

1.36 +/- Acres of Land

4605 S. Las Vegas Blvd.
Las Vegas, NV 89119



J. P. KING

When a lot matters.



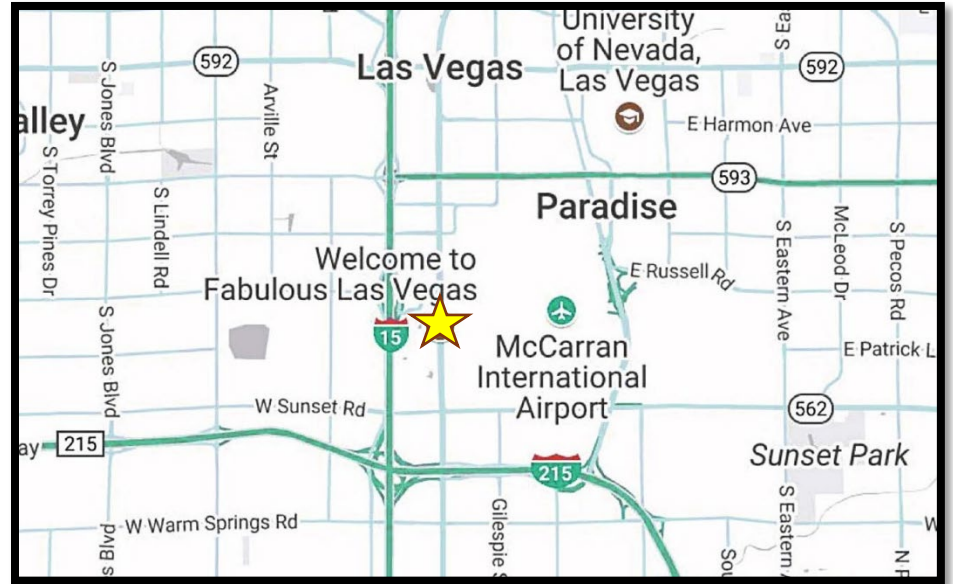
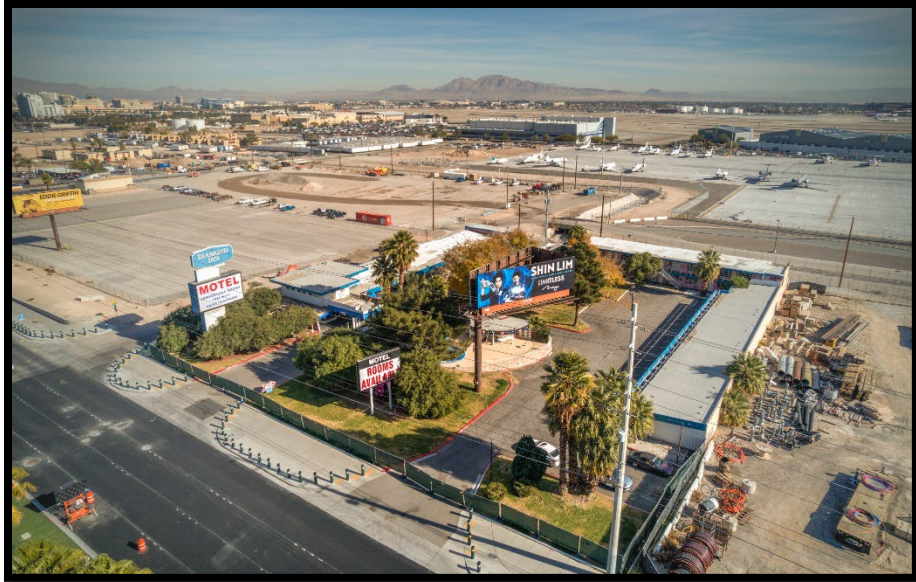
Offering Memorandum

Diamond Inn Motel – A redevelopment opportunity with 237 +/- ft. of road frontage on the Las Vegas Strip.

Online Auction

Auction Closes March 14th
800-558-5464 / jpkng.com

Property Information



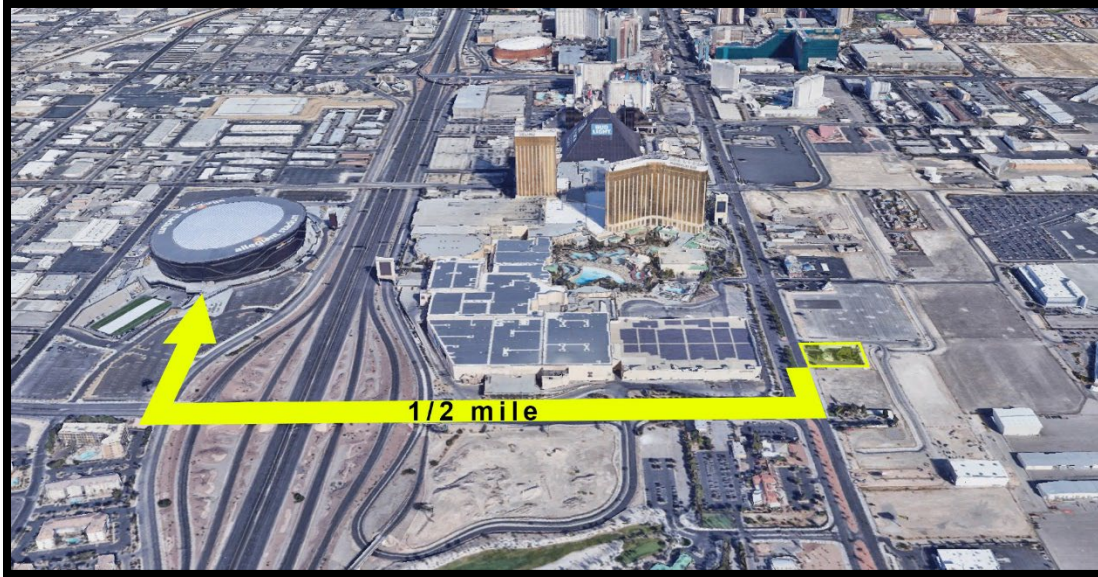
Offering Summary

Acres	1.36 +/- Acres
Road Frontage	237 +/- Feet
Zoning	Zoned H-1 for hotel/casino use, with approved buildable heights reaching between 406 to 505 feet.
Planned Land Use	Commercial Tourist

Property Overview

Seize the rare opportunity to own a part of the world-renowned Las Vegas Strip with the Diamond Inn Motel, a property steeped in immense history and potential. Spanning 1.36 +/- acres with a generous road frontage of 237 +/- feet, this iconic site stands just north of the vibrant “Welcome to Fabulous Las Vegas” sign, visible to over 45 million annual visitors from McCarran International Airport and I-15.

Allegiant Stadium Neighbor



The Allegiant Stadium has an impressive horse-shoe shape and was designed with two playing surfaces in mind: natural grass and artificial turf. The stadium can accommodate 65,000+/- spectators and hold 8,000+/- cars. The venue also features a translucent roof, large operable walls that open to spectacular views of the Las Vegas Strip and a variety of premium spaces throughout all levels.



Location Overview



McCarran International Airport



The city's McCarran International Airport ranks as the 8th busiest in the nation, underlining the city's bustling activity and appeal. In March 2023 alone, Las Vegas saw a significant 13.6% year-over-year increase in visitors, cementing its status as a thriving hub for both tourism and business.

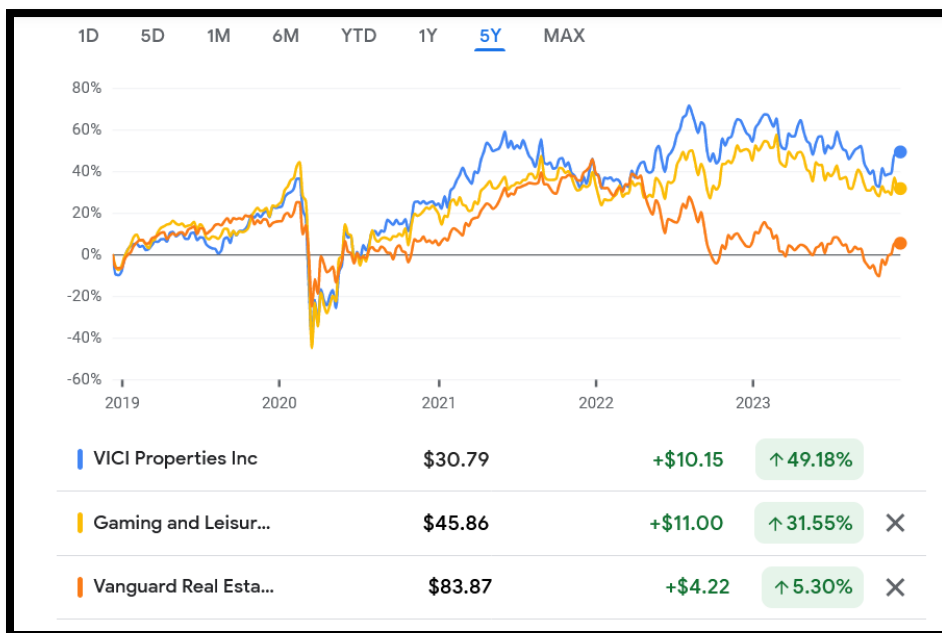
The airport was built in 1942 and opened to airline flights in 1948. It has expanded since then and has employed various innovative technologies, such as common-use facilities. The airport has four runways and two passenger terminals.



Las Vegas Development

This is a unique opportunity to own premier real estate in one of the fastest growing markets in the United States. Las Vegas, Nevada, is one of the fastest growing metropolitan areas in the United States. Data from Woods & Poole Economics, Inc. reveals that the population of the Las Vegas-Henderson-Paradise metro area in Nevada is projected to grow from 2,335,600 in 2022 to 4,450,000 in 2060. In other words, population will nearly double in the next few decades, making the area the fifth highest-growing of all 384 U.S. metro areas.

Commercial real estate in Vegas has also performed very well as an investment over the past five years, even in the face of a global pandemic. VICI Properties (blue), a REIT specializing in Las Vegas real estate, has significantly outperformed both the broader REIT index (orange) and its peer Gaming & Leisure Properties (yellow) who owns similar commercial properties, but outside of Vegas:



With such growth, it's no wonder companies like Amazon, Apple, and Tesla have expanded their presence into Las Vegas in recent years with new factories, campuses, and infrastructure.



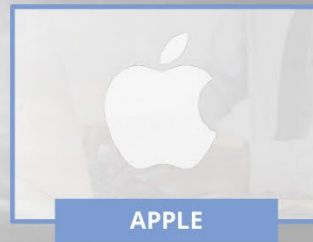
HAAS AUTOMATION

Haas Automation As one of the largest machine tool builders in the world, the innovative manufacturing company is expanding its operations to Southern Nevada. Haas automation plans to bring a multi-phase development to west Henderson. The new facility will include more than 2.3 million square feet of warehouse and manufacturing space, offices, and showroom space for the company. It is estimated that this development will bring more than 4,000 jobs to Southern Nevada.



SWITCH

Switch Founded in 2000 and headquartered in Las Vegas, Nevada, Switch is built on the intelligent and sustainable growth of the Internet. Its Founder and CEO, Rob Roy, developed more than 500 issued and pending patent claims covering data center designs that manifested into their world-renowned data centers and their technology solution ecosystems. Switch is the recognized world leader in data center design, development and mission-critical operations.



APPLE

Apple As part of the company's \$350 billion commitment to support the U.S. economy and its workforce, Apple recently completed construction on the company's downtown warehouse, in addition to completing the east campus at its Northern Nevada Data Center in Sparks. The company also announced plans for new construction for a west campus at the data center, as well as partnering on expanding a solar power project for the region. These expansions, according to a statement provided to the NNBV, will increase the data center's footprint to 1.2 million square feet.



AMAZON

Amazon With significant and growing presence in both Reno and North Las Vegas, (the latest addition is an 850,000 sf fulfillment center). Amazon employs more than 3,000 employees at their Silver State facilities. Amazon has invested millions of dollars into its local fulfillment center infrastructure and through compensation to thousands of employees in the state. Amazon's investments in Nevada contributed an additional \$50 million into Nevada's economy from 2011 through 2016, and it estimates its investments in the state have created an additional 1,300 indirect jobs on top of the company's direct hires.



TESLA

Tesla broke ground on the Gigafactory in June 2014 outside Sparks, Nevada. The Gigafactory is being built in phases so that Tesla can begin manufacturing immediately and continue to expand. Already, the current structure has a footprint of more than 1.9 million square feet. Once complete, Tesla expects the Gigafactory to be the biggest building in the world – and entirely powered by renewable energy sources.

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Las Vegas Strip Redevelopment Opportunity

1.36 +/- Acres with 237 +/- ft. of Road Frontage

Diamond Inn Motel

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Auction Opens:

March 7, 2024 8:00 am PST

Auction Closes:

March 14, 2024 12:00 pm PST

800-558-5464

AUCTIONINFO@JPKING.COM



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