

EAST SAHARA PLAZA

545 - 557 E Sahara Ave | Las Vegas, NV 89104

Multi-Tenant Retail
Investment Opportunity

Offering Memorandum



MATTHEWS™



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Subject Property

Exclusively Listed By

Broker of Record
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ASSET OVERVIEW

East Sahara Plaza
Las Vegas, NV 89104



PROPERTY OVERVIEW

\$6,800,000

Price

\$104.77

Price PSF (Land)

\$212.33

Price PSF

±32,029

Total GLA (SF)



Property Name	East Sahara Plaza
Address	545-557 E Sahara Ave
City, State, Zip Code	Las Vegas, NV 89104
County	Clark County
Neighborhood	Winchester
Property Type	Strip Center
Gross Leasable Area	±32,029 SF
Lot Size	±1.49 AC
Year Built	1963
# of Buildings	2
Number of Suites	30
Number of Stories	2
Occupancy	±37%
Parking	±110 Spaces
Zoning	CR
Parcel #	162-10-112-001 & 162-10-111-016

INVESTMENT HIGHLIGHTS

Property Highlights

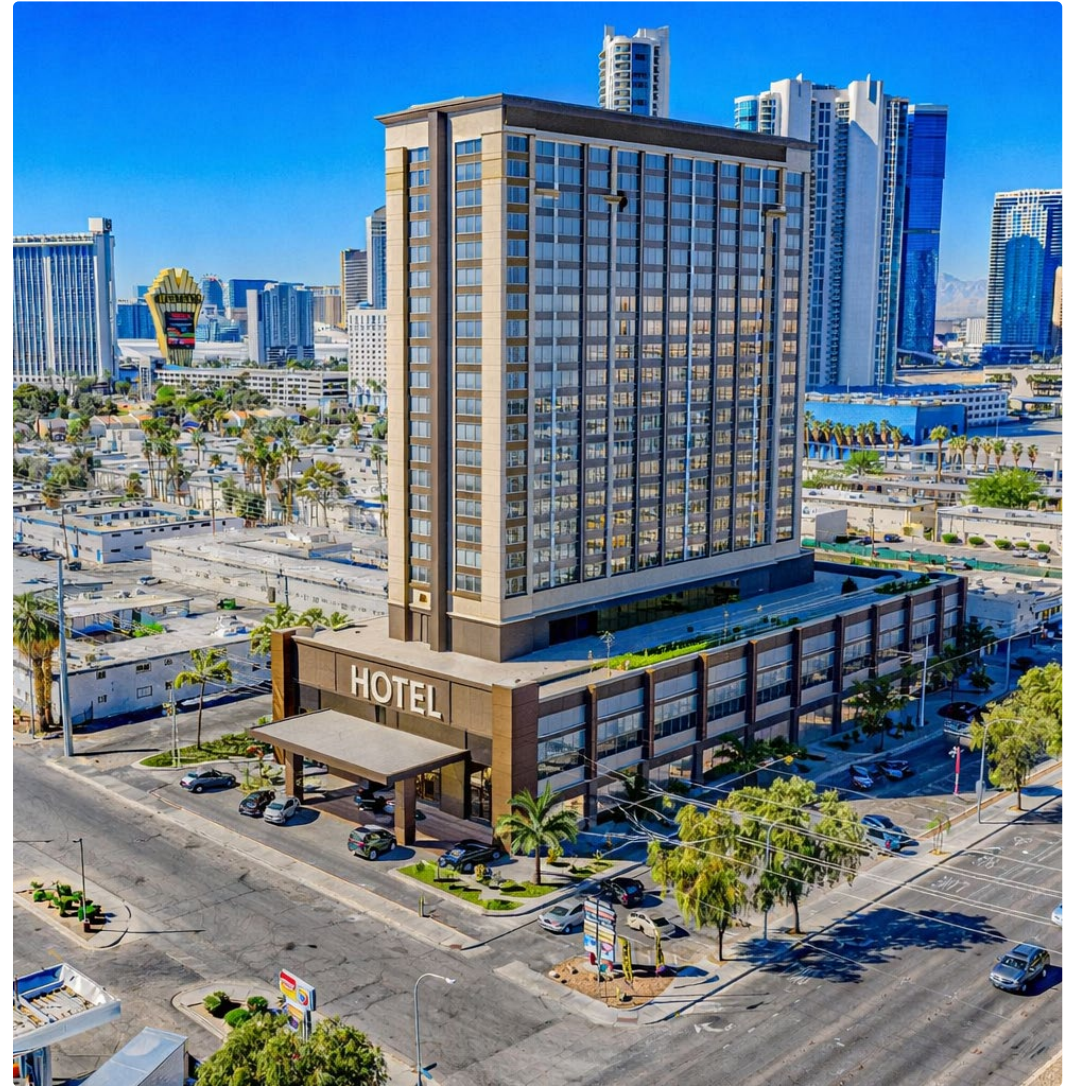
- **LAS VEGAS RETAIL:** Strategically located just off Las Vegas Boulevard on East Sahara Avenue, East Sahara Plaza presents a rare opportunity to acquire a well-located retail asset in one of the most dynamic corridors in Las Vegas. Offered for the first time in over 20 years, the property benefits from immediate proximity to major demand drivers including **Sahara Las Vegas, Las Vegas Monorail, Las Vegas Convention Center, Fontainebleau Las Vegas, and Las Vegas Country Club**. The location offers exceptional accessibility and long-term redevelopment relevance within the **Resort Corridor**.
- **IMMEDIATE VALUE ADD POTENTIAL:** The property is currently 36.89% occupied across ±32,029 SF, presenting a clear and executable lease-up strategy. With 22 vacant suites totaling ±20,214 SF, investors have the ability to rapidly increase occupancy, drive NOI, and create meaningful value through active asset management and stabilization.
- **BELOW MARKET RENTS:** Existing rents average \$18.12 PSF annually (\$1.51/month), significantly below market. Comparable retail properties in the immediate submarket are achieving approximately \$28.36 PSF, representing over 55% upside. Re-tenanting and rolling leases to market provides a direct path to revenue growth and yield expansion.
- **FAVORABLE SUBMARKET DYNAMIC:** The East Sahara submarket demonstrates strong underlying fundamentals, with vacancy at approximately 8.7%—well below the subject asset’s current vacancy—highlighting significant leasing demand. Leasing activity has increased nearly 50% year-over-year, supporting a highly active and liquid tenant market.
- **HIGHLY DESIRABLE FLEXIBLE ZONING (CR):** Beyond near-term cash flow, the asset offers **long-term redevelopment optionality**. The ±1.49-acre parcel is zoned Commercial Resort (CR), allowing for up to 190 feet of vertical development by right. This provides flexibility for high-density mixed-use, hospitality, or retail redevelopment while generating interim income.
- **HIGH-VISIBILITY + EXCELLENT TRAFFIC EXPOSURE:** The site features extensive frontage along East Sahara Avenue, offering **excellent visibility, signage potential, and multiple points of ingress and egress**. Traffic counts exceed 50,000 vehicles per day, reinforcing the property’s retail viability and exposure.
- **MONORAIL AND LAS VEGAS CONVENTION CENTER:** The property is within walking distance (approximately 0.4 miles) to the Sahara Monorail Station, providing direct connectivity along the Strip. Additionally, its proximity to the Convention Center positions the site to benefit from consistent visitor traffic, supporting retail, hospitality, and short-term rental demand.
- **ATTRACTIVE BASIS IN A HIGH-GROWTH CORRIDOR:** Offered at \$6.8 million, the property represents a compelling basis of approximately \$104.77 per square foot. The surrounding trade area is supported by over 522,566 residents within a 5-mile radius and more than \$1.8 billion in annual consumer spending within 3 miles.
- **ESTABLISHED RETAIL CORRIDOR W NATIONAL TENANCY:** The immediate trade area is anchored by a strong mix of national and regional retailers, including Las Vegas Athletic Club, Smith’s Food and Drug, Chase Bank, Bank of America, McDonald’s, Sonic Drive-In, Starbucks, 7-Eleven, Walgreens, Planet Fitness, AutoZone, and O’Reilly Auto Parts, as well as the Historic Commercial Center District.

FUTURE DEVELOPMENT OPPORTUNITY

Actual Property Image



AI Generated Proposed Rendering



The ±1.49-acre parcel is zoned Commercial Resort (CR), allowing for up to 190 feet of vertical development by right.

IDEAL LOCATION NEAR THE VEGAS STRIP

±3 Miles from Grand Prix Plaza (Formula 1 in November)



±5 Miles from Harry Reid International Airport



SITE PLAN

SECOND FLOOR



300'

GROUND FLOOR Van Patten St



50'

60'

50'

50'

300'

FONTAINEBLEAU
LAS VEGAS

Turnberry Towers Las Vegas
±636 Units

SAHARA
LAS VEGAS

Ahern
HOTEL



2900 Lux Apartment Homes
±312 Units

Resorts World
LAS VEGAS

Hilton
GRAND VACATIONS

PALACE STATION

THE STRAT
HOTEL • CASINO • TOWER

±1.06M Visitors in 2025
±1.23M Visitors in 2026

Sahara Las Vegas
Monorail Station
Las Vegas Monorail



LAS Vegas
CONVENTION CENTER

±1,000 Visitors

GLOWFEST
THE VIBE IS BRIGHT



Las Vegas Blvd ±39,000 VPD

The Hendrix
±278 Units

Park Arms Apartments
±104 Units



International Apartments
±60 Units

E Sahara Ave ±50,000 VPD

ATMO Sahara
±97 Units

ARVO Apartments
±126 Units

Subject Property





University of Nevada, Las Vegas
 ±32,911 Students
 ±4 Miles Away

John C Fremont Professional Development Middle School
 ±663 Students



±100 Businesses
The Historic Commercial Center District
 est. 1963

The Las Vegas Country Club
 Golf Course

186 THE LAS VEGAS ARTS DISTRICT



E Sahara Ave ±50,000 VPD

Subject Property

FINANCIAL OVERVIEW

East Sahara Plaza
Las Vegas, NV 89104



Subject Property

RENT ROLL

Suite	Tenant	GLA (SF)	% of GLA	Lease Start	Lease End	Term Remaining	Type	Credit	Annual Rent (\$)	Monthly Rent (\$)	Rent PSF	Rent Inc %	Option (s) Remaining
545-101/102	Pacific Island Taste, LLC	3,925	12.25%	7/1/2020	9/30/2027	±1.5 Years	Restaurant	Local	\$64,334	\$5,361	\$16.39	3.00%	2 X 5 Year
545-103	Advantage Check Cashing	785	2.45%	5/1/2009	11/30/2027	±1.7 Years	Services	Local	\$12,905	\$1,075	\$16.44	±3.00% AVG	None
545-104	Paola Ramirez dba Paola Flower Co	785	2.45%	2/5/2018	3/31/2027	±1.0 Years	Shops	Local	\$11,492	\$958	\$14.64	±3.00% AVG	None
545-105	Mama Gassama	785	2.45%	11/1/2023	11/30/2028	±2.7 Years	Services	Local	\$15,543	\$1,295	\$19.80	±5.00% AVG	1 X 2 Year
545-106	Vacant	785	2.45%	-	-	-	Vacant	-	-	-	\$18.00	-	-
545-107	MS Cash for Gold LLC	785	2.45%	11/1/2024	12/31/2027	±1.8 Years	Services	Local	\$14,601	\$1,217	\$18.60	±3.00% AVG	1 X 2 Year
557-108	Li Ren Massage	1,740	5.43%	3/1/2022	2/28/2027	±0.9 Years	Services	Local	\$32,781	\$2,732	\$18.83	-	None
557-109	Vacant	2,175	6.79%	-	-	-	Vacant	-	-	-	-	-	-
557-110	Vacant	2,175	6.79%	-	-	-	Vacant	-	-	-	-	-	-
557-111	Mom & Pop's Liquor and Smoke Shop	2,610	8.15%	4/1/2022	3/31/2032	±6.0 Years	Shops	Local	\$68,952	\$5,746	\$26.28	±2.00% AVG	1 X 10 Year
557-200	Vacant	400	1.25%	-	-	-	Vacant	-	-	-	-	-	-
557-201	Vacant	400	1.25%	-	-	-	Vacant	-	-	-	-	-	-
557-202	Vada Automotive	400	1.25%	2/1/2024	3/31/2029	±3.0 Years	Services	Local	\$6,480	\$540	\$16.20	±9.55% AVG	None
557-203	Vacant	610	1.90%	-	-	-	Vacant	-	-	-	-	-	-
557-204	Vacant	400	1.25%	-	-	-	Vacant	-	-	-	-	-	-
557-205	Vacant	400	1.25%	-	-	-	Vacant	-	-	-	-	-	-
557-206	Vacant	400	1.25%	-	-	-	Vacant	-	-	-	-	-	-
557-207	Vacant	400	1.25%	-	-	-	Vacant	-	-	-	-	-	-
557-208	Vacant	400	1.25%	-	-	-	Vacant	-	-	-	-	-	-
557-209	Vacant	800	2.50%	-	-	-	Vacant	-	-	-	-	-	-
557-210	Vacant	400	1.25%	-	-	-	Vacant	-	-	-	-	-	-
557-211	Vacant	400	1.25%	-	-	-	Vacant	-	-	-	-	-	-
557-215	Vacant	400	1.25%	-	-	-	Vacant	-	-	-	-	-	-
557-218	Vacant	800	2.50%	-	-	-	Vacant	-	-	-	-	-	-
557-219	Vacant	500	1.56%	-	-	-	Vacant	-	-	-	-	-	-
557-220	Vacant	2,010	6.28%	-	-	-	Vacant	-	-	-	-	-	-
557-222	Vacant	783	2.44%	-	-	-	Vacant	-	-	-	-	-	-
557-223	Vacant	2,150	6.71%	-	-	-	Vacant	-	-	-	-	-	-
557-224	Vacant	1,251	3.91%	-	-	-	Vacant	-	-	-	-	-	-
557-111A	Vacant	2,175	6.79%	-	-	-	Vacant	-	-	-	-	-	-
Occupied	8 Suites	11,815 SF	36.89%						\$227,088	\$18,924	\$19.22 PSF		
Vacant	22 Suites	20,214 SF	63.11%						-	-	\$1.50 PSF Asking		
Total	30 Suites	32,029 SF	100.00%						\$227,088	\$18,924	\$19.22 PSF		

FINANCIAL OVERVIEW

	2023		2024		2025	
	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF
INCOME						
Rental Income	\$214,480	\$6.70	\$214,480	\$6.70	\$213,757	\$6.68
Other Income	\$2,866	\$0.09	\$2,866	\$0.09	\$0	(\$0.01)
Reimbursement Revenue	\$85,324	\$0.01	\$85,324	\$0.01	\$74,828	\$0.08
Concessions	(\$13,675)	(\$0.43)	(\$13,675)	(\$0.43)	\$0	\$0.00
Total Expense Reimbursement	\$446	\$2.66	\$446	\$2.66	\$2,565	\$2.34
Effective Gross Revenue	\$289,442	\$9.04	\$289,442	\$9.04	\$291,150	\$9.09
EXPENSES						
Real Estate Taxes	\$19,742	\$0.62	\$21,245	\$0.66	\$22,945	\$0.72
Insurance	\$24,370	\$0.76	\$6,402	\$0.20	\$44,512	\$1.39
Payroll	\$13,646	\$0.43	\$18,200	\$0.57	\$22,400	\$0.70
Roads and Grounds	\$3,884	\$0.12	\$4,525	\$0.14	\$5,826	\$0.18
Repairs & Maintenance	\$4,157	\$0.13	\$20,979	\$0.65	\$19,548	\$0.61
Misc. Building Repairs	\$4,250	\$0.13	\$7,144	\$0.22	\$5,877	\$0.18
Electricity	\$23,796	\$0.74	\$25,448	\$0.79	\$13,702	\$0.43
Water and Sewer	\$13,343	\$0.42	\$14,194	\$0.44	\$16,488	\$0.51
Garbage and Recycling	\$19,661	\$0.61	\$20,702	\$0.65	\$22,535	\$0.70
Other Utilities	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
Other Expenses	\$30,843	\$0.96	\$31,323	\$0.98	\$30,336	\$0.95
Non-Recoverable Expenses	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
Property Management Fee	\$14,373	\$0.45	\$14,170	\$0.44	\$16,626	\$0.52
EGR (%)	5.0%		4.9%		5.7%	
Total Operating Expense	\$172,065	\$5.37	\$184,330	\$5.76	\$220,795	\$6.89
Net Operating Income	\$117,377	\$3.66	\$105,111	\$3.28	\$70,355	\$2.20

MARKET OVERVIEW

East Sahara Plaza
Las Vegas, NV 89104



LAS VEGAS, NV

Las Vegas is a dynamic, fast-growing city that combines modern infrastructure with a vibrant, year-round lifestyle. Backed by a diverse and evolving economy that includes tourism, entertainment, technology, and hospitality, the region continues to attract businesses and new residents alike. Its strategic location in the Southwest, world-class amenities, and nonstop energy

make it an appealing place to live, work, and visit. With ongoing development, expanding cultural offerings, and steady population growth, Las Vegas has solidified its position as one of the most competitive and influential metropolitan areas in the western United States.

METRO STATISTICS:

Total Population
±3.04 Million

Annual Visitors
41.7 Million (2024)

Tourism Economic Impact
\$55+ Billion Annually

GDP
\$160+ Million

Total Employment
1.15 Million Jobs



ECONOMIC DRIVERS

Economic Drivers

Las Vegas remains one of the country’s most recognized consumer destinations, but its economic profile has widened materially through distribution, advanced logistics, healthcare systems growth, higher education, sports and entertainment, and regional corporate operations. The market’s scale is supported by resort employment, freight access via Interstate 15 and regional beltway links, and a deep pipeline of tourism, mixed-use, and civic reinvestment projects. This diversification supports retail fundamentals by expanding both resident purchasing power and nonresident spending, while sustaining traffic counts across major commercial corridors.

Primary Industries

- Tourism, gaming, and hospitality
- Healthcare and medical services
- Logistics and warehousing
- Construction and real estate development
- Professional and business services
- Higher education and public sector employment

Development Trends

Southern Nevada’s economy remains highly consumer-facing, but its scale, labor pool, airport throughput, and development pipeline provide resilience beyond a single sector. The region continues to benefit from population growth, tourism recovery, public infrastructure investment, and expanding institutional anchors, all of which reinforce retail demand across both destination and neighborhood formats.



Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	18,330	166,569	492,825
2025 Population	21,510	180,203	522,566
2030 Population Projection	23,044	190,198	549,424
2020-2025 Annual Growth	4.3%	2.0%	1.5%
2025-2030 Growth Projection	1.4%	1.1%	1.0%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	8,709	72,462	186,735
2025 Households	10,440	79,463	199,475
2030 Household Projections	11,233	84,052	210,102
2020-2025 Annual Growth	1.9%	1.5%	1.5%
2025-2030 Growth Projection	1.5%	1.2%	1.1%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$86,392	\$69,774	\$69,844



NEARBY TOURISM

Formula 1 Las Vegas Grand Prix

Held each November, the Formula 1 Las Vegas Grand Prix is one of the city's biggest modern tourism drivers. The race runs directly along the Las Vegas Strip at night, attracting *hundreds of thousands of visitors* and generating massive economic impact. It brings in a high-spending international crowd and positions Vegas as a global luxury sports destination.



Electric Daisy Carnival (EDC)

Taking place in May, EDC Las Vegas is the largest electronic dance music festival in North America, drawing *over half a million attendees* across three days. Known for its massive stages, art installations, and all-night experience, it attracts a younger, global audience and is a major driver of festival tourism.

CES (Consumer Electronics Show)

CES, held every January, is one of the world's largest and most influential tech conventions. It brings *over 100,000 attendees* including executives, investors, and media, making it one of the most important business tourism events in Las Vegas each year.

Convention Events

Las Vegas *hosts millions of convention attendees annually*, making conventions one of the most consistent drivers of tourism. Events run year-round and help fill hotels during weekdays, supporting steady economic activity beyond peak travel seasons.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **545- 557 E Sahara Ave, Las Vegas, NV 89104** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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