

# NET LEASED GAMING PORTFOLIO OPPORTUNITY



## Hi Scores Bar - Arcade:

4785 Blue Diamond Road  
Las Vegas, NV 89139

**Strong Regional Gaming Tenant  
with existing long term lease**

### **KEY HIGHLIGHTS:**

- **Regional Tenant with multiple locations**
- Experienced operator and tenant under long term leases
- **Strong Locals Demand** – Access to I-15, 215 “Beltway” other major thoroughfares connecting Property to several **growing communities and mature neighborhoods**



## Hi Scores Bar - Arcade and Players Club:

75 South Stephanie Street  
Henderson, NV 89012

### **CONTACT:**

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Please **DO NOT** contact the staff, management, or ownership of the sites to request additional information or to arrange tours.

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# HI SCORES BAR - ARCADE

4785 BLUE DIAMOND ROAD  
LAS VEGAS, NV 89139



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## **BUILDING SIZE:**

±6,476 SF ON ±1.08 ACRES

## **NUMBER OF ALLOTTED GAMING MACHINES: 15**

## **LOCATION HIGHLIGHTS:**

- Directly on Blue Diamond Highway, two miles from the interchange with Interstate 15
- Average total traffic volume over 60,000 daily
- Blue Diamond Highway was expanded into an eight-lane super arterial with several new residential communities nearby
- Close proximity to Mountain's Edge master planned community and a short drive to most local subdivisions and multi-unit developments

*Originally built in 2004, the Hi Scores Bar-Arcade is a combination tavern and restaurant that includes a full-service kitchen. The building is a traditional tavern, half has 15 bar top video gaming devices, a lounge area, and a small arcade area. The other half includes an open dining area and larger arcade area. The facility underwent nearly a \$1 million remodeling and expansion renovation in 2015/2016 that included:*

- *Full-service kitchen area, which has a full complement of kitchen appliances, built-in cabinetry, stainless steel hoods and vent system, and walk-in refrigerators/freezer*
- *Walk-in refrigerator housing multiple beer kegs (current operation has a large craft beer following)*
- *Electronics and computerization, plus security cameras throughout the interior and exterior*

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# DEMOGRAPHICS CONTINUE TO IMPRESS

In 2019, the population within a one-mile radius of the facility is 8,098 and 88,579 within three-mile radius. When compared to the 2010 census counts, this represents growth of 28.13% and 24.76% respectively. The immediate area (one-mile radius) had a median household income of \$74,064 in 2019, which represents a growth of nearly 2.2% from 2017. Due to the overwhelming amount of growth in this neighborhood commercial development, industrial construction and other amenities have followed suit and increased traffic to the Property.



# HI SCORES BAR - ARCADE

4785 BLUE DIAMOND ROAD

LAS VEGAS, NV 89139



# HI SCORES BAR - ARCADE AND PLAYERS CLUB

75 SOUTH STEPHANIE STREET  
HENDERSON, NV 89012



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## **BUILDING SIZE:**

±7,564 SF ON ±1.09 ACRES

## **NUMBER OF ALLOTTED GAMING MACHINES: 30**

## **INVESTMENT HIGHLIGHTS:**

- Located at the intersection of Paseo Verde Parkway and Stephanie Street in Henderson, just south of the interchange with Highway 215
- Combined total traffic volume over 40,000 daily
- Heavily commercialized district with new residential and commercial development underway
- Approval for 30 gaming devices (two locations under one roof)
- National branded extended stay Hotels as well as several new multi-family units including one 250-unit development all within walking distance

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*Hi Scores Bar-Arcade and Players Club is located at the intersection of Paseo Verde Parkway and Stephanie Street in Henderson, just south of a full interchange with Highway 215. The facility was originally constructed in 2010. It has two separate bar and gaming areas with 15 bar top video gaming devices included within each. Both of the bar/tavern areas include dining areas that are serviced by a single full-service kitchen. Hi Scores, is measurably larger in size than the Players Club. In addition to the 15-bar top gaming devices, both bar areas include traditional arcade game rooms. A pitched outside patio and dining area is on the east side of the building.*

## *Includes:*

- *Full-service kitchen area, which has a full complement of kitchen appliances, built-in cabinetry, stainless steel hoods and vent system, and multiple walk-in refrigerators/freezers*
- *Electronics and computerization, plus security cameras throughout the interior and exterior*
- *Wet fire sprinkler system throughout cameras throughout the interior and exterior*
- *Dining areas includes built-in booth seating*

# STRONG DEMOGRAPHICS

Henderson is the second-largest city in Nevada, after Las Vegas, with an estimated population of 316,943 in 2018. In 2019, the population within a one-mile radius of Hi Scores Bar-Arcade and Players Club was 21,234 and 103,262 within three-mile radius. When compared to the 2010 census counts, this represents growth of 13.95% and 9.43% respectfully. The immediate area (one-mile radius) had a median household income of \$74,298 in 2019, which represents a growth of nearly 9% from 2017.



# HI SCORES BAR - ARCADE AND PLAYERS CLUB

75 SOUTH STEPHANIE STREET  
HENDERSON, NV 89012

