



FOR SALE

7-ELEVEN CORPORATE NET LEASED INVESTMENT

4800 W Washington Ave
Las Vegas, NV 89107

- 40+ Years Occupancy History
- 3+ Years Remaining Term, w/ 5-Year Option
- 10% Rent Bumps Every 5 Years
- ±44,000+ Vehicles Per Day at Intersection

\$1,183,000

SALE PRICE

5.0%

CAP RATE

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Details

ADDRESS	4800 W Washington Ave Las Vegas, NV 89107
CROSS STREETS	Decatur & Washington
TOTAL GLA	±2,200 SF
YEAR BUILT	1966
LOT SIZE	±0.26 acres
ZONING	C-1, Commercial
APN	138-25-618-057

Lease Details

LESSEE	7-Eleven, Inc.
ORIGINAL LEASE COMMENCEMENT	August 23, 1985
CURRENT LEASE COMMENCEMENT	September 1, 2014
LEASE EXPIRATION	August 31, 2029
OPTION TERMS	One, 5-year (9/1/2029 – 8/31/2034)
CURRENT RENT (MONTHLY)	\$4,930.75
CURRENT RENT (ANNUALLY)	\$59,169.00
OPTION RENT (MONTHLY)	\$5,423.83 (beginning Sept 1, 2029)
ROFR	Lessee has twenty (20) days to give notice



OR TEXT 23780 TO 39200

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SUMMARY

AREA MAP



NORTH LAS VEGAS AIRPORT

LAKE MEAD BLVD

RANCHO DR

MILK BLVD

WASHINGTON AVE

DECATUR BLVD

CHARLESTON BLVD

AutoZone
CARQUEST
UPS

SITE

RANCHO SWAP MEET
Wendy's
POPEYES
EZPAWN family of stores
FAMILY DOLLAR
CITITRENDS
WELLS FARGO
BURGER KING
TACO BELL

FRIENDLY FORD
REBEL
Dottys
metro
am pm
by T Mobile

SN'D
Chevron
RAC
RED LOBSTER
SUPERIOR GROCERS
Pep Boys
Auto Service & Tires

macy's
Dillard's
MEADOWS MALL
Bath & Body Works
CARDENAS
JCPenney

SPRINGS PRESERVE

LAS VEGAS VALLEY WATER DISTRICT

Furniture Less
COSTCO
BUSINESS CENTER

NORTH LAS VEGAS MEDICAL CORRIDOR

LAS VEGAS NORTH PREMIUM OUTLETS
A SIMON CENTER

NORTH LAS VEGAS STRIP

HISTORICAL DOWNTOWN

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport
- Medical/Hospital



DEMOGRAPHICS

POPULATION

2025 Population

1-mile

22,767

3-mile

185,780

5-mile

468,069

HOUSEHOLDS

2025 Households

1-mile

8,041

3-mile

67,967

5-mile

181,233

INCOME

2025 Average HH Income

1-mile

\$75,551

3-mile

\$80,353

5-mile

\$85,687

Traffic Counts

STREET

North Decatur Boulevard

AADT

38,000

West Washington Avenue

11,800

Cities Nearby

Reno, Nevada

441 miles

Los Angeles, California

270 miles

Salt Lake City, Utah

420 miles

Denver, Colorado

748 miles

Phoenix, Arizona

301 miles

San Antonio, Texas

1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

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