



## OFFERING MEMORANDUM

# ALBERTSONS-ANCHORED, DAILY NEEDS RETAIL CENTER ADJACENT TO THE WORLD-FAMOUS LAS VEGAS STRIP

Jones Lang LaSalle Americas, Inc. ("JLL"), real estate license #01223413



Property Summary



**Address**  
2833-2959 E Desert Inn Rd  
Las Vegas, NV 89121



**APN**  
162-13-116-002



**Total Rentable Area**  
77,650 SF



**Occupancy**  
88.3%



**Year Built/Renovated**  
1985/2005



**Acreage**  
6.97 Acres



**Year 1 NOI**  
\$924,850



**Parking**  
347 Total Parking Spaces  
(4.46 / 1,000 SF)



**WALT**  
6.2 Years

The Opportunity

JLL has been exclusively retained by Ownership to offer qualified investors the opportunity to acquire Alamosa Plaza (the “Property”), a 77,650 square foot grocery-anchored neighborhood center located just three (3) miles east of the Las Vegas strip. Strategically positioned at the intersection of East Desert Inn Road and Pecos-McLeod Interconnect, the Property benefits from excellent visibility and exposure to over 65,000 vehicles per day.

The Property is anchored by a high-performing Albertsons, ranked as the #2 of 7 Albertsons locations within a 5-mile radius. Currently 88.3% occupied, Alamosa Plaza offers potential for immediate NOI growth through lease-up opportunities.

The Property’s daily needs-oriented tenant mix caters effectively to the surrounding community, while benefiting from Las Vegas’s robust tourism industry which is projected to grow by 3.5% annually through 2026.

Key Tenants



The Strip

Las Vegas  
Convention Center

Las Vegas National  
Golf Course



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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	18,787	206,274	465,884
INCOME	1-MILE	3-MILE	5-MILE
2024 Average Household Income	\$81,685	\$66,950	\$69,554
2029 Household Income Projection	\$95,728	\$77,842	\$81,164
Projected Household Income Growth	17.2%	16.3%	16.7%
HOME VALUES	1-MILE	3-MILE	5-MILE
2024 Average Home Value	\$400,481	\$406,254	\$414,137
2029 Home Value Projection	\$542,282	\$574,870	\$587,893
Projected Home Value Growth	35.5%	41.4%	41.8%





## Investment Highlights



### Legacy Grocer Anchor With 24+ Year Operating History and Recent Long Term Renewal

Albertsons has been operating at Alamosa Plaza for over twenty-four (24) years. Additionally, tenant recently executed a 10-year lease renewal, effective June 2021 which includes FMV options, giving investors long-term income security and the opportunity to mark rent to market.



### Value-Add Opportunity Through Inline Retail Shop Lease-Up

Investors will have the opportunity to increase rental income at Alamosa Plaza via the lease-up of 9,100 SF of inline retail space. The current vacancy rate for suites less than 10,000 SF within a 1-mile radius is 4.7%, indicating the strength in tenant demand for inline retail.



### Premier Albertsons Location

According to Placer.ai the Albertsons at Alamosa Plaza ranks #2 of 7 total Albertsons locations within a 5-Mile Radius according to customer foot traffic. In addition to its operating history, this demonstrates its long-term commitment to Alamosa Plaza.



### Synergistic Daily Needs Oriented Tenant Mix

In addition to the high traffic grocery anchor Albertson's, the Property features a complementary mix of daily needs and fast casual food tenants that are well-suited to meet the demands of the trade area and reinforce the traffic patterns already in place at the center. Tenant uses include financial, nail & spa, hair, brow, F&B and Convenience Store (NAP).



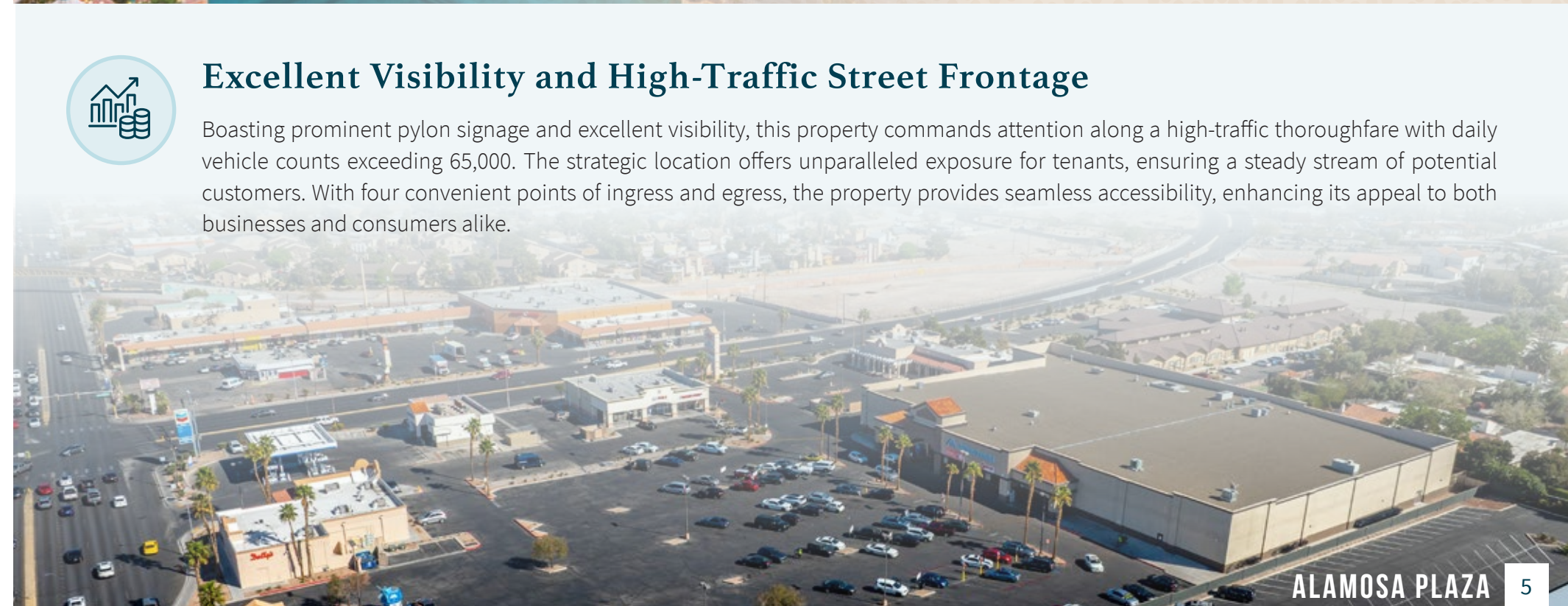
## Las Vegas: The Epicenter of Tourism and Full Time Residential Growth

The property occupies 6.97 acres in one of Las Vegas' most desirable areas, just three (3) miles east of the Las Vegas Strip. Las Vegas continues to see record-breaking tourism numbers, with over 38.8 million visitors in 2022, a figure expected to surpass 40 million in the coming years. Complementing this robust tourism sector, the Las Vegas metropolitan area is experiencing significant population growth, with a 23% increase over the past decade, making it one of the fastest-growing regions in the United States. This dual growth in both tourism and permanent residents provides a diverse and expanding customer base for the shopping center, ensuring strong foot traffic and sustained demand for retail offerings.



## Excellent Visibility and High-Traffic Street Frontage

Boasting prominent pylon signage and excellent visibility, this property commands attention along a high-traffic thoroughfare with daily vehicle counts exceeding 65,000. The strategic location offers unparalleled exposure for tenants, ensuring a steady stream of potential customers. With four convenient points of ingress and egress, the property provides seamless accessibility, enhancing its appeal to both businesses and consumers alike.





# Lease Up Strategy

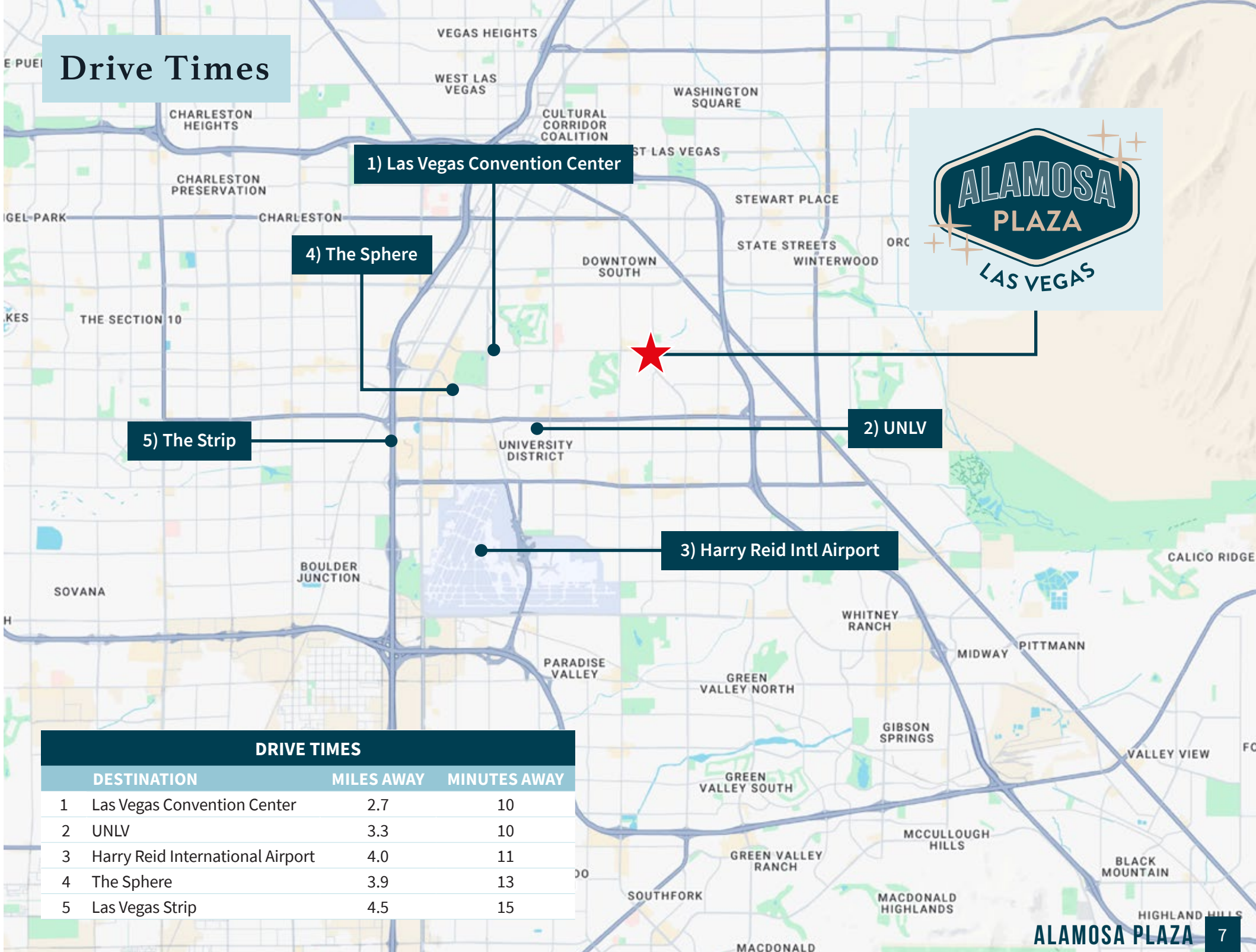


# Void Analysis

Available Shop Space - Inline Pad		
Suite	Previous Use	SF
Inline PAD B3	Former Insurance Agency	1,400
Future Uses		
Fast Casual Food, Tanning, Jewellery, Fitness Studio, Juice/Smoothie, Postal/Lockbox		

Available Shop Space - Contiguous Inline		
Suite	Previous Use	SF
S1 - End Cap	Former Employment Agency	1,210
S2-3	Former Bank	2,420
S4-5	Former Dance Studio	2,375
S6	Former Financial Services	1,695
Future Uses		
Individual Suites: Fast Casual Food, Tanning, Jewellery, Fitness Studio, Juice/Smoothie, Postal/Lockbox		
Combined Suites (7,700 SF): Medical, Fitness, Veterinarian, Sit Down Restaurant, Fast Casual Restaurant		

# Drive Times





Site Plan



Tenant Roster

Suite	Tenant	SF	% of NRA	Rent PSF	Lease Exp.
PAD-4	Albertsons	58,050	74.76%	\$11.00	Jun-31
PAD-5	Dotty's	4,800	6.18%	\$53.98	Jan-35
PADA1	Great Clips	1,000	1.29%	\$22.70	Sep-26
PADA2	iBrows Plus	1,000	1.29%	\$21.00	Feb-30
PADA3	Port of Subs	1,200	1.55%	\$32.39	Sep-26
PADB1	VR Smoke Shop & Gifts	1,250	1.61%	\$32.22	Nov-28
PADB2	Style Nails	1,250	1.61%	\$24.90	Aug-31
KIOSK	Watermill Express	0	0.00%	\$722.50/mo.	Nov-26
Total Occupied SF		68,550	88.28%	\$15.48	
S6	Vacant	1,695	2.18%		
PADB3	Vacant	1,400	1.80%		
S1	Vacant	1,210	1.56%		
S2-3	Vacant	2,420	3.12%		
S4-5	Vacant	2,375	3.06%		
Total Available SF		9,100	11.72%		
Total Overall SF		77,650	100.00%		







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