

FRANCHISE - 2 MEXICAN GRILL RESTAURANTS PRIME LOCATIONS, LAS VEGAS

Location no. 1



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FRANCHISE - 2 MEXICAN GRILL RESTAURANTS PRIME LOCATIONS, LAS VEGAS

Location no. 2



OFFERING SUMMARY

Location

FRANCHISE
2 Mexican Grill Restaurants
One Near Las Vegas Strip

Offering Summary

Price	\$800,000	
Location no. 1	Building Size	2,500 SF
Location no. 2	Building Size	2,500 SF

Lease Term

Location no. 1	Rent \$9,065.37	CAM charges \$3,098 Lease Term 6 years
Location no. 2	Rent \$7,500	CAM charges \$2,414 Lease Term 13 years



FRANCHISE: MEXICAN GRILL RESTAURANTS, 2 PRIME LOCATIONS, ONE NEAR LAS VEGAS STRIP

- KW Commercial Team is pleased to offer well known Mexican Grill Restaurants Franchise 2 prime locations, in Las Vegas
- One locations is located in retail shopping center, surrounded by multiple retail stores and major national anchors.
- Franchise offers Mexican food restaurant, with fresher and healthier taste, ingredients and healthy choices
- Highly visible, high traffic, easy accessible and densely populated areas
- Recently Upgraded: Modernized interior and updated equipment for enhanced efficiency
- Brand Recognition: Part of well-known franchise with strong customer loyalty
- Growth Potential: Opportunity to expand sales through catering delivery and marketing initiatives
- Both locations are conveniently located, less than 14 miles distance from each other and less than 18 minutes drive time
- Location 1 is, about the same distance and travel time to Las Vegas strip



AREA OVERVIEW

LAS VEGAS

Las Vegas, colloquially referred to as **Vegas**, is the most populous city in the U.S. state of Nevada and the seat of Clark County. The Las Vegas Valley metropolitan area is the largest within the greater Mojave Desert, and second-largest in the Southwestern United States.^{[9][10]} Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife, with most venues centered on downtown Las Vegas and more to the Las Vegas Strip just outside city limits. The Las Vegas Valley as a whole serves as the leading financial, commercial, and cultural center in Nevada. According to the United States Census Bureau, the city had 641,903 residents in 2020, with a metropolitan population of 2,227,053, making it the 24th-most populous city in the United States.

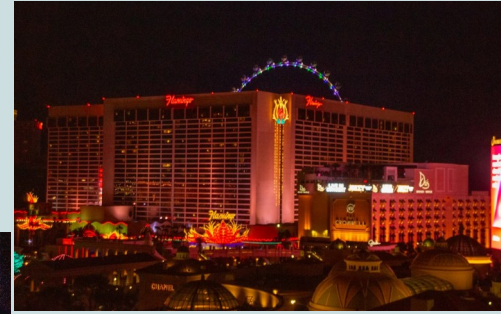
The city bills itself as the Entertainment Capital of the World, and is famous for its luxurious and extremely large casino-hotels. With over 40.8 million visitors annually as of 2023, Las Vegas is one of the most visited cities in the United States. It is the third most popular U.S. destination for business conventions and a global leader in the hospitality industry. The city is also host to more AAA Five Diamond hotels than any other city in the world. Las Vegas annually ranks as one of the world's most visited tourist destinations. The city's tolerance for numerous forms of adult entertainment has earned it the nickname "Sin City," and has made it a popular setting for literature, films, television programs, commercials and music videos.

Las Vegas was settled in 1905 and officially incorporated in 1911. At the close of the 20th century, it was the most populated North American city founded within that century (a similar distinction was earned by Chicago in the 19th century). Population growth has accelerated since the 1960s and into the 21st century, and between 1990 and 2000 the population nearly doubled, increasing by 85.2%..

Although the city of Las Vegas shares the same history and cultural identity, the Las Vegas Strip is not inside the city limits of Las Vegas; it is instead part of the unincorporated towns of Paradise and Winchester.

Toponymy

In 1829, Mexican trader and explorer Antonio Armijo led a group consisting of 60 men and 100 mules along the Old Spanish Trail from modern day New Mexico to California. Along the way, the group stopped in what would become Las Vegas and noted its natural water sources, now referred to as the Las Vegas Springs, which supported extensive vegetation such as grasses and mesquite trees. The springs were a significant natural feature in the valley, with streams that supported a meadow ecosystem. This region served as the winter residence for the Southern Paiute people, who utilized the area's resources before moving to higher elevations during the summer months. The Spanish "las vegas" or "the meadows" (more precisely, lower land near a river) in English, was applied to describe the fertile lowlands near the springs. Over time, the name began to refer to the populated settlement.



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