



Offering Memorandum

NNN Kneaders Bakery with Drive Thru

7100 W Craig Rd | Las Vegas, NV 89129

The Alvino Group of Marcus & Millichap



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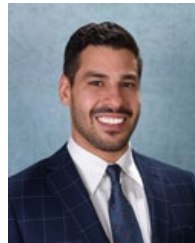
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About Us

We are a Las Vegas-based commercial real estate group specializing in the acquisition and disposition of net-leased and multi-tenant retail investment properties throughout the United States. Collectively, our team consists of the top producing agent in the Marcus & Millichap Las Vegas office, Dustin R. Alvino as well as Andy Pasbakhsh, Michael Merhi, Casey Kitagawa, and Tamir Israeli.

We have evaluated over one billion dollars worth of real estate across 25 states and growing. We pride ourselves on being client-focused and results-driven, which is why we have had tremendous success over the last decade.

#1 **Marcus & Millichap
Team in Nevada**

#1 **Net Leased Team
in Nevada**

#1 **Retail Team
in Nevada**

LAS VEGAS, NV

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Investment Highlights

Located at 7100 W Craig Rd, this premier retail asset offers a rare combination of high visibility, prime positioning, and a fully passive income stream. Situated on a .77-acre lot, the 4,209 SF building was constructed in 2016 and features a highly desirable drive-thru, maximizing convenience and customer traffic. Secured by a 5-year absolute NNN lease, this investment offers zero landlord responsibilities, ensuring long-term stability with no operational oversight required. Strategically located just off W Craig Rd and the US-95 on/off-ramp, the property benefits from exceptional exposure, with 38,780 vehicles per day (VPD) on Craig Rd and 143,000 VPD on US-95, capturing both local and regional traffic. Placer.AI ranks this location as the 5th busiest among 56 locations nationwide, highlighting exceptional sales performance and sustained consumer demand. With immediate proximity to Albertsons and a thriving retail corridor anchored by Jamba Juice, Popeyes, ARCO, Subway, CVS, and Denny's, the property is positioned in a high-traffic trade area that drives consistent foot traffic and long-term viability.

Nevada is a premier destination for commercial real estate investors, offering a pro-business climate with no state income tax, corporate income tax, or franchise tax. This financial advantage, combined with strong economic growth, makes Las Vegas an exceptional investment opportunity.

Market Drivers Fueling Investment Growth

- **Unprecedented Population Growth:** The Las Vegas-Henderson-Paradise metro area now exceeds 2.37 million residents, with net migration accounting for 88% of total population growth, driving strong demand for retail, office, and industrial properties.
- **Tourism & Hospitality Boom:** In 2024, Las Vegas recorded over 41.6 million visitors, setting a new record. Harry Reid International Airport surpassed expectations with 58.4 million passengers, ensuring continued demand for retail, dining, and entertainment venues.
- **Industrial & Logistics Expansion:** Las Vegas has become a major distribution and logistics hub, boasting over 160 million SF of industrial space and record-low 3.4% vacancy rates, attracting industry giants like Amazon, Tesla, and Kroger.
- **Economic & Business Strength:** Henderson is home to corporate headquarters, tech firms, and high-end retail developments, providing a stable, diverse economic base for investors.

Property Highlights

- **Turnkey, Passive Income Opportunity:** Absolute Triple Net (NNN) lease with 5 years remaining, providing a zero-landlord-responsibility investment with guaranteed, long-term cash flow in a high-demand retail market
- **Proven High-Performance Location:** Placer.AI data ranks this site as the best-performing location in the valley and the 5th best nationwide, highlighting exceptional foot traffic, strong sales, and a deeply established customer base
- **High-Visibility Location with Unmatched Traffic Flow:** Strategically positioned just off the intersection of W Craig Rd and the US-95 on/off ramp, this location benefits from 38,780 vehicles per day (VPD) on W Craig Road and over 143,000 VPD on the US-95, ensuring constant consumer exposure and high-volume visibility
- **Dominant Retail Presence in a Thriving Trade Area:** 110 feet of premium frontage along W Craig Rd, the property sits directly across from one of the busiest Albertsons in Las Vegas, attracting steady daily traffic from a loyal and high-spending customer base
- **Excellent Freeway Access – Regional Draw:** Located right off the US-95 on/off-ramp, providing seamless connectivity for both local and regional customers, further strengthening site traffic, accessibility, and long-term investment value
- **Surrounded by National Retail Anchors & Daily-Needs Retailers:** Prime positioning among a diverse mix of nationally recognized brands, including Albertsons, Jamba Juice, Popeyes, ARCO, Subway, CVS & Denny's fostering strong co-tenancy synergy and customer crossover.

Property Overview



List Price

\$3,678,720



Net Operating Income

\$202,330



Cap Rate

5.50%



Price/SF

\$874.01

Property Information

Property Name	NNN Kneaders Bakery with Drive Thru
Address	7100 W Craig Rd
City/State/Zip	Las Vegas, NV 89129
Parcel ID	138-03-611-013
Rentable Area	4,209 SF
Lot Size	0.77 AC
Traffic Counts	38,780 VPD (2023) on W Craig Rd & over 143,000 VPD along the 95
Parking Spaces & Ratio	31 Spaces Ratio of 7.36/1,000 SF
Access	Ingress/Egress on W Craig Rd & N Tenaya Way
Year Built	2016
Zoning	C-1
Ownership	Fee Simple

Lease Summary

Tenant	Kneaders Bakery & Cafe
Ownership	Private (± 53 units)
Tenant Trade Name	Kneaders Bakery & Cafe
Lease Guarantee	Corporate
Lease Type	NNN
Roof & Structure	Tenant
Lease Term	15 Years
Lease Commencement Date	7/1/16
Rent Commencement Date	7/1/16
Lease Expiration Date	7/1/31
Term Remaining on Lease	± 5 Years
Increases	12.5% Every 5 Years
Options	2 x 5 Years



Annualized Operating Data


Lease Year	Monthly NOI	Yearly NOI	Increases
Current - 7/1/2026	\$15,328	\$183,936.00	-
7/1/2026 - 7/1/2031	\$17,244	\$202,329.60	10.00%
Option 1: 7/1/2031 - 7/1/2036	\$19,399	\$222,562.56	10.00%
Option 2 - 7/1/2041	\$21,823	\$244,818.82	10.00%



Kneaders Bakery & Café was founded in 1997 in Orem, Utah, built on the tradition of European artisan bread baking. After mastering old-world techniques and developing a unique flour blend, the founders began crafting their signature hearth breads — still made from scratch today in Italian hearthstone ovens. The menu has since grown to include sandwiches, hearty soups, salads, and dozens of handmade pastries, all made with honest, whole ingredients.

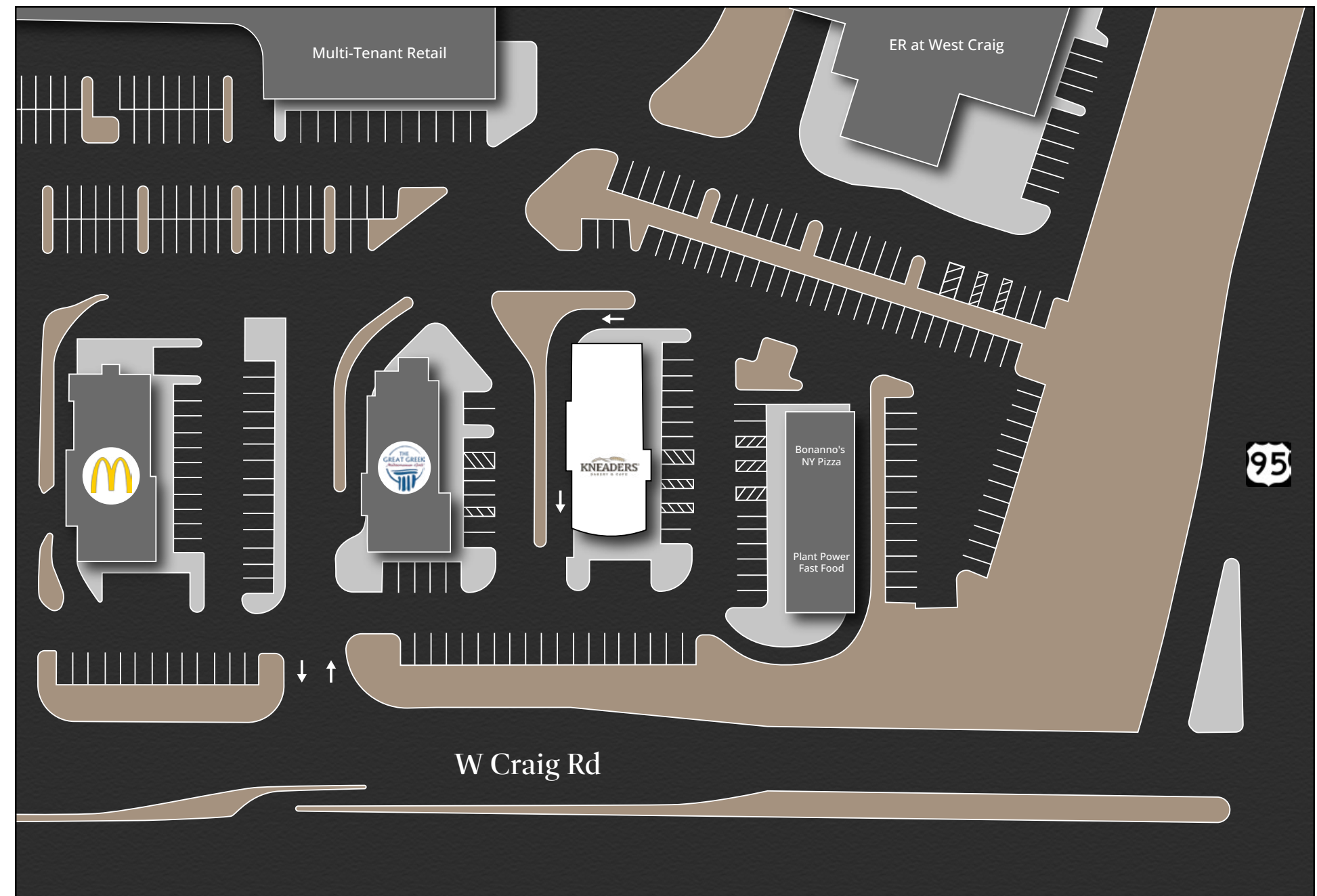
Kneaders remains headquartered in Orem, Utah and is still operated by founders Gary and Colleen Worthington, with 2nd, 3rd, and even 4th generation family members carrying on their legacy across all levels of the company. Charitable giving is core to the brand, with locations actively supporting local hunger relief, schools, and children's hospitals, and the entire company partnering each September with the Huntsman Cancer Institute to fight childhood cancer.



 40 Locations (2026)

 Private Company

 Founded in 1997



Parcel Map

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

BOOK T20S R60E SECT. 3 MAP S 2 NE 4 138-03-6

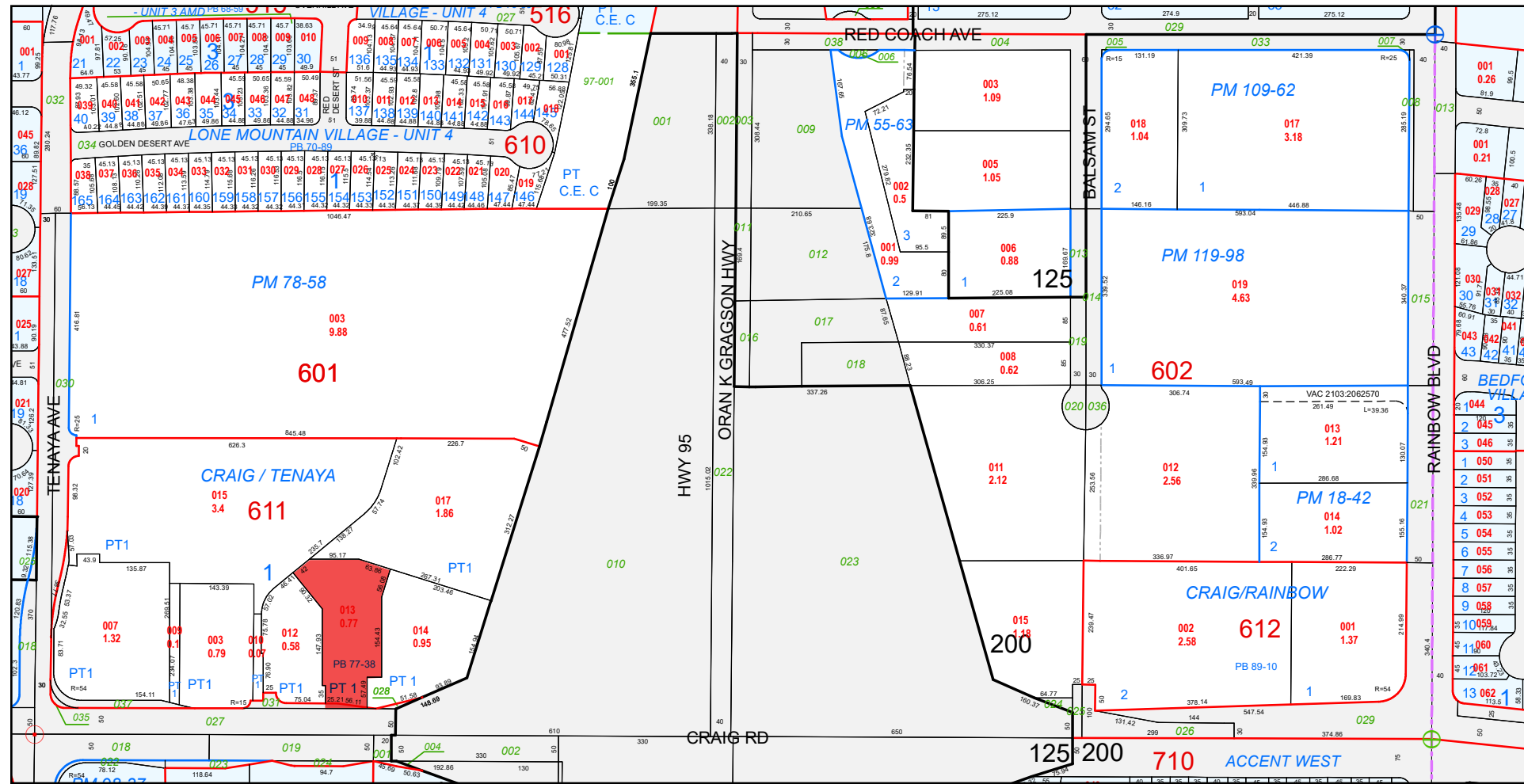
CLARK COUNTY NEVADA

MAP LEGEND:

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

099 100 101
126 125 124
137 138 139
164 163 162

Scale: 1" = 200' Rev: 8/26/2020



Property Demographics

	1-Mile	3-Miles	5-Miles
Area Population (2025)	17,625	134,235	403,270
Total Households (2025)	7,338	53,389	156,265
Average Household Income (2025)	\$103,093	\$108,374	\$106,598





Property Photos



Property Photos



Property Photos



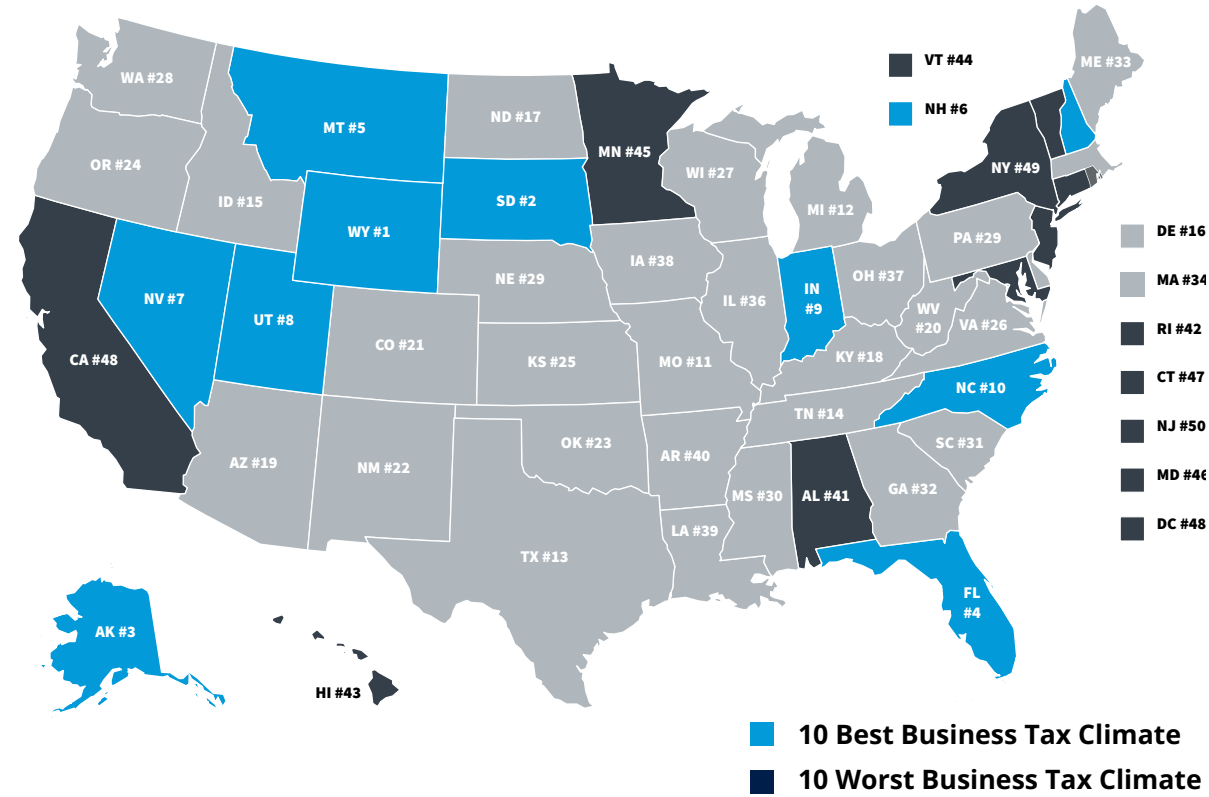
Property Photos



Nevada's Tax Advantage

Nevada is a tax-friendly state with no personal or corporate income tax, allowing residents and businesses to keep more of their money. There are also no taxes on capital gains, inheritance, or estate transfers. This makes Nevada attractive for investors, entrepreneurs, and anyone looking to reduce their tax burden.

Businesses benefit further from no inventory tax and possible exemptions on certain purchases, like manufacturing equipment. The state also offers strong privacy protections for business owners. With low taxes and a pro-business environment, Nevada is a great place to live, invest, and grow a company.



Note: A rank of 1 is best, 50 is worst. D.C.'s score and rank do not affect other states. The report shows tax systems as of July 1, 2023 (the beginning of Fiscal Year 2024). Source: Tax Foundation.

The Nation's 7th Most Business Friendly State

- ✔ No Corporate Income Tax
- ✔ No Personal Income Tax
- ✔ No Taxes on Corporate Shares
- ✔ Nominal Annual Fees
- ✔ No Franchise Tax
- ✔ No Franchise Tax on Income
- ✔ No Inheritance or Gift Tax
- ✔ Nevada corporations may purchase, hold, sell or transfer shares of its own stock.
- ✔ No Unitary Tax
- ✔ Nevada corporations may issue stock for capital, services, personal property, or real estate, including leases and options. The directors may determine the value of any of these transactions, and their decision is final.
- ✔ No Estate Tax

Las Vegas 2024 Tourism Metrics



Clark County, home to the iconic Las Vegas Strip, boasts a population of over **3.19 million residents**. Hosting the 7th busiest airport in the U.S., Harry Reid International Airport, Southern Nevada welcomes **40.8 million visitors each year**. From the dazzling neon lights and world-class casinos to the natural beauty of Red Rock Canyon and Lake Mead, Clark County offers a unique blend of excitement and outdoor adventure for everyone.

Visitor Volume	Gaming Revenue	Weekend Occupancy
41.7 Million	\$13.4 Billion	83.6%
Convention Attendance	Harry Reid Int Passangers	Tourism Economic Impact
6.0 Million	58.4 Millon	\$85.2 Billion

The New Epicenter for Sports



Las Vegas Golden Knights

The city's first major professional sports team, founded in 2017. They won the Stanley Cup in 2023 and have quickly built a passionate fanbase at T-Mobile Arena.



Las Vegas Raiders

Relocated from Oakland in 2020, the NFL team plays at the state-of-the-art Allegiant Stadium, hosting both Raiders games and major events like the Super Bowl and concerts.



Las Vegas Aces

The WNBA team has become a dynasty, winning back-to-back championships in 2022 and 2023. They play at Michelob ULTRA Arena and boast star players like A'ja Wilson.



Formula 1

The Las Vegas Grand Prix debuted in 2023, featuring a stunning 3.8-mile track weaving through the Strip. The race has become one of the sport's most anticipated annual events, generating over \$934 Million for the city of Las Vegas in 2024.



Las Vegas Lights FC

A USL Championship soccer team known for its high-energy matches, unique promotions (like cash drops and llamas), and a devoted local fanbase.



University of Nevada, Las Vegas

UNLV is known for its historic basketball program, which won the 1990 NCAA Championship. The Rebel football program was a Top 25 ranked team in 2024.

Future Development Projects in Las Vegas

Projects under construction & planned between 2024-2028.

#	Project	Cost	Status	Est.
1	Oak View Group Arena & Hotel-Casino 850,000 SF arena, casino, and hotel	\$10B	Planned	2026
2	Brightline High Speed Rail High speed rail from Las Vegas to SoCal	\$2B	Planned	2027
3	Sony/Howard Hughes Project Movie studio and mixed-used development on 30-acre in Summerlin South	\$1.B	Planned	TBD
4	Tropicana/A's Stadium 30,000 seat ballpark on the Tropicana Site	\$1.5B	Planned	2028
5	LV Convetion Center Renovations Tech upgrades, new parking lot, outdoor plaza, and indoor lobby at South Hall	\$600MM	Under Construction	2025
6	UHS Henderson Hospital 840 AC medical campus, 400,000 SF medical Campus with 150 hospital beds.	\$385MM	Under Construction	2024
7	Universal Studios - Horror Unleashed Next to Area 15. 110,000 SF, 20 AC expansion	N/A	Under Construction	TBD
8	Station Casino's Inspirada 80,000 SF Casino, 600 Hotel Rooms, 4 Restaurants, 11 unit food hall, bowling alley, and movie theatre.	N/A	Under Construction	2025
9	Fertitta Entertainment Casion/Hotel Project 43-Story 2,420 room project Southeast corner of LVB & Harmon.	N/A	Under Construction	2025
10	Oak View Group Arena & Hotel-Casino 850,000 SF arena, casino, and hotel	N/A	Planned	TBD

N/A: Not Available



Las Vegas Market Overview

Las Vegas is considered one of the top entertainment cities of the world, thanks to its abundance of resorts, restaurants, shopping and entertainment options. Despite casinos temporarily closing because of the health crisis, prompting convention cancellations in 2020, travel to the market has already begun to recuperate. As the pandemic abates, Las Vegas is positioned to quickly recover back toward nationally prominent levels of tourism.

The Las Vegas-Henderson-Paradise MSA is one of the fastest-growing metros in the nation, with a population of nearly 2.3 million. The metro has become a fully diversified economy, with logistics groups, tech firms and manufacturing all taking advantage of Las Vegas' low cost of business and proximity to major West Coast markets.

The Economy

- With all 10 of the nation's largest hotels located in Las Vegas, tourism and entertainment are the most significant drivers of the Las Vegas economy; however, the economy has diversified into distribution, back-office operations and manufacturing.
- The metro's business-friendly environment, access to Western markets, growing labor force and availability of high-speed data have attracted companies like Switch, Amazon, K2 Energy, Scientific Games, Tectonics, Virtual Guard, VadaTech and Zappos.
- The 2.3 million-square-foot Las Vegas Convention Center is one of the largest in the world and features a new underground people mover.



Metro Highlights

Well-Paying Jobs

Office-using positions, most of them within the professional and business services sector, accounted for more than 20 percent of the metro's job count at the onset of 2022.

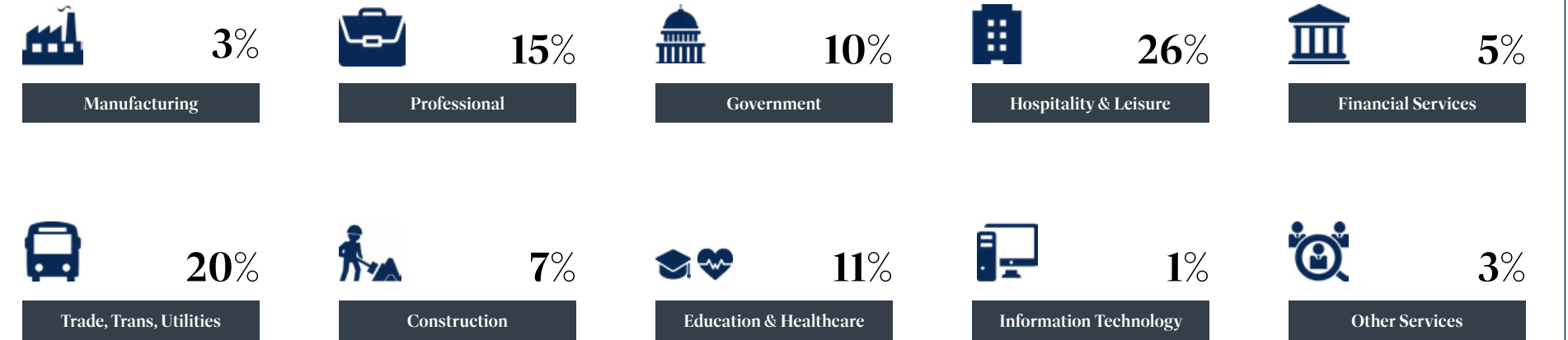
Strong Population Gains

The metro continues to draw new residents amid the economic disruption caused by the pandemic. Over the next five years, Las Vegas' populace is forecast to increase by nearly 6 percent.

Vast Tourism Industry

Visitor volume fell below 20 million in 2020; however, the prior two years recorded annual totals that each exceeded the 40 million mark.

Share of 2025 Employment



City Demographics

The population will expand by more than 80,000 residents over the next five years, resulting in the formation of 34,000 households.

The homeownership rate of 55 percent is well below the national rate, creating a strong rental market.

Roughly 26 percent of the population ages 25 and older have attained a bachelor's degree, and 9 percent also hold a graduate or professional degree.

Population by Age (2025)

0-4 Years	6%
5-19 Years	19%
20-24 Years	6%
25-44 Years	29%
45-64 Years	25%
65+ Years	16%

Quality of Life

With approximately 300 days of sunshine annually and an average temperature near 80 degrees, Clark County offers residents and visitors alike plenty to do besides enjoy the resorts and casinos.

Water-sports enthusiasts can take advantage of various activities at Lake Mead and the Colorado River, including boating, fishing, water skiing and sailing. Red Rock Canyon Conservation Area, located off the Strip, offers outstanding hiking and mountain-climbing opportunities. Las Vegas is home to the University of Nevada-Las Vegas (UNLV), which has received national recognition for its hotel management, criminal justice and social-work programs. The metro is also home to the NFL's Raiders, who play at the recently constructed Allegiant Stadium.

City Demographics & Projections

2025 Population	2.3MM	3.5% Growth (2021-2026)*
2025 Households	893K	6.4% Growth
2025 Median Age	39 Years	U.S. Median: 39
2025 Median Household Income	\$80,000	U.S. Median: \$76,000

*Forecast Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Forbes; Fortune; Las Vegas Convention and Visitors Authority; Moody's Analytics; U.S. Census Bureau

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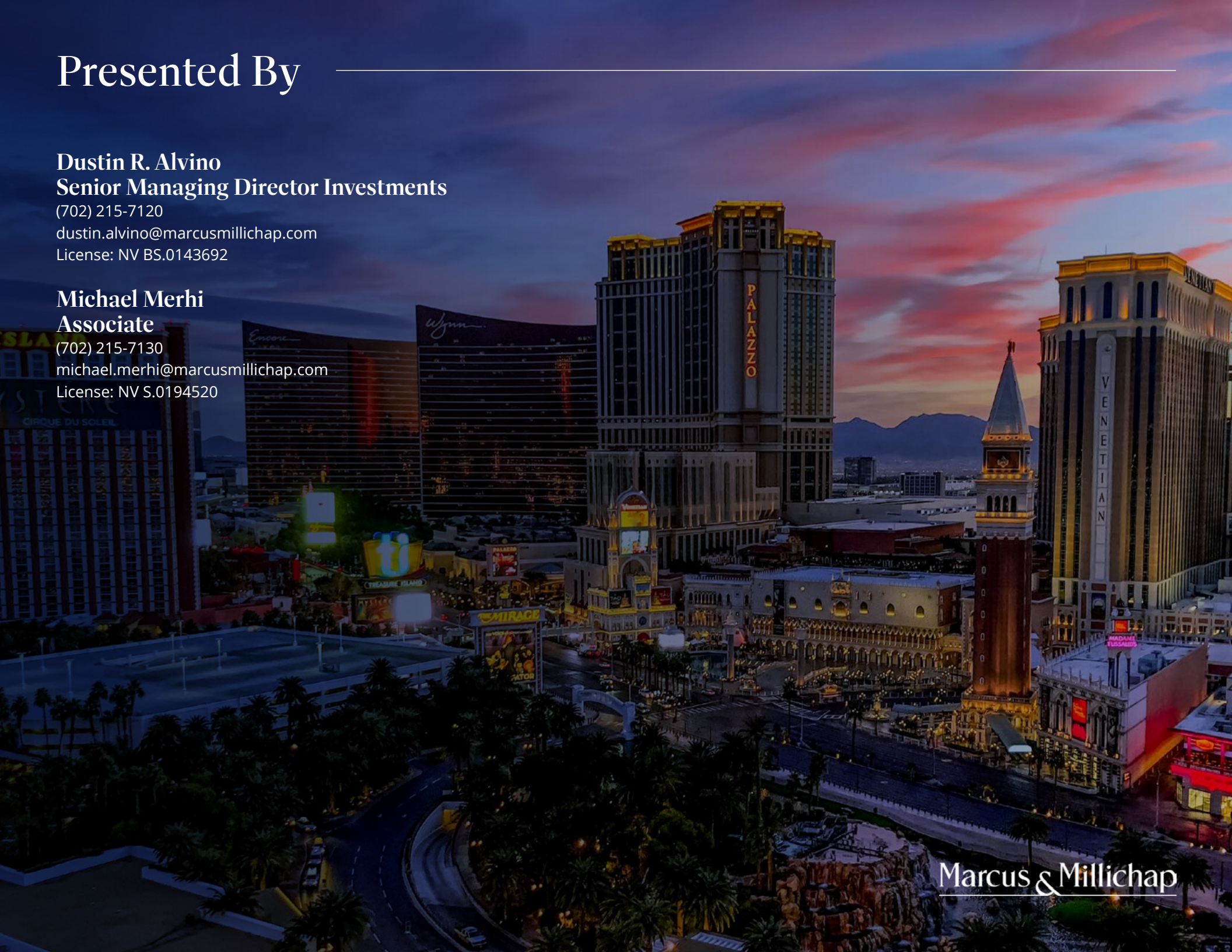
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