

AVAILABLE PROPERTIES

LAS VEGAS • NEVADA

JANUARY 2015



MGM AIRPORT CORPORATE CENTER - JUST LISTED!

840, 880 & 950 GRIER DRIVE // LAS VEGAS, NV 89119

Price: Best Offer!

THREE BUILDING CLASS A OFFICE CAMPUS

CBRE, Inc., presents the opportunity to acquire the fee simple interest in MGM Corporate Center (the "Property"), a 168,247 square foot, three building corporate center in Las Vegas, Nevada. The Property is 100% leased primarily to MGM Resorts International (S&P: B+, NYSE: MGM) on a long-term basis through August 2024. The Property is located within Hughes Airport Center, a 420-acre master-planned business park that includes 3.3 million square feet of office space. The Property is directly adjacent to the McCarran International Airport near the junction of the I-15 and I-215 freeways and within three miles of the famous Las Vegas Strip. MGM Resorts International is one of the world's leading global hospitality companies, making MGM Corporate Center a safe and secure investment opportunity with the benefit of long-term value appreciation.

RENTABLE SF: ±168,247 SITE AREA: ±10.68 ACRES



WESTCLIFF TOWER - OFFERS DUE: THURSDAY, JANUARY 29, 2015 BY 5:00PM PST

6900 WESTCLIFF DRIVE // LAS VEGAS, NV 89145

Price: \$23,000,000

MULTI-TENANT CLASS A OFFICE BUILDING

CBRE is pleased to present an exceptional opportunity for an investor to acquire Westcliff Tower, an eight-story ±81,298 square foot Class A multi-tenant office building. The property is located within the West Submarket of Las Vegas and offers excellent visibility both northbound and southbound from US-95 with direct access via Rainbow Boulevard with an estimated 200,000 passing daily. Westcliff Tower is recognized as the ONLY high rise office building in the trade area.

RENTABLE SF: ±81,298 SITE AREA: ±4.13 ACRES PRICE/SF: \$283



GREAT AMERICAN PLAZA

8310, 8320 & 8280 W. SAHARA AVENUE // LAS VEGAS, NV 89117

Price: \$9,244,000

100% LEASED MULTI-TENANT RETAIL ASSET

CBRE is pleased to present for sale 8310, 8320 & 8380 W. Sahara Avenue, three (3) retail buildings consisting of ±25,947 square feet located within Great American Plaza, a 111,580 square foot mix of Class A suburban office & retail buildings.

RENTABLE SF: ±25,947 SITE AREA: ±3.06 ACRES PRICE/SF: \$356



SOUTHERN HIGHLANDS PREPARATORY SCHOOL

11500 SOUTHERN HIGHLANDS PARKWAY // LAS VEGAS, NV 89141

Price: \$9,037,550

LONG TERM, CREDIT TENANT LEASED CHILDCARE FACILITY

CBRE is pleased to present an exceptional opportunity for an investor to acquire Southern Highland Preparatory School, a single-story ±34,492 square foot building located within the Southwest submarket of Las Vegas. The Southern Highlands Preparatory Academy provides private education for children preschool through eighth grade. The property is situated in the beautiful Southern Highlands community along Southern Highlands Parkway, just west of Interstate 15 and the first master planned community that can be accessed as travelers from California enter the county.

RENTABLE SF: ±34,492 SITE AREA: ±4.37 PRICE/SF: \$262

AVAILABLE PROPERTIES



TURN-KEY HEALTH CLUB FACILITY - JUST LISTED!

2100 OLYMPIC AVENUE // HENDERSON, NV 89014

Price: Best Offer!

CBRE is pleased to present an exceptional opportunity for an investor or owner/occupier to acquire the property known as Club Sport, a ±155,476 square foot health club facility located within the heart of the master planned community of Green Valley in Henderson, Nevada at 2100 Olympic Avenue.

Access to the property is provided via four (4) curb cuts along Olympic Avenue. The subject property is located approximately six (6) miles east of McCarran International Airport and eight (8) miles east the Las Vegas Strip, with access to US 95 approximately three (3) miles east of the property and access to the I-215 Beltway approximately four (4) miles west of the property.

RENTABLE SF: ±155,476 SITE AREA: ±10.31



COAST DENTAL NEVADA PORTFOLIO

4 PROPERTIES • HENDERSON // LAS VEGAS // PAHRUMP

Price: \$5,617,000

NET LEASED MEDICAL OFFICE PORTFOLIO

CBRE is proud to present a Net-Leased medical office portfolio in Nevada. The Tenant, Coast Dental, is the fifth largest dental provider in the U.S. with 116 affiliated practices and more than 325 general dentists, orthodontists, endodontists, pediatric dentists, periodontists, and oral & maxillofacial surgeons in its network.

Properties can be purchased as a portfolio or separately.

RENTABLE SF: ±18,056 SITE AREA: ±2.53 PRICE/SF: \$311



SEARS OUTLET STORE

4854 W. LONE MOUNTAIN ROAD // LAS VEGAS, NV 89130

Price: \$4,610,000

SINGLE-TENANT NN LEASED RETAIL ASSET

CBRE is pleased to present an exceptional opportunity for an investor to acquire a single-tenant retail asset leased on a NN basis to Sears Outlet Store, a subsidiary of Sears Holding Company. The property is ±62,620 square feet, located at the NWC of Decatur Boulevard and Lone Mountain Road and draws from traffic counts in excess of 28,700 within the immediate area.

RENTABLE SF: ±57,000 SITE AREA: ±5.26 ACRES PRICE/SF: \$74



4495 S. PECOS ROAD

4495 S. PECOS ROAD // LAS VEGAS, NV 89123

Price: \$1,499,000

VACANT OWNER-USER ASSET

CBRE is pleased to present for sale 4495 S. Pecos Road, a ± 9,454sf vacant office building comprised of a fully built-out first floor and rentable basement. The first floor's build-out consists of seventeen (17) private offices, two (2) conference rooms, three (3) break rooms, two (2) lobby areas and two (2) restrooms. The first floor can easily be demised into two (2) suites. The basement has two (2) private offices, one (1) conference room, break room and a restroom. The building is located on the NWC of South Pecos Road and East Harmon Avenue and offers excellent visibility, more than 300 linear feet, from both Pecos Road and Harmon Avenue with more than 29,200 vehicles passing daily.

RENTABLE SF: ±9,454 SITE AREA: ±0.36 ACRES PRICE/SF: ± \$159 / SF

AVAILABLE PROPERTIES



8685 S. EASTERN AVENUE - BANK OWNED

8685 S. EASTERN AVENUE // LAS VEGAS, NV 89123

Price: \$980,000

SINGLE-STORY OFFICE BUILDING // OWNER-USER OPPORTUNITY

CBRE is pleased to present an exceptional opportunity for an investor or owner-user to acquire 8685 South Eastern Avenue, a $\pm 7,268$ SF building, previously built-out for an occupational/physical therapist. The building is located within Eastern Canyon Plaza, an 18 building office park encompassing just over 200,000 square feet.

The property is centrally located less than one (1) mile from I-215, approximately four (4) miles from McCarran International Airport and five (5) miles from the Las Vegas Strip. With an estimated 35,000 cars passing daily, the Eastern Avenue Corridor is one of the most heavily traveled transportation arteries running north and south in the Las Vegas MSA. Access to the property is provided via three (3) curb cuts along Wigwam Avenue, three (3) curb cuts along Eastern Avenue and one (1) curb cut along Ford Avenue.

RENTABLE SF: $\pm 7,268$ SF SITE AREA: $\pm .66$ ACRES PRICE/SF: \$135



6980 O'BANNON DRIVE - PRICE REDUCED!

6980 O'BANNON DRIVE // LAS VEGAS, NV 89117

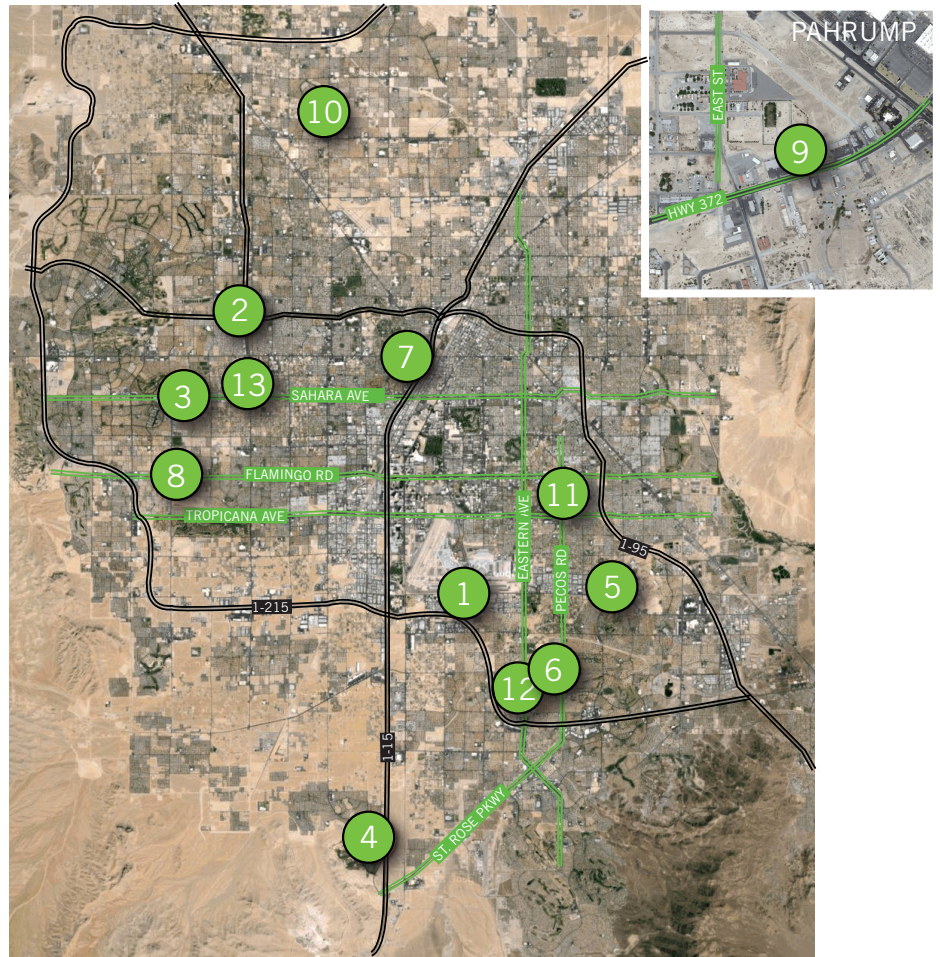
Price: \$835,000

VACANT OWNER-USER OFFICE

CBRE is pleased to present for sale 6980 O'Bannon Drive, a $\pm 5,790^*$ vacant office building located within El Parque Professional Park, a five building professional office park developed in 2002 with a total GLA for the Park is 30,000 SF. This professional office park was constructed directly behind the "O'Bannon Plaza" retail center, which fronts on S. Rainbow Boulevard and acts as a buffer between the retail center (which includes Kopper Keg tavern, Enterprise Rent-A-Car and Arby's) and residential housing immediately west. The property is currently vacant having been most recently occupied by a gaming company, thus the interior improvements are of good quality and in rentable condition with minimal tenant improvements necessary.

RENTABLE SF: $\pm 5,790^*$ SITE AREA: $\pm .49$ ACRES PRICE/SF: \$144

- 1 MGM CORPORATE CENTER
- 2 WESTCLIFF TOWER
6900 WESTCLIFF DRIVE
- 3 GREAT AMERICAN PLAZA
8310, 8320 & 8280 W. SAHARA AVENUE
- 4 SOUTHERN HIGHLANDS PREPARATORY
11500 SOUTHERN HIGHLANDS PKWY.
- 5 CLUB SPORT
- 6 7 8 9 COAST DENTAL PORTFOLIO
- 10 SEARS OUTLET STORE
4854 W. LONE MOUNTAIN RD.
- 11 4495 S. PECOS RD.
- 12 8685 S. EASTERN AVE.
- 13 6980 O'BANNON DR.



INVESTMENT PROPERTIES LAS VEGAS

LET US KNOW YOUR SPECIFIC ACQUISITION CRITERIA SO THAT WE MAY DESIGNATE YOUR REQUIREMENT IN OUR DATABASE

With the successful completion of more than \$2 billion worth of investment property sales in Southern Nevada, Las Vegas Investment Properties has distinguished itself as the most active investment property brokers in the Las Vegas marketplace. The Las Vegas Investment Properties Group specializes in the sale of Office, Retail & Industrial investment properties while serving the unique needs of the private investor.



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