

7737-7703
El Capitan Way
 Las Vegas, NV 89143

Caroline's Court

For Sale, Build to Suit or Ground Lease
 Call for offers - May, 2016

Lowe's Anchored Center

Multiple Ground Lease Pads/
 Build to Suit available

Prime Hard Corner

Great Traffic Counts

Dense Residential Population

Direct freeway access to US-95



The areas represent the proposed area for sale or lease and is to be determined by a metes and bounds legal description by Nevada Licensed Surveyor

Population Summary

	1 mile	3 mile	5 mile
2010 Total Population	21,764	75,579	143,417
2015 Total Population	23,972	87,575	162,686
2020 Total Population	26,189	99,678	180,898

Daily Traffic Counts

N. Durango - 33,000 cars per day
 El Capitan - 16,825 cars per day

For More Information, Please Contact:

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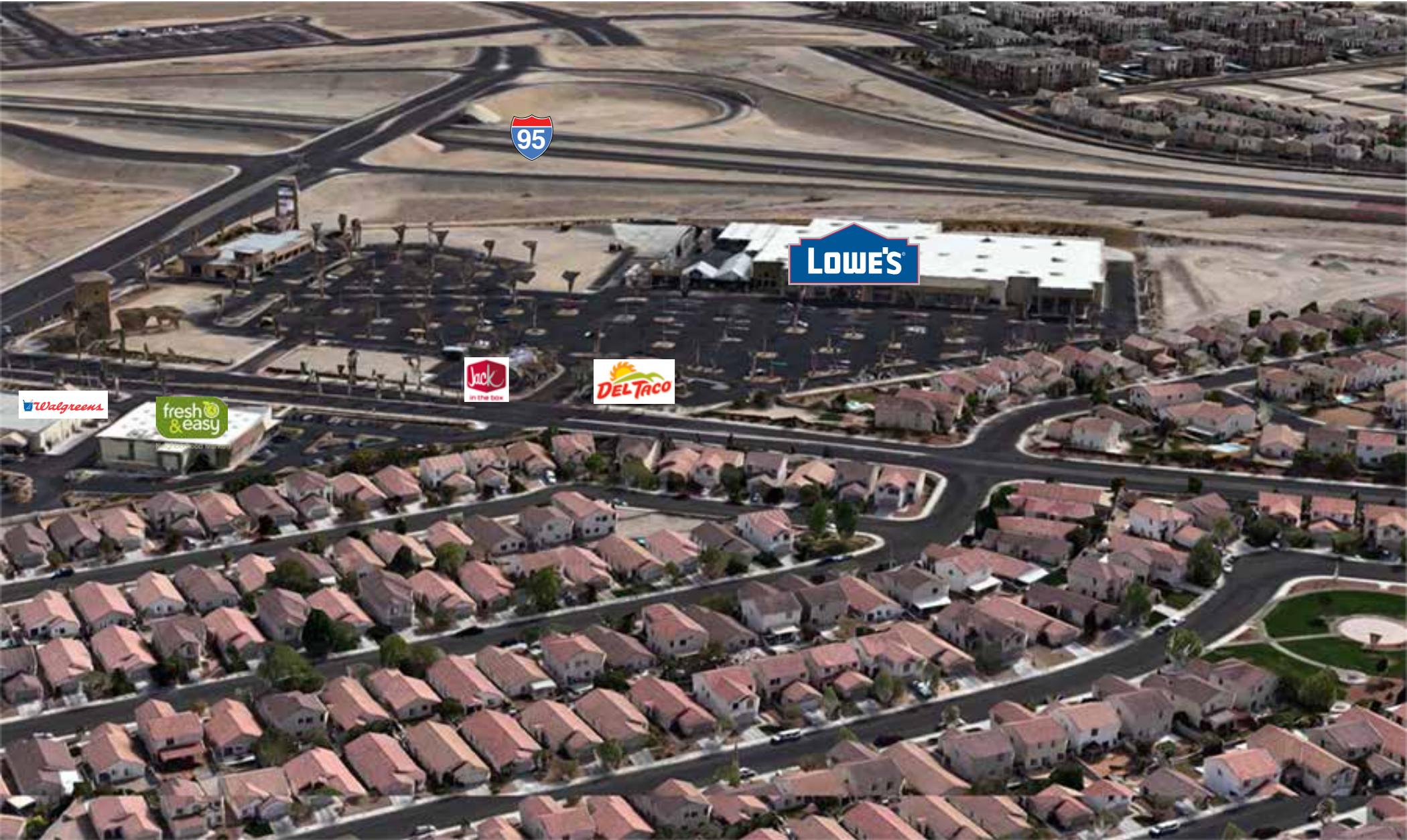
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Caroline's Court - Site Aerial



Caroline's Court Property Overview

Multiple Pad - Build to Suit or Ground Lease

Parcel 5 - Pad A

Build to Suit or Ground Lease
Size +/- 1.14 acres
Potential Bank / Restaurant

Parcel 5 - Pad B

Build to Suit or Ground Lease
Size +/- .69 acres
Potential Fast Food

Parcel 5 - Pad C

For Sale, Build to Suit or Ground Lease
Size +/- 1.03 acres
Potential C Store / Big Box retail

Parcel 5 - Pad D

Build to Suit or Ground Lease
Size +/- .92 acres
Potential Restaurant / Retail

Parcel 6 - Pad D: Existing Inline Building

For Sale
Size +/- 1.14 acres
Multiple 10 Units 100% Leased
List Price - \$4.8M
6.75% - Cap Rate

Parcel 6 - Pad E:

Build to Suit or Ground Lease
Size +/- 2.31 acres
Potential Big Box / Retail Grocery / Multiple use

Parcel 6 - Pad F

Build to Suit or Ground Lease
Size +/- .34 acres
Potential Auto Service

7737 El Capitan Way Parcel 2

Las Vegas, NV 89143

Caroline's Court For Sale or Ground Lease



Lowe's Anchored Center

High Freeway Visibility

+/- 4.81 acres

For Sale or Ground Lease

Potential Self Storage or
Medical Office

List Price: \$1.8M

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**7737
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Parcel 5
Las Vegas, NV 89143**

Caroline's Court For Sale, Build to Suit or Ground Lease



NOT TO SCALE

Lowe's Anchored Center
For Sale or Ground Lease

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7703 El Capitan Way Parcel 6 Las Vegas, NV 89143

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Multiple 10 Units 100% Leased
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About the Area

The property is located in the direct path of growth in the Las Vegas Valley, at the on/off ramp of US Highway 95 and N. Durango Drive (76,800 vehicles per day at intersection). The site benefits from excellent street visibility along N. Durango Drive and N. El Capitan Way, and features a large monument sign visible from the Highway. The property is also located adjacent to an Albertson's, Fresh & Easy, and Walgreens creating excellent tenant synergy and strong cross over shopping. In addition there are over 150,000 people living within a 5 mile radius with an average household income above \$96,000.

NORTH WEST LAS VEGAS COMMUNITIES

North West Las Vegas Communities are known for their quality and great locations. From Cheyenne, just north of Summerlin, to the north and from the I-95 to the west is generally considered north west Las Vegas. Many claim that it has the Summerlin feel without the Summerlin prices. Communities like Iron Mountain Ranch or El Capitan Ranch offer very comfortable living. In fact, residents enjoy just about every style and price range of housing found in the valley. Las Vegas real estate from starter homes to elaborate custom homes people can find what they want. The north west is one area where a lot of custom building is still happening. Huge homes spread over considerable acreage have been around for years as neighboring homes are being built. Many homes in Las Vegas look alike in style and feel but certain parts of the north west display new unique homes. Some of the communities are designed in conformity for those who enjoy the traditional neighborhood feel. Some of the newest communities developed in the valley can be found as ground is broken daily.

Many people decide to live in north west Las Vegas because of its distance from the hustle and bustle of city life. They have adequate access if they want it but in many cases residents are 40 minutes from the strip which narrows down the noise, traffic, and activity. It is out of the way for those who prefer a quieter standard of living.

Many of the streets and neighborhoods have been around for a decade so shopping centers and business parks are already established which isn't the case in some still developing parts of town. Huge grocery centers, pet stores, furniture, banks, restaurants, etc. are close at hand. Well kept parks are frequently found throughout the north western real estate developments. Some are specific to a community and some are available to the general public. Swimming pools, basketball, sand volleyball, barbeques, and many more features are available. Though the north west is out of the way there is great access to the rest of the city. The Beltway 215 has been expanded to handle a great deal of traffic. The I-95 cuts straight toward the strip when going south and towards Mt. Charleston when going north. Both intersect with the I-15. Arterial streets run through the area as well providing for ample access to most areas of town.

Source: Las Vegas Community Guide

Market Overview

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North west Las Vegas communities tend to have fewer or lower HOAs than some other parts of the valley. Some of the communities were built with the idea in mind that the residents and home owners would govern themselves and maintain great neighborhoods. For those who don't mind paying for an HOA to ensure their community remains clean and orderly there are communities for them.

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Market Overview - Skye Canyon Master Planned Development



1700 Acre master Planned Community

9000 New Homes Scheduled

Models open Summer 2015

Hiking & Biking Trails

Outdoor Living

Swim Center & Splash Park, Sports Fields

Skye Canyon Homes for Sale

The brand new model homes of Skye Canyon will be released in the summer of 2015! Nestled in the far northwest corner of the Las Vegas Valley and beautifully situated between Mount Charleston and Floyd Lamb State Park, the Skye Canyon development will be a 1700 acre master planned community emphasizing outdoor recreation and the scenic beauty of the surrounding countryside. The official groundbreaking took place in early June of 2014. Once completed, the Sky Canyon community will feature 9,000 homes in separate neighborhoods that will range from modest single family residences to luxury estates, and be priced from the \$200s to the \$600s. The master plan's lifestyle will emphasize outdoor living, and each unique neighborhood will have its own private park. Since Skye Canyon is so close to the Mount Charleston area, the landscaping will incorporate lots of tall pine trees. The community center features will include hiking & biking trails (including a bike repair shop), a swim center with splash park, sports fields, a community garden and local farmer's market, coffee and wine bar, and yoga and exercise pavillions.

According to Olympia Companies, the developers of Skye Canyon, the community will offer "an active, outdoor lifestyle, robust community engagement and multi-generational living that will redefine and elevate community life in greater Las Vegas.

Skye Canyon is located in the 89166 zip code and 89143 zip code. (See the Las Vegas zip code map.) View more Las Vegas Homes for sale.

Market Overview - Demographics

City of Las Vegas and Clark County Government Summary

	Las Vegas	Clark County ⁽¹⁾
Population (2013)	606,762	2,062,253
Existing Land Use (sq. miles)	135.8	7891.4
Population Density (per sq. mile)	4,468	261
Government Structure	Council/Manager	County Commission/Manager ⁽²⁾
Planning Commission	Yes	Yes and City Council ⁽³⁾
Industrial Plan Approval	Yes	Yes ⁽⁴⁾
Zoning Regulations	Yes	Yes
Industrial Bond Financing Limit	\$8,500,000	\$8,500,000 - \$20,000,000 ⁽⁵⁾
Local Adopted Budget ⁽⁶⁾ (Total Expenditures):		
FY 2011-12	\$1,370,802,900	\$8,446,574,900
FY 2012-13	\$1,199,946,100	\$8,327,102,234
FY 2013-14	\$1,141,723,233	\$8,166,689,413
Combined Tax Rate (Operating):	2.7139	Varies based on local tax district
Full-time Equivalent Employees	3.2802	Varies based on local tax district
Total Property Tax Rate ⁽⁷⁾	3.121	18,168
FY 2011-12	\$3.2782	\$2.5017 - \$3.4030
FY 2012-13	\$3.2782	\$2.5017 - \$3.4030
FY 2013-14	\$3.2782	\$2.5017 - \$3.4030

⁽¹⁾ Clark County is comprised of five incorporated cities (Boulder City, Henderson, Las Vegas, Mesquite and North Las Vegas) and Unincorporated Clark County (31 areas/townships).

⁽²⁾ Unincorporated Clark County is governed by a commission and Clark County's five cities have a council/manager structure.

⁽³⁾ Planning in the city of Mesquite is conducted through a city council and the rest of the governmental jurisdictions in Clark County have a planning commission.

⁽⁴⁾ City council and staff for the city of Mesquite.

⁽⁵⁾ Bond limit is \$20,000,000 for the city of Henderson and \$10,000,000 for the rest of Clark County's jurisdictions.

⁽⁶⁾ Based on the county and locality adopted budget reports for each jurisdiction. Does not account for all service budgets in Clark County (e.g., airport, convention and visitors, fire/emergency, redevelopment, transportation, etc.).

⁽⁷⁾ Per every \$100 of assessed value. Entities that provide services for individual tax districts that comprise the Total Property Tax Rate are grouped into various tax rates: Combined Tax Rate, County Tax Rate, Combined Special District Tax Rate, School Tax Rate and State Tax. Clark County rates vary by tax district.

Sources: Individual entities. (November 2013).

Market Overview - Demographics

Las Vegas Population Change and Household Income by Zip Code

Zip Code	Population 2012	Population 2013	% Change	Median Household Income
89101	40,516	41,111	1.5%	\$21,712
89102*	35,054	35,550	1.4%	\$29,120
89104*	34,724	35,294	1.6%	\$29,985
89106	25,849	26,312	1.8%	\$27,330
89107	38,323	38,894	1.5%	\$40,726
89108	74,723	76,014	1.7%	\$38,960
89110*	74,636	75,755	1.5%	\$39,901
89117*	54,272	55,116	1.6%	\$47,543
89124*	6,996	7,111	1.6%	\$67,969
89128	36,616	37,161	1.5%	\$46,051
89129*	52,253	53,543	2.5%	\$58,881
89130	31,517	32,274	2.4%	\$58,021
89131*	44,588	45,682	2.5%	\$72,823
89134	24,463	24,818	1.5%	\$52,207
89138	12,630	13,006	3.0%	\$78,427
89143	13,565	13,959	2.9%	\$69,865
89144	18,462	18,713	1.4%	\$68,027
89145	25,773	26,183	1.6%	\$47,595
89146*	18,613	18,914	1.6%	\$38,974
89149*	33,521	34,595	3.2%	\$60,736
89166*	9,384	11,073	18.0%	\$64,052

*Zip code includes other areas outside of Las Vegas boundaries.

Sources: Clark County Comprehensive Planning Department (2012-2013); Nielsen Claritas - 2014 estimates (September 2014).

Market Overview - Demographics

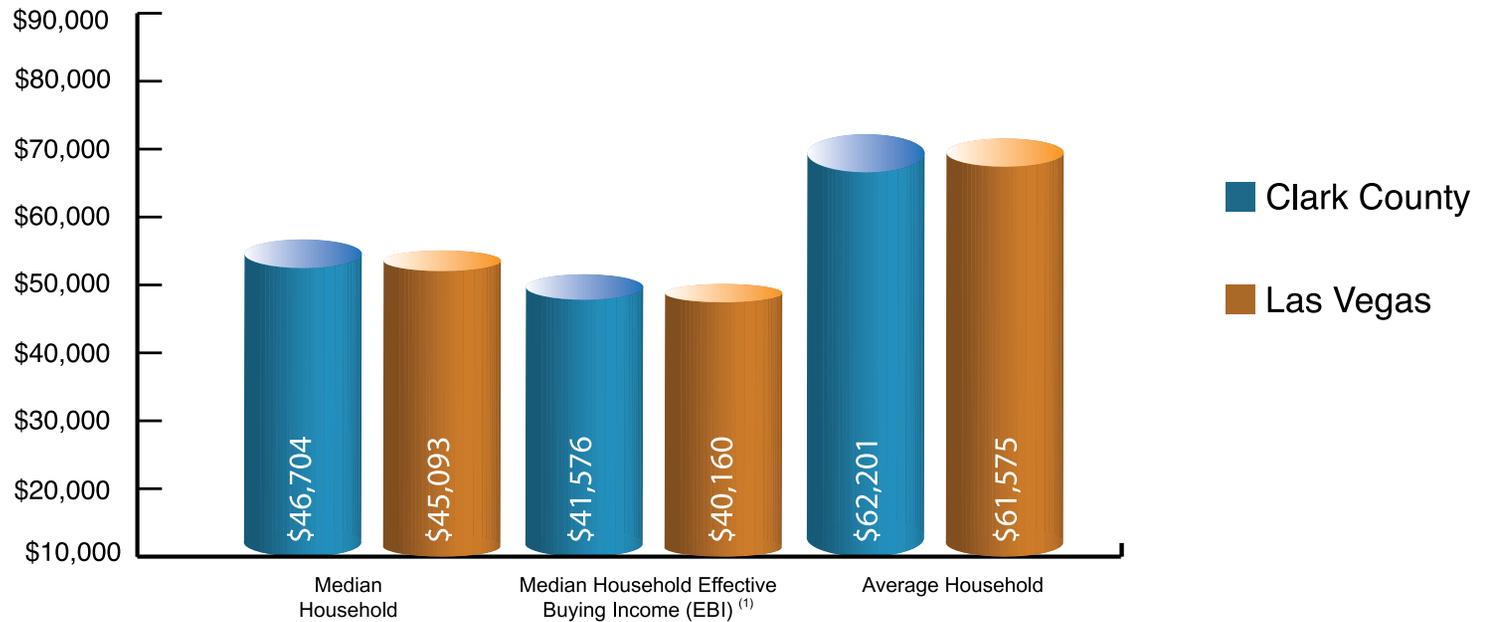
Population Estimates and Projections



Sources: Center for Business and Economic Research at UNLV; Nielsen Claritas - 2014; RCG Economics (September 2014).

Market Overview - Demographics

Clark County and Las Vegas Residents' Income



⁽¹⁾ EBI: Personal income (wages, salaries, interest, dividends, rental income, and pension) after federal, state, and local taxes.

Source: Neilson Claritas - 2014 estimates (September 2014).

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