New 2025 Prototype Construction | 20 Yr Abs NNN Ground Lease

Rare Net Lease Asset in World Famous Las Vegas (42M+ Tourists Annually)

Hyper Dense Retail Corridor (63.9K CPD) | Path of Residential Growth

5230 Blue Diamond Rd, Las Vegas, NV 89139

PROPERTY OVERVIEW

Colliers International is pleased to offer investors a great opportunity to acquire the absolute NNN Circle K ground lease in Las Vegas, NV. Circle K operates over 14,000 stores across 26 countries, is one of the largest independent convenience store operators in the United States and employs over 124,000 people around the world. With a 20-year primary term (over 19 years remaining), six 5-year option periods, 5% rent increases every 5 years, investment grade credit (S&P: BBB+), and zero landlord responsibilities, this asset is ideal for an investor seeking long-term passive income.

The 5,187 SF convenience store with 16 fuel pumps on a 1.17-acre parcel is strategically positioned on the hard corner of Blue Diamond Road (63,900 VPD) and Edmond Street. It is located within 2 miles of Interstate 15, which sees over 153,000 VPD. Additionally, the subject property is only 1.2 miles from the Target and Kohl's anchored Blue Diamond Crossing power center and is only 1.8 miles from Bass Pro Shops and the Silverton Casino Resort. The Silverton offers over 300 deluxe rooms and suites, a 90,000 SF casino, and is adjacent to the 165,000 SF Bass Pro Shops Outdoor World. Nearby retailers include Albertson's, Grocery Outlet, Bank of America, McDonald's, In-N-Out, Starbucks, Chipotle, Panera Bread, Jack in the Box, and more.

This is an excellent opportunity to purchase a long-term, absolute NNN leased Circle K in Las Vegas with an investment-grade national tenant, no landlord responsibilities, and strong demographics providing effortless income for years to come.

Pricing Details

List Price	**$4,470,000**
CAP Rate	**4.25%**
Annual Rent	**$190,000**
Taxes	NNN
Insurance	NNN
CAM	NNN

Lease Abstract

Tenant	Circle K
Lease Start	February 1, 2025
Lease Expiration	January 31, 2045
Lease Term	20 Years
Term Remaining On Lease	19+ Years
Base Rent	$190,000
Rental Adjustments	2/1/2030: $199,500 2/1/2035: $209,475 2/1/2040: $219,950
Option Periods	6 - 5 Year Options 5% Increases Each Option 2/1/2045: $230,948 2/1/2050: $242,495 2/1/2055: $254,620 2/1/2060: $267,351 2/1/2065: $280,718 2/1/2070: $294,754
Lease Type	NNN Lease
Roof & Structure	Tenant Responsible

INVESTMENT HIGHLIGHTS

- **Absolute NNN Leased Circle K**
- Circle K **Operates 14,0000+ Stores in 26 Countries**
  - Employs over 124,000 – Investment Grade Credit
- **20-Year Ground Lease** – Over 19 Years Remaining
  - Six 5-Year Option Periods
- **Zero Landlord Responsibilities**
  - Ideal for Passive Owner Seeking Worry-Free Cash Flows
- **Inflation-Resistant Cash Flows** – 5% Rent Bumps Every 5 Yrs
  - (Primary Term & Option Periods)
- **Recently Completed 5,187 SF Convenience Store**
  - 16 Fuel Pumps – 2025 Construction
- **Positioned on 1.17 Acre Parcel**
  - Hard Corner of Blue Diamond Rd (63,900 VPD) & Edmond St
- **2 Miles from Interstate 15**
  - Main Artery Through Las Vegas – Over 153,000 VPD
- **1.2 Miles from Blue Diamond Crossing**
  - Target & Kohl's Anchored Power Center
- **1.8 Miles from Bass Silverton Casino Resort** & Bass Pro Shops
  - Over 300 Deluxe Rooms, 90,000 SF Casino
  - 165,000 SF Bass Pro Shops Outdoor World
- **Nearby Retailers Include** Albertson's, Grocery Outlet, Bank of America, McDonald's, In-N-Out, Starbucks, Chipotle, Panera Bread, Jack in the Box & More
- **Strong Demographics** – Over 338,100 Residents (5-Mile Radius)
- **Average Household Income** Exceeding $139,200 (1-Mile Radius)

Parcel Details

Building Size
5,187 SqFt

Lot Size
1.17 Acres

Parcel No. (APN)
176-13-814-003

PROPERTY PHOTOS

LAS VEGAS STRIP
ONLY 10 MIN AWAY

Tenant Overview

Circle K Stores

Circle K Stores are owned by Alimentation Couche-Tard, the largest convenience store operator in Canada. Circle K's success in the convenience retailing industry spans more than 60 years.

Circle K grew its retail network through a series of acquisitions, eventually incorporating into the Circle K brand. By 1975, there were 1,000 Circle K stores across the U.S. In 1979, Circle K entered the international market when the first Circle K stores were established in Japan. The company's growth continued and, by 1984, sales had reached $1 billion.

A new milestone was attained in 1999 when Alimentation Couche-Tard acquired Mac's Convenience Stores and became the largest national convenience store network in Canada – a distinction it still proudly holds today. Couche-Tard launched into the US market with the acquisition of Circle K stores in 2003 and has since developed into a global brand represented in over 26 countries.

Circle K has become one of the most widely recognized convenience store brands in the world, known for quality products and great customer service.

CLARK COUNTY, NEVADA

LOCATION OVERVIEW

Clark County is dynamic and innovative, dedicated to providing top-quality service with integrity, respect and accountability. With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark is the nation's 11th-largest county and provides extensive regional services to more than 2.4 million citizens and an average of more than 43 million visitors a year. Included are the nation's 5th-busiest airport, air quality compliance, social services and the state's largest public hospital, University Medical Center. The County also provides municipal services that are traditionally provided by cities to 1 million residents in the unincorporated area. Those include fire protection, roads and other public works, parks and recreation, and planning.

2.4
Million
Residents

11th
Largest County
in the Nation

43
Million
Visitors a Year

5th
Busiest Airport
in the Nation

LOCATION OVERVIEW

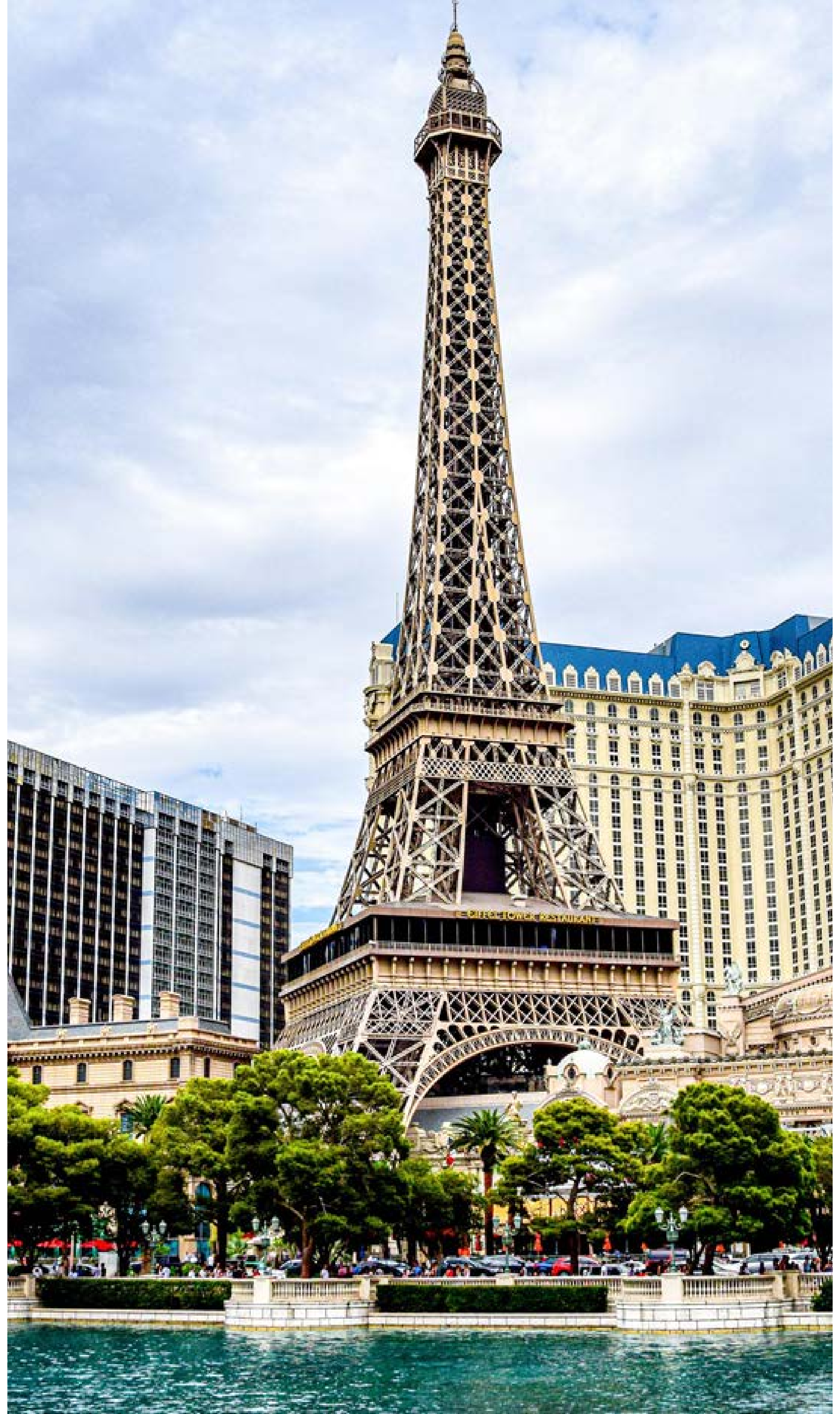
The famed Las Vegas Strip sits at the heart of Clark County featuring unparalleled attractions like dancing fountains, a replica of the renowned Eiffel Tower, an erupting volcano and some of the world's largest and most beautiful resorts. Millions of people visit annually to enjoy our fine restaurants, shop a dazzling array of stores and relax at our luxurious spas. Las Vegas boasts more than 152,000 hotel rooms and is among the world's top convention destinations.

Nevada has no shortage of compelling landscapes, and Clark County is no different. Mt. Charleston and skiing are just 45 minutes away, and Red Rock National Conservation Area beckons on the western fringe of the Las Vegas Valley. Lake Mead National Recreation Area, located 30 miles southeast of Las Vegas, caters to boaters, swimmers, fishermen, hikers, wildlife photographers and roadside sightseers. Meanwhile, gambling is offered in the destinations of Mesquite, Primm and Laughlin, located on the sun-drenched Colorado River.

CITY OF LAS VEGAS

Las Vegas is the 24th-most populous city in the United States, the most populous city in the state of Nevada, and the county seat of Clark County. The city anchors the Las Vegas Valley metropolitan area and is the largest city within the greater Mojave Desert. Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife. The Las Vegas Valley as a whole serves as the leading financial, commercial, and cultural center for Nevada.

The city bills itself as The Entertainment Capital of the World, and is famous for its luxurious and extremely large casino-hotels together with their associated activities. It is a top three destination in the United States for business conventions and a global leader in the hospitality industry. Today, Las Vegas annually ranks as one of the world's most visited tourist destinations.



TRANSPORTATION

Interstates 15, 515, and US 95 lead out of the city in four directions. Two major freeways – Interstate 15 and Interstate 515/U.S. Route 95 – cross in downtown Las Vegas. I-15 connects Las Vegas to Los Angeles, and heads northeast to and beyond Salt Lake City.

MCCARRAN INTERNATIONAL AIRPORT

McCarran International Airport is the primary commercial airport serving the Las Vegas Valley, a major metropolitan area in Nevada. It is in Paradise, about 5 miles south of Downtown Las Vegas. The airport is owned by Clark County and operated by the Clark County Department of Aviation. The airport has nonstop air service to destinations in North America, Europe, and Asia.

COLLEGES AND UNIVERSITIES

The main higher education institution in the Las Vegas area is the College of Southern Nevada, a community college that's part of the Nevada Institute of Higher Education (NSHE). Le Cordon Bleu College of Culinary Arts Las Vegas, Northwest Career College, and Euphoria Institute of Beauty Arts & Sciences in Las Vegas are all vocational/trade schools in the area. There is also a branch of the University of Phoenix.

In nearby Paradise, there are several more institutions such as The Desert Research Institute and the University of Nevada in Las Vegas, an institution known for its hospitality program, as well as the only law school in the state.

Workforce Summary

254,769 Employees

TOURISM IN LAS VEGAS

The travel and tourism industry in the Las Vegas area represents an economic impact of nearly $87.7 billion. In 2024, over 41 million people visited Las Vegas and approximately 6 million of these people attended a convention. Southern Nevada's tourism industry supported $14.6 billion in direct wages, or 20.5% of all wages in the region. The economic impacts of Southern Nevada's tourism industry are driven by visitor spending on rooms, dining, shopping, local transportation and other activities and amenities. That spending directly supports jobs, wages and economic activity, and it ripples through the economy to generate additional impacts via suppliers and vendors (indirect impacts) and by employee spending on goods and services in the community (induced impacts).

How many people travel to the Las Vegas area?

2024 ANNUAL TOTAL

VISITOR VOLUME	CONVENTION ATTENDANCE
41.7M	**6M**

Las Vegas is home to some of the best resort-hotels in the world.

2024 ANNUAL AVERAGE

HOTEL ROOM TOTAL	OCCUPANY RATE
150,612	**83.6%**
AVERAGE DAILY ROOM RATE (ADR)	**ROOM NIGHTS OCCUPIED**
$193.16	**46.8M**

How do people get to Las Vegas?

2024 ANNUAL TOTAL

HARRY REID INTERNATIONAL AIRPORT	AVERAGE DAILY AUTO TRAFFIC COUNTS (NV/CA BORDER)
58.4M	**44,072**

What is the economic impact of the Las Vegas tourism industry?

2024 ANNUAL TOTAL

DIRECT VISITOR SPENDING	TOTAL ECONOMIC IMPACT
$55.1B	**$87.7B**

252,610 Jobs Direct Impacts	48,380 Jobs Indirect Impacts	84,350 Jobs Induced Impacts	385,330 Jobs Total Impacts
$14.6 Billion Wages Direct Impacts	$2.7 Billion Wages Indirect Impacts	$4.0 Billion Wages Induced Impacts	$21.3 Billion Wages Total Impacts
$55.1 Billion Output Direct Impacts	$12.7 Billion Output Indirect Impacts	$19.9 Billion Output Induced Impacts	$87.7 Billion Output Total Impacts

LAS VEGAS CONVENTIONS

Gambling apart, conventions are the single biggest reason Las Vegas hotels are doing soaring business. Las Vegas competes with many major cities like Orlando, Chicago and Anaheim for conventions and yet emerges as a winner year on year. Every year around 22,000 conventions are hosted by Las Vegas.

CONSUMER ELECTRONICS SHOW
3,600 companies, 2.4 million sq ft, upwards of 140,000 attendees

SPECIALTY EQUIPMENT MARKET ASSOCIATION
160,000 attendees from the automotive, truck and SUV, powersports and RV markets

CONEXPO/CONAGG
ConExpo/ConAGG is North America's largest construction trade show, attracting 130,000.

NATIONAL ASSOCIATION OF BROADCASTERS
100,000+ attendees from the media, entertainment, and technology industries, nearly 1,700 companies

MAGIC (MEN'S APPAREL GUILD OF CALIFORNIA)
78,000+ attendees, 1,000,000 sq ft of exhibiting space

LAS VEGAS INVESTMENT

Las Vegas draws in major investment and is continuously growing. Major projects are both being delivered in 2025 and under development.

A's Stadium

Construction of the $1.75 billion, 945,000-square-foot stadium set to start in 2025. A's owner John Fisher will contribute $1 billion to the project.

The stadium will accommodate 33,000 fans. Additionally, the stadium will have the first under-seat cooling system in the MLB. Roughly 41 food and beverage outlets are planned for the stadium, including 23 public concession stands and 18 public bars.

The A's plan to have the stadium completed in time for the start of the 2028 season.

High-Speed Rail

The $12 billion project would connect Las Vegas to Los Angeles County, bringing residents to and from Southern Nevada in just two hours with speeds of up to 200 mph. After breaking ground in April 2024, construction is expected to be completed in 2028.

LVXP

Located between the Sahara and Fontainebleau Las Vegas casino-hotels, the 752-foot-tall, 2,605-unit project is proposed by a group of Las Vegas-based real estate developers. Additionally, an 18,000-seat NBA-ready arena and 6,000-seat theater are being built alongside the complex. The project is expected to take four years to build.

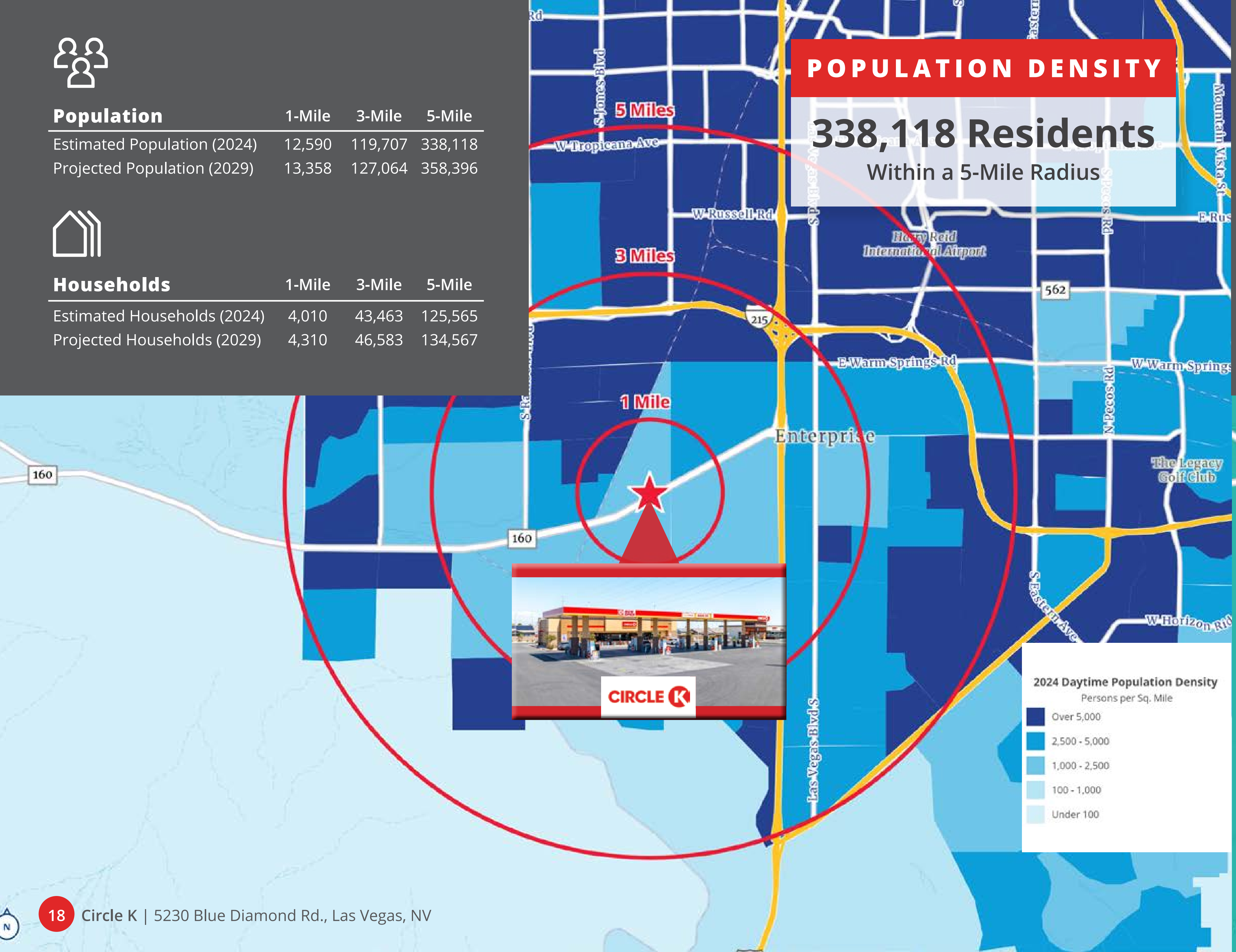
Population	1-Mile	3-Mile	5-Mile
Estimated Population (2024)	12,590	119,707	338,118
Projected Population (2029)	13,358	127,064	358,396

Households	1-Mile	3-Mile	5-Mile
Estimated Households (2024)	4,010	43,463	125,565
Projected Households (2029)	4,310	46,583	134,567

POPULATION DENSITY

338,118 Residents

Within a 5-Mile Radius



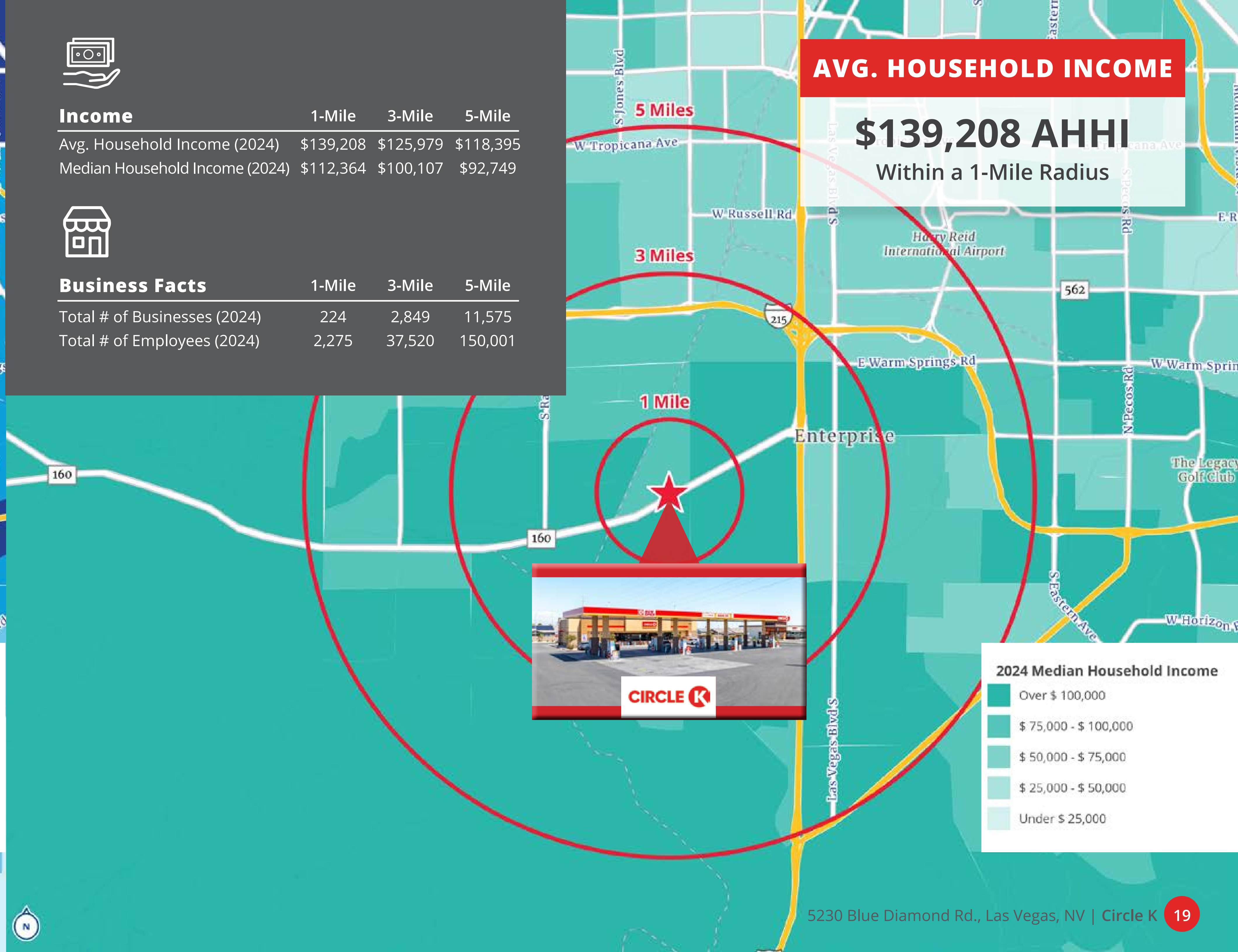
Income	1-Mile	3-Mile	5-Mile
Avg. Household Income (2024)	$139,208	$125,979	$118,395
Median Household Income (2024)	$112,364	$100,107	$92,749

Business Facts	1-Mile	3-Mile	5-Mile
Total # of Businesses (2024)	224	2,849	11,575
Total # of Employees (2024)	2,275	37,520	150,001

AVG. HOUSEHOLD INCOME

$139,208 AHHI

Within a 1-Mile Radius



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By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Circle K - 5230 Blue Diamond Rd, Las Vegas, NV 89139 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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