



NOT ACTUAL PHOTO

## OFFERING MEMORANDUM

# SMITH'S FUEL CENTER (KROGER CO.)

4610 W CACTUS AVE | LAS VEGAS, NV 89141

### FOR INFORMATION:

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# FINANCIAL HIGHLIGHTS

-  **142** Smith's across seven western states, with **46** of those stores in Nevada
-  Smith's Food & Drug is the **top ranking grocer** in the Southern Nevada market.
-  Southern Highlands consistently ranks **top 5 in sales volume** in Southern Nevada
-  Kroger has **2,782 supermarkets** in 35 states under a variety of local banner names
-  Kroger's sales revenue in 2018 amounted to **\$122.66 billion**
-  The Kroger Co. **ranked #18** on the June 2017 Fortune 100 list, operating either directly or through its subsidiaries



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# INVESTMENT SUMMARY

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|                                |  |
|--------------------------------|--|
| <b>Purchase Price</b>          | \$2,900,000  |
| <b>Net Operating Income</b>    | \$145,000  |
| <b>CAP Rate</b>                | 5%   |
| <b>Lease Type</b>              | Absolute Net Ground Lease  |
| <b>Rent Commencement</b>       | November 15, 2018  |
| <b>Primary Term</b>            | 20 years from the rent commencement date   |
| <b>Rent Escalations</b>        | No increases through the primary term  |
| <b>Extension Terms</b>         | Four 5-year Options<br>• 1st Option 10% increase<br>• Balance of the options rent increase is the lesser of CPI or 10% |
| <b>Premises Taxes</b>          | Tenant Responsibility  |
| <b>Insurance</b>               | Tenant Responsibility  |
| <b>Repairs and Maintenance</b> | Tenant Responsibility  |



### ROFR

In the event Landlord shall receive from a third party at any time during the Initial Term of this Lease, or any renewal thereof a bona fide offer to purchase the Fuel Station Premises at a specific price, whether such price be fixed by Landlord or the third party, and Landlord shall decide to sell the same for such amount, Landlord shall promptly give Tenant written notice of the terms of such offer and of Landlord's willingness to sell for the price offered, and Tenant shall have the right of first refusal and privilege of purchasing the Fuel Station Premises at such price and upon all of the same terms and conditions as are set forth in such bona fide offer ("ROFR"). (see complete terms in Section 18)



# PROPERTY INFORMATION



R.O.I. Commercial Real Estate, Inc. has been selected as the exclusive broker for the sale of this fuel center property located at the northeast corner of Cactus Ave & Cameron St in Las Vegas, Nevada.

## Description

- Ideal retail location with close vicinity to other national tenants such as Smith's, Ace Hardware, Bank of America, Wells Fargo, Del Taco, Tacobell, and many more
- Extremely strong retail corridor positioned at the entrance of highly affluent neighborhood of Southern Highlands
- Cactus Ave is the major east-west arterial and just 1 mile west from I-15 Freeway
- Major arterial with over 26,000 cars daily

## Address

4610 W Cactus Ave, Las Vegas NV 89141

## APN

177-30-413-002

## Building Size

+/- 1,000 SF

## Land Area

+/-0.9 AC

## Gas Pump Islands (MPD's)

9

## Zoning

General Commercial (C-2)

## Tenant

Smith's Food & Drug Centers, Inc. (Kroger Co. Subsidiary)

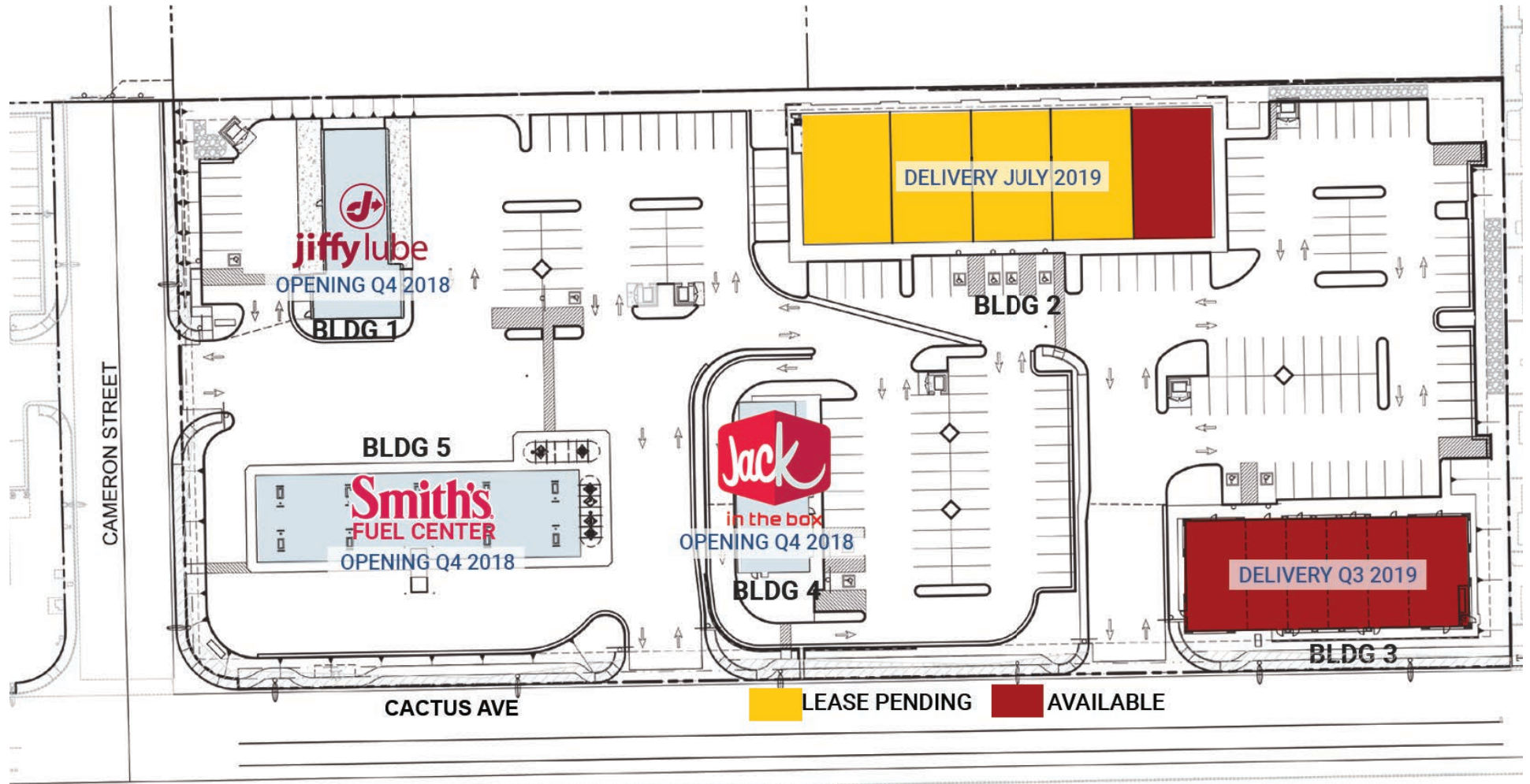


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**Smith's Fuel | 4610 W Cactus Ave**



# PROPERTY SITE PLAN



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# SITE AERIAL



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# LOCATION MAP

## ACCESSIBLE & CONNECTED

### THE LAS VEGAS STRIP

10 MINUTES DRIVE NORTH ON I-15

McCARRAN INTERNATIONAL AIRPORT (LAS)

SERVES OVER 47.4 MILLION PASSENGERS PER YEAR

### I-15 FREEWAY

140,000 CARS PER DAY



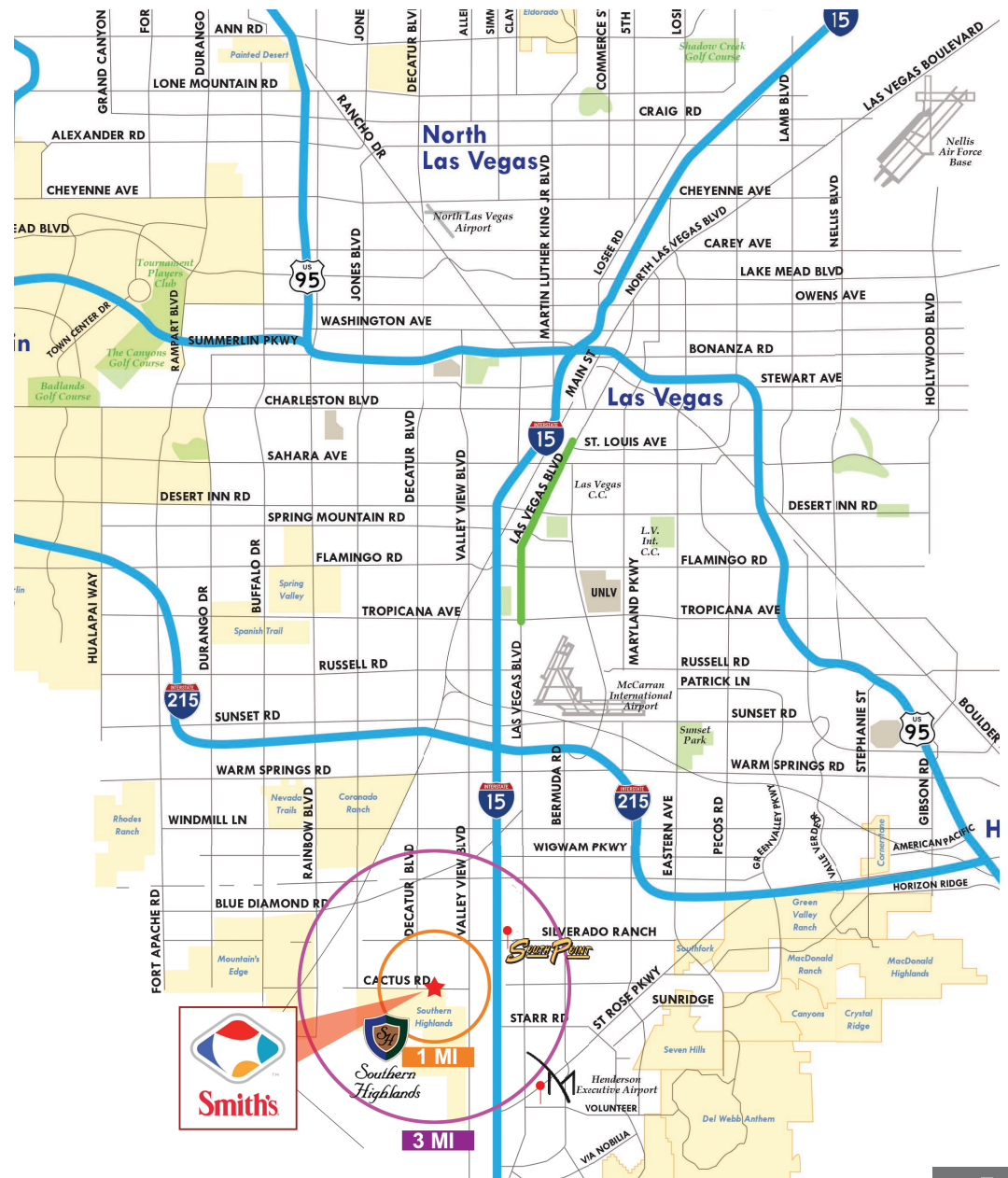
\* U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021



TRAFFIC COUNTS

**Decatur Blvd** 23,000 VPD  
**Cactus Ave** 26,000 VPD

\* NDOT Traffic counts 2017



**Smith's Fuel | 4610 W Cactus Ave**

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# SOUTHERN HIGHLANDS ZONING





# CORPORATE TENANT OVERVIEW

\$1,989

MILLION estimated revenue

14,500

Employees

142

Locations in 7 western states



Smith's began as a small grocery store in Utah, and has expanded to serve seven western states.

Smith's Food and Drug Centers, Inc. is a subsidiary of The Kroger Co., one of the world's largest retailers. Kroger was founded in 1833, and today has more than 5,000 private label products.

|                        |   |
|------------------------|---|
| <b>Lease Guarantor</b> | Smith's Food & Drug Centers, Inc.         |
| <b>Ownership</b>       | Wholly Owned Subsidiary of the Kroger Co. |
| <b>Incorporated</b>    | 1999                                      |
| <b># of Locations</b>  | 142                                       |
| <b>Headquarters</b>    | Salt Lake City, UT                        |
| <b>NYSE</b>            | KR  |



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# LAS VEGAS VALLEY OVERVIEW



Las Vegas is a unique suburban community that emphasizes in tourism, entertainment, casinos and gambling, business, warehousing, and innovation. It is the only major city in the American West to have been founded in the 20th century. It has grown significantly each year and has been one of the most desirable cities to move to. Las Vegas is an attractive market for many reasons, with no state income tax, growing tech companies such as Zappos and Switch, the origin of

innovative companies like Solarcity and BrightSource, home of the UFC, and two new professional sports teams—the Golden Knights and the Raiders.

The population of the Las Vegas Valley currently sits at 2.1 million and has steadily increased by 50,000 people each year. Las Vegas holds majority of the population for Nevada at 75% and the state is projected to reach 3 million by 2018. This city has

grown immensely in a short amount of time and does not plan on stopping any time soon.



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# SOUTHERN HIGHLANDS OVERVIEW



Southern Highlands encompasses 2,750 acres and is just 12 minutes southwest of the Las Vegas strip. Southern Highlands is bordered by Interstate 15 on the East, Cactus on the North, Jones on the West, and St. Rose Parkway on the South—thus having great access in and outside of the community. Master planned by Garry Goett, founder of Olympia Companies, and opened in the year of 2000, Southern Highlands has over 10,000 homes, 20 different communities, over

200,000-square-feet of commercial property, an array of excellent restaurants, shops, a community center and country club, and a top rated 18-hole golf course.

For the convenience of the residences, close by is a fully licensed pre-school, a private school, and two public schools. This community has both a current and developing customer base with a population of 85,246 people and average household income of

\$87,751 within a 3-mile radius from the site. In the greater Southern Highlands area alone, over 1,000 new homes are being built in the next upcoming years.





# DISCLAIMER

R.O.I. Commercial Real Estate, Inc. has been retained as exclusive advisor to the Seller for the sale of Smith's Fuel Center (the "Property"), approximately 1,000 square feet on approximately 39,169 square feet of land at Cactus Ave & Cameron St, Las Vegas, NV 89141.

This Offering Memorandum has been prepared by R.O.I. Commercial Real Estate, Inc. for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by R.O.I. Commercial Real Estate, Inc., the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and R.O.I. Commercial Real Estate, Inc., therefore, are subject to variation. No representation is made by R.O.I. Commercial Real Estate, Inc. or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information.

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This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or R.O.I. Commercial Real Estate, Inc., (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or R.O.I. Commercial Real Estate, Inc., and (v) to return it to R.O.I. Commercial Real Estate, Inc. immediately upon request of R.O.I. Commercial Real Estate, Inc. or Owner. The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.

