

THE BEND

RETAIL • OFFICE • RESTAURANT

OFFERING MEMORANDUM

FOR SALE

\$40,619,554.00 | 6% CAP RATE



THE BEND | RETAIL · OFFICE · RESTAURANT

8670, 8680, 8720 & 8730 W. SUNSET ROAD, LAS VEGAS, NV 89148

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PROPERTY OVERVIEW

This offering includes an exciting new opportunity to own a large piece of The Bend, Las Vegas' most innovative retail development in the booming Southwest Valley. This premier property includes , 17 tenants in five buildings that features a modern and distinctive design that stands out in the market. Located in one of the most dynamic areas of the city, this property offers both high visibility and convenience for tenants and customers alike.

The buildings themselves are a cutting-edge architectural piece, showcasing sleek, clean lines, expansive glass facades, and a welcoming, open air feel. Its design maximizes natural light, creating a bright and inviting space for both tenants and visitors. The structure's contemporary, industrial aesthetic combines with premium finishes, offering a stylish yet functional environment perfect for a range of businesses, from retail to service-oriented operations.

This property is leased under a Triple Net (NNN) structure, making it an ideal investment for those seeking a hands-off, stable income stream. The tenants are responsible for the property's taxes, insurance and maintenance, ensuring that the property owner has minimal involvement while still enjoying consistent cash flow.

STABLE INCOME

- Steady Rental Income
- Long Term Leases
- Strong Tenant Mix
- NNN Leases
- Renewal Options with Increases

EXCELLENT RETAIL LOCATION

- High Traffic Area
- Servicing Southwest Las Vegas + Summerlin
- Street Frontage

UNIQUE MODERN DESIGN

- Modern Architectural Detail
- Upgraded Tenant Improvements
- Large Glass Storefronts
- Modern Efficiency

PERFECT 1031 EXCHANGE PROPERTY

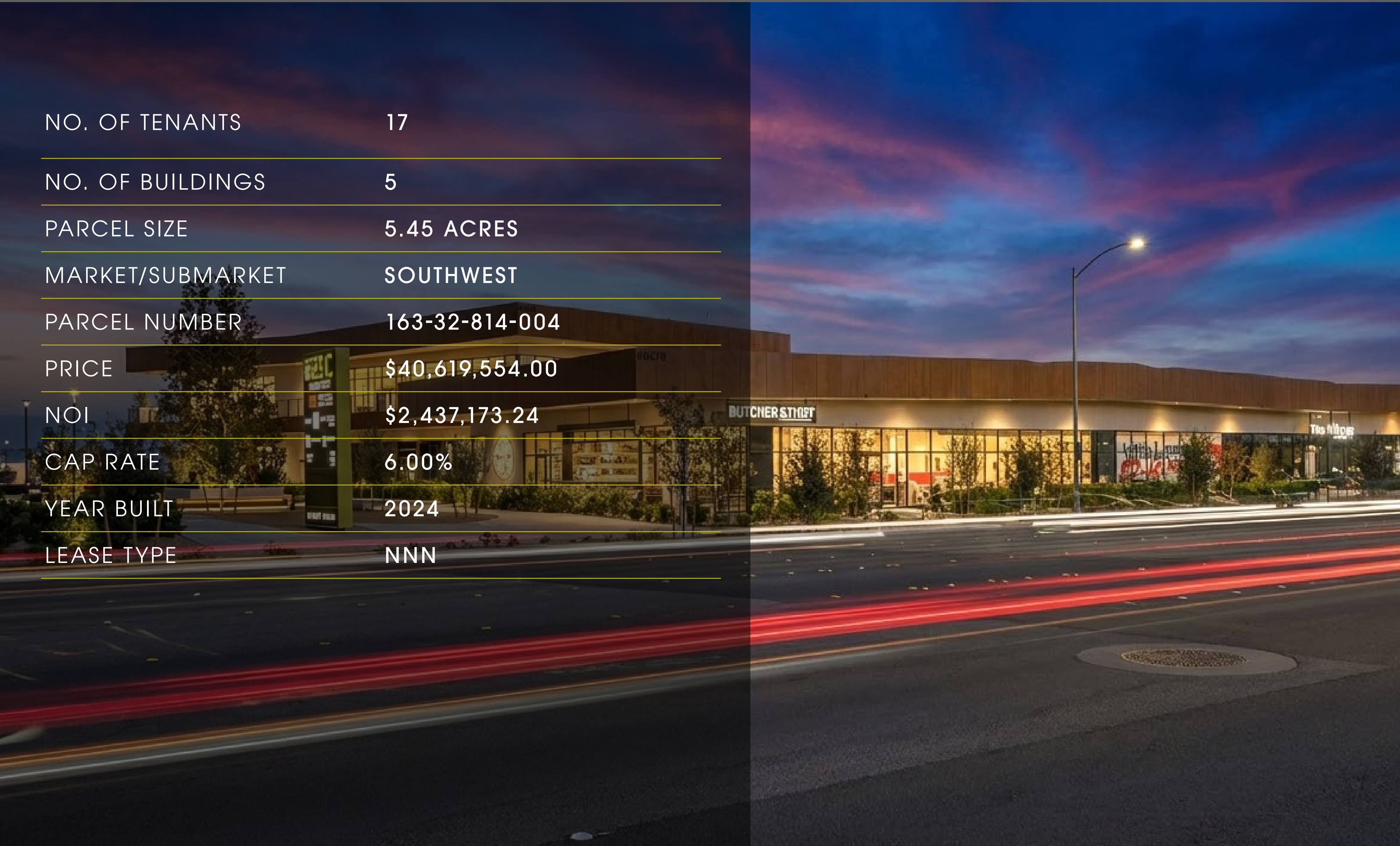
- Ease of Management
- Pride of Ownership
- Local Landmark
- Quality Multi-Tenant Net Leased Investment

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// PROPERTY SUMMARY

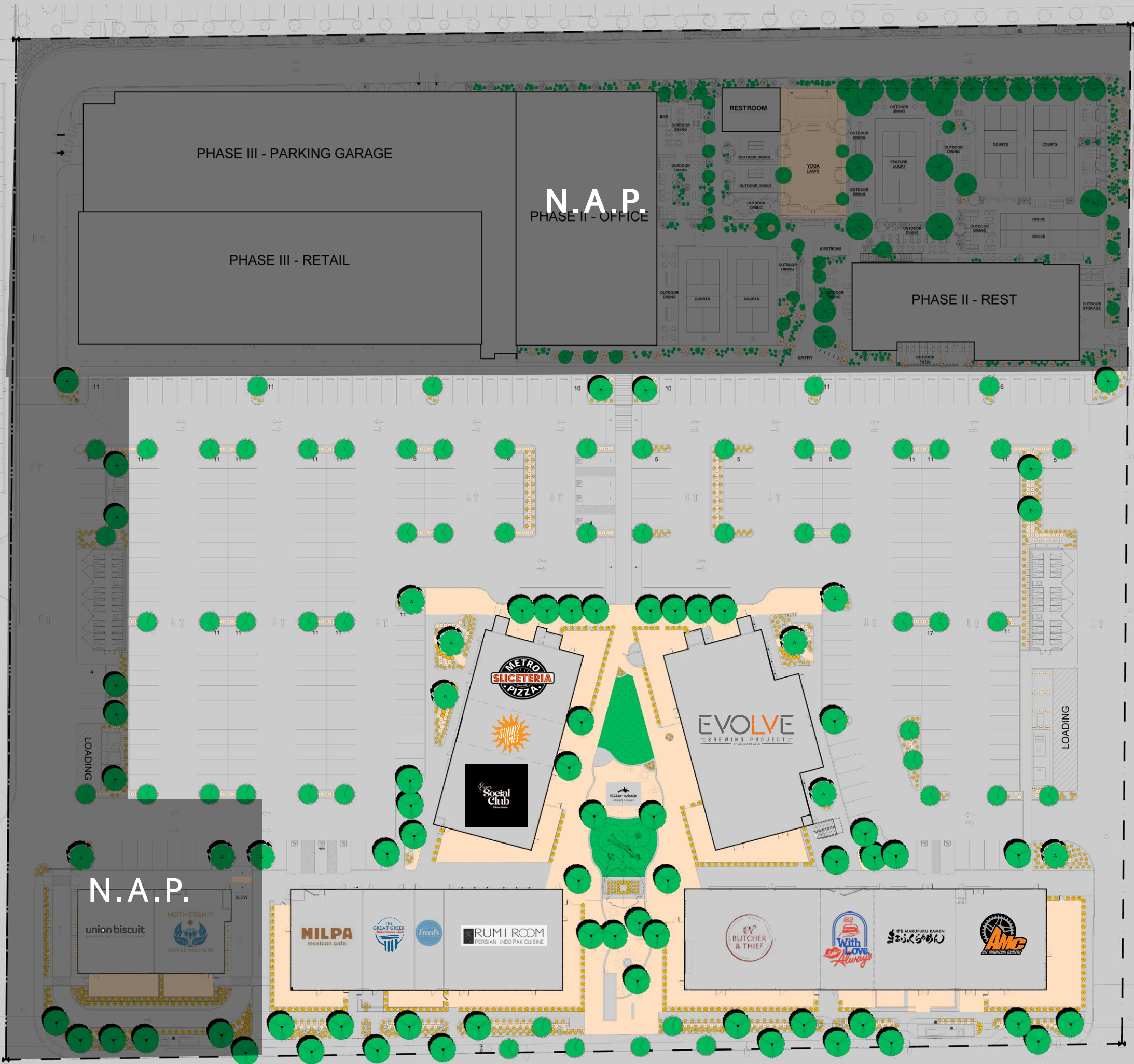
NO. OF TENANTS	17
NO. OF BUILDINGS	5
PARCEL SIZE	5.45 ACRES
MARKET/SUBMARKET	SOUTHWEST
PARCEL NUMBER	163-32-814-004
PRICE	\$40,619,554.00
NOI	\$2,437,173.24
CAP RATE	6.00%
YEAR BUILT	2024
LEASE TYPE	NNN



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// SITE PLAN

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TENANT	SQUARE FOOTAGE	BUILDING	TERM	INCREASES	EXTENSION OPTIONS
Metro Pizza	2757	D	10 Yrs.	15% Every 5 years	One 5-Year Option
Reform Social Club	3306	D	7 Yrs.	3% Every Year	Two 5-Year Options
Sunny Times	1706	D	10 Yrs.	10% Every 5 Years	Two 5-Year Options
Makeshift Union	1600	D	10 Yrs.	2% Every Year	Two 5-Year Options
Kintsugi Yoga	2438	D	5 Yrs.	2% Every Year	Two 5-Year Options
Halcyon health	1679	D	10 Yrs.	2% Every Year	Two 5-Year Options
Evolve Brewing	8776	E	10 Yrs.	2% Every Year	Two 5-Year Options
Sola Salon	6798	E	10 Yrs.	12% Every 5 Years	Four 5-Year Options
					Continued on next page

TENANT	SQUARE FOOTAGE	BUILDING	TERM	INCREASES	EXTENSION OPTIONS
Mana Jiu Jitsu	2647	G	5 Yrs.	2% Every year	Two 5-Year Options
Freed's Bakery	1107	G	10 Yrs.	3% Every Year	Two 5-Year Options
Great Greek	1950	G	10 Yrs.	15% Every 5 years	Two 5-Year Options
Rumi Room	4475	G	10 Yrs.	12% Every 5 Years	Two 5-Year Options
With Love Always Burgers	2006	H	10 Yrs.	12.5% Every 5 Years	One 5-Year Option
Butcher & Thief	5104	H	10 Yrs.	15% Every 5 Years	Two 5-Year Options
All Mountain Cyclery	3378	H	10 Yrs.	2% Every Year	Two 5-Year Options
Marufuku Ramen	3052	H	10 Yrs.	12% Every 5 Years	Two 5-Year Options
Killer Whale	300	Courtyard	10 Years	2% Every Year	One 5-Year Option
Totals:	53,079				

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// PROPERTY AERIAL



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// RENT ROLL - CON'T





Evolve Brewing by Aces & Ales is a 9,000 SF, 300-seat brewery featuring a state-of-the-art 10-barrel brewing system, scratch-made food kitchen, VIP/private event space and two dog-friendly outdoor patios.

Founded by the team behind Aces & Ales, Evolve Brewing is Las Vegas’ ultimate craft beer destination, offering 24 rotating tap lines, Crowlers and cans to go. Crafted under head brewer Josh Kunzli, the team honors the traditions of brewing while embracing the excitement of innovation. Beers are crafted with the finest ingredients – malted barley, hops, east and pristine filtered water, ensuing every detail is fine tuned for unmatched flavor and quality in every sip.



Welcome to With Love, Always. A classic feelgood burger joint where American food culture is celebrated. We serve smash burgers and smiles. In 2021 we pioneered the modern Vegas smash burger scene from a parking lot with one goal in mind. Make the best smash burger possible using only the highest quality and freshest ingredients. Hundreds of eager (and hungry) customers showed up to support and only a few years later the first official With Love, Always opened its doors for business. The rest is history.

The Bend is this fast casual restaurant’s second location in Las Vegas, with the company expansion continuing in 2026.

Why the name? This concept is for Vegas and from Vegas. For the locals. For the city.



Butcher & Thief is a neighborhood steakhouse redefining everyday luxury in southwest Las Vegas. Created by chef and restaurateur Cory Harwell, and the team behind Carson Kitchen, the restaurant blends craftsmanship, comfort, and character; offering high-quality cuts of steak, playful takes on classic dishes, and a curated wine and cocktail program in a sleek yet welcoming setting.

Named for the wine thief—a tool used to sample wine as it ages—Butcher & Thief draws inspiration from the art of savoring life’s best moments. The philosophy is simple: balance indulgence with approachability, and make fine dining feel at home in the neighborhood.

The 5,000-square-foot space features a lively bar and lounge, an expansive main dining room, and private dining areas, complemented by an expansive 1,800-square-foot patio. Inside and out, the atmosphere captures a sense of sophistication and warmth that invites guests to linger. At its core, Butcher & Thief is about connection; the kind found over good food, great wine, and genuine conversation. Open daily for lunch and dinner, the restaurant invites guests to indulge, unwind, and rediscover the beauty of neighborhood dining.



A favorite of locals and visitors alike, Freed's Bakery, has been serving up scrumptious sweets since 1959. Freed's Dessert Shop by Freed's Bakery offers an array of decadent pastries, cookies, cake slices, 7-inch round cakes and sheet cakes for all special occasions. Signature creations include Freed's strawberry shortcake, delicate white cake filled and iced with sweetened whipped cream and fresh sliced strawberries; cannoli, pastry dough filled with a blend of sweet ricotta, cinnamon, and chocolate chips; and Parisian cake, rich chocolate cake layered and iced with Belgian chocolate blended whipped cream and topped with chocolate shavings.



Las Vegas Valley's premier bike shop, specializing in all things mountain bike, E-mountain bikes, trail bikes, downhill race bikes and more. Whether you're hitting the local trails or the bike park, cruising road miles or exploring the backcountry on your gravel bike, going for a quick rip at the local skate park or taking the family on their first adventure, this shop has the perfect bike for you.

Our master mechanics will leave you impressed whether you need basic service, a custom wheel built, or fully tuned and rebuilt suspension, we will get you dialed in. As a rider-first shop, you won't find a more dedicated and passionate staff when it comes to all your bicycle needs and getting you set up with the right bike, parts or gear for your next adventure.



Metro Pizza Sliceteria is the new name for a concept evolving from the beloved Las Vegas Metro Pizza, focusing on by-the-slice offerings keeping the legacy alive with fresh, high-quality ingredients and traditional methods. Fresh, hand-stretched dough, slow fermentation, and stone-hearth baking for authentic taste. Two cousins named John and Sam left New York and moved to Las Vegas in a borrowed car to start a small pizza business back in 1980. Since those early days, they've started The Pizza Olympics (1984), The International Pizza Exchange (1987), The World Pizza Spinning Championships (1990) and The National Pizza Hall of Fame (1999). They were also named National Pizza Operators of the Year (1986), Nevada Restaurateurs of the Year (1999), IFMA Silver Plate Independent Restaurateurs of the Year (2019), and Metro Pizza was voted Las Vegas' Greatest Pizzeria of All-Time (2020).



Owned and operated by Las Vegas locals Nick Della Penna and Trent Jones, The Great Greek Mediterranean Grill serves award-winning traditional Greek cuisine in a fast casual atmosphere. From Tzatziki and Hummus, to Gyro, Falafel, Souvlaki, Baklava, and much more, every dish is prepared from authentic recipes using only the freshest, high-quality ingredients, including custom Mediterranean spice blends, house-made sauces, and marinades. With eight locations in the Las Vegas Valley, The Great Greek Mediterranean Grill has more than 50 franchises open in North America and Canada, with 300 more in development.



Marufuku Ramen, renowned for its authentic Hakata-style Tonkotsu ramen, will open its first Nevada location this January at The Bend in Las Vegas, marking its 10th U.S. location. The restaurant will feature its signature rich and creamy pork broth ramen, savory rice bowls, and Izakaya-style appetizers alongside a full bar offering handcrafted cocktails with premium Japanese liquors, a first for the brand. Designed by Japanese designer Yutaka Noya, the space blends modern and traditional elements to create an immersive dining experience.



Rumi Room prides themselves on offering a unique dining experience that blends the rich flavors of Persian and Indo-Pak cuisine.

What sets them apart is their commitment to authenticity, quality and hospitality. From the carefully crafted dishes prepared with traditional recipes and the finest ingredients to the warm and inviting atmosphere, every aspect of your dining experience is designed to transport you on a culinary journey like no other. Choose Rumi Room for an unforgettable dining experience where every dish tells a story, every bite is bursting with flavor, and every moment is filled with warmth and hospitality. Whether you're craving the aromatic spices of Indo-Pak cuisine or the delicate flavors of Persian delicacies, discover the magic of Rumi Room.



An offshoot of Killer Whale Creamery in La Jolla, CA, this popular ice cream spot throws down bold ice cream that kicks butt and takes names. We’re here to amp up your taste buds and keep things rad with flavors that scream an ocean vibe.

Community and Conservation: At Killer Whale Creamery, we’re about more than just scoops—we’re about keeping our coastlines clean and our community tight. Locally sourced ingredients and eco-friendly vibes are how we roll, making sure every scoop supports our scene and our seas. Taste the thrill of our flavors, and chill in a spot that’s all about keeping it real and keeping it tasty.



Savor the essence of healthy living with a specialty grocery store and café serving specialty lattes, refreshing Acai bowls, vibrant smoothies, invigorating juices, and gourmet toasts. Immerse yourself in the warmth of where every sip and bite makes the body feel good.



Makeshift Union cutting and grooming’s mission is to create an environment that caters to the ‘everyday’ person, focusing less on the ego of the hair stylist, and more on the needs of the client. Our name is derived from two sources: First, “Makeshift”: using only what is necessary and available to create and sustain. And “Union”: promoting solidarity among colleagues and clients alike to form a singular bond. In short, our pledge is commitment to the client, enhancing their salon experience, and cultivating meaningful, long-term relationships with them.

At Makeshift Union, our team is a collective of artists, not assembly-line stylists. Each of us brings something unique. Whether it’s a sharp eye for edgy cuts, a love for color transformations, or an intuitive touch with extensions. We believe in creating looks that feel as good as they look. No judgment, no ego—just honest, personalized artistry.



Sola Salons is proud to be opening its 10th location at The Bend. This location features 37 studios, most with the most amazing views of the Las Vegas valley and strip - 24 of our studios are on exterior windows. Our studios come complete with our newest design details, sinks, and everything you would need to run your business. We are currently already half leased but have many great suites to choose from. We welcome hair stylists, nail, skin, lash, tattoo, and more.



We're excited to announce the opening of our second yoga studio at The Bend in Southwest Las Vegas. This new location will feature two spacious classrooms with stunning mountain views, a state-of-the-art hot room equipped with 10 infrared heaters, secure lockers, and a spa-like environment inspired by nature. We can't wait to welcome you to this serene space, thoughtfully designed to elevate your yoga practice.



At Halcyon Health in Summerlin, Las Vegas, our mission is to help you feel your best every day while supporting your long-term health. We focus on bioidentical hormone replacement therapy to safely restore energy, improve sleep, steady your mood, boost metabolism, and sharpen your focus for optimal health.

If you've been told your labs are "normal" despite not feeling like yourself, our approach uncovers what others may overlook. As menopause specialists, we treat women experiencing perimenopause, menopause, thyroid dysfunction, irregular menstrual cycles, and PCOS through tailored treatment plans that target underlying issues.

Our concierge medicine approach guarantees individualized care, continuous progress tracking, and 24/7 direct access to your healthcare provider.



Reform Social Club (RSC) is a modern reformer Pilates studio and social hub offering luxury amenities. Spanning over 3,300 square feet, RSC has a studio room with 14 reformers offering instructor-led group classes, an infrared sauna, matcha lattes and more.

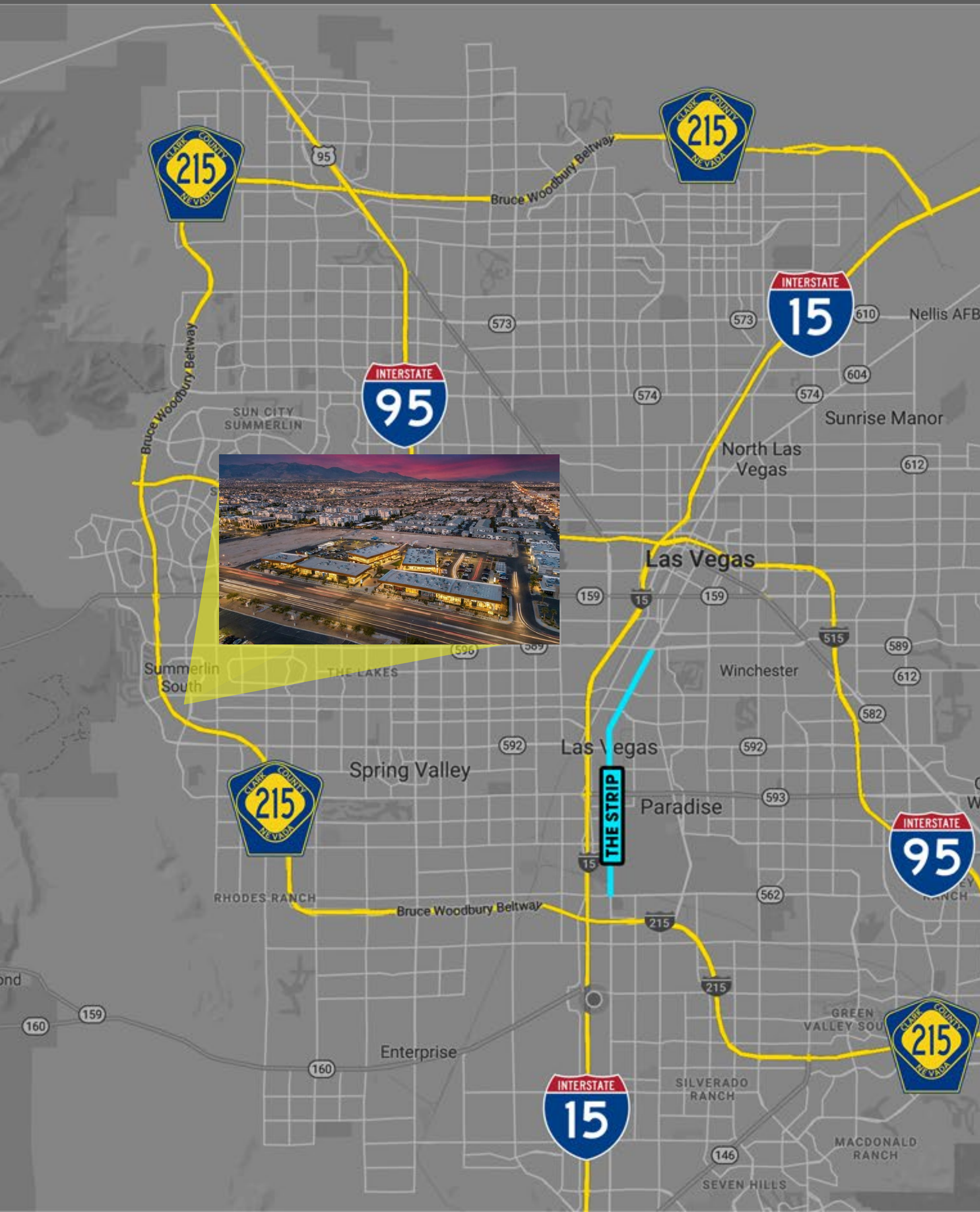


Build strength, confidence, and character through disciplined Brazilian Jiu-Jitsu training at our brand new studio at The Bend. Whether your focus is on fitness, real-world defense or elite skill-building, Mana Kiu Jitsu is a space where commitment, character, and personal growth come together through the art of Brazilian Jiu-Jitsu. We support students at all levels and all ages. We are here to cultivate a winning attitude and to help you achieve your full potential.

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// LOCATION OVERVIEW



The Bend is situated in one of the most dynamic and rapidly developing areas of Las Vegas, offering a premier location for both businesses and residents. Located at the intersection of Sunset Road and Durango Drive, The Bend is positioned in close proximity to several master-planned communities, including Rhodes Ranch, Nevada Trails and Summerlin, one of the most sought-after and affluent communities in the Las Vegas Valley.

This prime location provides strong visibility and convenient access to major roadways, including the I-215 Beltway and Summerlin Parkway, which connect the area to the greater Las Vegas region, including the iconic Las Vegas Strip and the surrounding suburban communities. Its location makes The Bend easily accessible for both local residents and visitors, contributing to its growing appeal as a retail and dining destination.

The Bend is positioned near the Durango Casino, a major entertainment and gaming venue in the area that draws substantial foot traffic. The casino's popularity as a regional entertainment destination ensures a steady stream of visitors, benefiting businesses located at The Bend. This high-traffic location, combined with the area's strong demographic profile, makes it an attractive setting for tenants looking to capitalize on the flow of both residents and tourists.

The location offers exceptional exposure to the high-volume traffic along Sunset Road and Durango Drive, two key corridors in Las Vegas. With the surrounding area's robust growth, expanding residential communities, and proximity to key retail and entertainment hubs, The Bend is positioned as a landmark development that provides a strategic advantage for tenants and investors alike. This location ensures that businesses at The Bend will benefit from continuous visibility, consistent foot traffic, and a growing customer base for years to come.

LAS VEGAS – ONE OF THE FASTEST GROWING CITIES IN THE U.S.

Las Vegas is an internationally renowned major resort city known primarily for gambling, shopping and fine dining and is the leading financial and cultural center for Southern Nevada. The city bills itself as **The Entertainment Capital of the World**, and is famous for its consolidated casino/hotels and associated entertainment. It has also become a world-class city for sporting events, now home to the Las Vegas Raiders, Vegas Golden Knights, National Finals Rodeo and UFC. This year, Las Vegas also became one of only three U.S. cities to host the Formula 1 Las Vegas Grand Prix (and made a 10-year commitment) and will host the 2024 NFL Super Bowl. MLB's Athletics were recently granted approval to move their MLB team to Las Vegas and should start playing ball here in 4-5 years. A growing retirement and family city, Las Vegas is the 26th most populous city in the United States, with a population at the 2022 census of 656,274. The 2022/2023 population of the Las Vegas metropolitan area is 2,899,000.

TODAY, LAS VEGAS IS ONE OF THE TOP TOURIST DESTINATIONS IN THE WORLD.

Established in 1905, Las Vegas was incorporated as a city in 1911. Las Vegas often refers to the city plus some areas beyond the city limits, especially the resort areas on and near the Las Vegas Strip, and sometimes the entire Las Vegas Valley. The 4.2 mi (6.8 km) stretch of South Las Vegas Boulevard known as the Strip is mainly in the unincorporated communities of Paradise, Winchester, and Enterprise. Las Vegas is situated within Clark County in an arid basin on the desert floor, surrounded by dry mountains. The Spring Mountains lie to the west. Within the city there are many lawns, trees, and other greenery. The city enjoys abundant sunshine year-round: it has an average of about 300 sunny days per year. The primary drivers of the Las Vegas economy are tourism, gaming, sporting events and conventions, which in turn feed the retail and restaurant industries.

