



## **Conquistador Plaza**

TWO STORY OFFICE BUILDING

Las Vegas, Nevada

9950 W. CHEYENNE AVE., LAS VEGAS NV 89129



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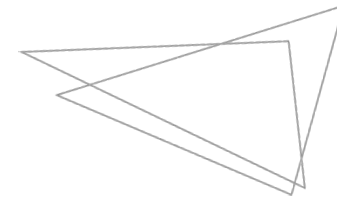
## Executive Summary

**Adelphi Property Advisors is pleased to present an opportunity to purchase Conquistador Plaza, a 33,098 SF vacant office building located on the edge of the highly desirable Summerlin master planned community in Las Vegas, NV. The Property was formerly occupied by a law firm who spent a significant amount of money on their buildout. With a purchase price at \$6,100,000, or \$184 PSF, a buyer will have the opportunity to own a building priced below replacement cost.**

**The Property is located in a highly desirable location on the edge of Summerlin with immediate access to the CC 215 Beltway and nearby Summerlin Parkway. Summerlin is one of the most desirable master planned communities in the nation and is home to some of the valley's largest companies, such as Station Casinos, City National Bank (regional headquarters) and Howard Hughes Properties. It is also a home to the Las Vegas Golden Knights NHL team (practice facility) and the Aviators, a minor league baseball team which recently opened their new ballpark. Summerlin is projected to grow by 7.0% in the next 5 years.**

**The Property is currently occupied by a law firm, who will vacate at close of escrow.**

## ▶▶▶ Investment Highlights



### Investment Overview

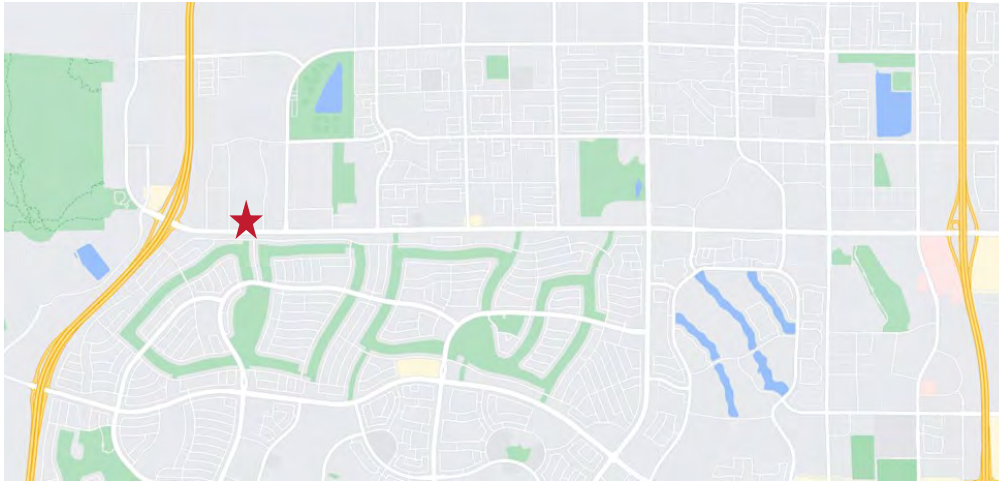
OFFERING PRICE	\$6,100,000
BUILDING SF	33,098
PRICE PER SQUARE FOOT	\$184
OCCUPANCY	0%
YEAR BUILT	2002
ZONING	PD
TOTAL LAND AREA	2.2 Acres

### Investment Highlights

- Conquistador Plaza is located on the edge of Summerlin, a premier master planned community in the Las Vegas Valley, and one of the largest master planned communities in the nation.
- The purchase of Conquistador Plaza will give an owner user the opportunity to own an office building on the Summerlin border at \$184 PSF, below replacement cost. Office buildings in Summerlin have been selling for over \$300 PSF.
- The Property was previously occupied by a law firm, who upgraded the property with high end finishes throughout the building.
- The Property consists of a beautiful open air lobby with high end marble floors and finishes.



## ▶▶▶ Property Overview



### OVERVIEW

#### Parcel Number

138-07-411-003

#### Building Size

33,098 SF

#### Floors

2 Floors

#### Land Area

2.2 Acres or 95,832 SF

#### Zoning

Planned Development  
(PD)

#### Location

9950 W Cheyenne Ave.,  
Las Vegas, NV 89129

#### Construction Year

2002

#### Ingress/Egress

Access points into the Property include one entrance from W Cheyenne Ave. and one from Metro Academy Way.

#### Site Location

Conquistador Plaza is located on the NW corner of W Cheyenne Ave. and Metro Academy Way .

#### Parking:

Conquistador Plaza provides 113 parking spaces, 93 of which are covered.

#### Traffic Counts

W Cheyenne Ave: 23,400 VPD

#### Submarket:

Northwest Las Vegas





SUBJECT

7  
ELEVEN  
SUBWAY

BANK OF AMERICA  
Burger King  
McDonald's  
KFC  
Walgreens

Albertsons  
Einstein Bros. Bagels  
O'Reilly Auto Parts  
Jack in the Box  
Midas  
CVS  
Jersey Mike's Subs  
Chase  
ACE Hardware  
Little Caesars

SHADOW HILLS PLAZA

Wells Fargo  
Walmart Neighborhood Market  
Pizza Hut  
SUBWAY  
SUPERCUTS  
Starbucks Coffee  
H&R Block

Smith's  
citi  
Burger King  
Pizza Hut  
Bank of America  
Chevron  
savers  
PEARLE VISION





ADELPHI



























# Las Vegas Area Map



SUBJECT





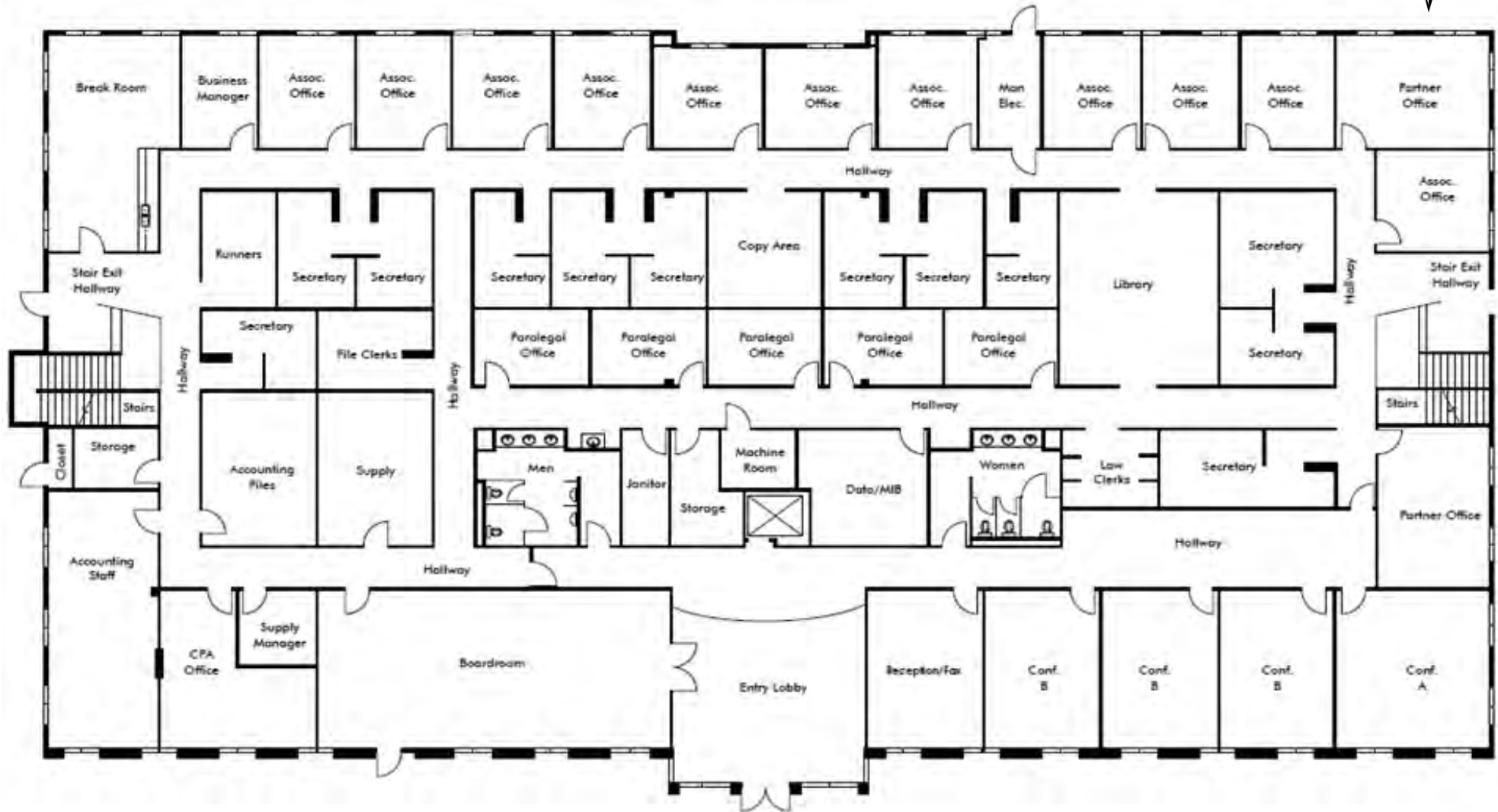
# Area Demographics

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,086	104,031	295,313
TOTAL HOUSEHOLDS	7,908	41,964	115,571
PERSONS PER HOUSEHOLD	2.3	2.5	2.5
AVERAGE HOUSEHOLD INCOME	\$84,634	\$103,077	\$94,670
AVERAGE HOUSE VALUE	\$329,400	\$360,964	\$345,106
AVERAGE AGE	49.5	46.3	41.1
DAYTIME POPULATION	2,486	21,602	84,445





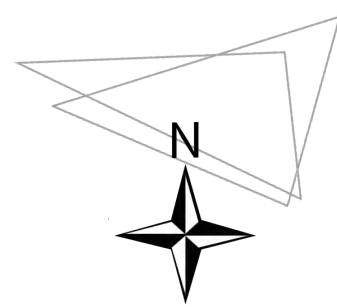
# Floor Plans – First Floor







## Floor Plans – Second Floor





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