








Turnkey Café & Dessert Boutique

Showcase Mall — Phase One | 3785 S. Las Vegas Blvd, Las Vegas, NV 89109



⚠ CONFIDENTIAL — ASSET BUSINESS ACQUISITION | A SIGNED NDA IS REQUIRED PRIOR TO RELEASE OF ADDITIONAL INFORMATION ⚠

 Property	Showcase Mall Phase One — Las Vegas Strip
 Offering Type	Asset Business Acquisition — Turnkey Operation
 Build-Out	Premium Designer Finish — Fully Operational
 Concept	Artisan Gelato · Ice Cream · Coffee · Smoothies · Desserts
 Annual Strip Traffic	41.7 Million Visitors (2024 Record) ~114,000/Day
 Avg. F&B Spend	\$564.70 Per Visitor Trip #1 Spend Category in Las Vegas
 NDA Required	Confidential financials & lease terms available upon execution of NDA

OFFERING STRUCTURE — ASSET BUSINESS ACQUISITION

This opportunity is being offered exclusively as an Asset Business Acquisition.

The sale includes all tangible and intangible business assets, including but not limited to: the fully designed and built-out café space, all furniture, fixtures, and equipment (FF&E), the existing lease assignment or new lease negotiation, operational systems, supplier relationships, menu concepts, and all associated intellectual property currently in use at the location.

⚠️ NON-DISCLOSURE AGREEMENT REQUIRED: All financial statements, lease terms, revenue data, and operational details are strictly confidential. A fully executed Non-Disclosure Agreement (NDA) is required prior to the release of any additional information, including the Confidential Information Memorandum (CIM). Please contact the listing broker directly to receive and execute the NDA.

THE SPACE — PROPERTY DESCRIPTION

This is one of the most visually striking food-and-beverage concepts currently operating on the Las Vegas Strip — a fully built-out, premium designer café and dessert boutique situated within Showcase Mall Phase One, directly adjacent to the MGM Grand at one of the world's highest-traffic pedestrian corridors.

The space features a showstopping interior: dramatic hand-hewn reclaimed wood ceiling beams, a dark coffered ceiling, sparkling crystal chandeliers, white subway tile backsplash, a custom illuminated gelato and dessert display case, and fresh floral arrangements at the service counter. The design blends Old World European café elegance with modern Las Vegas Strip energy — a combination that is both rare and immediately compelling at first impression.

The menu concept is precisely calibrated for the Strip's tourism-driven, impulse-spending customer base: artisan gelato, gourmet popsicles, specialty coffee drinks, smoothies, and premium desserts — all high-margin, fast-turn offerings with broad appeal across families, couples, and international visitors. The operation is fully staffed and generating revenue.

LOCATION & MARKET INTELLIGENCE

- ▶ **41.7 Million Visitors (2024):** Las Vegas set an all-time record, averaging ~114,000 visitors per day. The LVCVA reports approximately 800,000 Strip visitors every week in 2025.
- ▶ **\$55.1 Billion in Direct Visitor Spending (2024):** An all-time high — up 7.0% over 2023 and 49.3% above pre-pandemic levels. Food & beverage is the #1 spend category at \$564.70 per trip, with significant year-over-year increases in 2024.
- ▶ **Up to 40,000 Pedestrians Per Hour (Peak):** Clark County studies recorded peak pedestrian densities of 40,000+/hour on busy Saturdays. Showcase Mall sits at one of the highest-density nodes — directly between MGM Grand and the Las Vegas-Tropicana intersection, one of the world's busiest pedestrian crossings.
- ▶ **64% of Visitors Earn \$100,000+ Annually:** Up from 48% in 2023 (LVCVA 2024 Visitor Profile). 87% rated their visit 'Very Satisfied.' Retail spending climbed 13% to \$281 per trip. This is the ideal consumer for a premium artisan dessert and specialty coffee concept.
- ▶ **\$98 Billion Economic Impact on Nevada (2024):** Tourism represents ~37% of Nevada's GDP. Las Vegas operates as a 365-day, 24-hour market with no true off-season, providing exceptional revenue consistency for Strip operators.

INVESTMENT HIGHLIGHTS

- 1 **Fully Turnkey — Immediate Revenue:** No construction. No build-out timeline. Step into a fully operational business on Day 1.
- 2 **Irreplaceable Las Vegas Strip Address:** Showcase Mall Phase One — one of the most coveted retail addresses in North America. Strip vacancies at this caliber are exceedingly rare.
- 3 **Premium FF&E Included:** Crystal chandeliers, custom ceiling beamwork, gelato display case, commercial kitchen equipment, POS systems, and all millwork included in the asset sale.
- 4 **High-Margin Menu Category:** Artisan ice cream, gelato, specialty coffee, and smoothies carry among the highest margins in food service — ideal for the impulse-purchase tourist environment.
- 5 **Co-Tenancy with Global Anchor Brands:** M&M's World, Coca-Cola Store, Hard Rock Café, and MGM Grand create millions of guaranteed annual visitor opportunities within direct walking distance.
- 6 **Institutional-Grade Property Ownership:** Gindi Capital (NY) — owner of Showcase Mall and the new BLVD complex — has invested hundreds of millions in the surrounding retail ecosystem, signaling long-term appreciation.

CONSUMER DEMOGRAPHIC SNAPSHOT — LAS VEGAS STRIP (SOURCE: LVCVA)

METRIC	FIGURE	CONTEXT / SOURCE
Annual Visitors	41.7 Million	2024 — All-Time Record
Weekly Strip Visitors	~800,000	2025 Average (LVCVA)
Daily Average Visitors	~114,000	2024 Daily Average
Peak Pedestrian Density	40,000+/hour	Busy Saturday Peak Hours
Total Visitor Spend (2024)	\$55.1 Billion	All-Time High (+7% YoY)
Avg. F&B Spend Per Trip	\$564.70	Largest Single Spend Category
Avg. Total Spend Per Day	\$330+	Per Visitor Per Day

Visitors Earning \$100K+	64%	Up from 48% in 2023
Visitor Satisfaction	87% 'Very Satisfied'	2024 LVCVA Profile
Convention Attendees	6 Million	2023 (+19.9% YoY)
International Visitors	4.6 Million	~11% of Annual Total



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NEXT STEP — EXECUTE NDA TO RECEIVE FULL OFFERING PACKAGE

This offering is strictly confidential. Qualified buyers must execute a Non-Disclosure Agreement (NDA) to receive the Confidential Information Memorandum (CIM), including full financial statements, lease details, revenue history, and asset inventory. Contact the exclusive listing broker to receive your NDA package.

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