

The Village of Centennial Springs

**Two-Building Stabilized Mixed-Use Investment
(Retail/Residential)**

CONFIDENTIAL OFFERING MEMORANDUM



**7565 & 7575 NORMAN ROCKWELL LN,
LAS VEGAS, NEVADA 89143**

Asking Price: \$5,915,137.28

CAP Rate: 6.25%

9,677 SF Retail + 9,367 SF Residential

Total: 19,044 SF

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CAST

CONFIDENTIALITY AGREEMENT

This Confidential Offering Memorandum (the “Memorandum”) is being delivered exclusively by CAST (the “Agent”) to a party who may be interested in the acquisition of 7565 & 7575 Norman Rockwell, Las Vegas, Nevada 89143 (the “Property”), described in this Memorandum. This is a private offering, made only by delivery of a copy of the Memorandum to the recipient (the “Recipient”). By accepting this Memorandum, the Recipient agrees to comply strictly with the terms and conditions of the Confidentiality Agreement previously executed and delivered to the Agent by the Recipient with respect to this Memorandum and all information contained herein, and to use this Memorandum only for the purpose of evaluating the offering made hereby.

The material contained in this Memorandum is provided solely to assist the Recipient in potential purchase of the Property. Neither the Agent nor any affiliates or client of the Agent which term includes related entities, the owners of any equity interest in the Property, (“Owner”), the manager of the Property (“Manager”), and any officers, employees and agents of any such parties make any representations or warranties with regard to the accuracy or completeness of the information contained herein. This Memorandum may include statements and estimates provided by the Agent, the Owner, or the Manager with respect to the anticipated future performance of the Property. Nothing contained in this Memorandum should be construed as a representation as to the future performance of the Property, and the Recipient acknowledges and agrees that any statements or estimates relating to future performance reflect various assumptions concerning the Property’s anticipated results, which may or may not prove to be correct. No representations are made as to the accuracy of such statements and estimates, and none of the Agent, the Owner, the Manager, or any related entities shall have any liability with respect to or arising from any inaccuracy in such statements or estimates. Statements made in this Memorandum as to the content of any contract or other document referred to, are not complete or definitive descriptions, but summaries or portions thereof. Each such statement is qualified by its reference to the full text of the contract or document, copies of which will be made available by the Agent to Recipient upon request. In addition, not all contracts or other documents, which may be relevant, have been summarized or referenced in this Memorandum. This Memorandum is being delivered by the Agent to a prospective purchaser with the understanding that it will independently investigate those matters which it deems appropriate in evaluating the Property and will rely solely on its own investigation in determining whether to purchase the Property.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property in any jurisdiction in which, or to any person for which, such offer, sale, or solicitation would be unlawful. Except where otherwise indicated, the information contained in this Memorandum has been prepared as and no obligation is assumed to supplement or modify the information to reflect subsequent events or conditions. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property or purchase of the Property.

More detailed information regarding the expected terms, conditions, and timing of the offering of the Property will be provided in due course by separate communication with each Recipient. The Agent, the Owner and the Manager reserve the right to engage in discussions or negotiations with one or more recipients or other prospective investors at any time without notification to, or other obligation to, any other Recipient or prospective investor. The offering made hereby is subject to a change in terms or termination without notice. The Owner and the Manager will remain free to operate the Property in their sole and absolute discretion during the evaluation and offering process, including the taking of such actions, whether within or outside of the ordinary course of business, which the Owner or the Manager shall deem necessary, prudent or desirable.

The Agent reserves the right to require the return of this Memorandum and any other material provided to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.



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INVESTMENT SUMMARY

CAST presents a stabilized mixed-use investment opportunity within The Village of Centennial Springs—Las Vegas' premier Northwest lifestyle center.

7565 & 7575 Norman Rockwell Lane is fully leased to 6 retail tenants and 7 residential apartments. Retail tenants include the following: Coffee Religion, Nittaya's Little Kitchen, Featherblade Craft Butchery, Vibes DIY Studio, Gear Up By Design, and Sunstone Master Community Association.

Together, the commercial tenants total 9,677 SF and the 7 second-floor residential units total 9,367 SF, creating a total building area of 19,044 SF.

Purchase Price	5,915,137.28
Total Building SF	19,044 SF
NOI	\$369,696.08
Occupancy	100%
Base Rent - Commercial	\$356,596.08
Base Rent - Residential	\$140,100.00
Price PSF	\$310.60
CAP Rate	6.25%

PROPERTY OVERVIEW

Constructed in 2007, this mixed-use building anchors the southern edge of The Village of Centennial Springs, located just off US-95 and Durango Drive. The property sits directly adjacent to Egg Works and Pop Squires Park, with strong daily foot traffic and excellent cross-access within the Village.

Recent leasing activity demonstrates continued tenant confidence in the property's visibility and community integration. With all spaces leased through 2029-2035, 7565 Norman Rockwell Lane provides reliable, low-maintenance income in a high-barrier-to-entry corridor.

The Village totals nearly 60,000 SF of mixed-use improvements across six acres, located just off the US-95 and Durango interchange. The area is anchored by the 2,000-acre Sunstone master-planned community and surrounded by strong demographics exceeding \$100K average household income.



DETAILS



LOCATION:

Hard Southwest corner of Farm & Tule Springs, adjacent to Durango and the US-95 freeway.



PORTION TO BE CREATED OF PARCEL:

125-17-720-001



TRAFFIC COUNTS

Durango: 39,000 CPD (2024)
Farm Road: 10,000 CPD (2024)
Elkhorn: 19,300 CPD (2024)
US-95: 110,000 CPD (2024)



PARKING:

Surface: 348 stalls, entirety of property is cross-parked with the brownstone multi-family, Eggworks and throughout the SFR housing community adjacent to the property.



YEAR BUILT:

2007



ZONING:

Town Center (TC)

INVESTMENT HIGHLIGHTS

- 100% Occupied, Fully Stabilized Asset
- Recent Expansion by Coffee Religion demonstrating long-term confidence
- Mixed-Use Income Stream (Retail + Residential)
- NNN Lease Structure minimizes landlord responsibility
- Strong Trade Area Fundamentals and affluent demographics
- Affluent and Growing Trade Area: Surrounded by high-income households and robust residential growth, fueling long-term tenant success.
- High Barriers to Entry: Limited land and restrictive zoning in the area protect asset value and rental rates.



PROPERTY IMAGES

LISTED EXCLUSIVELY FOR SALE, A PRIDE-OF-OWNERSHIP INVESTMENT

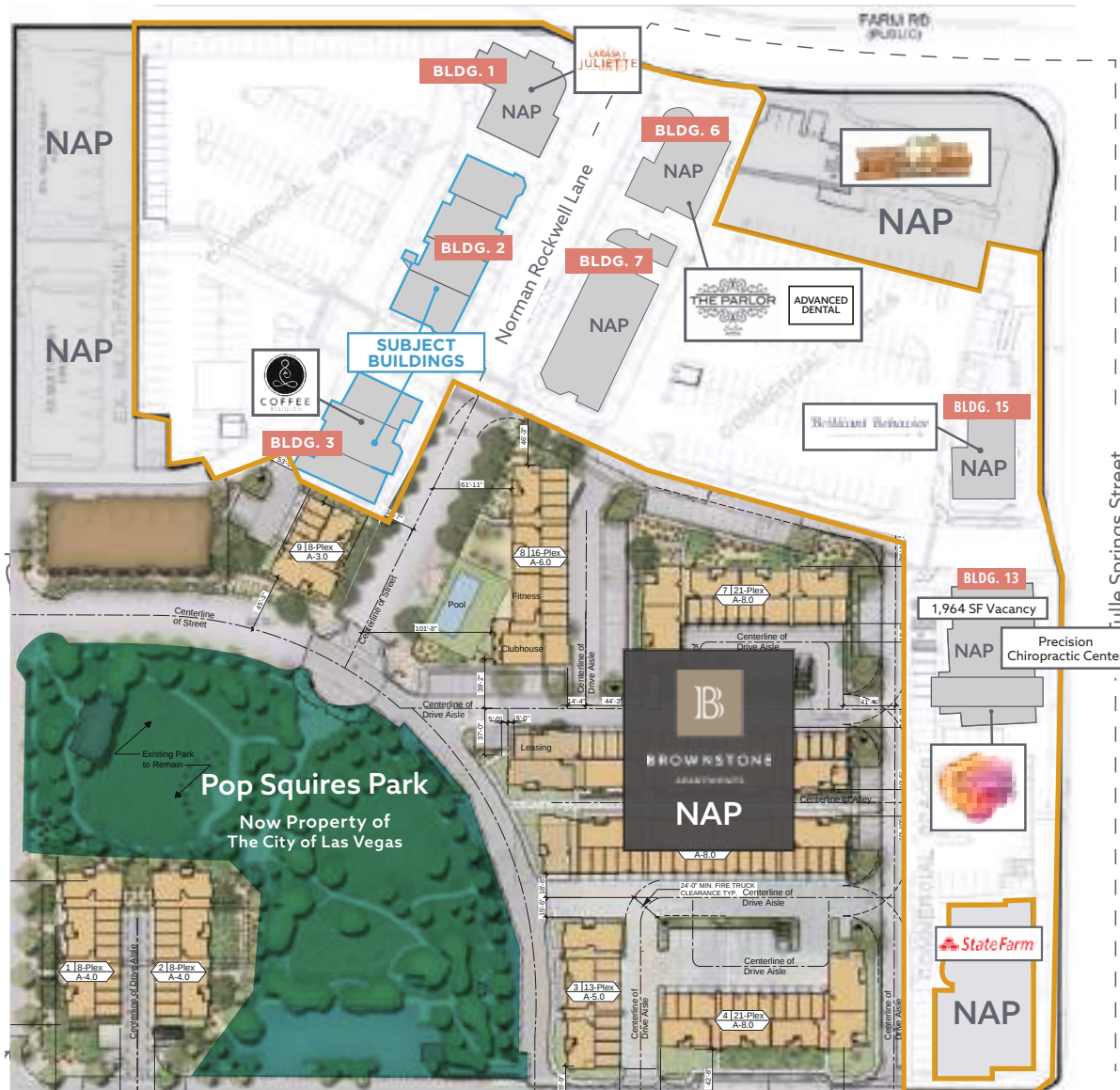


AREA OVERVIEW

A uniquely charming Northwest neighborhood that provides an escape from the busy City with access to entertainment, great dining, and shopping. Close proximity to Pop Squires Park, Floyd Lamb Park, top rated Somerset Academy, and US-95 & I-215 Freeways. The Village of Centennial Springs is home to local favorites like: La Casa De Juliette, Egg Works, Nittaya's Little Kitchen, Streets of New York, and The Vault Bicycle Shop. In addition, there is a new 2,000 acre Masterplanned community by Lennar known as Sunstone, 1 exit away from The Village.



SITE PLAN

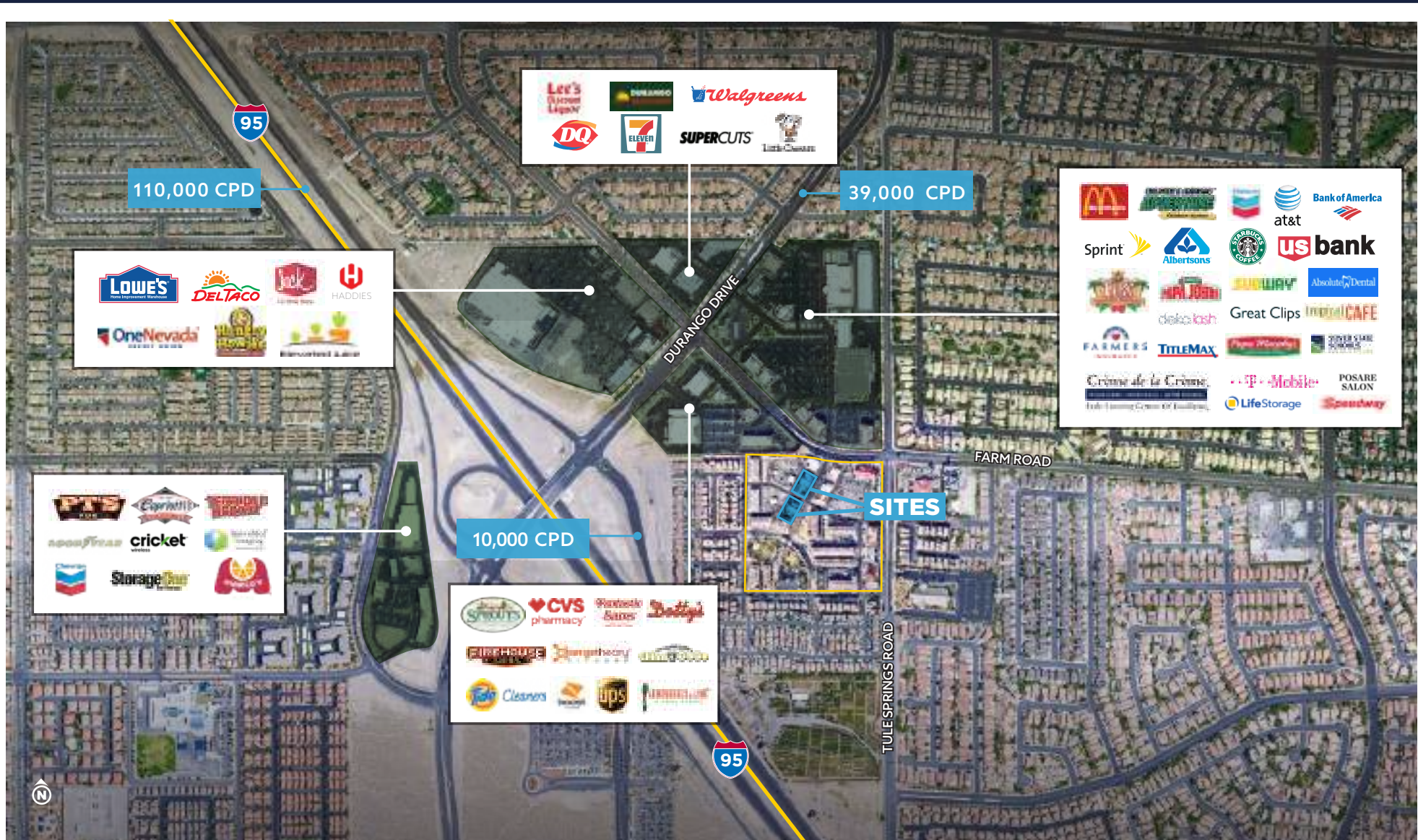


For Illustration Purposes Only. Not To Scale.

AERIAL MAP



AERIAL MAP



RENT ROLL

General Tenant Information			Rent Details				
Tenant Name Suite Number	Initial Area	Lease From Lease To	Lease Type	Monthly Rent	Monthly Rent Per Area	Annual Rent Per Area	Annual Rent
London Fog LLC 7565-110 & 120	2,492	12/9/2022 12/31/2032	Retail	\$7,476.00	\$3.00	\$36.00	\$89,712.00
Gear Up By Design, LLC 7565-130	1,119	4/23/2018 9/30/2029	Retail	\$3,730.00	\$3.33	\$39.96	\$44,760.00
Alicia Brown 7565-201	1,323	1/19/2021 2/28/2026	Residential	\$1,750.00	\$1.32	\$15.87	\$21,000.00
MaryBeth Pagela 7565-202	1,682	4/1/2023 4/30/2026	Residential	\$1,950.00	\$1.16	\$13.91	\$23,400.00
Connor Miller 7565-203	832	3/05/2021 2/28/2026	Residential	\$1,200.00	\$1.44	\$17.31	\$14,400.00
Sunstone Master Community Association 7575-110	1,438	5/31/2024 8/31/2029	Retail	\$4,813.71	\$3.35	\$40.20	\$57,765
Vibes DIY Studio, LLC 7575-120	1,335	3/1/2023 5/31/2028	Retail	\$4,248.90	\$3.18	\$38.16	\$50,987
Featherblade, LLC 7575-130	1,705	6/20/2024 12/30/2030	Retail	\$5,541.25	\$3.25	\$39.00	\$66,495
NSK Enterprise 7575-140	1,588	6/1/2021 5/31/2032	Retail	\$3,906.48	\$2.46	\$29.52	\$46,878
Scott Doelle & Polly Anna Doelle 7575-201	1,245	4/1/2024 3/31/2026	Residential	\$1,650.00	\$1.33	\$15.90	\$19,800
Demetrios R. Philippou 7575-202	1,207	8/15/2024 9/30/2025	Residential	\$1,500.00	\$1.24	\$14.91	\$18,000
Joshua W. Schulz 7575-203	1,568	8/1/2023 7/31/2026	Residential	\$1,725.00	\$1.10	\$13.20	\$20,700
Miguel A. Cardenas & Gabrielle A. Gaxiola 7575-204	1,510	3/3/2025 2/28/2026	Residential	\$1,900.00	\$1.26	\$15.10	\$22,800

MARKET OVERVIEW

LAS VEGAS MARKET

The Las Vegas-Paradise MSA consists of nearly 600 square miles and encompasses Las Vegas, Henderson, Boulder City, North Las Vegas, Mesquite, and all of Clark County. The leading financial and cultural center for Southern Nevada, Las Vegas is the largest city in the state and an internationally renowned resort destination known primarily for gaming, conventions, shopping, fine dining and nightlife. This popular destination is the 28th largest Metropolitan Statistical Area in the United States with over two million residents. Las Vegas is one of the top three leading convention and business meeting locations in the United States, and one of the world's top draws for tourism. The combination of no inventory tax, rich transportation infrastructure and the geographic location of the state's two largest urban centers are prime reasons that top brands like Amazon, Wal-Mart, Levi Strauss & Co., Bed, Bath & Beyond, Monster Cable, Ocean Spray Cranberries and others choose Nevada to stage their warehousing and distribution strategies.

2.3M

Metro Population

\$35B

Annual Tourism
Revenue

25TH

Most Populous
State in the U.S.

3.3M

Average Monthly
Harry Reid International
Airport Passengers

\$398K

New Home
Median Price

75%

Nevada Residents
Live In Las Vegas



MARKET OVERVIEW



2.3 MILLION

Southern Nevada
Residents

The Las Vegas Metro continues to grow, as a result of its high rankings for Quality of life, job and population growth, and healthy business climate.

Las Vegas offers a reliable pro-business operating environment that empowers innovation, the nation's 8th-busiest airport that provides world-class connectivity, a core industry attracting 42 million visitors a year, competitive operating costs and a commitment to quality of life that has helped the region attract new residents and businesses alike. The region has long-demonstrated its resourcefulness, resilience, and willingness to invest in the future.

The Southern Nevada region is home to 2.3 million people, 1.1M workers and approximately 83K private employer businesses. The region regularly ranks highest in the nation's growth and investment metrics. The population growth alone is more than three times higher than the national average, while \$15 billion in projects are currently in the development pipeline. People are moving to the Las Vegas metropolitan area for many reasons such as jobs, retirement, and quality of life.

MARKET OVERVIEW



NHL EXPANSION

T-Mobile Arena hosts over 150 events per year and is the current home of the NHL Golden Knights



20,000 SEATS

T-Mobile Arena, a multi-use indoor arena on the Las Vegas Strip opened in April 2016



THE LAS VEGAS RAIDERS

The relocation of the Oakland Raiders is anticipated to create a \$600+ million economic impact add 450,000+ incremental visitors and host 45+ events annually



LVCC EXPANSION

Las Vegas Convention Center is currently undergoing a \$2.3 billion, 600,000 square foot expansion to absorb excess demand



LAS VEGAS ACES

Home to two-time winning team of WNBA Championship!



FORMULA 1

The Las Vegas Grand Prix - part of the F1 World Championship - right in the heart of the world renowned Las Vegas Strip



LAS VEGAS BALLPARK

hosts this Triple-A professional baseball team in Summerlin



STEADY GROWTH

The University continues to grow with a total student headcount of 30,457 (2018)



MSG SPHERE AT THE VENETIAN

A revolutionary new 18,000-seat venue for concerts, sports and live entertainment that will be completed in 2020



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