

1863 Helm Drive

LAS VEGAS, NV 89119

OFFERING MEMORANDUM

CBRE



17,910 SF
On ±1.03 Acres

Excellent Airport
Submarket Location

Immediate Access
To I-15 & I-215

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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THE OFFERING

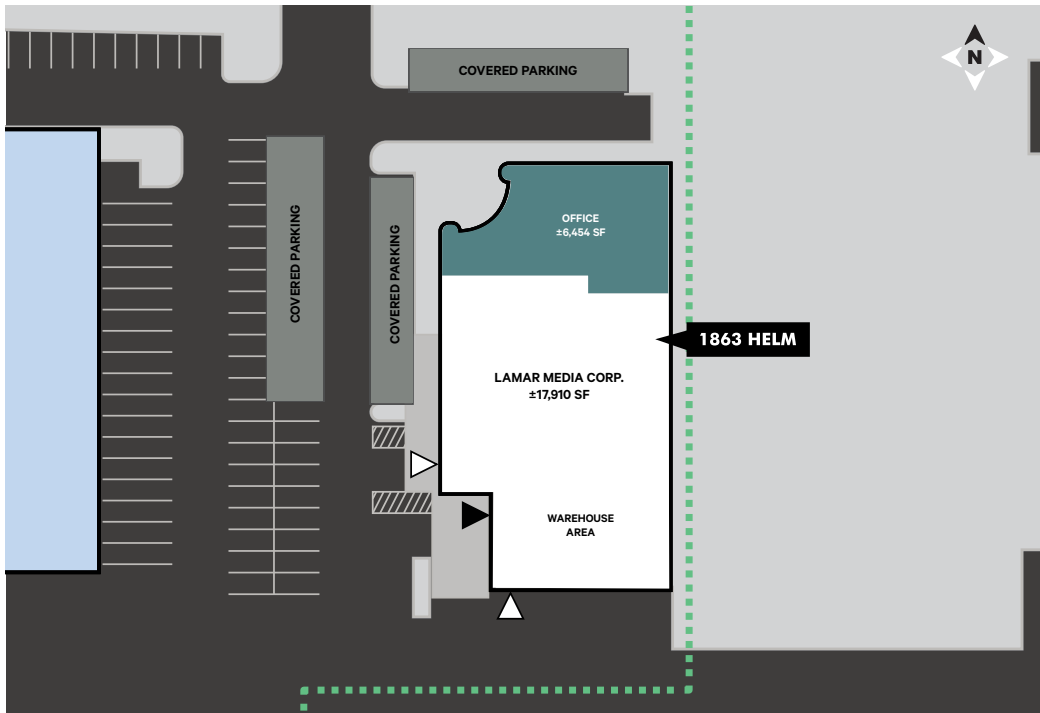
CBRE, Inc. is pleased to present an opportunity to acquire a single-tenant NNN investment located in the desirable Airport Industrial submarket of Las Vegas, one of the top performing submarkets in Las Vegas. The offering consists of a 100% leased 17,910 SF industrial building leased to a subsidiary of Lamar Media Corp., who has been an occupant of the building since 1999.

TENANT	TLC Properties, Inc. (A wholly owned subsidiary of Lamar Media Corp.)
ADDRESS	1863 Helm Drive, Las Vegas, NV 89119
PRODUCT TYPE	Industrial Building
TOTAL SIZE	17,910 SF
OFFICE SF/%	±6,454 / 37%
ACREAGE	±1.03 acres
LOADING	2 grade level doors and 1 dock high door
CLEARANCE	24'
POWER	800 amps; 3-phase, 4-wire 120/208 volt
ZONING	M-D (Designed Manufacturing), Clark County
YEAR BUILT	1999

FINANCIAL SUMMARY

Purchase Price	\$3,950,000.00
Year 1 NOI (08/01/26 - 07/31/27)	\$219,389.40
Year 1 Cap Rate	5.55%
Lease Term	5 Years (08/01/26 - 07/31/31)
Base Rent Escalations	3% Annually

PROPERTY INFORMATION



LOCATION / TENANT OVERVIEW

Address	1863 E. Helm Drive
Occupancy	100%
Number of Tenants	1
Tenant Name	TLC Properties, Inc (A Wholly Owned Subsidiary of Lamar Media Corp.)
APN Number	177-02-610-006

BUILDING FEATURES

Total Rentable Area	17,910 SF
Acreage	1.03
Coverage Ratio	40%
Office SF / %	±6,454 SF / 37%
Year Built	1999
Clear Height	24'
Car Parking	45 (2.5 / 1,000 SF)
Coverd Parking	21 (1.17/1,000 SF)
Dock-High Doors	1
Ground Level Doors	2
Zoning	M-D

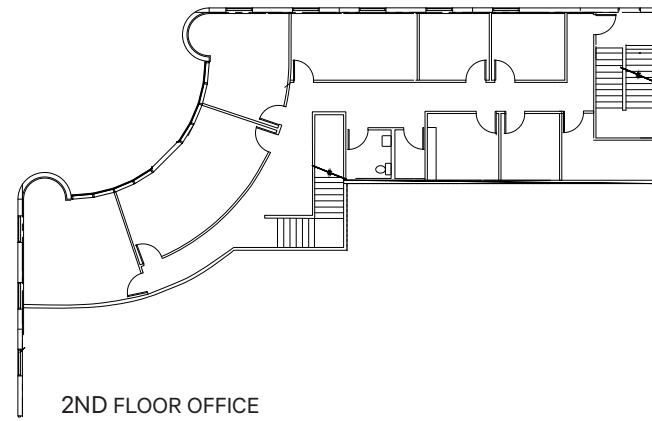
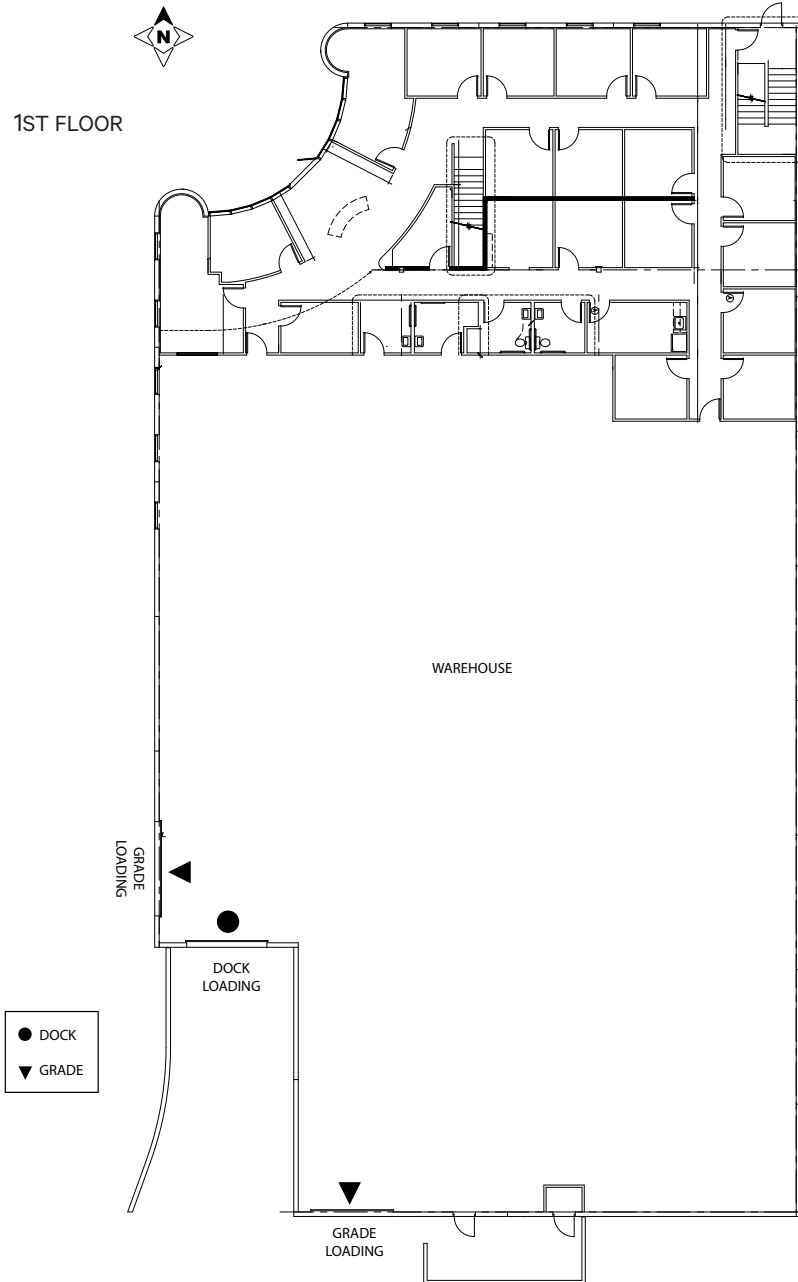
CONSTRUCTION OVERVIEW

Construction Type	Concrete Tilt Up
Column Spacing	30' x 30'
Sprinklers	0.60 GPM per 3,000 SF
Electrical	800 amps; 3-phase, 4-wire 120/208 volt
Cooling	HVAC - Office; EVAPS - Warehouse

RECENTLY COMPLETED IMPROVEMENTS

- Roof Replacement
- New EVAPs and HVAC units
- Asphalt Improvements
- Building Repainted

FLOOR PLAN



*Floorplan not to scale

TENANT INFORMATION



LAMAR ADVERTISING COMPANY

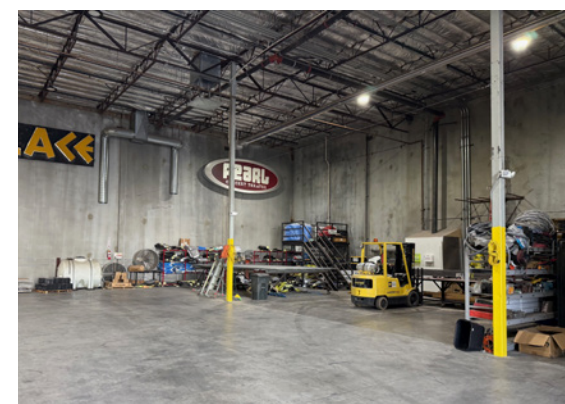
Parent Entity: Founded in 1902, Lamar Advertising Company (Nasdaq: LAMR) is one of the largest outdoor advertising companies in the world, with more than 348,000 displays across the United States and Canada. Lamar offers advertisers a variety of billboard, interstate logo, transit and airport advertising formats, helping both local businesses and national brands reach broad audiences every day. In addition to its more traditional out of home inventory, Lamar is proud to offer its customers the largest network of digital billboards in the United States with over 2,800 displays. <http://www.lamar.com/>

LAMAR MEDIA CORP.

Lamar Media Corp. is a wholly owned subsidiary of Lamar Advertising Company (Nasdaq: LAMR). Lamar completed a reorganization on July 20, 1999 that created a holding company structure. At that time, the operating company (then called Lamar Advertising Company) was renamed Lamar Media Corp., and all of the operating company's stockholders became stockholders of a new holding company. The new holding company then took the Lamar Advertising Company name, and Lamar Media Corp. became a wholly owned subsidiary of Lamar Advertising Company.

TLC PROPERTIES, INC.

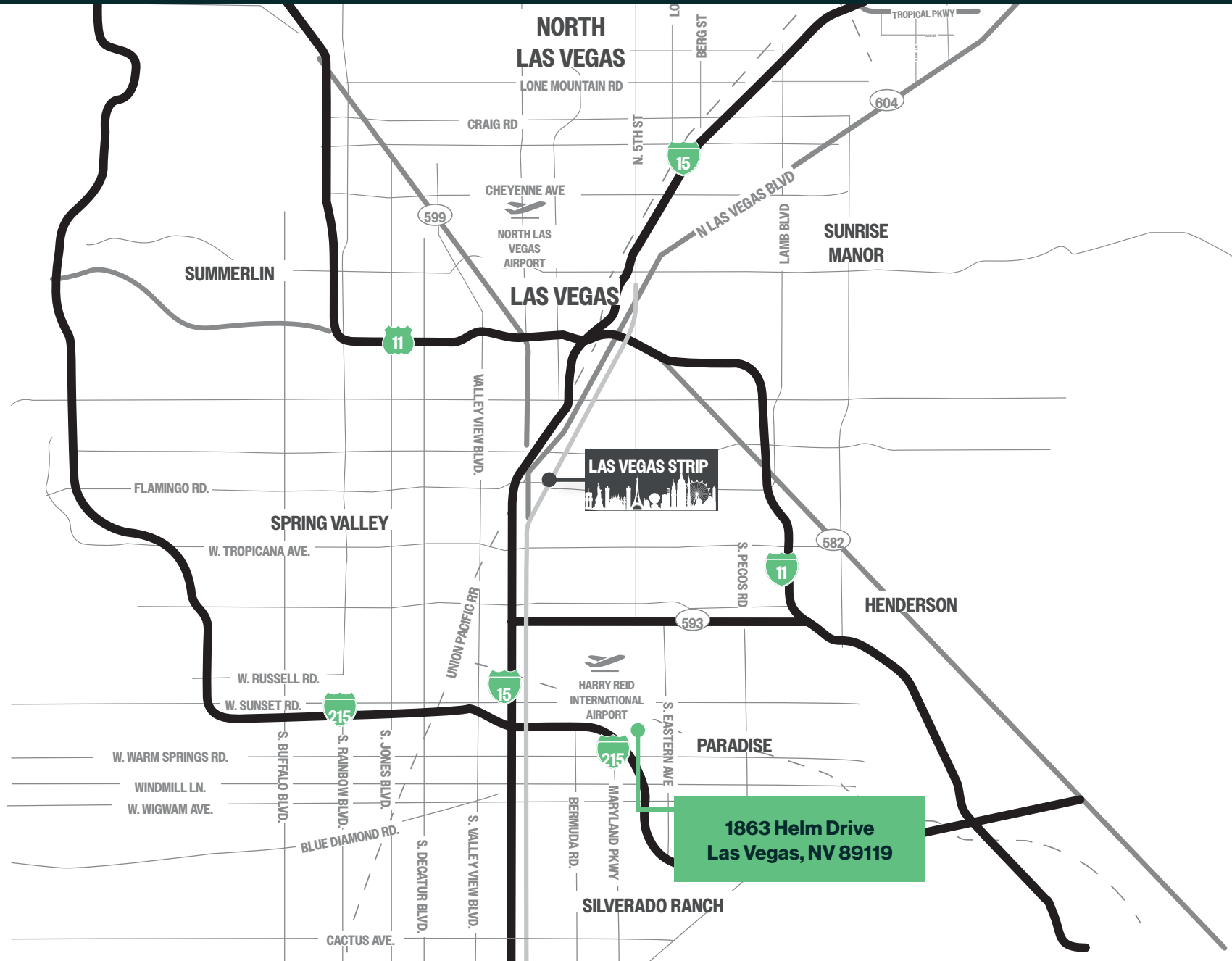
TLC Properties, Inc., a Louisiana Corporation, is a wholly owned subsidiary of Lamar Media Corp. Lamar Media Corp. has provided a Lease Guaranty dated December 12, 2011.



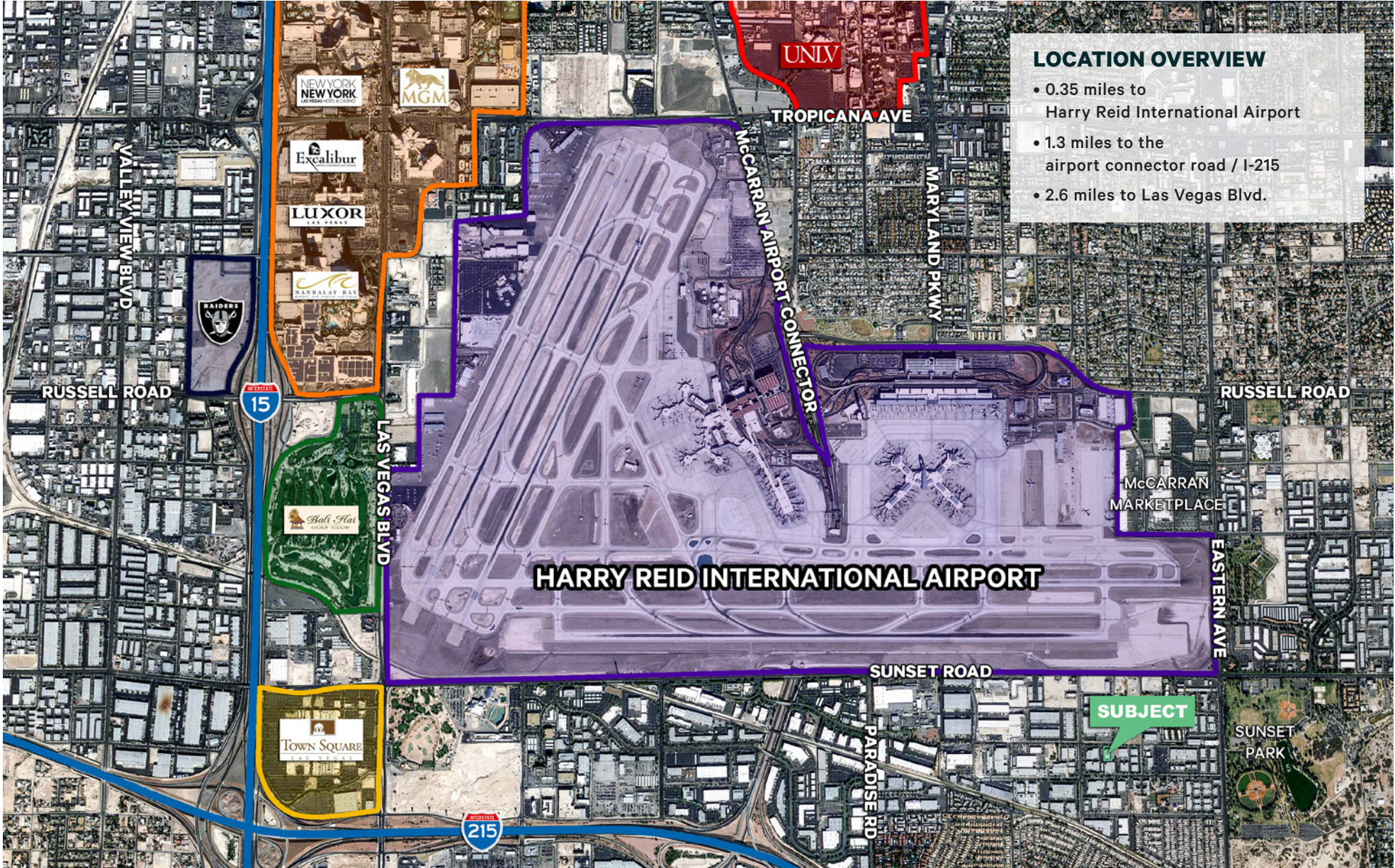
LEASE OVERVIEW

LEASE SUMMARY	
NNN BASE RENT	\$1.02 PSF NNN Monthly
ADDITIONAL RENT	\$0.20 PSF Monthly
ANNUAL INCREASES	3% annually beginning August 1, 2027
TERM	5 years ending July 31, 2031
RENEWAL OPTIONS	Two (2) three (3) year renewal options at continuing 3% annual increases over the current Base Rent
CORPORATE GUARANTY	Lease guaranteed by parent company Lamar Media Corp., a subsidiary of Lamar Advertising Company





LOCATION



LOCATION OVERVIEW

- 0.35 miles to Harry Reid International Airport
- 1.3 miles to the airport connector road / I-215
- 2.6 miles to Las Vegas Blvd.

1863 Helm Drive

LAS VEGAS, NV 89119

OFFERING MEMORANDUM

CBRE



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