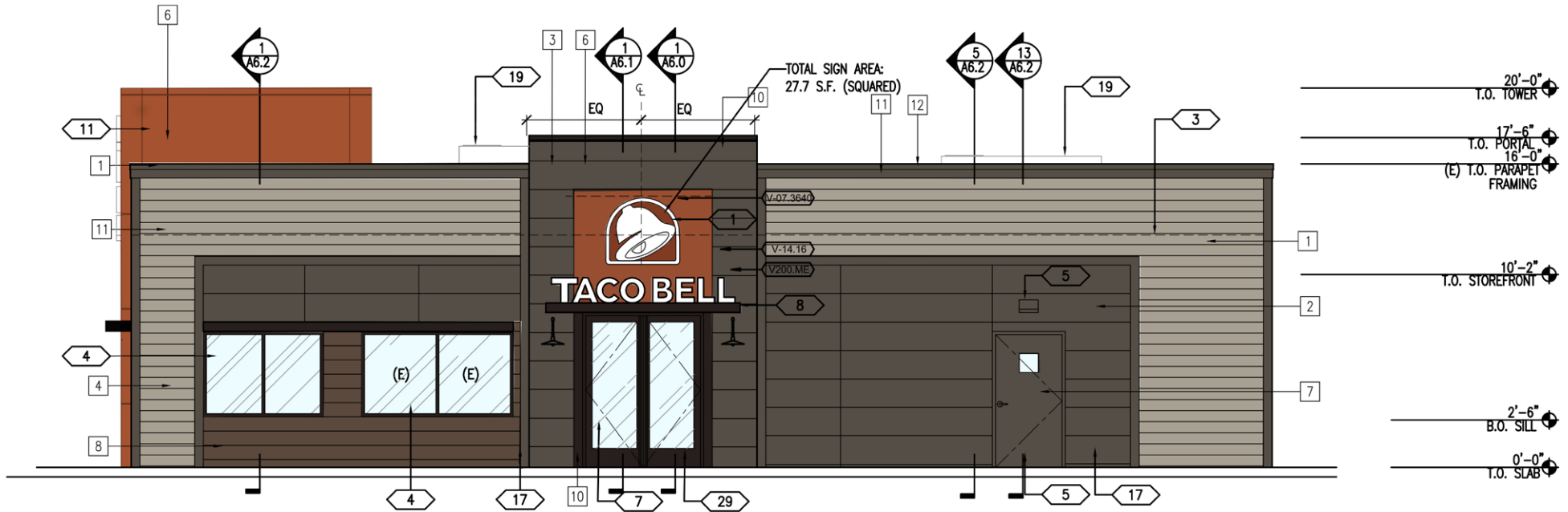


FOR SALE: TACO BELL OPENING 4TH QUARTER 2019

S/SWC Washington & Rancho | 823-825 Rancho Drive | Las Vegas, NV 89106



PROPERTY HIGHLIGHTS

- New 20 Year lease with 10% Escalations every 5 Years
- 20-Year NNN Lease, 100% NNN Lease
- Iconic & Growing Brand
- Tenant takes care of all common area taxes, insurance, and building
- ±1,950 SF Building
- Lat/Long: 36.179392, -115.178489

2019 DEMOGRAPHIC SNAPSHOT

Population: 3-mile radius	Average HH Income:	Traffic Counts: Rancho Drive
168,307	\$52,247	45,997 vpd



Presented By:

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