

LAS VEGAS STRIP



FEDERAL LAND

SUBJECT PROPERTY

ROQ PLAZA

SELF
STORAGE

NEW DEVELOPMENT

MEDICAL
BREAKS
GROUND
Q1 '26

48,748 VPD



ConocoPhillips



S RAINBOW BOULEVARD

W OQUENDO ROAD

FUTURE SIGNAL →



LAS VEGAS, NV

ROQ Plaza

100% OCCUPIED INLINE STRIP BUILDING
WITH LONG-TERM LEASES FEATURING
ANNUAL RENTAL INCREASES

NEW CONSTRUCTION LOCATED IN
2% VACANT SUBMARKET AT HEAVILY
TRAFFICKED INTERSECTION – 50,000+ VPD



CP PARTNERS
COMMERCIAL REAL ESTATE NEVADA, LLC



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NV RED License #: B.1003190.LLC

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ROQ Plaza

5840 S RAINBOW BLVD, LAS VEGAS, NV 89118 [↗](#)

\$10,897,000

PRICE

6.25%

CAP RATE

NOI	\$681,041
# OF TENANTS	8
OCCUPANCY	100%
LEASABLE AREA	13,254 SF
LOT SIZE (SF)	1.56 AC



New construction strip center situated along heavily trafficked retail corridor – 50,000+ VPD

100% occupied inline strip building with **long-term leases** signed featuring **annual rental increases**. The subject property is **part of a 5-parcel retail development** which includes Starbucks, USA Auto, Conoco Phillips, and a future dermatology office.

The Offering

- 100% occupied inline strip center with long-term leases signed featuring annual rental increases
- Brand-new 2025 construction
- 100% pre-leased during construction with multiple tenants that were unable to get space here
- Part of a 5-property retail development located at S Rainbow Road & W Oquendo Road exposed to significant traffic counts – 50,000+ VPD
- Owner of this inline strip parcel is the declarant for the entire development

Diverse Tenant Mix

- US Military anchored with expanding users that have existing locations or significant experience operating in Vegas, including medical, restaurant, and other services
- Over 50% of the tenants signed 10-year leases showing long-term dedication to the center and 7 of the 8 tenants have 3% annual rental increases providing a significant hedge against inflation
- Development anchored by Starbucks, USA Auto, and Conoco Phillips

Market Highlights

- Explosive growth Southwest submarket – 25.06% projected population increase within a 1-mile radius over the next 5 years
- Less than 2% retail submarket vacancy in this quadrant of Vegas
- Numerous new development projects underway (see Page 13)
- Home to NFL, MLB, and NHL teams
- Prominent & proximal national retailers driving traffic to the direct trade area include Sam's Club, Home Depot, In-N-Out, and Taco Bell

Surrounding Retail



CURRENT		
Price		\$10,897,000
Capitalization Rate		6.25%
Down Payment	30%	\$3,269,100
Loan Amount	70%	\$7,627,900
Total Leased (SF):	100%	13,254
Total Vacant (SF):	0%	0
Total Rentable Area (SF):	100%	13,254
Income		
Scheduled Rent		\$698,568
Expense Reimbursements*		\$93,092
Effective Gross Income		\$791,660
Expense	\$/SF	
CAM	(\$3.78)	(\$50,064)
Property Taxes	(\$1.80)	(\$23,843)
Insurance	(\$0.63)	(\$8,350)
Reserve	(\$0.10)	(\$1,325)
Management Fee (5%)	(\$2.04)	(\$27,036)
Total Operating Expenses	(\$8.35)	(\$110,619)
Net Operating Income		\$681,041

*Expense Reimbursements include CAM, taxes, insurance, and management

PROPOSED FINANCING/CASH FLOW

PROPOSED FINANCING	
Loan Balance	\$7,627,900
Interest Rate	6.00%
Amortization	30
Net Operating Income	\$681,041
Debt Service	(\$548,797)
Pre-Tax Cash Flow	\$132,243
Debt Coverage Ratio	1.24
Pre-Tax Leveraged Cash-on-cash Return	4.05%
Principal Pay down (Year 1 of Ownership)	\$93,672
Total Return	\$225,915
Yield	6.91%

Note: Proposed loan terms may fluctuate with market conditions and are for evaluation purposes only. Listing Agent is not a lender or mortgage broker.

Lease Terms				Lease Terms		Rent Summary		
TENANT NAME	SUITE	SQ. FT.	% OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	RENT/SF
US Military	145-150	2,100	15.84%	2/1/2026	1/31/2031	\$13,153	\$157,840	\$75.16*
*Full service gross lease								
Doanburi	100-105	2,400	18.11%	3/1/2026	2/28/2027	\$10,200	\$122,400	\$51.00
			3% Increase	3/1/2027	2/29/2028	\$10,512	\$126,144	\$52.56
			3% Increase	3/1/2028	2/28/2029	\$10,824	\$129,888	\$54.12
			3% Increase	3/1/2029	2/28/2030	\$11,136	\$133,632	\$55.68
			3% Increase	3/1/2030	2/28/2031	\$11,472	\$137,664	\$57.36
			3% Increase	3/1/2031	2/29/2032	\$11,832	\$141,984	\$59.16
			3% Increase	3/1/2032	2/28/2033	\$12,168	\$146,016	\$60.84
			3% Increase	3/1/2033	2/28/2034	\$12,552	\$150,624	\$62.76
			3% Increase	3/1/2034	2/28/2035	\$12,921	\$155,052	\$64.61
			3% Increase	3/1/2035	9/30/2035	\$13,320	\$159,840	\$66.60
			Option 1	10/1/2035	9/30/2040	Two, 5-Year Options @ FMV		
			Option 2	10/1/2040	9/30/2045			
Dr Pritz	110-115	2,400	18.11%	10/1/2025	9/30/2026	\$9,240	\$110,880	\$46.20
			3% Increase	10/1/2026	9/30/2027	\$9,517	\$114,206	\$47.59
			3% Increase	10/1/2027	9/30/2028	\$9,803	\$117,633	\$49.01
			3% Increase	10/1/2028	9/30/2029	\$10,097	\$121,162	\$50.48
			3% Increase	10/1/2029	9/30/2030	\$10,400	\$124,796	\$52.00
			3% Increase	10/1/2030	9/30/2031	\$10,712	\$128,540	\$53.56
			3% Increase	10/1/2031	9/30/2032	\$11,033	\$132,397	\$55.17
			3% Increase	10/1/2032	9/30/2033	\$11,364	\$136,368	\$56.82
			3% Increase	10/1/2033	9/30/2034	\$11,705	\$140,459	\$58.52
			3% Increase	10/1/2034	9/30/2035	\$12,056	\$144,673	\$60.28
			Option 1	3/1/2036	2/28/2041	Two, 5-Year Options @ FMV		
			Option 2	3/1/2041	2/28/2046			

Lease Terms				Lease Terms		Rent Summary		
TENANT NAME	SUITE	SQ. FT.	% OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	RENT/SF
Eddie's Barbershop	120	1,200	9.05%	12/16/2025	12/31/2026	\$4,500	\$54,000	\$45.00
			3% Increase	1/1/2027	12/31/2027	\$4,632	\$55,584	\$46.32
			3% Increase	1/1/2028	12/31/2028	\$4,776	\$57,312	\$47.76
			3% Increase	1/1/2029	12/31/2029	\$4,920	\$59,040	\$49.20
			3% Increase	1/1/2030	12/31/2030	\$5,064	\$60,768	\$50.64
			3% Increase	1/1/2031	12/31/2031	\$5,220	\$62,640	\$52.20
			3% Increase	1/1/2032	12/31/2032	\$5,376	\$64,512	\$53.76
			3% Increase	1/1/2033	12/31/2033	\$5,532	\$66,384	\$55.32
			3% Increase	1/1/2034	12/31/2034	\$5,700	\$68,400	\$57.00
			3% Increase	1/1/2035	12/31/2035	\$5,868	\$70,416	\$58.68
			Option 1	1/1/2036	12/31/2040	One, 5-Year Option @ FMV		
Crazy D's	125	1,200	9.05%	10/1/2025	9/30/2026	\$5,100	\$61,200	\$51.00
			3% Increase	10/1/2026	9/30/2027	\$5,253	\$63,036	\$52.53
			3% Increase	10/1/2027	9/30/2028	\$5,411	\$64,927	\$54.11
			3% Increase	10/1/2028	9/30/2029	\$5,573	\$66,875	\$55.73
			3% Increase	10/1/2029	9/30/2030	\$5,740	\$68,881	\$57.40
			3% Increase	10/1/2030	9/30/2031	\$5,912	\$70,948	\$59.12
			3% Increase	10/1/2031	9/30/2032	\$6,090	\$73,076	\$60.90
			3% Increase	10/1/2032	9/30/2033	\$6,272	\$75,268	\$62.72
			3% Increase	10/1/2033	9/30/2034	\$6,461	\$77,526	\$64.61
			3% Increase	10/1/2034	9/30/2035	\$6,654	\$79,852	\$66.54
			Option 1	10/1/2035	9/30/2040	One, 5-Year Option @ FMV		

Lease Terms				Lease Terms		Rent Summary		
Tenant Name	Suite	Sq. Ft.	% of GLA	Term		Monthly Rent	Annual Rent	Rent/SF
Carmine's	130	1,200	9.05%	1/15/2026	1/31/2027	\$4,980	\$59,760	\$49.80
			3% Increase	2/1/2027	1/31/2028	\$5,105	\$61,254	\$51.05
			3% Increase	2/1/2028	1/31/2029	\$5,232	\$62,785	\$52.32
			3% Increase	2/1/2029	1/31/2030	\$5,633	\$67,595	\$56.33
			3% Increase	2/1/2030	1/31/2031	\$5,497	\$65,964	\$54.97
			3% Increase	2/1/2031	1/31/2032	\$5,634	\$67,613	\$56.34
			3% Increase	2/1/2032	1/31/2033	\$5,775	\$69,303	\$57.75
			3% Increase	2/1/2033	1/31/2034	\$5,920	\$71,036	\$59.20
			3% Increase	2/1/2034	1/31/2035	\$6,068	\$72,812	\$60.68
			3% Increase	2/1/2035	5/31/2036	\$6,219	\$74,632	\$62.19
	Option 1	6/1/2036	5/31/2041	One, 5-Year Option @ FMV				
Eurobeauty	135	1,200	9.05%	2/1/2026	1/31/2027	\$4,980	\$59,760	\$49.80
			3% Increase	2/1/2027	1/31/2028	\$5,124	\$61,488	\$51.24
			3% Increase	2/1/2028	1/31/2029	\$5,280	\$63,360	\$52.80
			3% Increase	2/1/2029	1/31/2030	\$5,436	\$65,232	\$54.36
			3% Increase	2/1/2030	1/31/2031	\$5,604	\$67,248	\$56.04
			3% Increase	2/1/2031	1/31/2032	\$5,772	\$69,264	\$57.72
			3% Increase	2/1/2032	1/31/2033	\$5,940	\$71,280	\$59.40
				Option 1	2/1/2033	1/31/2038	One, 5-Year Option @ FMV	

Lease Terms				Lease Terms		Rent Summary		
TENANT NAME	SUITE	SQ. FT.	% OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	RENT/SF
Blooming Buns	140	1,554	11.72%	2/1/2026	1/31/2027	\$6,061	\$72,727	\$46.80
			3% Increase	2/1/2027	1/31/2028	\$6,247	\$74,965	\$48.24
			3% Increase	2/1/2028	1/31/2029	\$6,434	\$77,203	\$49.68
			3% Increase	2/1/2029	1/31/2030	\$6,620	\$79,440	\$51.12
			3% Increase	2/1/2030	1/31/2031	\$6,822	\$81,865	\$52.68
			3% Increase	2/1/2031	1/31/2032	\$7,024	\$84,289	\$54.24
			3% Increase	2/1/2032	1/31/2033	\$7,242	\$86,900	\$55.92
			Option 1	2/1/2033	1/31/2038	Two, 5-Year Options @ FMV		
			Option 2	2/1/2038	1/31/2043			
OCCUPIED		13,254	100.00%	TOTALS		\$58,214	\$698,568	\$52.71
VACANT		0	0.00%					
CURRENT TOTALS		13,254	100.00%					

LEGEND

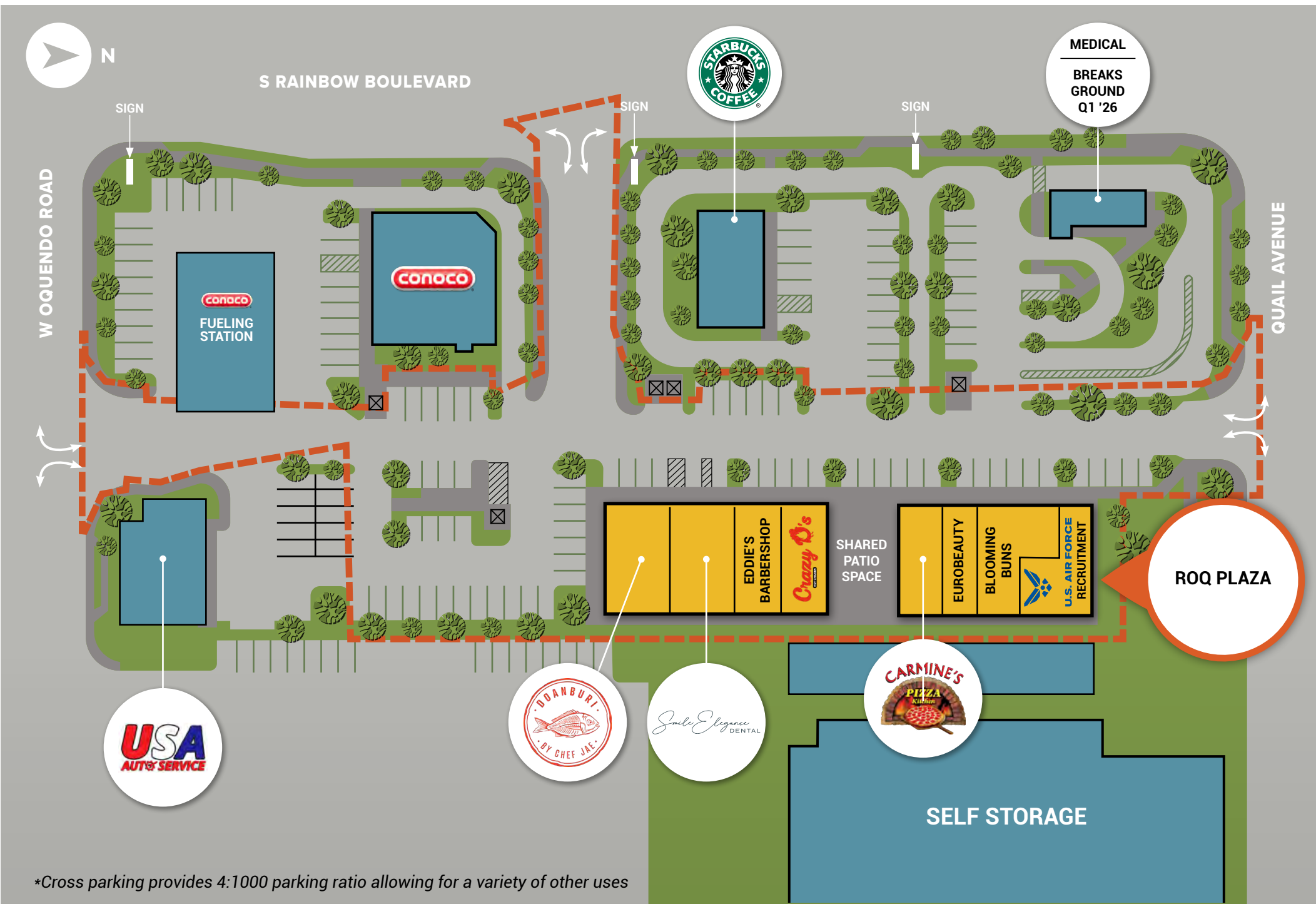
Property Boundary

13,254
Rentable SF

1.56
Lot Size SF*

53
Parking Spaces

Egress





Crazy D's

Number of Locations: 8

Crazy D's Hot Chicken is a family-run restaurant serving authentic Nashville-style hot chicken with locations across Nevada, California, and Utah. Known for crispy, juicy chicken tenders and sliders paired with seasoned fries and signature sauces, the menu features five spice levels to satisfy every taste.



Eddie's Old School Barbershop

Number of Locations: 3

Eddie's Oldschool Barbershop delivers timeless grooming with classic style, offering expert cuts, hot towel shaves, and precise beard shaping in a warm, traditional setting. Known for its commitment to craftsmanship and skills, Eddie's has built a loyal community following.



Smile Elegance Dental

Number of Locations: 1

Smile Elegance Dental is a modern cosmetic and general dentistry studio in Las Vegas, offering veneers, smile makeovers, and restorative care. They focus on comprehensive, personalized patient-centered dental care. As a new practice, Smile Elegance brings fresh energy and attracts clients who value quality dental care and beautiful smiles.



Doanburi

Number of Locations: 1

Doanburi is a premium Japanese sushi and sashimi restaurant in Las Vegas, offering a refined dining experience with a focus on seasonal, high-quality ingredients. Led by Chef Jae Doan, one of the pioneering female sushi chefs on the Strip, the restaurant combines traditional techniques with innovative presentations.



Carmine's Pizza Kitchen

Number of Locations: 5

Carmine's Pizza Kitchen has been a beloved Las Vegas staple since 1976, serving authentic Italian cuisine made from family recipes passed down through generations. Known for classic pizzas, pastas, and hearty sandwiches, Carmine's combines rich flavors with warm, welcoming service.



EuroBeauty

Number of Locations: 1

EuroBeauty Salon is a premium destination for nail and beauty care, specializing in European techniques and high-quality products. Offering manicures, pedicures, and other services, the salon combines expertise with a professional, client-focused approach, delivering an elevated experience for every guest.



Blooming Buns

Number of Locations: 2

Blooming Buns Bakehouse is a modern artisan bakery in Las Vegas. Each item is made from scratch daily with signature items including its handcrafted brioche doughnuts, beignets, the viral Dubai creations and CookieBuns.



United States Air Force

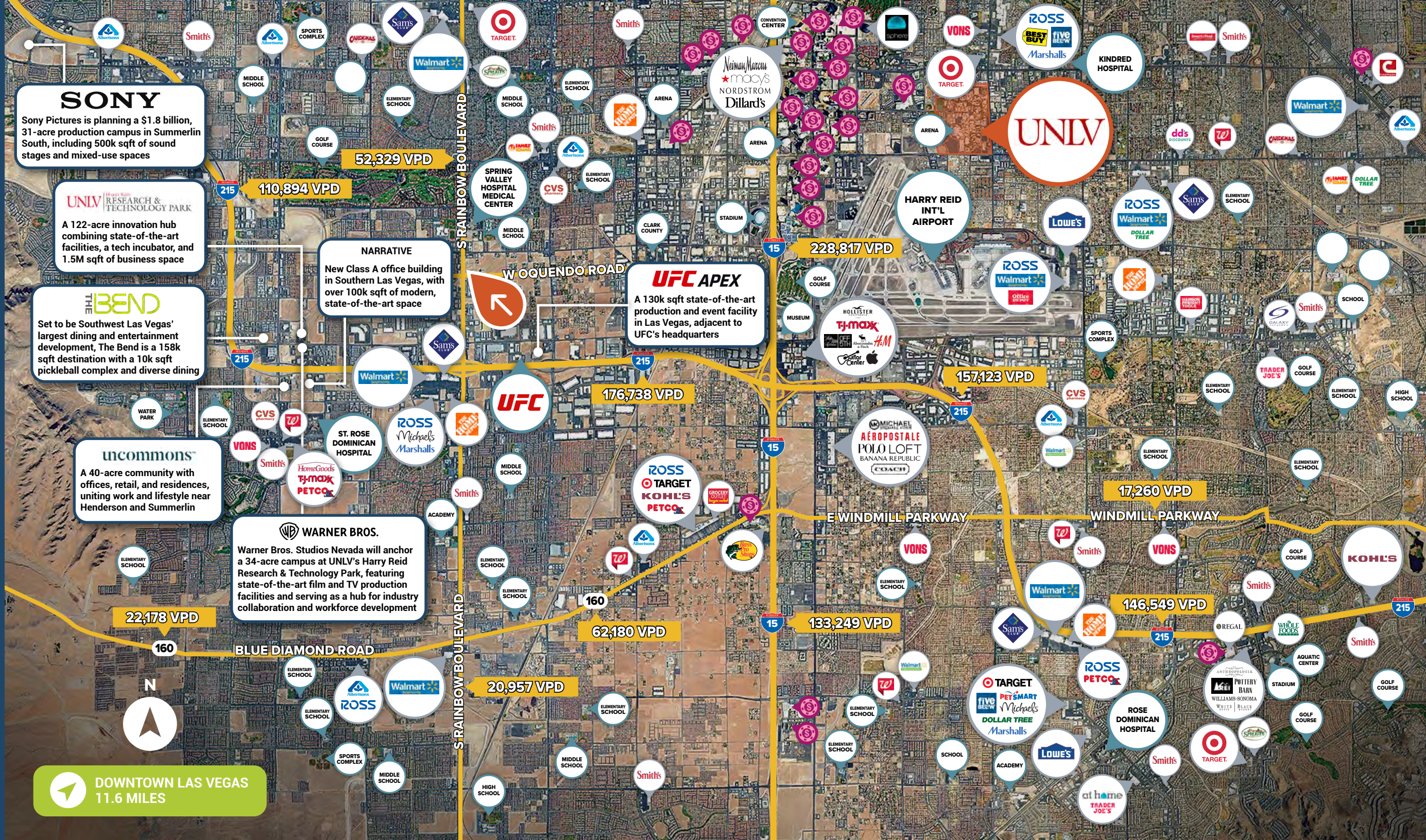
Number of Locations: 4,600+

The U.S. Air Force Recruitment Center connects individuals with opportunities to serve in one of the nation's six military branches. It provides guidance on careers, benefits, and training within the Air Force, Air National Guard, Air Force Reserve, and U.S. Space Force.



DOWNTOWN LAS VEGAS
11.6 MILES





Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	13,847	150,107	386,864
2029 Projection	16,430	157,289	404,421

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$112,533	\$97,863	\$101,585
Median	\$84,259	\$70,925	\$74,976

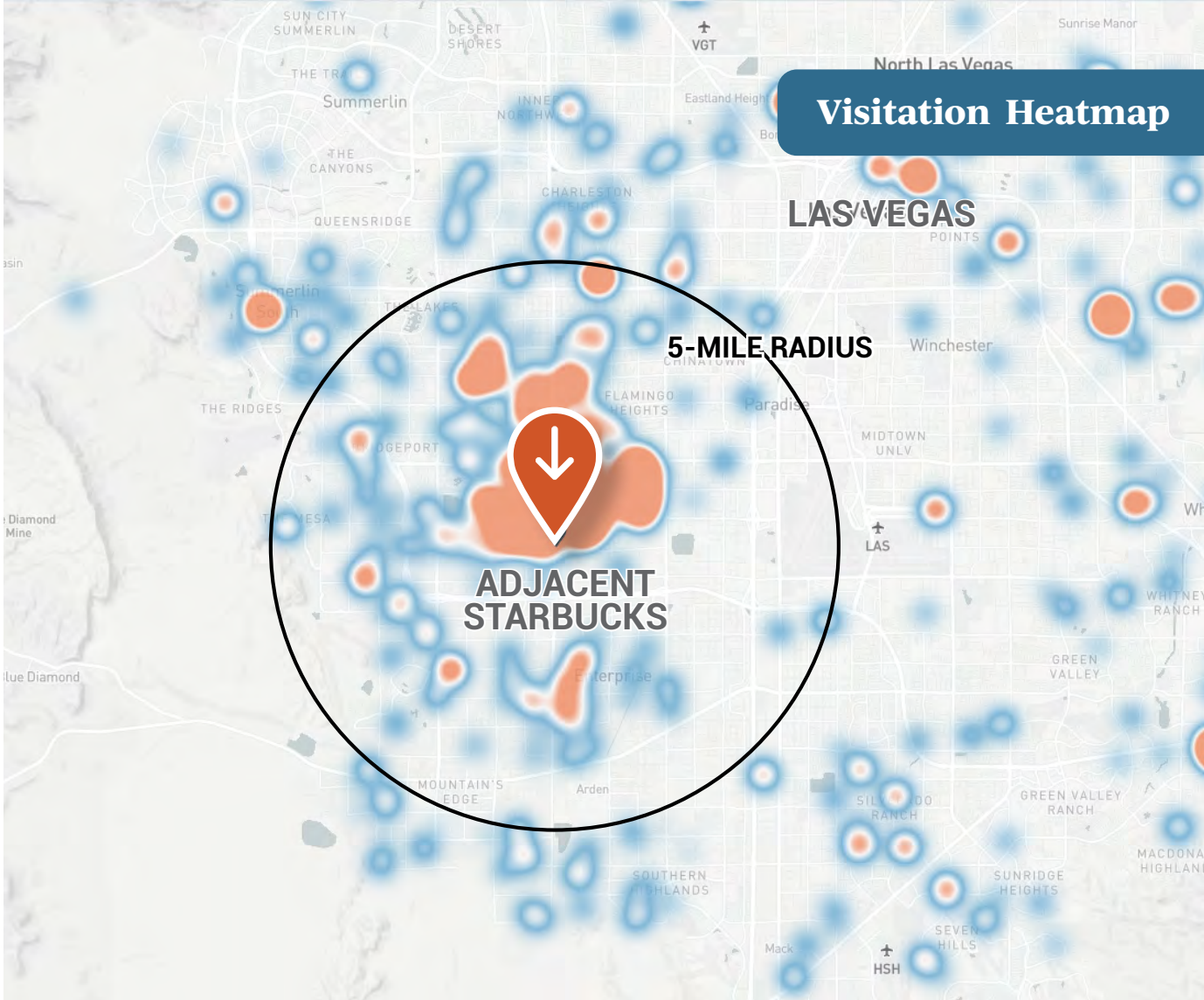
With an average visit frequency of **1.52 times**, the adjacent Starbucks in the ROQ Plaza has received nearly **12k visits since its store opening on July 17, 2025**

11.9K Visits

OVER PAST 12 MONTHS AT THE
ADJACENT STARBUCKS

29 Minutes

AVERAGE DWELL TIME AT THE
ADJACENT STARBUCKS

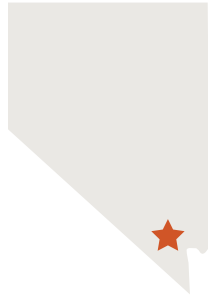


The shading on the map above shows the **home location of people who visited the adjacent Starbucks over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Las Vegas, Nevada

ENTERTAINMENT CAPITAL OF THE WORLD



A Worldwide Destination

- Las Vegas is the largest city in Nevada and the greater Mojave Desert with an estimated population of 675,592 people
- Las Vegas is an internationally known entertainment destination for gambling, shopping, world-class restaurants, 5-star resorts and nightlife
- Located in and the county seat of Clark County, the city serves as the hub of the Las Vegas Valley metropolitan area

The Las Vegas Strip

- The 4.2-mile neon-lit Las Vegas Boulevard (known as The Strip) is the heart of the city
- The Las Vegas Strip is one of the world's most visited tourist attractions, welcoming over 40.8 million tourists in 2023
- It is a top three destination in the U.S. for business conventions and a global leader in the hospitality industry, claiming more AAA Five Diamond hotels than any other city in the world

The Las Vegas Valley

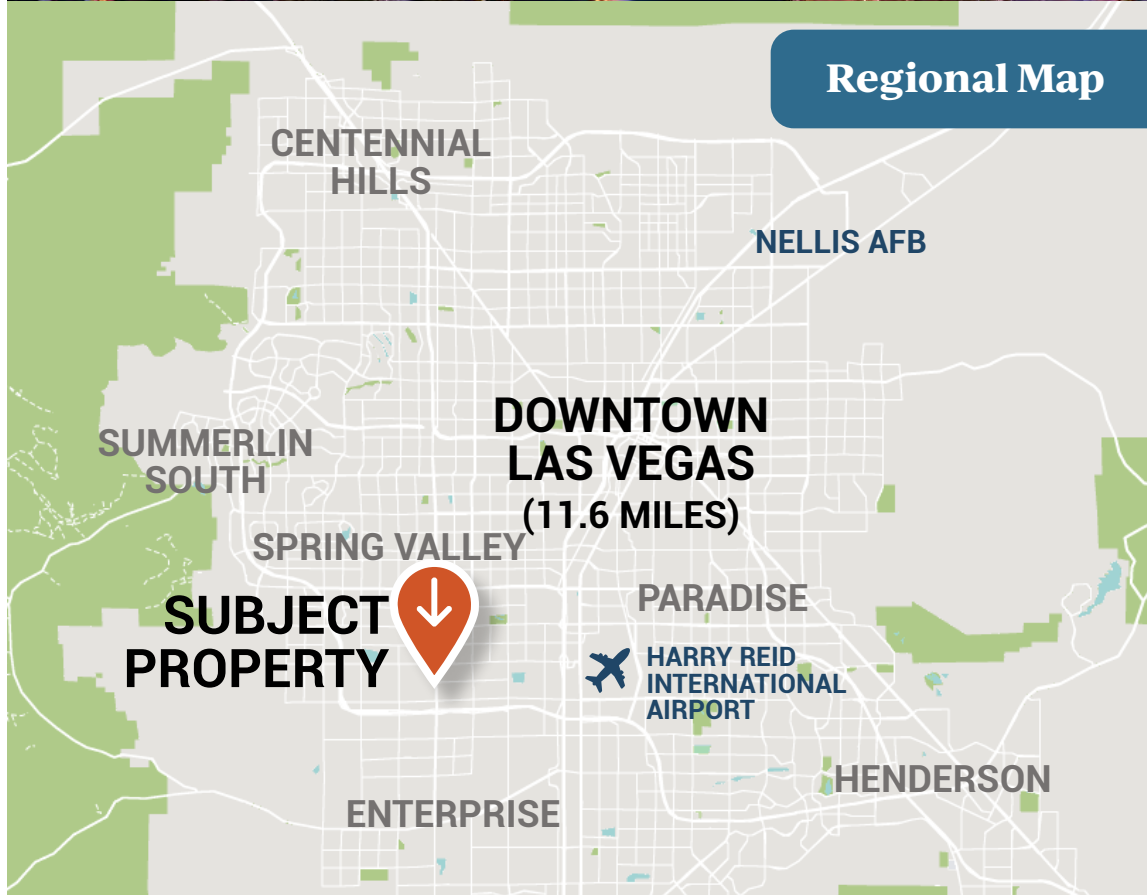
- The Las Vegas Valley as a whole is Nevada's most important financial, commercial, and cultural hub
- Home to the three largest incorporated cities in Nevada: Las Vegas, Henderson and North Las Vegas
- It remains one of the fastest growing metropolitan areas in the U.S., and in its relatively short history has established a diverse presence in international business, commerce, urban development and entertainment, as well as being one of the most visited tourist destinations in the world

2.8 Million

LAS VEGAS MSA
ESTIMATED POPULATION

\$160 B

LAS VEGAS MSA GDP



Regional Map

Fast Growing Las Vegas

- Over the past three years, the Las Vegas Valley was the 17th fastest-growing metro in the country, according to the U.S. Census Bureau
- The valley, which includes Las Vegas, North Las Vegas and Henderson and most of Clark County, is the 29th largest metro in the country
- The valley's total population now sits at 2.33 million, up from 2.26 million in 2020
- Clark County remains the fastest-growing county in the state and has added 71,098 new residents to its population base since 2020
- By 2040 alone, the population in Clark County is expected to grow by 698,000 residents – pushing the local population past the 3 million mark

Where are people moving from?

- Nearly 158,000 people relocated to Nevada from California between 2020 though 2023, making up 43% of all new residents to Nevada during the past four years, according to the Nevada Department of Motor Vehicles
- California was followed by Arizona, Texas, Utah, Washington, Colorado, Oregon, Florida, New Mexico and Idaho

Why Las Vegas

RANKED 16TH BEST CITY TO LIVE IN THE U.S. ACCORDING TO U.S. NEWS AND WORLD REPORT

NEVADA HAS NO STATE INCOME TAX - ATTRACTING MANY BIG COMPANIES AND ENTREPRENEURS

ENDLESS ENTERTAINMENT, DINING, INDOOR AND OUTDOOR RECREATIONAL ACTIVITIES AVAILABLE WITHIN THE LAS VEGAS VALLEY

EXCELLENT YEAR-ROUND WEATHER - APPROXIMATELY 294 DAYS OF SUNSHINE ANNUALLY

Nation's Best Convention Center

- THE WALL STREET JOURNAL



2.9M

TOTAL SQ. FT. OF EXHIBIT SPACE

225

MEETING ROOMS (OVER 390K SQ. FT.)

6M

CONVENTION ATTENDEES IN 2023

\$15.1B

OVERALL ECONOMIC OUTPUT IN SOUTHERN NEVADA

Las Vegas Convention Center (LVCC)

- Located just minutes from the Las Vegas Strip, the Las Vegas Convention Center is one of the largest and most visited convention centers in the U.S., hosting the world's biggest trade events, meetings, and business conferences
- For a record 26 consecutive years, Las Vegas has been named the No. 1 trade show destination in North America by *Trade Show News Network*
- Because of their higher average spending profile, convention visitors generate higher per-capita economic impacts in Southern Nevada than leisure visitors
- In 2023, the convention sector contributed more than \$15.1 billion to the overall economic output



The A's - MLB

Formerly the Oakland Athletics, the Athletics are anticipated to play their first season in Las Vegas at a newly constructed stadium in 2028. As part of the deal to build the new stadium, the A's have signed to a 30-year non-relocation agreement and lease.

The proposed \$1.75 billion stadium will be built on the Las Vegas Strip at the site of the former Tropicana Hotel. The domed stadium will have an estimated capacity of 33,000. Construction is expected to begin in mid-2025.



The Las Vegas Raiders - NFL

The Raiders moved to Las Vegas from Oakland in 2020 and have been playing at Allegiant Stadium near the southwestern end of the Las Vegas strip ever since.

Between 2021 and 2023, the Raiders stadium - a 65,000 seat venue, generated \$2.29 Billion in revenues and out-of-town visitor spending. Allegiant Stadium hosts a number of events annually in addition to NFL games, including major concerts, collegiate events, and community and charity events.



VEGAS
GOLDEN KNIGHTS™

Vegas Golden Knights - NHL

The Las Vegas Golden Knights were created as an expansion team, playing their first season in 2017. In 2023, the Golden Knights won the Stanley Cup, after making it to the playoffs six times in seven seasons.

The 20,000-seat T-Mobile Arena hosts a range of events from NHL games, UFC, boxing, and basketball to awards shows and large concerts.



One of the
largest single
employers
in Southern
Nevada



[Learn More](#)

Home of the Fighter Pilot

- Nellis Air Force Base is a part of the United States Air Force's Combat Command, and is located about 8 miles northeast of downtown Las Vegas
- The base covers more than 14,000 acres and is a major base for advanced combat aviation training
- Its mission is accomplished through an array of aircraft, including fighters, bombers, re-fuelers, and aircraft used for transport, close-air support, command and control and combat search and rescue
- Units at Nellis continue to provide training for composite strike forces that include every type of aircraft in the U.S. Air Force inventory, and is responsible for operational test and evaluation, as well as tactics development
- The 57th Wing is the operational element of the center. The wing's major units are the 57th Operations Group, 57th Maintenance Group, U.S. Air Force Air Demonstration Squadron "Thunderbirds", U.S. Air Force Weapons School, 414th Combat Training Squadron (Red Flag), U.S. Air Force Advanced Maintenance and Munitions Operations School, and the 549th Combat Training Squadron (Green Flag-West).
- Other USAFWC units at Nellis AFB are the 99th Air Base Wing and Nevada Test and Training Range, the 53d Test & Evaluation Group, and 505th Operations Group

14,900

TOTAL BASE
WORKFORCE

60,000

BASE FAMILIES &
RETIREES

\$4.4 Billion

ECONOMIC IMPACT
TO REGION



A Carnegie R1 Research University

According to *U.S. News & World Report*, UNLV is Ranked the #2 University in Nevada

- UNLV is a public, urban research institution that holds the nation's highest recognition for both research and community engagement from the Carnegie Foundation for the Advancement of Teaching – R1, the gold standard for research institutions
- Founded in 1957, UNLV has transformed from a small branch college to a thriving research institution
- The UNLV Rebels compete in the NCAA Division I as a member of the Mountain West Conference, in 16 sports (400+ athletes)

UNLV

220+

TOTAL DEGREE
PROGRAMS

30,660

NUMBER OF STUDENTS
ENROLLED 2023

\$1.58B

ECONOMIC IMPACT ON THE
LAS VEGAS REGION

Surrounding Retail



CP PARTNERS
COMMERCIAL REAL ESTATE NEVADA, LLC

Listing Team

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