



## Sahara Bar/ Tavern

1000 E. Sahara, Las Vegas, NV 89104



Integrity | Service | Results



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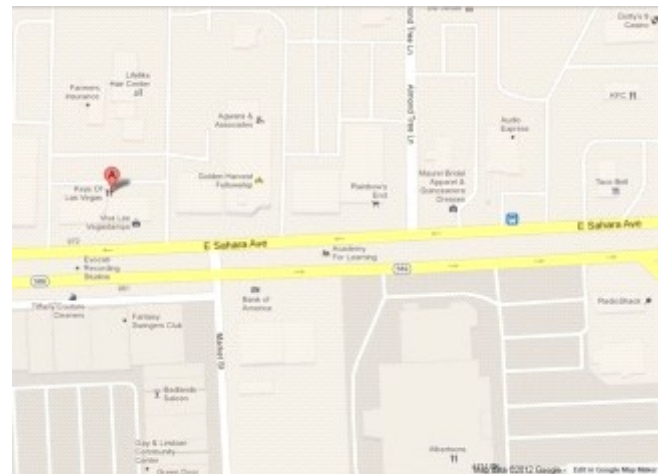
VISIBILITY!

# Sahara Bar/ Tavern

\$1 /SF/Month

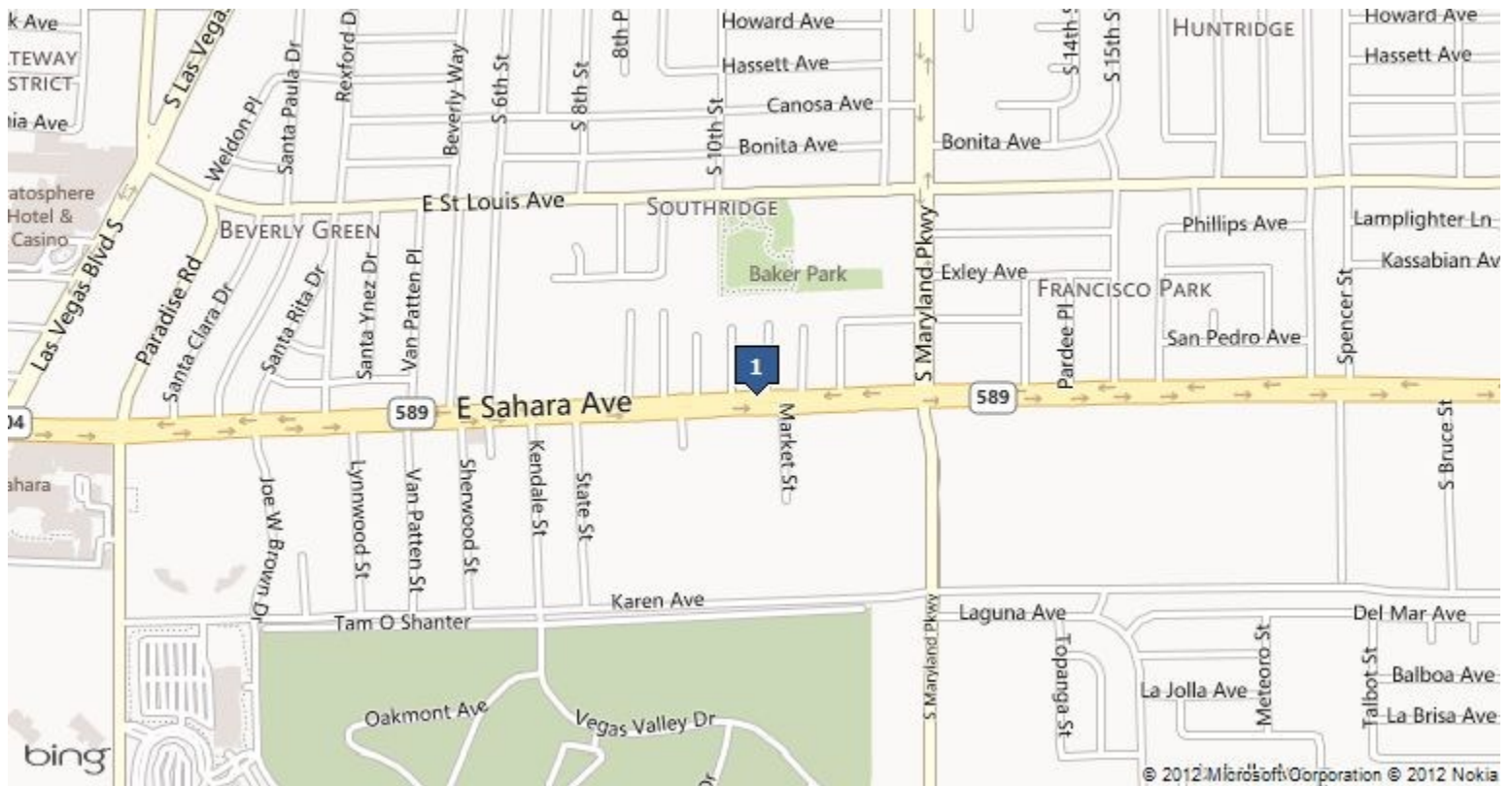
BAR/ TAVERN Location, ready for move-in. Location has City of Las Vegas Liquor License. Previous slot route is interested in working with new Bar owner.

|                        |               |
|------------------------|---------------|
| Total Space Available: | 3,000 SF      |
| Rental Rate:           | \$1 /SF/Month |
| Property Type:         | Retail        |
| Property Sub-type:     | Street Retail |
| Building Size:         | 9,000 SF      |
| Lot Size:              | 1.50 AC       |



## Space 1

|                              |                         |              |
|------------------------------|-------------------------|--------------|
| Space Available              | 3,000 SF                | Bar / Tavern |
| Rental Rate                  | \$1 /SF/Month           |              |
| Space / Lot Type             | Street Retail           |              |
| Additional Space / Lot Types | Special Purpose (Other) |              |
| Lease Type                   | NNN                     |              |
| Pct. Procurement Fee         | 3.00%                   |              |

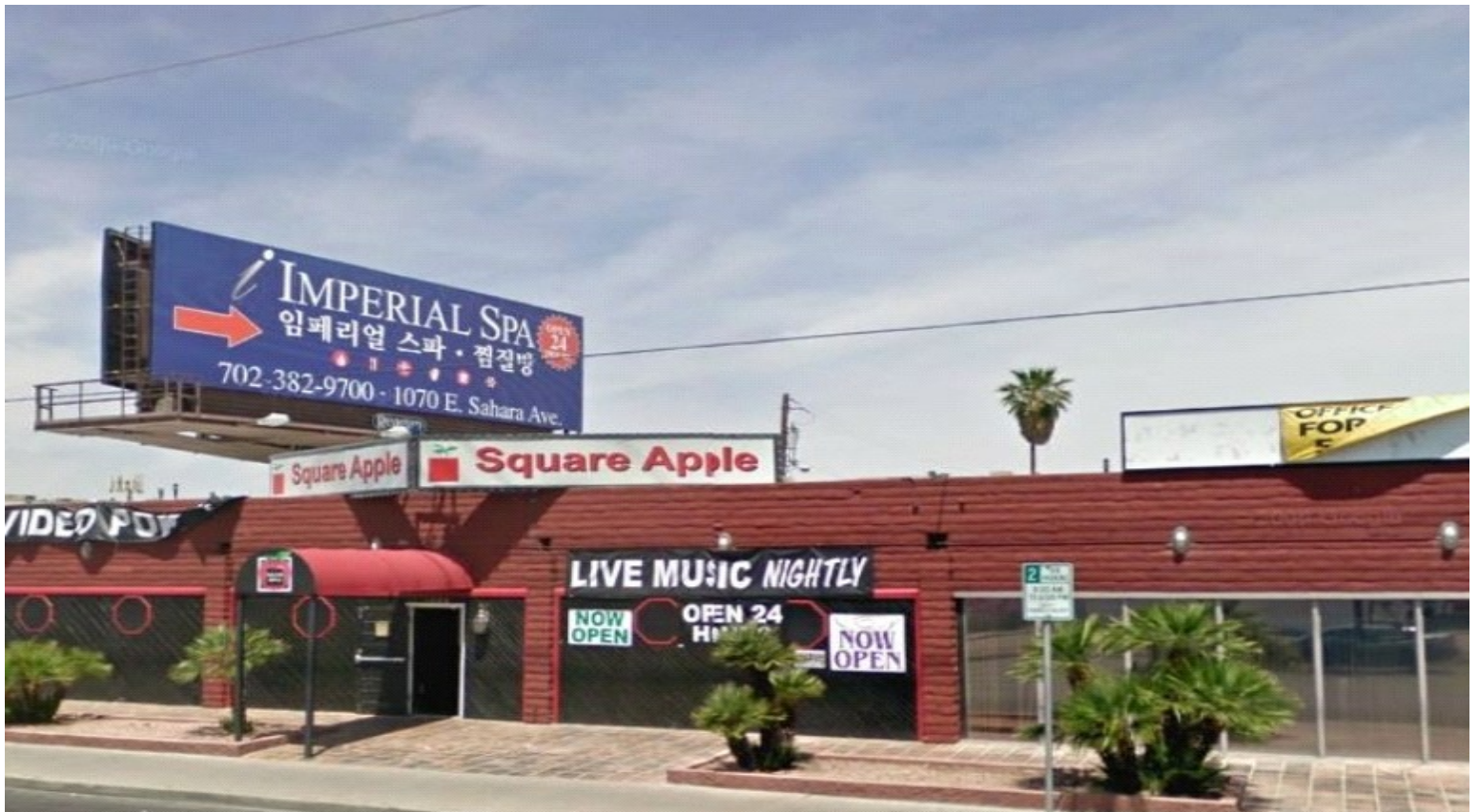
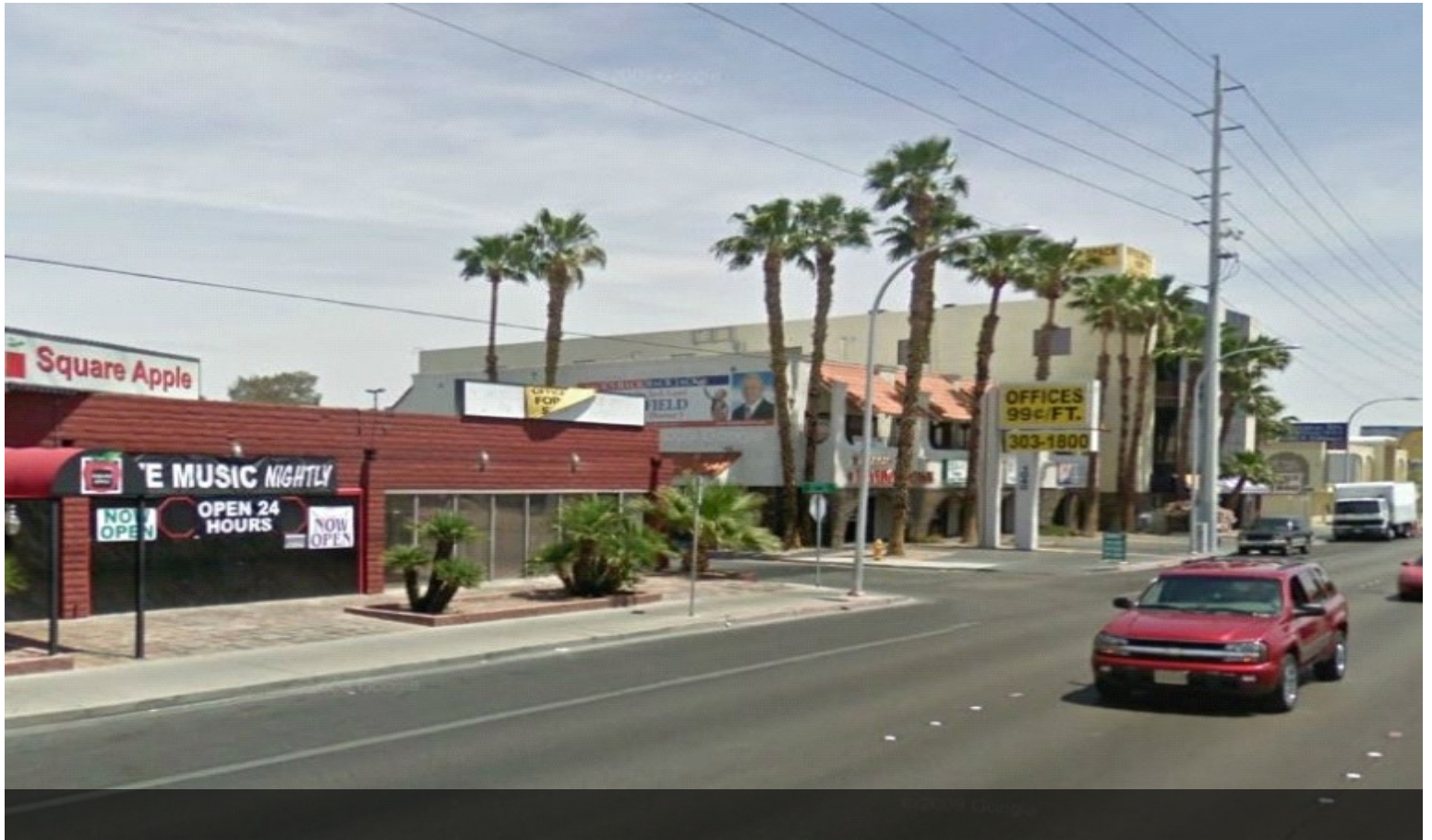


## 1000 E. Sahara, Las Vegas, NV 89104

Located on Sahara Ave. west of Maryland Parkway and east of Las Vegas Blvd. High traffic counts, direct visibility on Sahara.



# Property Photos



# Demographics

| <b>Population</b>                  | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
|------------------------------------|--------------|--------------|--------------|
| 2011 Male Population               | 11,845       | 92,767       | 257,766      |
| 2011 Female Population             | 10,300       | 76,672       | 231,073      |
| % 2011 Male Population             | 53.49%       | 54.75%       | 52.73%       |
| % 2011 Female Population           | 46.51%       | 45.25%       | 47.27%       |
| 2011 Total Adult Population        | 16,794       | 132,655      | 353,801      |
| 2011 Total Daytime Population      | 35,914       | 357,953      | 737,891      |
| 2011 Total Daytime Work Population | 24,846       | 272,840      | 481,141      |
| 2011 Median Age Total Population   | 35           | 34           | 31           |
| 2011 Median Age Adult Population   | 43           | 41           | 40           |
| 2011 Age 0-5                       | 2,029        | 14,097       | 51,269       |
| 2011 Age 6-13                      | 2,212        | 14,664       | 56,004       |
| 2011 Age 14-17                     | 1,109        | 8,023        | 27,764       |
| 2011 Age 18-20                     | 852          | 7,682        | 21,130       |
| 2011 Age 21-24                     | 1,354        | 12,194       | 33,618       |
| 2011 Age 25-29                     | 1,698        | 14,886       | 42,198       |
| 2011 Age 30-34                     | 1,649        | 13,365       | 38,611       |
| 2011 Age 35-39                     | 1,589        | 12,395       | 34,668       |
| 2011 Age 40-44                     | 1,576        | 12,075       | 32,387       |
| 2011 Age 45-49                     | 1,461        | 11,443       | 30,272       |
| 2011 Age 50-54                     | 1,270        | 9,832        | 25,981       |
| 2011 Age 55-59                     | 1,103        | 8,681        | 22,748       |
| 2011 Age 60-64                     | 1,001        | 7,740        | 19,799       |
| 2011 Age 65-69                     | 803          | 6,255        | 15,807       |
| 2011 Age 70-74                     | 717          | 5,086        | 12,360       |
| 2011 Age 75-79                     | 719          | 4,658        | 10,614       |
| 2011 Age 80-84                     | 567          | 3,604        | 7,767        |
| 2011 Age 85+                       | 433          | 2,758        | 5,841        |
| % 2011 Age 0-5                     | 9.16%        | 8.32%        | 10.49%       |
| % 2011 Age 6-13                    | 9.99%        | 8.65%        | 11.46%       |
| % 2011 Age 14-17                   | 5.01%        | 4.74%        | 5.68%        |
| % 2011 Age 18-20                   | 3.85%        | 4.53%        | 4.32%        |
| % 2011 Age 21-24                   | 6.12%        | 7.20%        | 6.88%        |
| % 2011 Age 25-29                   | 7.67%        | 8.79%        | 8.63%        |
| % 2011 Age 30-34                   | 7.45%        | 7.89%        | 7.90%        |
| % 2011 Age 35-39                   | 7.18%        | 7.32%        | 7.09%        |
| % 2011 Age 40-44                   | 7.12%        | 7.13%        | 6.63%        |
| % 2011 Age 45-49                   | 6.60%        | 6.75%        | 6.19%        |
| % 2011 Age 50-54                   | 5.74%        | 5.80%        | 5.31%        |
| % 2011 Age 55-59                   | 4.98%        | 5.12%        | 4.65%        |
| % 2011 Age 60-64                   | 4.52%        | 4.57%        | 4.05%        |
| % 2011 Age 65-69                   | 3.63%        | 3.69%        | 3.23%        |
| % 2011 Age 70-74                   | 3.24%        | 3.00%        | 2.53%        |
| % 2011 Age 75-79                   | 3.25%        | 2.75%        | 2.17%        |

# Demographics

| <b>Population (Cont.)</b>                     | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
|-----------------------------------------------|--------------|--------------|--------------|
| % 2011 Age 80-84                              | 2.56%        | 2.13%        | 1.59%        |
| % 2011 Age 85+                                | 1.96%        | 1.63%        | 1.19%        |
| 2011 White Population                         | 12,280       | 88,860       | 243,815      |
| 2011 Black Population                         | 1,794        | 20,455       | 62,090       |
| 2011 Asian/Hawaiian/Pacific Islander          | 1,921        | 12,254       | 30,707       |
| 2011 American Indian/Alaska Native            | 244          | 1,735        | 4,302        |
| 2011 Other Population (Incl 2+ Races)         | 5,905        | 46,136       | 147,924      |
| 2011 Hispanic Population                      | 10,673       | 75,415       | 241,621      |
| 2011 Non-Hispanic Population                  | 11,471       | 94,024       | 247,218      |
| % 2011 White Population                       | 55.46%       | 52.44%       | 49.88%       |
| % 2011 Black Population                       | 8.10%        | 12.07%       | 12.70%       |
| % 2011 Asian/Hawaiian/Pacific Islander        | 8.68%        | 7.23%        | 6.28%        |
| % 2011 American Indian/Alaska Native          | 1.10%        | 1.02%        | 0.88%        |
| % 2011 Other Population (Incl 2+ Races)       | 26.67%       | 27.23%       | 30.26%       |
| % 2011 Hispanic Population                    | 48.20%       | 44.51%       | 49.43%       |
| % 2011 Non-Hispanic Population                | 51.80%       | 55.49%       | 50.57%       |
| 2000 Non-Hispanic White                       | 10,342       | 83,842       | 217,439      |
| 2000 Non-Hispanic Black                       | 1,123        | 17,438       | 58,459       |
| 2000 Non-Hispanic Amer Indian/Alaska Native   | 303          | 1,358        | 2,997        |
| 2000 Non-Hispanic Asian                       | 1,296        | 9,351        | 23,419       |
| 2000 Non-Hispanic Hawaiian/Pacific Islander   | 149          | 1,094        | 1,997        |
| 2000 Non-Hispanic Some Other Race             | 16           | 299          | 712          |
| 2000 Non-Hispanic Two or More Races           | 701          | 5,499        | 13,918       |
| % 2000 Non-Hispanic White                     | 74.24%       | 70.53%       | 68.18%       |
| % 2000 Non-Hispanic Black                     | 8.06%        | 14.67%       | 18.33%       |
| % 2000 Non-Hispanic Amer Indian/Alaska Native | 2.18%        | 1.14%        | 0.94%        |
| % 2000 Non-Hispanic Asian                     | 9.30%        | 7.87%        | 7.34%        |
| % 2000 Non-Hispanic Hawaiian/Pacific Islander | 1.07%        | 0.92%        | 0.63%        |
| % 2000 Non-Hispanic Some Other Race           | 0.11%        | 0.25%        | 0.22%        |
| % 2000 Non-Hispanic Two or More Races         | 5.03%        | 4.63%        | 4.36%        |
| <b>Population Change</b>                      | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
| Total Employees                               | n/a          | n/a          | n/a          |
| Total Establishemnts                          | n/a          | n/a          | n/a          |
| 2011 Total Population                         | 22,145       | 169,439      | 488,838      |
| 2011 Total Households                         | 8,737        | 67,684       | 174,830      |
| Population Change 1990-2011                   | 2,826        | 12,833       | 98,886       |
| Household Change 1990-2011                    | -407         | -5,201       | 14,279       |
| % Population Change 1990-2011                 | 14.63%       | 8.19%        | 25.36%       |
| % Household Change 1990-2011                  | -4.45%       | -7.14%       | 8.89%        |



# Demographics

## Population Change (Cont.)

|                               | 1-mi.  | 3-mi.   | 5-mi.  |
|-------------------------------|--------|---------|--------|
| Population Change 2000-2011   | -63    | -15,490 | -5,074 |
| Household Change 2000-2011    | -442   | -8,597  | -9,691 |
| % Population Change 2000-2011 | -0.28% | -8.38%  | -1.03% |
| % Households Change 2000-2011 | -4.82% | -11.27% | -5.25% |

## Housing

|                                      | 1-mi.  | 3-mi.  | 5-mi.   |
|--------------------------------------|--------|--------|---------|
| 2000 Total Housing Units             | 10,362 | 85,324 | 202,277 |
| 2000 Occupied Housing Units          | 9,195  | 76,195 | 184,660 |
| 2000 Owner Occupied Housing Units    | 3,346  | 23,481 | 78,375  |
| 2000 Renter Occupied Housing Units   | 5,849  | 52,714 | 106,286 |
| 2000 Vacant Housing Units            | 1,167  | 9,129  | 17,617  |
| % 2000 Occupied Housing Units        | 88.74% | 89.30% | 91.29%  |
| % 2000 Owner Occupied Housing Units  | 32.29% | 27.52% | 38.75%  |
| % 2000 Renter Occupied Housing Units | 56.45% | 61.78% | 52.54%  |
| % 2000 Vacant Housing Units          | 11.26% | 10.70% | 8.71%   |

## Income

|                                           | 1-mi.    | 3-mi.    | 5-mi.    |
|-------------------------------------------|----------|----------|----------|
| 2011 Median Household Income              | \$38,550 | \$31,543 | \$37,336 |
| 2011 Per Capita Income                    | \$20,571 | \$18,085 | \$17,540 |
| 2011 Average Household Income             | \$52,139 | \$45,273 | \$49,044 |
| 2011 Household Income < \$10,000          | 711      | 8,457    | 17,326   |
| 2011 Household Income \$10,000-\$14,999   | 531      | 6,156    | 12,091   |
| 2011 Household Income \$15,000-\$19,999   | 460      | 5,856    | 12,941   |
| 2011 Household Income \$20,000-\$24,999   | 631      | 6,543    | 14,402   |
| 2011 Household Income \$25,000-\$29,999   | 829      | 5,493    | 13,359   |
| 2011 Household Income \$30,000-\$34,999   | 737      | 4,331    | 11,900   |
| 2011 Household Income \$35,000-\$39,999   | 659      | 4,089    | 11,546   |
| 2011 Household Income \$40,000-\$44,999   | 453      | 3,322    | 10,576   |
| 2011 Household Income \$45,000-\$49,999   | 347      | 2,650    | 8,879    |
| 2011 Household Income \$50,000-\$59,999   | 929      | 4,855    | 15,260   |
| 2011 Household Income \$60,000-\$74,999   | 819      | 5,178    | 14,419   |
| 2011 Household Income \$75,000-\$99,999   | 676      | 4,800    | 14,682   |
| 2011 Household Income \$100,000-\$124,999 | 345      | 2,437    | 7,415    |
| 2011 Household Income \$125,000-\$149,999 | 245      | 1,290    | 4,287    |
| 2011 Household Income \$150,000-\$199,999 | 222      | 1,173    | 3,046    |
| 2011 Household Income \$200,000-\$249,999 | 42       | 318      | 785      |
| 2011 Household Income \$250,000-\$499,999 | 73       | 602      | 1,727    |
| 2011 Household Income \$500,000+          | 25       | 135      | 190      |
| 2011 Household Income \$200,000+          | 141      | 1,055    | 2,701    |
| % 2011 Household Income < \$10,000        | 8.14%    | 12.49%   | 9.91%    |
| % 2011 Household Income \$10,000-\$14,999 | 6.08%    | 9.10%    | 6.92%    |
| % 2011 Household Income \$15,000-\$19,999 | 5.27%    | 8.65%    | 7.40%    |



# Demographics

| <b>Income (Cont.)</b>                       | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
|---------------------------------------------|--------------|--------------|--------------|
| % 2011 Household Income \$20,000-\$24,999   | 7.22%        | 9.67%        | 8.24%        |
| % 2011 Household Income \$25,000-\$29,999   | 9.49%        | 8.12%        | 7.64%        |
| % 2011 Household Income \$30,000-\$34,999   | 8.44%        | 6.40%        | 6.81%        |
| % 2011 Household Income \$35,000-\$39,999   | 7.55%        | 6.04%        | 6.60%        |
| % 2011 Household Income \$40,000-\$44,999   | 5.19%        | 4.91%        | 6.05%        |
| % 2011 Household Income \$45,000-\$49,999   | 3.97%        | 3.92%        | 5.08%        |
| % 2011 Household Income \$50,000-\$59,999   | 10.64%       | 7.17%        | 8.73%        |
| % 2011 Household Income \$60,000-\$74,999   | 9.38%        | 7.65%        | 8.25%        |
| % 2011 Household Income \$75,000-\$99,999   | 7.74%        | 7.09%        | 8.40%        |
| % 2011 Household Income \$100,000-\$124,999 | 3.95%        | 3.60%        | 4.24%        |
| % 2011 Household Income \$125,000-\$149,999 | 2.81%        | 1.91%        | 2.45%        |
| % 2011 Household Income \$150,000-\$199,999 | 2.54%        | 1.73%        | 1.74%        |
| % 2011 Household Income \$200,000-\$249,999 | 0.48%        | 0.47%        | 0.45%        |
| % 2011 Household Income \$250,000-\$499,999 | 0.84%        | 0.89%        | 0.99%        |
| % 2011 Household Income \$500,000+          | 0.29%        | 0.20%        | 0.11%        |
| % 2011 Household Income \$200,000+          | 1.61%        | 1.56%        | 1.54%        |

| <b>Retail Sales Volume</b>                   | <b>1-mi.</b> | <b>3-mi.</b>  | <b>5-mi.</b>  |
|----------------------------------------------|--------------|---------------|---------------|
| 2011 Children/Infants Clothing Stores        | \$2,666,793  | \$18,534,500  | \$49,822,340  |
| 2011 Jewelry Stores                          | \$1,968,899  | \$13,742,400  | \$37,084,611  |
| 2011 Mens Clothing Stores                    | \$4,135,952  | \$29,069,138  | \$77,346,822  |
| 2011 Shoe Stores                             | \$3,865,456  | \$26,841,380  | \$71,695,069  |
| 2011 Womens Clothing Stores                  | \$7,696,988  | \$53,819,877  | \$143,277,787 |
| 2011 Automobile Dealers                      | \$51,317,475 | \$341,907,844 | \$946,695,613 |
| 2011 Automotive Parts/Acc/Repair Stores      | \$6,200,199  | \$42,552,347  | \$115,300,012 |
| 2011 Other Motor Vehicle Dealers             | \$1,877,451  | \$13,090,213  | \$34,930,607  |
| 2011 Tire Dealers                            | \$1,632,716  | \$11,208,198  | \$30,524,693  |
| 2011 Hardware Stores                         | \$827,874    | \$5,567,478   | \$14,407,178  |
| 2011 Home Centers                            | \$5,762,278  | \$38,379,232  | \$104,101,712 |
| 2011 Nursery/Garden Centers                  | \$1,684,726  | \$11,506,360  | \$31,519,940  |
| 2011 Outdoor Power Equipment Stores          | \$676,625    | \$4,214,184   | \$12,236,597  |
| 2011 Paint/Wallpaper Stores                  | \$222,012    | \$1,460,273   | \$4,032,126   |
| 2011 Appliance/TV/Other Electronics Stores   | \$4,635,487  | \$32,555,349  | \$86,899,571  |
| 2011 Camera/Photographic Supplies Stores     | \$798,962    | \$5,480,250   | \$14,784,054  |
| 2011 Computer/Software Stores                | \$2,512,204  | \$17,129,260  | \$46,369,157  |
| 2011 Beer/Wine/Liquor Stores                 | \$2,916,554  | \$20,314,093  | \$54,383,339  |
| 2011 Convenience/Specialty Food Stores       | \$3,429,652  | \$29,002,496  | \$90,438,466  |
| 2011 Restaurant Expenditures                 | \$17,011,668 | \$137,300,146 | \$425,116,658 |
| 2011 Supermarkets/Other Grocery excl Conv    | \$35,033,987 | \$239,465,498 | \$647,363,156 |
| 2011 Furniture Stores                        | \$4,913,321  | \$33,749,757  | \$91,318,108  |
| 2011 Home Furnishings Stores                 | \$2,998,756  | \$21,220,957  | \$56,119,889  |
| 2011 Gen Merch/Appliance/Furniture Stores    | \$43,845,031 | \$303,139,165 | \$815,098,631 |
| 2011 Gasoline Stations w/ Convenience Stores | \$25,728,173 | \$188,076,166 | \$506,779,409 |
| 2011 Other Gasoline Stations                 | \$22,298,520 | \$159,073,669 | \$416,340,926 |
| 2011 Department Stores excl Leased Depts     | \$48,480,522 | \$335,694,527 | \$901,998,222 |

# Demographics

## Retail Sales Volume (Cont.)

|                                           | 1-mi.        | 3-mi.         | 5-mi.         |
|-------------------------------------------|--------------|---------------|---------------|
| 2011 General Merchandise Stores           | \$38,931,710 | \$269,389,407 | \$723,780,527 |
| 2011 Other Health/Personal Care Stores    | \$3,335,945  | \$22,416,019  | \$61,559,500  |
| 2011 Pharmacies/Drug Stores               | \$16,903,395 | \$115,555,179 | \$312,635,989 |
| 2011 Pet/Pet Supplies Stores              | \$2,516,539  | \$17,184,769  | \$46,295,630  |
| 2011 Book/Periodical/Music Stores         | \$932,594    | \$7,238,769   | \$17,842,030  |
| 2011 Hobby/Toy/Game Stores                | \$1,273,577  | \$7,563,106   | \$22,320,849  |
| 2011 Musical Instrument/Supplies Stores   | \$449,334    | \$3,044,456   | \$8,330,441   |
| 2011 Sewing/Needlework/Piece Goods Stores | \$164,397    | \$1,207,010   | \$3,070,838   |
| 2011 Sporting Goods Stores                | \$2,095,403  | \$16,408,063  | \$40,701,761  |
| 2011 Video Tape Stores - Retail           | \$394,055    | \$2,714,444   | \$7,331,659   |