Offering
Memorandum



Three Tenant 100% Occupied Building

ADELPHI
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4485 W. Silverado Ranch Blvd.

Las Vegas NV 89139

- New 2026 Construction
- Long Term Leases
- Southwest Submarket

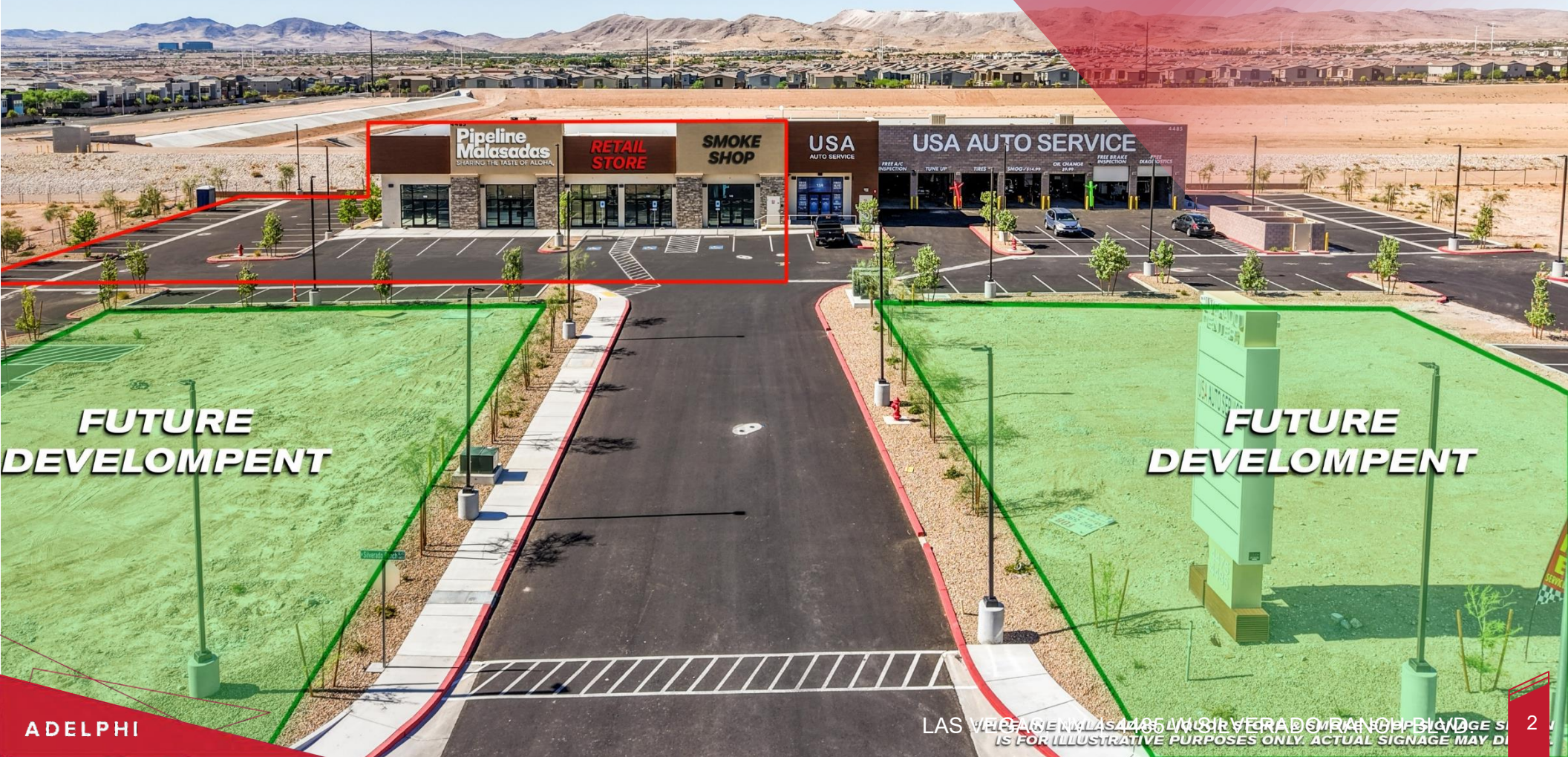
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Investment Overview

Adelphi Property Advisors is pleased to offer Silverado Center, a new construction three tenant strip center located at 4485 W. Silverado Ranch Blvd., Las Vegas, NV 89139 (the "Property"). The property is located in the highly desirable Southwest Las Vegas submarket. Silverado Ranch Blvd is becoming a major thoroughfare and has been rapidly expanding since the freeway interchange off the I-15 extended west in 2024. This has led to an abundance of new construction on both the residential and commercial side. The brand-new Nevada DMV is located less than 1 mile from the Property, and is the largest DMV in the state. This location consists of a 73,500 square-foot facility and is bringing significant traffic to the immediate area. Other recent developments include the recently completed 342-unit Miraluna apartment community, as well as two KB Home developments, Brevi and Novi, totaling 241 homes.

The Property is brand new, 100% occupied, and consists of a 6,283 SF building. The new construction will help minimize near-term capital expenditures. All three tenants are internet resistant and are all on long-term 10 year leases with annual increases. Pipeline Malasadas occupies 2,734 SF and is growing off their tremendous success from their first Las Vegas location, and the liquor store and smoke shop will also be a strong asset to the Property by continuously bringing visitors and shoppers. Combined with the tenants' established local presence and long-term lease structure, the Property offers investors an attractive and stable multi-tenant net leased investment.

OFFERING PRICE	$4,876,000
BUILDING SF	6,283 SF
OCCUPANCY	100%
NOI	$304,753
CAP RATE	6.25%
TENANCY	MULTI TENANT
TOTAL LAND AREA	0.54 Acres
1 MILE RADIUS	7,900 Residents $141,000 Income
OWNERSHIP	FEE SIMPLE
AREA	SOUTHWEST

Investment Highlights

- **Secure Investment**: Silverado Center is a three tenant 100% occupied strip center located in the Southwest submarket in the rapidly expanding Silverado Ranch Blvd area.
- **Brand New 2026 Construction**: Completed in 2026, the Property offers the benefits of new construction, minimizing near-term capital expenditures and deferred maintenance for future ownership.
- **Strong NNN Leases with Annual Increases:** All tenants operate under NNN leases with tenants responsible for operating expenses.
- **Long Term Leases In Place:** The first lease does not come due until 2036, providing stable income for several years.
- **Silverado Ranch Blvd**: Silverado Ranch Blvd west of the I-15 freeway has been rapidly expanding since the interchange expanded west in 2024. This has led to an abundance of residential and commercial construction, including the brand-new DMV as well as the recently constructed 342-unit Miraluna apartment complex.
- **Next To Recently Opened DMV**: The Property is located less than 1 mile from the new DMV, which recently opened. The new DMV is a 73,500 square foot facility with 60 service counters and is the largest DMV in the state.



Pipeline Malasadas

SHARING THE TASTE OF ALOHA

Pipeline Malasadas

10 year lease with annual increases.

Overview: Founded in Hawaii in 2016, Pipeline Malasadas expanded to Las Vegas in 2025. Building on the success and popularity of its first Las Vegas location, Pipeline selected Silverado Ranch for its second location in the valley.

Known for its fresh, made-to-order Hawaiian malasadas, Pipeline has built a loyal following and brings something unique to the area. With appeal throughout the day, Pipeline is expected to be a consistent draw, bringing both new and repeat customers to the Property.



Liquor Store

10 year lease with 3% annual increases.

Overview: Operated by an experienced local retailer, the liquor store brings a convenient neighborhood option to the Silverado Ranch corridor, offering a strong selection of quality beer, wine, spirits and everyday convenience items. With a clean, modern setting, the store will complement the Property's tenant mix while providing an everyday-use destination that encourages steady customer traffic.



Smoke Shop

10 year lease with 3% annual increases.

Overview: This location represents the operator's fifth smoke shop in the Las Vegas market. The store will offer a broad selection of tobacco and smoke-related products in a clean, modern retail environment. With an experienced operator and an established business model, the store adds another convenient, everyday-use destination to the Property and is expected to generate consistent repeat customers.

Largest DMV in Nevada

The Property is located approximately 0.5 miles from the recently opened Nevada DMV facility on Silverado Ranch Blvd.

New Nevada DMV Highlights:

- Approximately 73,500 SF state-of-the-art facility
- Largest DMV in the State of Nevada
- 60 service counters designed to serve high customer volumes
- Located approximately 0.5 miles from the Property

Benefits to the Property:

- Increased daily traffic and visibility within the immediate trade area
- Strong synergy with an automotive service use
- Continued public investment supporting the Southwest Submarket
- Enhances the long-term appeal of the surrounding area





Property Overview

Location

4485 W. Silverado Ranch Blvd.
Las Vegas, NV 89139

Parcel Number

177-30-110-006

Building Size

6,283 SF

Land Area

0.54 Acres

Zoning

Community General (CG)

Construction Year

2026

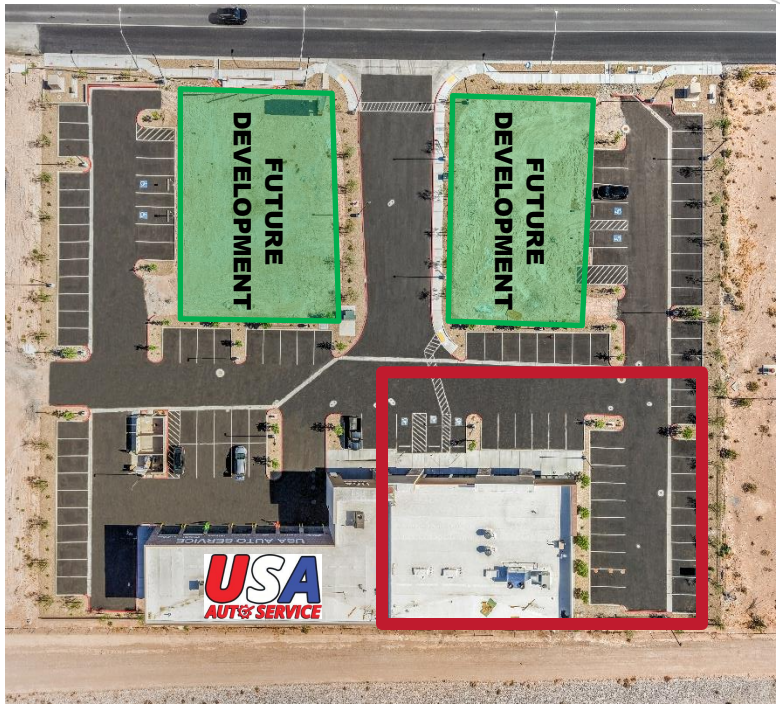
Ingress/Egress

Access points into the Property include one entrance from W. Silverado Ranch Blvd.

Traffic Counts

W. Silverado Ranch Blvd:
11,500 VPD

I-15: 133,000 VPD





4485 W. Silverado Ranch Blvd.

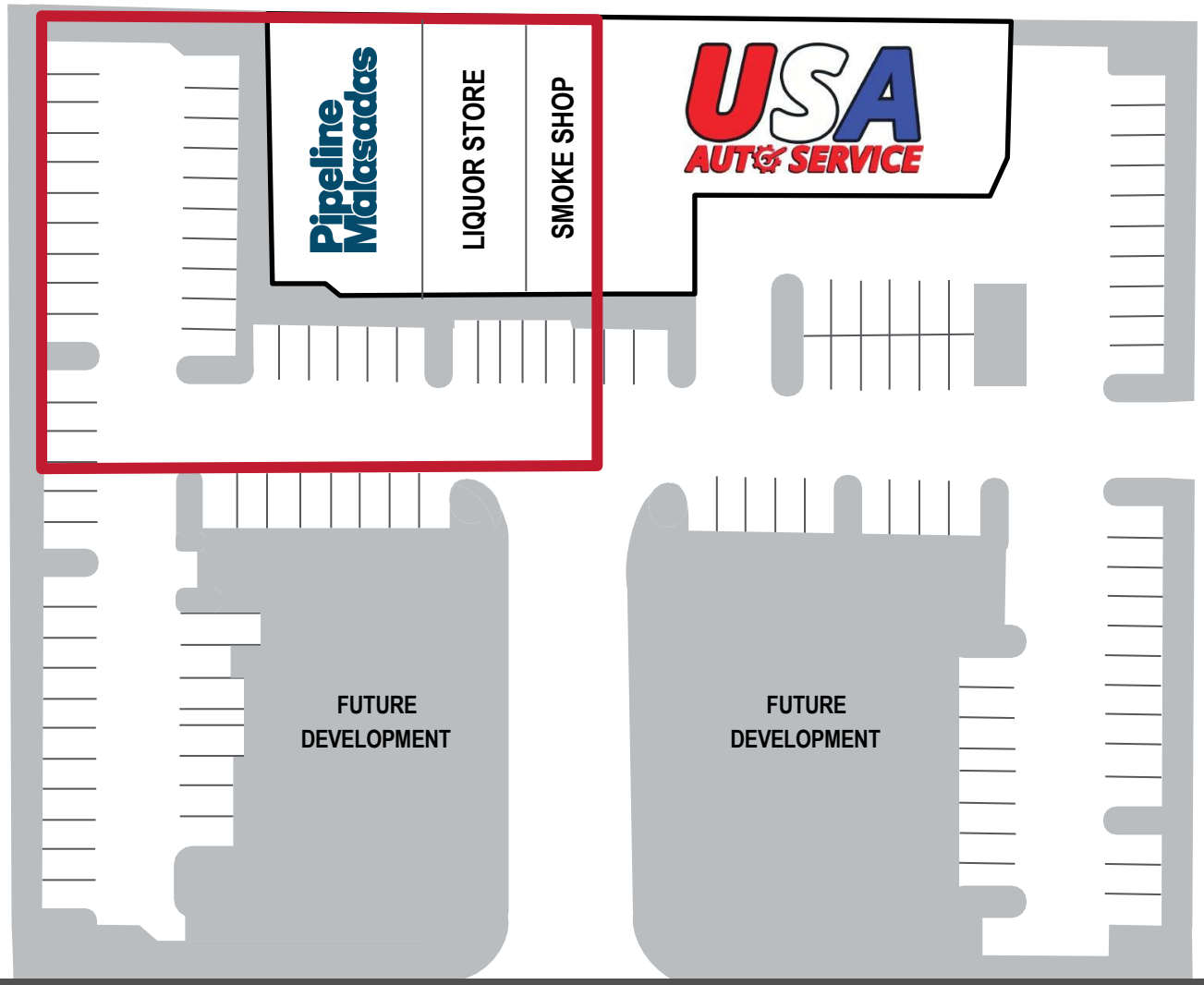
Las Vegas NV 89139



4485 W. Silverado Ranch Blvd.

Las Vegas NV 89139

Site Plan



W. SILVERADO RANCH BLVD. +/- 11,500 VPD

4485 W. Silverado Ranch Blvd.

Las Vegas NV 89139

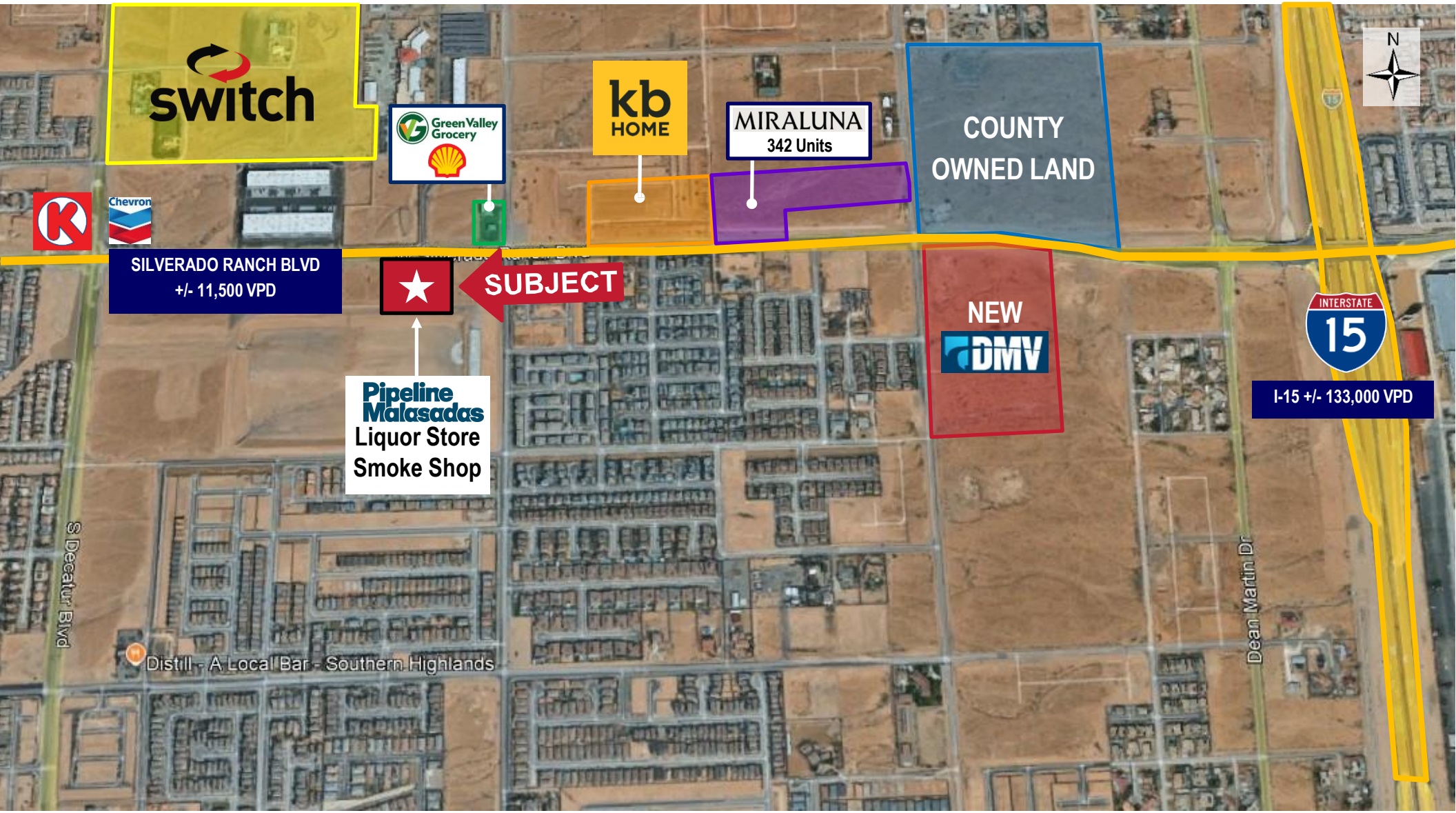
Property Photo



4485 W. Silverado Ranch Blvd.

Las Vegas NV 89139

Aerial Map



4485 W. Silverado Ranch Blvd.

Las Vegas NV 89139

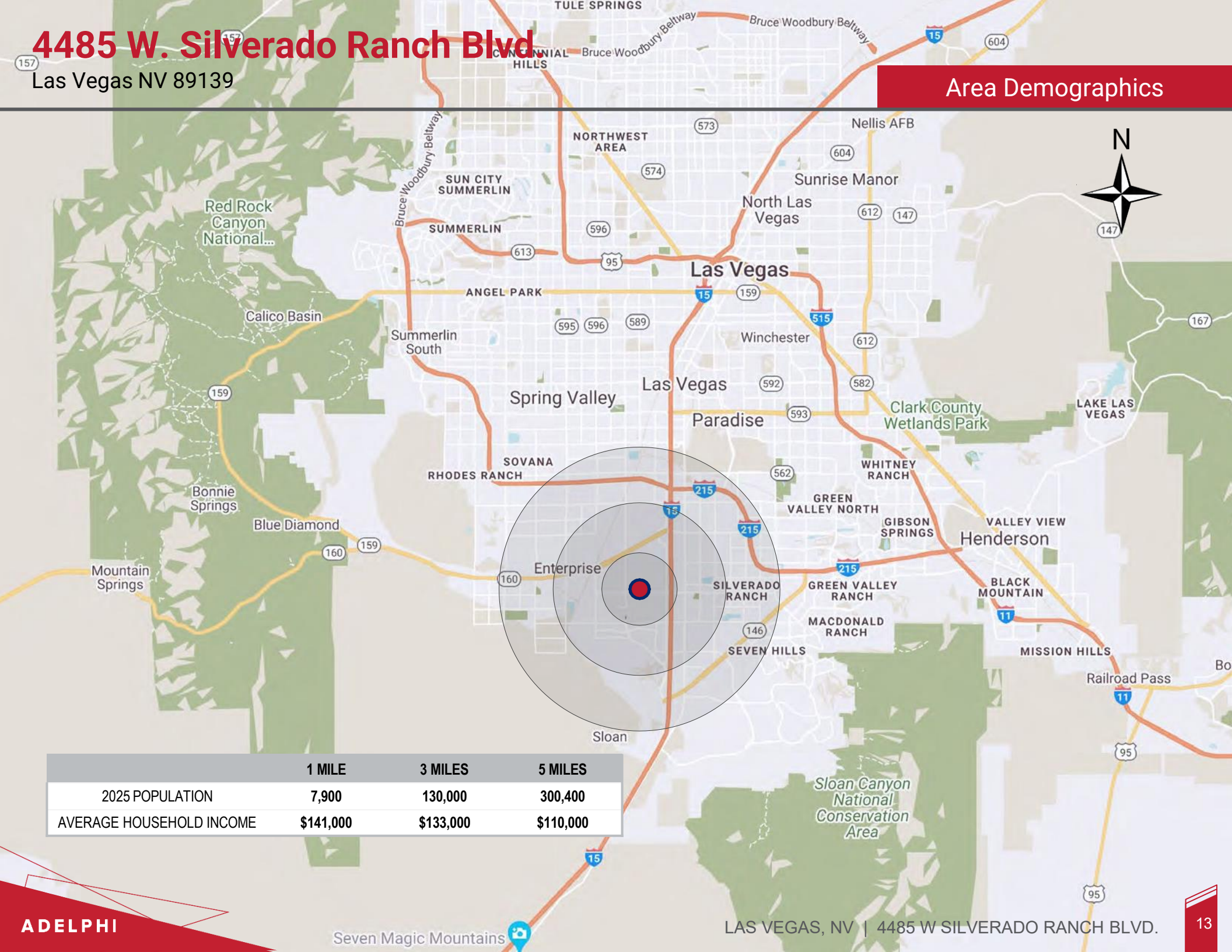
Las Vegas Area Map



4485 W. Silverado Ranch Blvd

Las Vegas NV 89139

Area Demographics



	1 MILE	3 MILES	5 MILES
2025 POPULATION	7,900	130,000	300,400
AVERAGE HOUSEHOLD INCOME	$141,000	$133,000	$110,000

4485 W. Silverado Ranch Blvd.

Las Vegas NV 89139

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	
Pipeline Malasadas	100	2,734 SF	43.51%	NNN	5/1/2026	4/30/2036	Current	$10,936	$4.00	$131,232	$48.00	
							5/1/2027	$11,155	$4.08	$133,860	$48.96	2.00%
							5/1/2028	$11,378	$4.16	$136,536	$49.94	2.00%
							5/1/2029	$11,719	$4.29	$140,628	$51.44	3.00%
							5/1/2030	$12,071	$4.42	$144,852	$52.98	3.00%
							5/1/2031	$12,433	$4.55	$149,196	$54.57	3.00%
							5/1/2032	$12,806	$4.68	$153,672	$56.21	3.00%
							5/1/2033	$13,190	$4.82	$158,280	$57.89	3.00%
							5/1/2034	$13,586	$4.97	$163,032	$59.63	3.00%
							5/1/2035	$13,993	$5.12	$167,916	$61.42	3.00%
		Tenant pays $100 per mo. in sign income and has two 5 year options with 3% annual inc.										
Liquor Store	120	2,476 SF	39.41%	NNN	8/1/2026	2/28/2037	Current	$9,656	$3.90	$115,877	$46.80	
							8/1/2027	$9,946	$4.02	$119,353	$48.20	3.00%
							8/1/2028	$10,244	$4.14	$122,934	$49.65	3.00%
							8/1/2029	$10,552	$4.26	$126,622	$51.14	3.00%
							8/1/2030	$10,868	$4.39	$130,420	$52.67	3.00%
							8/1/2031	$11,194	$4.52	$134,333	$54.25	3.00%
							8/1/2032	$11,530	$4.66	$138,363	$55.88	3.00%
							8/1/2033	$11,876	$4.80	$142,514	$57.56	3.00%
							8/1/2034	$12,232	$4.94	$146,789	$59.28	3.00%
							8/1/2035	$12,599	$5.09	$151,193	$61.06	3.00%
							8/1/2036	$12,977	$5.24	$155,729	$62.90	3.00%
		Tenant pays $100 per mo. in sign income and has two 5 year options with 3% annual inc.										

4485 W. Silverado Ranch Blvd.

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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	
Smoke Shop	140	1,073 SF	17.08%	NNN	8/1/2026	2/28/2037	Current	$4,185	$3.90	$50,216	$46.80	
							8/1/2027	$4,310	$4.02	$51,723	$48.20	3.00%
							8/1/2028	$4,440	$4.14	$53,275	$49.65	3.00%
							8/1/2029	$4,573	$4.26	$54,873	$51.14	3.00%
							8/1/2030	$4,710	$4.39	$56,519	$52.67	3.00%
							8/1/2031	$4,851	$4.52	$58,215	$54.25	3.00%
							8/1/2032	$4,997	$4.66	$59,961	$55.88	3.00%
							8/1/2033	$5,147	$4.80	$61,760	$57.56	3.00%
							8/1/2034	$5,301	$4.94	$63,613	$59.28	3.00%
							8/1/2035	$5,460	$5.09	$65,521	$61.06	3.00%
							8/1/2036	$5,624	$5.24	$67,487	$62.90	3.00%

Tenant pays $100 per mo. in sign income and has two 5 year options with 3% annual inc.

Rent Roll Overview	Square Footage	% of GLA	Monthly Rent	Annual Rent	Avg. PPSF Year 1 (Monthly)	Avg. PPSF Year 1 (Annually)
Total	6,283 SF	100%	$24,777	$297,325	$3.94	$47.32
Occupied	6,283 SF	100%	$24,777	$297,325	$3.94	$47.32
Vacant						

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Pricing Overview



Acquisition Overview		
OFFERING PRICE:	**$4,876,000**	**6.25% Cap | $776 PSF**
Acquisition Date:	1/1/2027	
Year 1 NOI:	$304,753	
Occupancy:	100%	

Conclusions

Operating Statement		*Year 1 Actual $ Amount*
Gross Potential Rent		**$301,153**
Absorption & Turnover Vacancy	0.0%	-
Base Rent Abatements		-
Scheduled Base Rent		**$301,153**
Expense Reimbursements		$21,804
Parking Income		-
Signage Income		$3,600
Misc. Income		-
Percentage Rent		-
Total Gross Revenue		**$326,557**
General Vacancy Loss	0.0%	-
Effective Gross Revenue		**$326,557**
Total Operating Expenses		$21,804
Net Operating Income		**$304,753**

Asset Profile	
Property Name:	Silverado Center
Address:	4485 W. Silverado Ranch Blvd
City:	Las Vegas
State:	NV
Zip Code:	89139
Year Built:	2026
Year Renovated:	-
Total Building Square Footage:	6,283 SF
Rentable Square Footage:	6,283 SF
Weighted Average Lease Term Remaining (WALT):	10 Years
# of Rentable Units:	3
Parcel Size:	0.54 Acres

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