

LEASE

4995 S EASTERN AVE

4995 South Eastern Avenue Las Vegas, NV 89119

LEASE RATE

\$15.00 SF/yr



**COLDWELL BANKER
COMMERCIAL**
PREMIER

Lance Hamrick
702 279 9666

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

2,600+

Professionals

Presence in
40 COUNTRIES

11,989

YE Sales Transactions

4,970

YE Lease Transactions

\$9.2 BILLION

Sales Volume

\$1.63 BILLION

Lease Volume

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BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial Premier is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

AWARDS

- Commercial Elite, 2011
- Top Broker in State - John Doe, 2011
- Top Office in Region, 2011
- Top Office in State, 2011

SAMPLE OF RELEVANT PROJECTS

Sold 30,000 SF building in Any town

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WHY COLDWELL BANKER COMMERCIAL PREMIER

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with almost 180 offices in primary, secondary and international markets and nearly 3,000 professionals worldwide.



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PROPERTY HIGHLIGHTS

- • Excellent Eastern Exposure
- • +/-27960 SF Free Standing Retail Space Available
- • Multiply signage Opportunities
- • Ample Parking
- • Amazing access to the US 95, I-15 and 215 Freeways
- • Minutes from the Airport, UNLV and the South end of the Las Vegas Strip
- • Zoned: General Commercial (C-2)



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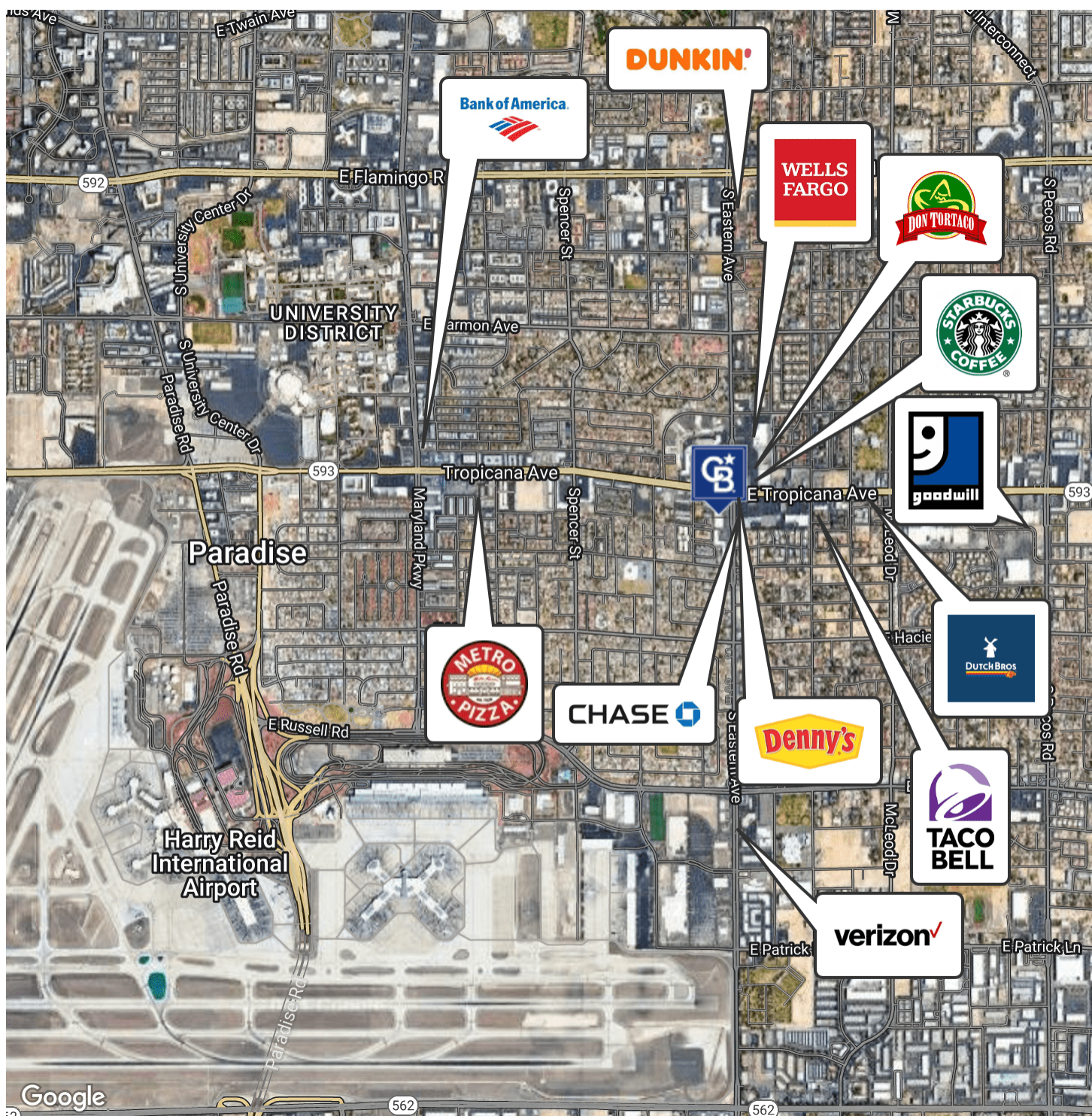


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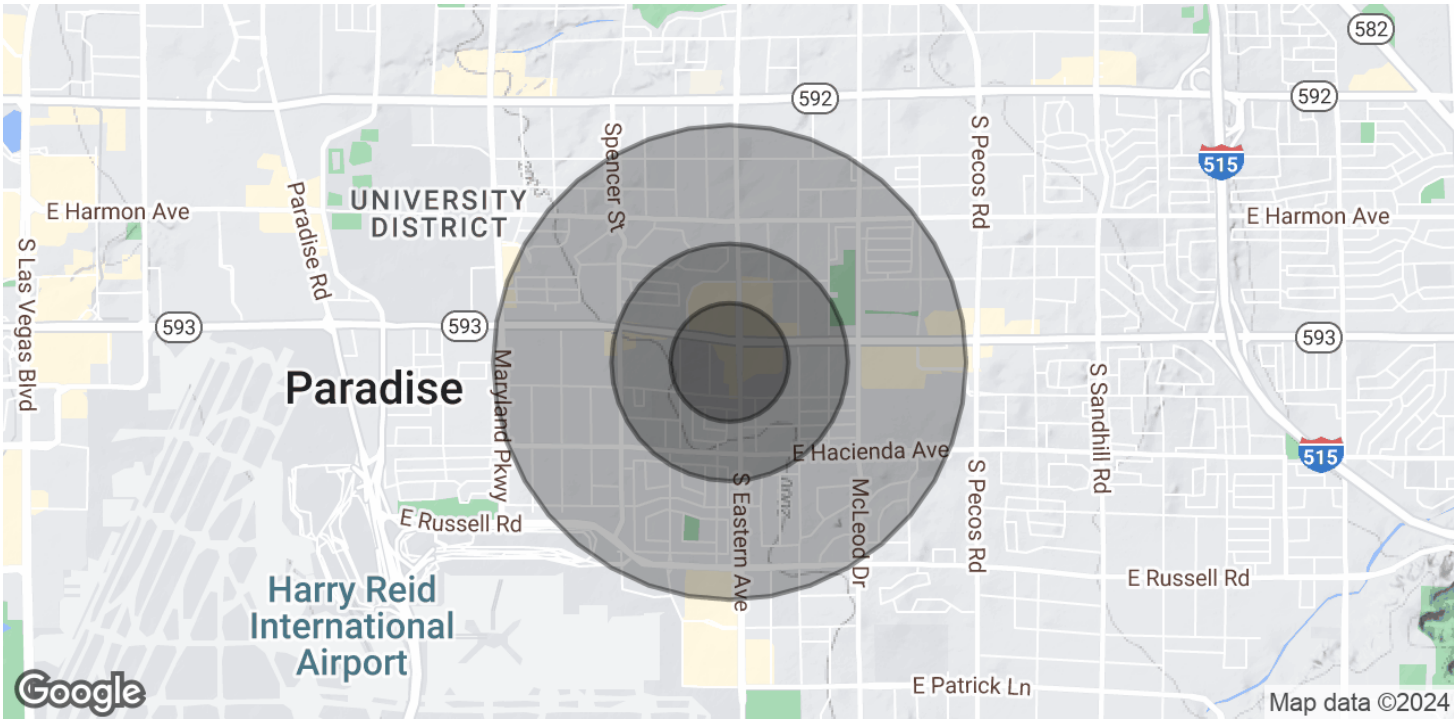


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,285	6,882	27,135
Average Age	46.9	46.4	40.2
Average Age (Male)	43.7	44.1	40.1
Average Age (Female)	49.9	49	41.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,266	3,601	12,946
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$41,546	\$45,826	\$49,367
Average House Value	\$166,808	\$185,024	\$159,581

2020 American Community Survey (ACS)

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LANCE HAMRICK

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NV #S.0017654

PROFESSIONAL BACKGROUND

" Proven track record of selling and listing millions of dollars in real estate transactions from raw land to auto dealerships , retail space and a few things in between" 40+ year Las Vegas resident " Certified CREC " Licensed real estate agent in the state of Nevada " Experience with leasing retail space for major fortune 500 companies such as world-renowned resort company, MGM International " Located a new place of worship for an expanding congregation " Recently completed transaction for a major trucking company & automotive new and used care dealerships. " Point person on new automobile dealership expansion. Networking with out of state businesses and helping them expand to the Las Vegas market " Currently working with out of state brokers on real estate transactions. My goal is to continue with the alliance I have made living in Las Vegas for over 39 years and help people reach their goals in business and real estate. The Personal Side: Lance Hamrick was born in Nouasseur, AFB, Casablanca, Morocco and later moved to Wiesbaden, Germany and Bentwaters, RAF, England before the family landed in Moultrie, Georgia (USA). He attended Valdosta State College and studied criminal justice and business management. In 1977 the whole family moved from Georgia to Las Vegas, Nevada! Lance began working in the luxury automobile sector in 1977 and most recently was affiliated with the Fletcher Jones Lexus and Mercedes dealerships. He has been a member of the Southern Nevada Car Dealers Association and received several awards for performance excellence and excellence customer service. Lance moved from automobile sales into real estate and associated with Coldwell Banker Premier Realty because of its reputation of excellent customer service and dedication to creating the most skilled real estate agents in the Las Vegas valley. Lances' motto from years of experience in sales is to "Help people first and the satisfaction comes later." Lance continues to be involved in his community by contributing time and energy to United Way, the Las Vegas Dream Center .Most recently with the Nevada Childhood Cancer Foundation (NCCF). And, he looks forward to helping you soon!

MEMBERSHIPS

NAIOP and CREC

Premier

8290 W. Sahara Avenue, Suite 200
Las Vegas, NV 89117
702.701.9700



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