

PETER LIK HEADQUARTERS

LONG TERM, SINGLE TENANT, ABSOLUTE NNN LEASE

FOR SALE



DAPPERDEVELOPMENT.COM

Price \$20,307,000



DAPPER
COMPANIES

ANDREA SANTANNA | 702.378.1375
Andrea@DapperDevelopment.com

MICHAEL BOSCIA CCIM | 702.810.6707
Michael@DapperDevelopment.com

PETER LIK HEADQUARTERS

LONG TERM, SINGLE TENANT, ABSOLUTE NNN LEASE

HIGHLIGHTS



PROPERTY HIGHLIGHTS

6625 West Badura Avenue
Las Vegas, Nevada 89118
APN # 176-02-311-003
38,424 sq. feet on 1.19 acres
Built in 2007
+/- 20,000 sq. feet downstairs
+/- 18,424 sq. feet Upstairs
Zoning: Designed
Manufacturing (M-D)



INVESTMENT HIGHLIGHTS

Purchase price: \$20,307,000
Annual income: \$1,267,992
Cap rate: 6.25%
Term: 10 Years + 2 – 5 year
renewal options
Increases: 10% every five years
Absolute NNN lease
No landlord responsibilities
Extremely high-end tenant improvements
Peter Lik USA has owned and
occupied this building since 2007
The company expanded into and still owns
6 additional buildings in this complex
Additional buildings are also
available for purchase



DAPPER
COMPANIES

ANDREA SANTANNA | 702.378.1375
Andrea@DapperDevelopment.com

MICHAEL BOSCIA CCIM | 702.810.6707
Michael@DapperDevelopment.com

PETER LIK RETAIL USA, INC.

6625 WEST BADURA AVENUE, LAS VEGAS, NEVADA 89118

TENANT



Tranquil Blue - Limited Edition by Peter Lik



Tree of Life - Limited Edition by Peter Lik

PETER LIK, MASTER PHOTOGRAPHER

Peter Lik began capturing the wonders of nature as a young boy in his native Australia and never stopped. In 1984, Lik migrated to the U.S. and discovered his passion for panoramic photography. Over the years, Lik's career has been marked with award wins as a Master Photographer from the Australian Institute of Professional Photography, Professional Photographers of America, Federation of European Photographers and Master Photographers International along with Fellowships from the British Institute of Professional Photographers, The American Society of Photographers and The Royal Photographic Society. He shattered world records, selling some of the most expensive photographs in history while redefining photographic fine art.

Peter's company, Peter Lik Retail USA, has grown to world-wide prominence with galleries in Aspen, Colorado; Miami and Key West, Florida; Las Vegas; Soho, East Hampton and Madison Avenue, New York; Chicago, Illinois; Waikiki and Lahaina, Hawaii; Washington DC; Houston and Dallas, Texas and La Jolla, California. Annual sales are approximately \$45 Million.

Visit lik.com and discover the world through the lens of Peter Lik.



DAPPER
COMPANIES

ANDREA SANTANNA | 702.378.1375
Andrea@DapperDevelopment.com

MICHAEL BOSCIA CCIM | 702.810.6707
Michael@DapperDevelopment.com

PETER LIK HEADQUARTERS

6625 WEST BADURA AVENUE, LAS VEGAS, NEVADA 89118

INTERIOR PHOTOS



DAPPER
COMPANIES

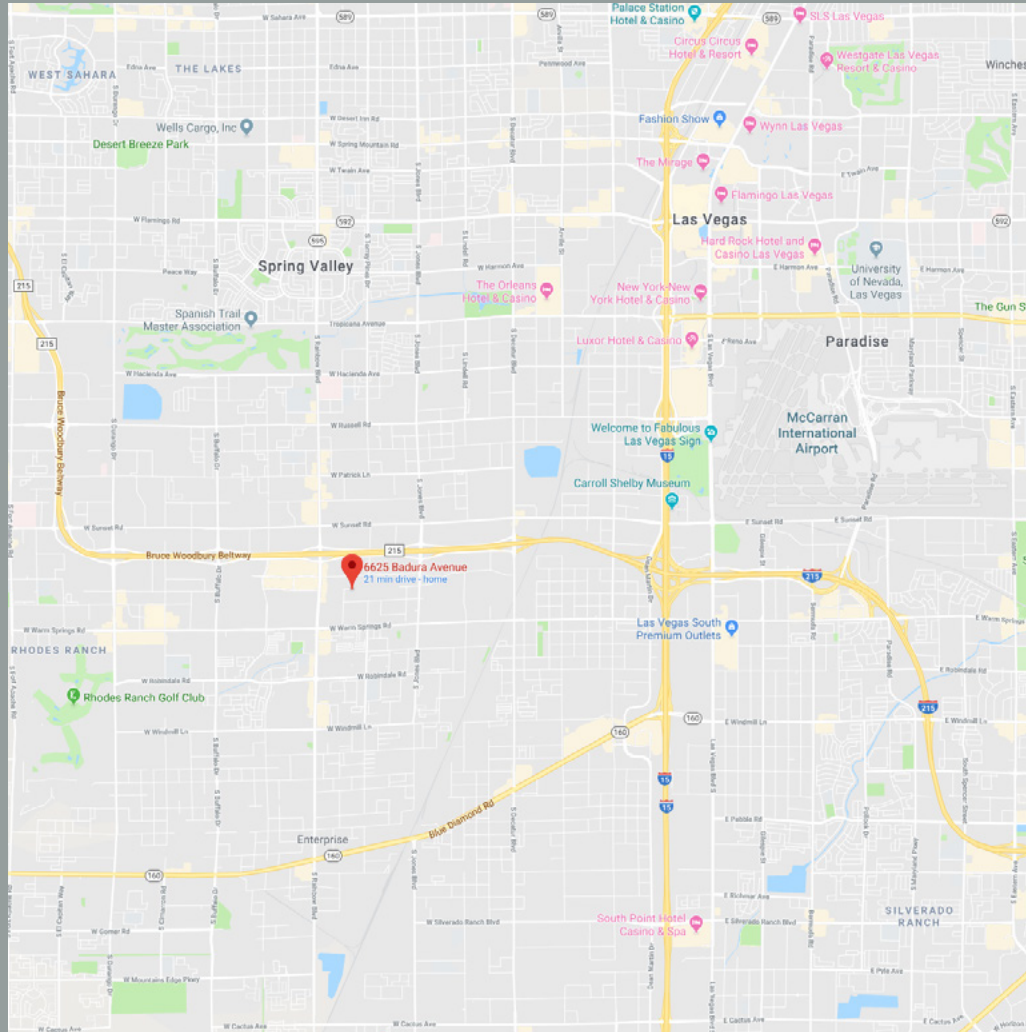
ANDREA SANTANNA | 702.378.1375
Andrea@DapperDevelopment.com

MICHAEL BOSCIA CCIM | 702.810.6707
Michael@DapperDevelopment.com

PETER LIK HEADQUARTERS

6625 WEST BADURA AVENUE, LAS VEGAS, NEVADA 89118

LOCATION



1 MILE RADIUS

3 MILE RADIUS

5 MILE RADIUS

POPULATION

Estimated 2019	11,855	104,273	335,858
Projected 2024	13,307	115,596	376,242

HOUSEHOLDS

Estimated 2019	4,525	42,428	141,069
Projected 2024	4,864	45,069	150,411

AVERAGE HOUSEHOLD INCOME

Estimated 2019	\$86,657	\$77,419	\$74,008
Projected 2024	\$95,558	\$86,457	\$82,443

THE SOUTHWEST VALLEY

Southwest Las Vegas is one of the fastest growing and desirable business areas in the valley. The Arroyo Regional Shopping Center started the trend and soon after they were followed by a host of other companies such as IKEA, Ainsworth Gaming, UFC, several new car dealerships and a plethora of large industrial complexes. It is now almost impossible to find available land and new commercial and residential developments are popping up everywhere. Freeway access is easy and this location is just a few minutes from the



DAPPER
COMPANIES

ANDREA SANTANNA | 702.378.1375
Andrea@DapperDevelopment.com

MICHAEL BOSCIA CCIM | 702.810.6707
Michael@DapperDevelopment.com

PETER LIK HEADQUARTERS

6625 WEST BADURA AVENUE, LAS VEGAS, NEVADA 89118

LAS VEGAS



24/7 - Limited Edition by Peter Lik

LAS VEGAS, NEVADA

In a city known for its entertainment, culinary delights, world-class spas, conventions and thrilling adventures, Las Vegas has become more than the 4.2 miles known as the Las Vegas Strip. With more than 50 million passengers traveling through McCarran Airport, Las Vegas is now America's 28th largest city by population and continues to expand.

Unlike crowded cities like New York or San Francisco, Las Vegas is a relatively new city with plenty of building space available. New commercial buildings, multi-family apartments, industrial complexes and new homes are popping up frequently, and home prices have remained affordable even as the economy has improved. Large employers and well known companies are also putting down roots in the Las Vegas Valley such as UFC, Fanatics, Amazon, IKEA, Scientific Games, Allegiant Airlines and VaOpto.

Las Vegas has also become a great place for business and entrepreneurship. Whether that's creating a new business partnership

or creating the next innovative startup company, the allure of Las Vegas as a cultural and economic capital are one in the same. In 2012, Zappos.com CEO Tony Hsieh poured \$350 million of his own money into revitalizing Downtown Las Vegas. The goal of the project was to create a haven for new business. Since that time, the Downtown area has seen incredible growth from others in the business community and is thriving among Las Vegas locals and tourists from all over the world.

Las Vegas is now home to several professional sports teams, including Vegas Golden Knights, Las Vegas Aces, Las Vegas Aviators baseball team and in 2020, the home of the Las Vegas Raiders. Cultural institutions like the Smith Center for the Performing Arts and numerous museums offer quiet alternatives to the Strip, while nearby state and national parks – including Lake Mead, Red Rock Canyon National Conservation Area, Spring Mountain Ranch State Park and Valley of Fire State Park – offer ample opportunities to enjoy the outdoors.



DAPPER
COMPANIES

ANDREA SANTANNA | 702.378.1375
Andrea@DapperDevelopment.com

MICHAEL BOSCIA CCIM | 702.810.6707
Michael@DapperDevelopment.com