



MONTELAGO VILLAGE

10 Costa Di Lago, Henderson, NV 89011



A Premier Retail Center in the Heart of Luxury Lake Las Vegas



\$16,250,000
7.88% CAP

Year 2 Yield	8.59%
Year 2 Cash on Cash (After Debt Service)	11.62%
NOI - Actual	\$1,280,035
GLA	±56,069
Year Built	2003
Occupancy	91.04%
Anchor	Hilton Lake Las Vegas Resort and Spa (NAP)
Number of Tenants	26
Vacant Suites	5





INVESTMENT SUMMARY

As the exclusive agent, Gallelli Real Estate is pleased to present this Marketing Brochure for the sale of the fee simple interest in Montelago Village retail shopping center, a 56,069 square foot center located at 10 Costa Di Lago, Henderson, Nevada 89011 (the "Property").

This asset represents the opportunity to acquire a premier shopping and dining destination within a luxurious master planned community. The combination of tenancy, location, and demographics offers an investor the ability to acquire a proven investment which is well-positioned to take advantage of Henderson's continuing growth.



Dominant Market Position

In a 5-mile radius, the Property is one of the only sources of major retail in the market. With over 45,000 people in this radius, MonteLago Village serves as a hub for resident dining, shopping and entertainment.



Substantial Income Growth Potential

The Property currently has $\pm 5,022$ square feet available for lease; the next owner will have the opportunity to capitalize on this upside by leasing up the remaining vacancy **providing $\pm \$189,000$ in additional rental income potential and recoveries, annually.** Nearly every current tenant has rental escalations throughout their base term, as well as option periods. **This all provides significant rental income growth, taking the Year-1 Yield from 7.37% to 9.31% in Year-5.**



Internet Resilient Tenant Mix

Almost every tenant within the offered asset is service oriented and will have a high resilience to the growing ecommerce industry creating a secure tenant base within a highly attractive center



Top 5 Safest City in the Nation

Henderson, NV consistently ranks in the top 5 safest large cities in the United States, holding the #2 spot in 2020 and 2021, and the #3 spot in 2022 through AdvisorSmith. It ranked #3 in 2023 through MoneyGeek, #2 in 2024, and #4 in 2025. In addition, Henderson, NV consistently ranks as one of the top 50 best cities to live in America by Money Magazine.



Lake Las Vegas Community's Expanding Residential

The Property is surrounded by growing residential within the 3,592-acre Lake Las Vegas Master Planned Community. There are seven new home communities, either recently completed or currently under construction, including a new Del Webb at Lake Las Vegas which is a 55+ community with 9 designs and over 460 homes.



Affluent Demographics

The Property has an Average Household Income of \$212,119 within a 1-mile radius.

MONTELAGO VILLAGE

10 Costa Di Lago, Henderson, NV 89011

Confidentiality & Disclaimer Statement

The material contained in this Brochure is confidential, furnished solely for the purpose of considering the purchase of MonteLago Village located at 10 Costa Di Lago, Henderson, NV 89011 and is not to be used for any other purpose or made available to any other person without the express written consent of Gallelli Real Estate Services or the Owner. The material is based in part upon information supplied by the Owner's consultants, architects, advisors, and in part upon information obtained by Gallelli Real Estate from sources it deems to be reliable. Summaries contained in the Brochure of any legal or other documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained therein. In accordance with our standard practice, this Brochure has been prepared solely for informational purposes and does not constitute all or any part of an offer or contract. It is designed to assist a potential investor in determining whether to proceed with an in-depth investigation of the subject project. Gallelli Real Estate strongly recommends that each potential investor review the information contained in this brochure with its accountants, attorneys and tax advisors.

Any projections contained herein represent best estimates based 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, prior sale or lease, change of price or terms, other changes in the information and is subject to modification or withdrawal without notice.

No Warranty Or Representation Expressed Or Implied Is Made By Gallelli Real Estate Or Any Of Their Parent, Affiliated Or Subsidiary Entities As To The Accuracy Or Completeness Of The Information Contained Herein. Prospective Investors Should Make Their Own Investigations And Conclusions Without Reliance Upon The Material Contained Herein.



Gallelli Real Estate

Lauren Godbee

NV Lic. 1003221

(916) 784-2700

info@gallellire.com