



Sunrise Mediterranean Market

SINGLE TENANT BUILDING

Henderson, Nevada

2630 W Windmill Parkway, Henderson, NV 89074

TABLE OF CONTENTS

Property and Tenant Overview **03-06**

Pictures, Maps, and Demographics **07-11**

Rent Roll and Financial Overview **12**



INVESTMENT ADVISORS

JEFF BERG
702-755-5486
jberg@adelphicre.com

MICA BERG
702-755-5559
mberg@adelphicre.com

▶▶▶ Executive Summary

Investment Overview

Adelphi Property Advisors presents 2630 W. Windmill Pkwy. (the 'Property'), a 9,657 SF single tenant property leased to Sunrise Mediterranean Market. The Tenant moved into the Property in 2021 and spent over \$700,000 renovating the building. They signed a 10 year lease, and continue to gain market share and grow their sales by double-digit annual returns. They offer groceries, fresh produce, and offer catering. They also have a full service meat department as well as a restaurant for either dining or take-out. They have strong reviews on Google as well as Yelp. A new roof was installed in 2020 and 7 HVAC units have been replaced since 2021, reducing the cost for near-term capital expenditures.

The property is located in Henderson Nevada (Las Vegas MSA), in the highly desirable Green Valley submarket. Green Valley is a master-planned community known for its strong demographics. The 1 Mile Radius contains 21,000 residences with an average household income of \$117,000. Sunrise Mediterranean Market is located near the intersection of Windmill Pkwy and Pecos Road, one of the major intersections in the area, and has 100% exposure on Windmill Pkwy. The Property is surrounded by national tenants including Vons, Sherwin Williams, Taco Bell, Little Caesar's, Discount Tire, Burger King, etc.

OFFERING PRICE	\$2,500,000
BUILDING SF	9,657 SF
PRICE PER SF	\$259
NOI (8/20205-7/2026)	\$149,993
CAP RATE	6.0%
TENANCY	Single
LEASE TYPE	NNN
TOTAL LAND AREA	0.94 AC
OWNERSHIP	Fee Simple
SUBMARKET	Green Valley



Investment Highlights

- **Single Tenant NNN Lease:** The Lease is set up as a NNN lease with 3% annual increases with the lease expiring in 2031.
- **Low Price Per Foot:** The property is priced at \$259 PSF, significantly below replacement cost, with a lease rate currently at \$1.26 NNN.
- **Highly Visible Asset:** The Property has excellent exposure on Windmill Parkway, and is located near the busy intersection of Windmill Parkway and Pecos Road.
- **Committed Tenant:** The property is occupied by Sunrise Mediterranean Market. They opened in 2021 and initially spent over \$700,000 to build out their store.
- **Green Valley Submarket:** The Property is located in the highly desirable Green Valley submarket, one of the most desirable submarkets in Las Vegas MSA. Henderson has been ranked as one of the safest cities in the nation, and is known for its family-friendly environment with outdoor hiking, parks, and trails.
- **Internet Resistant Tenant w/ Growing Sales:** The sales for Sunrise Mediterranean Market have been growing by 25% annually. The Tenant continues to gain market share with limited competition in the nearby area.
- **Strong Demographics:** 1 Mile Radius: 21,000 Residents/ \$117,000 Average HH Income
- **Newer Roof and Newer HVAC Units:** The roof was replaced in 2020, and 7 HVAC units have been replaced since 2021, reducing the cost for near term capital expenditures at the property.



Property Overview

Parcel Number
177-12-819-010

Building Size
9,657 SF

Land Area
0.94 Acres

Zoning
Community Commercial
(CC)

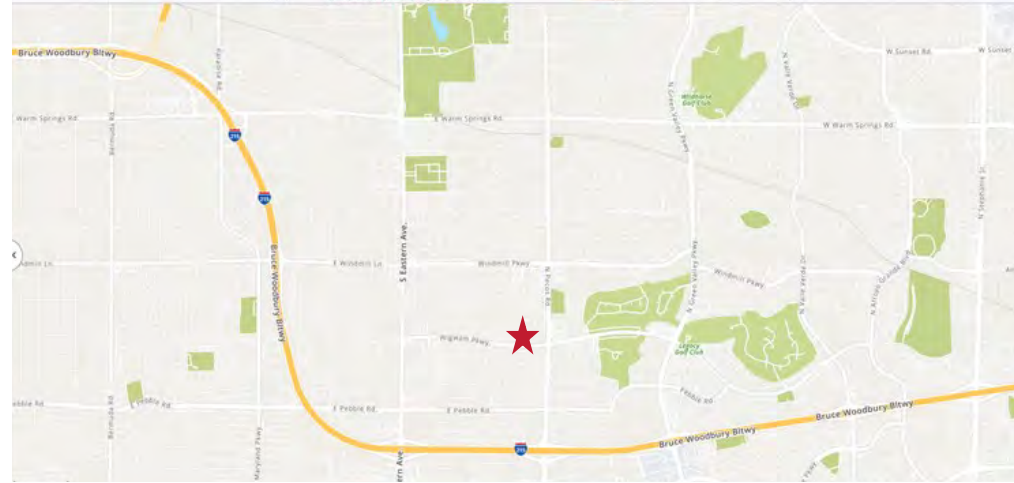
Location
2630 W. Windmill Pkwy.
Henderson, NV 89074

Construction Year
1997

Ingress/Egress
Several points into the Property from
Windmill Pkwy and Pecos Road

Parking:
The Property provides 50 parking
spaces, which equates to a parking
ratio of +/- 5.2 spaces per 1,000 SF.

Traffic Counts
Pecos Rd: 29,400 VPD
Windmill Pkwy: 14,000 VPD





Tenant Profile

Sunrise Mediterranean Market is a Henderson-based multipurpose marketplace that offers high-quality products from your favorite brands.

- **Groceries:** They have an assortment of the best and high-quality grocery items in their store. These specialty items come from around the globe that their customers buy to prepare their preferred meals. Their grocery items include vegetables, fruits, kitchen supplies, canned goods, and others.
- **Fresh Produce:** Their store believes in offering only the best to their clients, and their fresh produce is the proof. They have premier suppliers who deliver fresh produces to their store, including various fruits and vegetables to you.
- **Bakery:** They bring you freshly baked items, including bread, cookies, and tortillas. Whether you need the freshest items for breakfast or evening snacks, Sunrise Mediterranean will bring you the best.



- **Meat:** The meat department at Sunrise Mediterranean offers you top-quality and 100% authentic meat products free from any preservatives. They have Canadian Beef and American Lamb available along with other chicken products.
- **Restaurant:** Their restaurant brings you delicious dine-in and take-out recipes with a committed staff to give you excellent customer service. Their ambiance and mouth-watering recipes will give you a dining experience to remember.
- **Deli:** Sunrise Mediterranean brings you ready-to-eat deli products. Each piece of cheese or meat is sliced and diced according to your need and exact preferences.
- **Catering:** Their catering unit prepares fresh meals for any event or occasion. Order from their catering now and experience a range of delicious meals that your guests will enjoy.







SUBJECT PROPERTY

Chevron

O'Reilly
AUTO PARTS

**DISCOUNT
TIRE**

BURGER KING

MIDAS

BIG O TIRES

Arby's

jiffy lube

DEL TACO

LEGACY ANIMAL HOSPITAL

ARCO

W
Wienerschnitzel

SUBJECT

PECOS WINDMILL PLAZA

VONS

Little Caesar

PANDA EXPRESS
CHINESE KITCHEN

SHERWIN WILLIAMS

TACO BELL

BANK OF AMERICA

JACKSON HEWITT
TAX SERVICE

PORT OF SUBS

SUPERCUTS

DQ

GameStop

The UPS Store

ups

PECOS LEGACY CENTER

CVS

SUBWAY

Arthur Murray

TERIYAKI MADNESS

24 HOUR FITNESS

pbt
A BETTER SHADE OF YOU



Las Vegas Area Map



STRATOSPHERE
PALACE STATION HOTEL-CASINO
TRUMP INTERNATIONAL HOTEL LAS VEGAS
FASHION SHOW LAS VEGAS
ti TREASURE ISLAND Las Vegas
Mirage
CAESARS PALACE LAS VEGAS
CIRCUS CIRCUS LAS VEGAS
THE LAS VEGAS COUNTRY CLUB
Las Vegas CONVENTION AND VISITORS AUTHORITY
Encore WYNN LAS VEGAS
Wynn LAS VEGAS
Hilton Grand Vacations
THE PALAZZO LAS VEGAS
THE VENETIAN

STRATOSPHERE
PALACE STATION HOTEL-CASINO
TRUMP INTERNATIONAL HOTEL LAS VEGAS
FASHION SHOW LAS VEGAS
ti TREASURE ISLAND Las Vegas
Mirage
CAESARS PALACE LAS VEGAS
CIRCUS CIRCUS LAS VEGAS
THE LAS VEGAS COUNTRY CLUB
Las Vegas CONVENTION AND VISITORS AUTHORITY
Encore WYNN LAS VEGAS
Wynn LAS VEGAS
Hilton Grand Vacations
THE PALAZZO LAS VEGAS
THE VENETIAN

SUBJECT

Area Demographics



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	21,600	149,600	368,200
TOTAL HOUSEHOLDS	8,790	62,300	149,900
AVERAGE HOUSEHOLD INCOME	\$117,900	\$114,200	\$108,800



Rent Roll

Tenant Name	Suite	Square Footage	% of GLA	Lease Type	Lease Start Date	Lease Exp. Date	Rental Rates					Annual Rent Increase
							Begin	Monthly	PSF	Annually	PSF	
Sunrise Mediterranean Market & Bakery	1	9,657 SF	100.00%	NNN	7/15/2021	7/30/2031	Current	\$12,135	\$1.26	\$145,624	\$15.08	
							8/1/2025	\$12,499	\$1.29	\$149,993	\$15.53	3.00%
							8/1/2026	\$12,874	\$1.33	\$154,493	\$16.00	3.00%
							8/1/2027	\$13,261	\$1.37	\$159,127	\$16.48	3.00%
							8/1/2028	\$13,658	\$1.41	\$163,901	\$16.97	3.00%
							8/1/2029	\$14,068	\$1.46	\$168,818	\$17.48	3.00%
							8/1/2030	\$14,490	\$1.50	\$173,883	\$18.01	3.00%

Tenant has 4 five year options.

Operating Statement 8/2025 - 7/2026		
		Year 1 Actual \$ Amount
Gross Potential Rent		\$149,993
Absorption & Turnover Vacancy	0.0%	-
Base Rent Abatements		-
Scheduled Base Rent		\$149,993
Expense Reimbursements		\$37,200
Parking Income		-
Signage Income		-
Misc. Income		-
Percentage Rent		-
Total Gross Revenue		\$187,193
General Vacancy Loss	0.0%	-
Effective Gross Revenue		\$187,193
Total Operating Expenses		\$37,200
Net Operating Income		\$149,993



NON ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Adelphi Property Advisors LLC (Adelphi) and should not be made available to any other person or entity without the written consent of Adelphi. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Adelphi has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Adelphi has not verified, and will not verify, any of the information contained herein, nor has Adelphi conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Adelphi 2022 All rights reserved.
2022 All rights reserved.

NON-ENDORSEMENT NOTICE

Adelphi is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Adelphi, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Adelphi, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR ADELPHI AGENT FOR MORE DETAILS.**

ADELPHI

— PROPERTY ADVISORS —

