLC
4040 106	±1,410	Priscilla's Pantry
4040 107-110	±8,232	Legacy Events, LLC
4040 111	±1,348	Zofia's
4040 112	±1,470	Lash Vegas
4040 113	±1,304	Liv Bev
4040 114-117	±5,551	My Garage

UNIT	SQFT	TENANT
3960 101-104	±4,999	Tressessity Total Beauty
3960 105-106	±3,589	Underground JiuJitsu 702
3960 107	±1,410	Tender Loving Cuts
3960 108-109	±5,657	GF Fitness
3960 110	±1,851	Vista Dental
3960 111	±1,190	VLV-Viva Las Vapor
3960 112	±2,617	Cyber Solutions Academy
3960 113	±1,304	Fancy Nails
3960 114-115	±3,016	Jared Burgess Insurance Agency LLC
3960 116-117	±2,617	El Ancla-Mi Lindo Nayarit LLC

For illustration purposes only. Not to scale.

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Rent Roll

TENANT NAME SUITE NUMBER LEASE DATES LEASE TERM	INITIAL AREA BUILDING SHARE %	RATE PER YEAR AMOUNT PER YEAR RATE PER MONTH AMOUNT PER MONTH	RENT CHANGES ON DATE	RENT CHANGES TO \$/SF-ANNUAL	RENT CHANGES TO \$/SF-MONTHLY	NUMBER OF OPTIONS OPTION TERM
1. Green Thumb Industries	5,309	43.07	Aug-2026	43.71	3.64	3
Suite: 101-104	69.68%	228,660	May-2027	44.19	3.68	5 Years
4/1/2023 – 7/31/2033		3.59	Jun-2027	44.36	3.70	
10 Years 4 Months		19,055	Aug-2027	45.02	3.75	
			May-2028	45.52	3.79	
			Jun-2028	45.69	3.81	
			Aug-2028	46.37	3.86	
			May-2029	46.89	3.91	
			Jun-2029	47.06	3.92	
			Aug-2029	47.76	3.98	
			May-2030	48.29	4.02	
			Jun-2030	48.48	4.04	
			Aug-2030	49.19	4.10	
			May-2031	49.74	4.15	
			Jun-2031	49.93	4.16	
			Aug-2031	50.67	4.22	
			May-2032	51.23	4.27	
			Jun-2032	51.43	4.29	
			Aug-2032	52.19	4.35	
			May-2033	52.77	4.40	
			Jun-2033	52.97	4.41	
2. RejuveN8 Center	2,310	27.01	Feb-2027	27.82	2.32	—
Suite: 105	30.32%	62,400	Feb-2028	28.66	2.39	
1/12/2026 – 3/31/2031		2.25	Feb-2029	29.52	2.46	
5 Years 2 Months 20 Days		5,200	Feb-2030	30.40	2.53	
			Feb-2031	31.32	2.61	

Cash Flow

FOR THE YEARS ENDING	YEAR 1 MAY-2027	YEAR 2 MAY-2028	YEAR 3 MAY-2029	YEAR 4 MAY-2030	YEAR 5 MAY-2031	YEAR 6 MAY-2032	YEAR 7 MAY-2033	YEAR 8 MAY-2034	YEAR 9 MAY-2035	YEAR 10 MAY-2036
RENTAL REVENUE										
Potential Base Rent	294,725	303,567	312,673	322,054	332,079	343,497	353,802	367,474	378,452	389,806
Scheduled Base Rent	294,725	303,567	312,673	322,054	332,079	343,497	353,802	367,474	378,452	389,806
Total Rental Revenue	294,725	303,567	312,673	322,054	332,079	343,497	353,802	367,474	378,452	389,806
OTHER TENANT REVENUE										
Total Expense Recoveries	27,639	28,468	29,322	30,202	31,108	32,041	33,002	33,992	35,012	36,062
Total Other Tenant Revenue	27,639	28,468	29,322	30,202	31,108	32,041	33,002	33,992	35,012	36,062
Total Tenant Revenue	322,363	332,034	341,995	352,255	363,186	375,538	386,804	401,466	413,464	425,869
Potential Gross Revenue	322,363	332,034	341,995	352,255	363,186	375,538	386,804	401,466	413,464	425,869
Effective Gross Revenue	322,363	332,034	341,995	352,255	363,186	375,538	386,804	401,466	413,464	425,869
OPERATING EXPENSES										
Repairs and Maintenance	4,200	4,326	4,456	4,589	4,727	4,869	5,015	5,165	5,320	5,480
General Repairs and Maintenance	600	618	637	656	675	696	716	738	760	783
Landscaping	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914
Parking Lot Maintenance	600	618	637	656	675	696	716	738	760	783
Safety	1,020	1,051	1,082	1,115	1,148	1,182	1,218	1,254	1,292	1,331
Security Monitoring	480	494	509	525	540	556	573	590	608	626
Fire Safety/Monitoring	540	556	573	590	608	626	645	664	684	705
Utilities	4,800	4,944	5,092	5,245	5,402	5,565	5,731	5,903	6,080	6,263
Trash Removal	2,400	2,472	2,546	2,623	2,701	2,782	2,866	2,952	3,040	3,131
Electricity/Gas	2,400	2,472	2,546	2,623	2,701	2,782	2,866	2,952	3,040	3,131
Insurance	4,921	5,069	5,221	5,378	5,539	5,705	5,876	6,053	6,234	6,421
Property Taxes	12,697	13,078	13,471	13,875	14,291	14,720	15,161	15,616	16,085	16,567
Total Operating Expenses	27,639	28,468	29,322	30,202	31,108	32,041	33,002	33,992	35,012	36,062
Net Operating Income	294,725	303,567	312,673	322,054	332,079	343,497	353,802	367,474	378,452	389,806
LEASING COSTS										
Tenant Improvements	0	0	0	0	11,550	0	0	26,545	0	11,550
Leasing Commissions	0	0	0	0	11,869	0	0	46,091	0	13,760
Total Leasing Costs	0	0	0	0	23,419	0	0	72,636	0	25,310
Total Leasing & Capital Costs	0	0	0	0	23,419	0	0	72,636	0	25,310
Cash Flow Before Debt Service	294,725	303,567	312,673	322,054	308,660	343,497	353,802	294,839	378,452	364,496
Cash Flow Available for Distribution	294,725	303,567	312,673	322,054	308,660	343,497	353,802	294,839	378,452	364,496

Assumptions

GLOBAL ASSUMPTIONS

Analysis Period

Analysis Start Date	June 1, 2026
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Area Measures

Total Area	7,619 SF
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Inflation Rates

Inflation based on:	Fiscal Year
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Inflation begins:	Year 1
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Average Annual Growth Rates

General Inflation	3.0%
Market Inflation	3.0%
Expense Inflation	3.0%
CPI Inflation	3.0%

LEASING ASSUMPTIONS

Renewal Assumptions

Renewal %	100%
New Lease Term	60 Months
New Base Rent (as of Analysis Start Date)	3% Increase of Prior Term
Annual Market Increases	3% Annual Increases
Recovery Structure	Continuation of Prior
Renewal Free Rent	0 months
Renewal Tenant Improvements (\$/sf)	\$5.00 / sf
Renewal Leasing Commissions	3.0%

OTHER ASSUMPTIONS

- Operating Expenses were modeled using the 2026 Budget.
- Option Term and Rents from leases and amendments were applied.
- Tenants with no remaining options are assumed to renew at a 60 month term.



Demographic Report

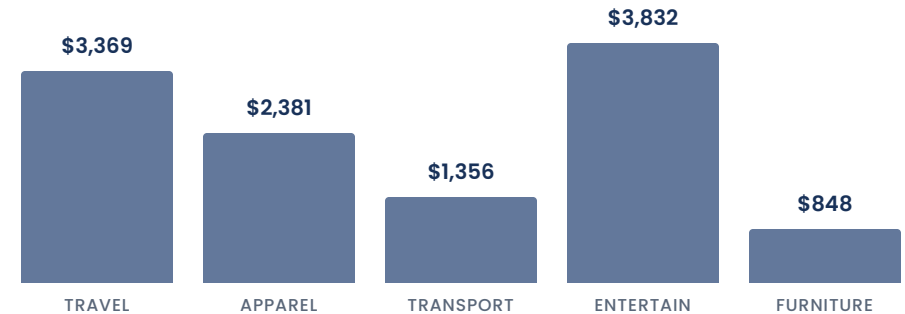
POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	17,390	169,495	453,091
2030 Estimated Population	17,438	174,842	469,256
2000 Census Population	11,401	92,405	266,695
2010-2020 Population Change	1.69%	1.28%	1.22%

INCOME	1-MILE	3-MILE	5-MILE
2025 Average Household Income	\$99,957	\$100,240	\$99,607
2030 Average Household Income	\$113,013	\$113,056	\$112,307
2025 Per Capita Income	\$34,778	\$34,626	\$34,551
2030 Estimated Per Capita Income	\$39,665	\$39,364	\$39,254

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Total Households	6,205	58,512	156,701
2030 Estimated Total Households	6,279	60,845	163,613
2000 Census Households	3,923	31,518	90,928
2010 Census Households	5,156	48,447	126,962

HOUSING	1-MILE	3-MILE	5-MILE
2025 Total Housing Units	6,374	60,508	163,156
2025 Owner Occupied Housing Units	4,601	39,429	96,294
2025 Renter Occupied Housing Units	1,604	19,083	60,407
2025 Vacant Housing Units	169	1,996	6,455
2030 Total Housing Units	6,506	63,144	170,992
2030 Owner Occupied Housing Units	4,729	41,337	101,843
2030 Renter Occupied Housing Units	1,550	19,508	61,771
2030 Vacant Housing Units	227	2,299	7,379

KEY SPENDING Average annual dollars per household



KEY FACTS 5-Mile Radius of Subject

TOTAL POPULATION

453,091

DAYTIME POPULATION

369,276

NUMBER OF BUSINESSES

8,911

TOTAL EMPLOYEES

106,478

AVERAGE HOUSEHOLD INCOME

\$99,607

MEDIAN HOME VALUE

\$422,899

North Las Vegas Snapshot

POPULATION

294,034

HOMEOWNERS

97,199

AVG. HOUSEHOLD INCOME

\$76,772

MEDIAN HOME VALUE

\$434,900

JOB CREATION ZONE

The Job Creation Zone is a 150-acre site with vibrant street life and high quality uses such as retail, restaurants, offices, and open spaces. This zone diversifies residential development, prepares the district for commercial redevelopment, reduces vehicle reliance, and increases foot traffic for businesses.

VA SOUTHERN NEVADA

The VA Southern Nevada Healthcare System is a Veterans Affairs hospital that opened in 2012. The facility offers a wide range of services for Veterans in Southern Nevada including primary care, mental health programs, and specialty care. The hospital contains 90-beds, a 120-bed nursing home, and an outpatient center.

NELLIS AIR FORCE BASE

Nellis Air Force Base is located approximately eight miles northeast of Las Vegas, Nevada. The base itself covers more than 14,000 acres, while the total land area occupied by Nellis is about 5,000 square miles. An additional 7,700 miles of airspace north and east of the restricted ranges are also available for military flight operations. The Nellis work force of about 13,400 military, civilians and contractors makes it one of the largest single employers in Southern Nevada. The total military population numbers more than 40,000, including family members and military retirees in the area.

Nellis Air Force Base is called the "Home of the Fighter Pilot", and houses the U.S. Air Force Warfare Center, the largest and most demanding advanced air combat training center in the world.

BUSINESSES

7,242+

SINGLE-FAMILY HOMES UC

94,839+

TOTAL EMPLOYEES

122,000+

RESIDENTIAL GROWTH

To support the massive residential and industrial growth that is occurring, retail development is booming throughout the Craig Rd. corridor, the North 5th Street corridor, and within the Deer Springs corridor with excellent access to the CC 215 Freeway. In total, there are ±84 Acres of new retail development delivering between 2025-2026.

INDUSTRIAL GROWTH

In the last 4½ years, North Las Vegas has added 10 million SF of industrial development, with millions more in the pipeline, adding more jobs to North Las Vegas – with a projected job growth increase of 39% over the next 10 years – and a more diversified workforce.

PROJECTS UNDER CONSTRUCTION

24M SF

PLANNED PROJECTS

28.5M SF



Las Vegas Market Overview

Las Vegas has historically been known as a gaming destination; however, the city's diverse non-gaming allure continues to strengthen and has surpassed gambling demand. One such demand driver is the unparalleled convention and meeting space capacity available throughout the city.

LAS VEGAS ECONOMIC TRENDS

STATISTIC	2020	2021	2022	2023	2024	2025
Visitor Volume	19,031,100	32,231,300	38,829,300	40,829,900	41,676,300	38,500,000
Gaming Revenue	\$6.5bn	\$11.44bn	\$12.78bn	\$13.48bn	\$13.56bn	\$13.7bn
Room Occupancy	42.1%	66.8%	79.2%	83.5%	83.6%	80.3%

#1 Trade Show Destination for 29 consecutive years

Trade Show News Network

CLARK COUNTY, NEVADA

Clark County is the largest county in Nevada by population with jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey. Clark is the nation's 14th-largest county and provides extensive regional services to more than 2.3 million citizens and more than 41.7 million visitors a year (2024). Included are the nation's 5th-busiest airport, air quality compliance, social services and the state's largest public hospital, University Medical Center.

Mt. Charleston and skiing are just 45 minutes away, and Red Rock National Conservation area beckons on the western fringe of the Las Vegas Valley. Lake Mead National Recreation Area, located 30 miles southeast of Las Vegas, caters to boaters, swimmers, fishermen, hikers, wildlife photographers and roadside sightseers.

CLARK COUNTY SNAPSHOT

TRAVEL	GAMING REVENUE	OCCUPANCY
2.4 Million+ Southern Nevada Residents	\$13.7 Billion 2025 Clark County Gaming Revenue	88.8% 2025 Weekend Occupancy
55 Million 2025 Enplaned/Deplaned Airline Passengers	\$903 Average Visitor's Gambling Spending Per Trip	63.38% 2025 U.S. National Average Hotel Occupancy
47% 2025 Visitors Travel By Plane	6.0 Million 2025 Convention Delegates	76.6% 2025 Las Vegas Midweek Occupancy
12% International Travelers Visiting Las Vegas	38.5 Million 2025 Las Vegas Visitors	80.3% 2025 Las Vegas City-Wide Occupancy

NEVADA TAX ADVANTAGES — THE SILVER STATE

Nevada ranks as the 7th best state in the Tax Foundation's 2023 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes; individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property. The Tax Climate Index comparison to neighboring states is significant: California ranks 48th, Arizona 19th, Idaho 15th, Oregon 24th and Utah 8th.

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org



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