



EMBASSY  
SUITES  
by Hilton™ | LAS VEGAS












*Jones Lang LaSalle Brokerage, Inc., has been exclusively retained to offer for sale the fee simple interest in the 220-room Embassy Suites Las Vegas (the “Property” or “Hotel”) located in Las Vegas, Nevada.*



INVESTMENT SUMMARY



# Summary of Facilities and Amenities

	Address	4315 University Center Dr, Las Vegas, Nevada 89119
	Opened	1999
	Land	3.66 acres
	Guestrooms	220
	Food & Beverage	<ul style="list-style-type: none"><li>• Coconuts Sports Lounge</li><li>• Three Palms Restaurant and Bar</li><li>• Complimentary made-to-order breakfast</li></ul>
	Tenure / Labor	Fee Simple / Non-union
	Meeting Space	5,634 SF total event space across eight meeting rooms
	Amenities	<ul style="list-style-type: none"><li>• Fitness center</li><li>• Outdoor pool</li><li>• Room service</li><li>• Complimentary evening reception</li><li>• Pet friendly</li></ul>
	Parking	Self-parking (\$34.99 per day) Total of 181 stalls





# Investment Highlights



## **Fee Simple, Institutional-Quality, Non-Gaming Hotel**

The Embassy Suites Las Vegas offers a rare opportunity to acquire a fee-simple, institutional-grade all-suite hotel in Nevada's most desirable submarket, the renowned Las Vegas Strip lodging corridor. This distinctive, non-gaming property offers investors a unique strategic advantage, located just one mile from the Las Vegas Strip while maintaining proximity to the city's demand generators including the Las Vegas Convention Center, Harry Reid International Airport, Allegiant Stadium, Sphere, Grand Prix Plaza, and the University of Nevada, Las Vegas (UNLV) campus. The Hotel presents a compelling investment proposition for those seeking exposure to Las Vegas' hospitality market without the operational complexities of gaming properties, while still capturing the market dynamics and visitor traffic that define the Strip market as one of the nation's premier lodging destinations.



## **Strong In-Place Cash Flow and Operating Metrics**

The Hotel has strong in-place cash flow and margins evidenced by an impressive RevPAR of over \$140 through the trailing-twelve months of October 2025. A new owner can grow operational performance and margins by completing a strategic renovation, allowing the Property to strengthen ADR penetration, which currently is ranked 5 out of 7 within the competitive set. The Hotel's EBITDA margin exceeding 30% also reflects the Property's operational efficiency, showing steady improvement year-over-year and indicating effective cost management strategies allowing a new owner the ability to generate significant profits as a percentage of revenues. Given the market's historical strength and the Hotel's strategic positioning within the Las Vegas Strip submarket, meaningful future revenue growth and profitability is achievable given robust market demand, benign new supply, and continued increases in market share.

## Investment Highlights, *continued*



### **Year-Round Premier Global Destination**

Las Vegas has historically been known as a gaming hub, but has transformed into a year-round global destination as evidenced by its vibrant nightlife, large-scale convention infrastructure, headline entertainment, and rapidly growing professional sports presence. The Las Vegas Strip continues to dominate the metro's hospitality landscape, achieving an impressive 80.8% average occupancy over the past year, about 20 percentage points above other submarkets, despite accounting for more than five times their combined room supply, and maintaining average daily rates roughly \$100 higher.

The city's ability to deliver exceptional performance was clearly demonstrated during the February 2024 Super Bowl, when Strip hotels reached an extraordinary ADR of approximately \$843, which was nearly \$650 higher than a typical Sunday. Looking ahead, momentum remains strong as Las Vegas continues to add to its world-class sports portfolio with the relocation of the Oakland Athletics and the NBA identifying Las Vegas as a leading candidate for future expansion. These developments are poised to attract new waves of both domestic and international visitors which will ultimately enhance year-round tourism demand, reinforcing Las Vegas's position as a global powerhouse for entertainment, sports, and hospitality.



### **Unmatched Location Within Las Vegas Strip Submarket**

The Property occupies a premier location in one of Las Vegas' most coveted areas, positioned just one mile from Harry Reid International Airport and less than two miles from the world-famous Las Vegas Strip, which attracts over 40 million visitors annually. The Property's strategic positioning is further enhanced by its adjacency to the University of Nevada, Las Vegas (UNLV), which generates consistent demand for all-suite, non-gaming hotel accommodations from university visitors, families, and academic travelers seeking a more refined lodging experience. The Property's strategic positioning gains additional significance from its proximity to the new Formula 1 Grand Prix circuit and pit area, where F1's unprecedented \$300 million investment demonstrates their long-term commitment to Las Vegas as a marquee racing destination. This exceptional location allows investors to capitalize on both the Strip's established tourism infrastructure and the groundbreaking addition of Formula 1 racing, creating a distinctive investment opportunity within a premier global entertainment hub.



## Investment Highlights, *continued*

### **Favorable Cost Basis**

The Property offers investors compelling value relative to current construction economics, trading at a substantial discount to replacement cost in today's challenging development environment. With construction costs elevated due to persistent inflation and construction financing significantly more expensive due to higher interest rates, acquiring this cash-flowing asset in Las Vegas' premier hospitality market represents a strategic alternative to ground-up development, providing immediate income generation while avoiding the risks and costs associated with new construction.



### **World-Class Embassy Suites Affiliation**

The Hotel operates under the Embassy Suites franchise, a premier global hospitality brand within Hilton's portfolio featuring over 270 properties and nearly 60,000 rooms worldwide. The all-suite and extended-stay segments continue to demonstrate strong performance throughout the post-pandemic recovery, consistently achieving higher occupancy rates than traditional hotel formats. The Property benefits from Hilton's industry-leading guest loyalty program, sophisticated centralized reservation platform, and Embassy Suites' established market position as a dominant player in the all-suite hospitality segment.



# Value Enhancement Opportunities



## Management Optimization Potential

The Property is offered unencumbered of management, providing new ownership complete operational flexibility to implement customized management strategies, pursue aggressive marketing initiatives, and optimize revenue management systems to maximize asset value. This management availability creates significant opportunities for investors to integrate the Property into existing regional or national hotel management platforms, allowing for operational synergies and portfolio-wide efficiencies.



## Favorable Supply Situation

Current market conditions have significantly limited new hotel construction financing. In the Las Vegas lodging market, only 640 rooms are actively under development across six properties, representing just 0.4% of existing inventory. Most notably, zero new construction is occurring within the Las Vegas Strip submarket where the Embassy Suites Las Vegas is located. The supply situation has further tightened with a net reduction of 3,500 rooms over the past year, as property removals outpaced new completions, creating favorable conditions for existing assets to capture increased market share and pricing power.



## Strategic Capital Enhancement

A strategic capital improvement program will position the Hotel as the premier all-suite asset in the local market, establishing it as the preferred choice for discerning travelers while capturing increased market share and commanding higher average daily rates. A well-executed renovation to the guestrooms and select public spaces will also preserve and enhance the Property's institutional quality throughout the investment hold period, ensuring optimal positioning for a successful exit strategy.





## Value Enhancement Opportunities, *continued*



### Capitalize on Nearby Demand Generators

*The Hotel benefits from its world-class location, surrounded by a diverse mix of demand drivers that fuel year-round activity.*

*Las Vegas Convention Center*



### Las Vegas Convention Center Expansion

The Las Vegas Convention Center, located approximately 1.5 miles from the Hotel, has completed a major expansion that significantly enhances demand generation for nearby properties. The West Hall expansion added 1.4 million square feet of exhibition space, bringing the total facility size to over 4.6 million square feet and making it one of the largest convention centers in North America. This expansion increased the center's capacity to host multiple large-scale conventions simultaneously, with the potential to accommodate an additional 300,000+ visitors annually. The facility historically attracts over 1.3 million convention attendees per year, generating approximately \$2.5 billion in economic impact. Convention attendees typically stay an average of 3.8 nights and spend significantly more per day than leisure travelers, creating high-value demand for suite-style accommodations. The Las Vegas Convention Center Loop, featuring Tesla's underground transportation system, provides seamless connectivity between the expanded facilities and reduces travel friction for business travelers staying in the University District corridor.



## UNLV Campus Development

The University of Nevada, Las Vegas campus, located adjacent to the Hotel, continues expansion with new academic facilities, research centers, and student housing projects that drive consistent demand for extended-stay accommodations. The university currently serves over 33,700 students and employs thousands of faculty and staff, with enrollment breaking records two consecutive years and plans to reach 40,000 students by 2030. This growth creates ongoing demand from visiting academics, prospective students, families, and conference attendees. UNLV's expanding research profile and athletic programs generate year-round visitation that complements the property's business and leisure travel segments.

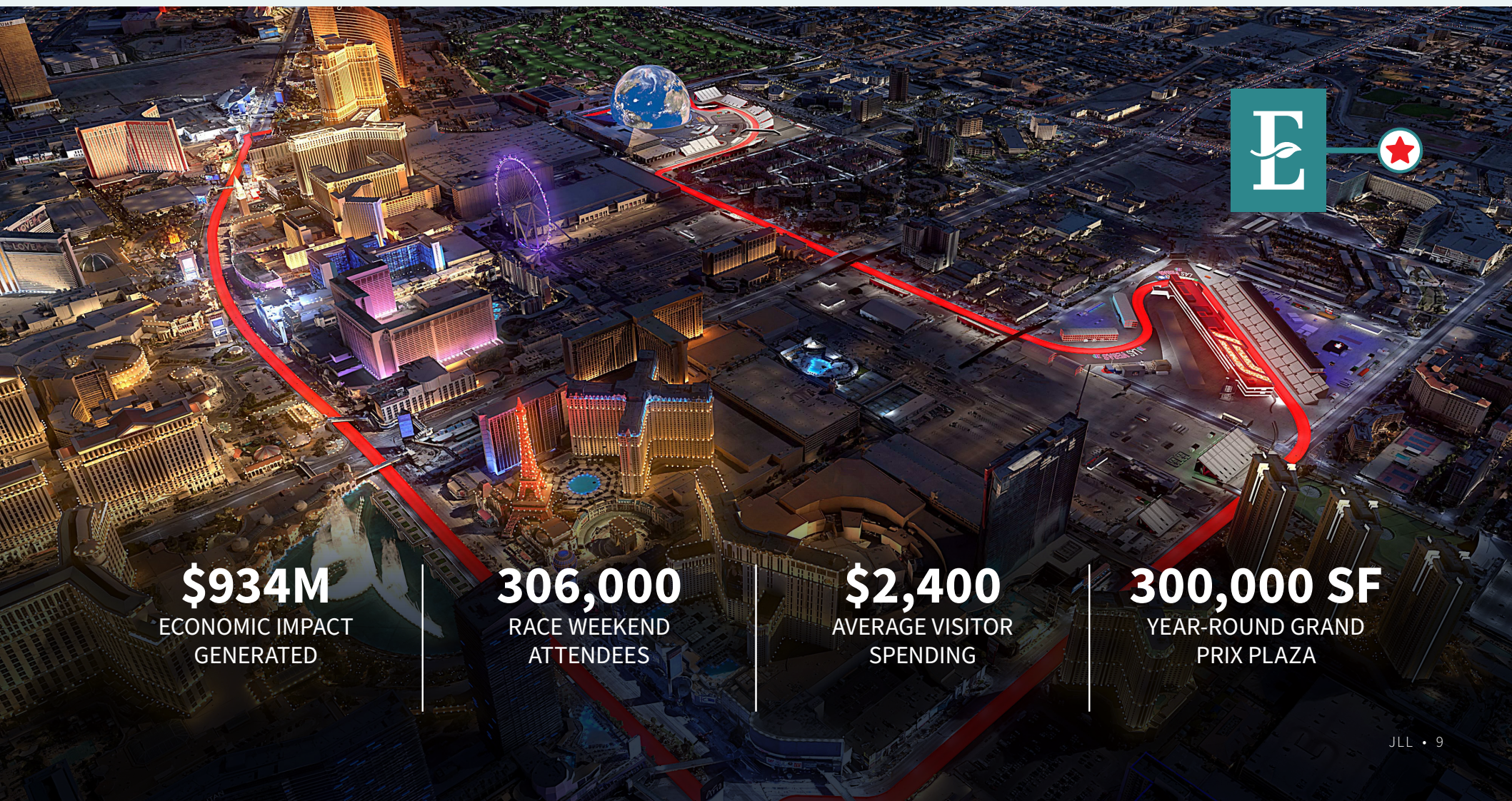
# UNLV



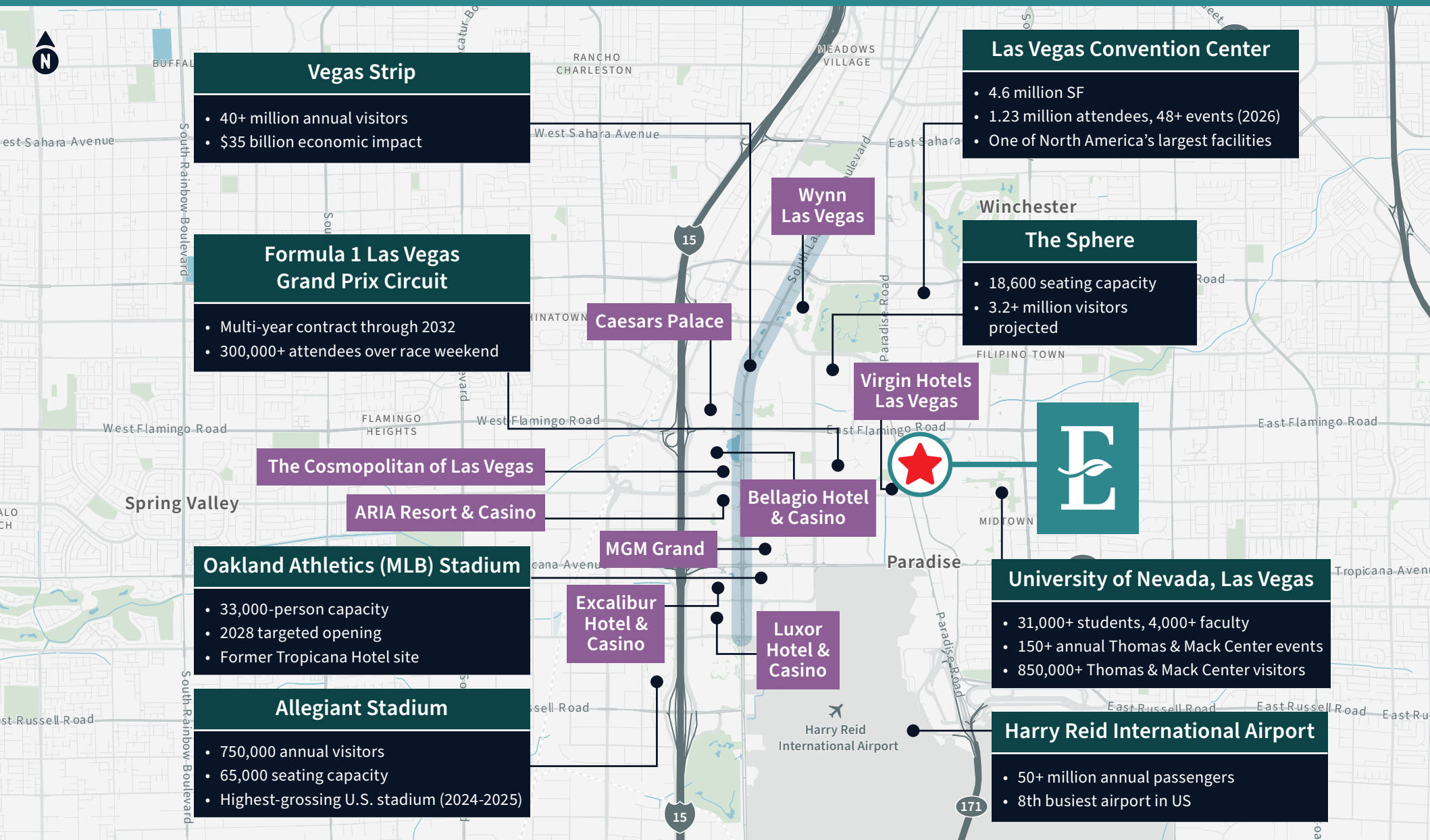


## Formula 1 Las Vegas Grand Prix Circuit

The Hotel benefits from proximity to the Formula 1 circuit infrastructure, where F1 has made an unprecedented \$300 million investment in establishing Las Vegas as a permanent fixture on the racing calendar. The circuit incorporates portions of the Las Vegas Strip and surrounding areas, with the paddock and pit facilities creating a new entertainment district. The annual race weekend attracts over 300,000 attendees, with the three-day event generating substantial demand for accommodations throughout the valley. F1's multi-year commitment ensures recurring annual demand, while the circuit's year-round activation for corporate events, racing experiences, and hospitality functions creates additional revenue opportunities for nearby hotels.







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