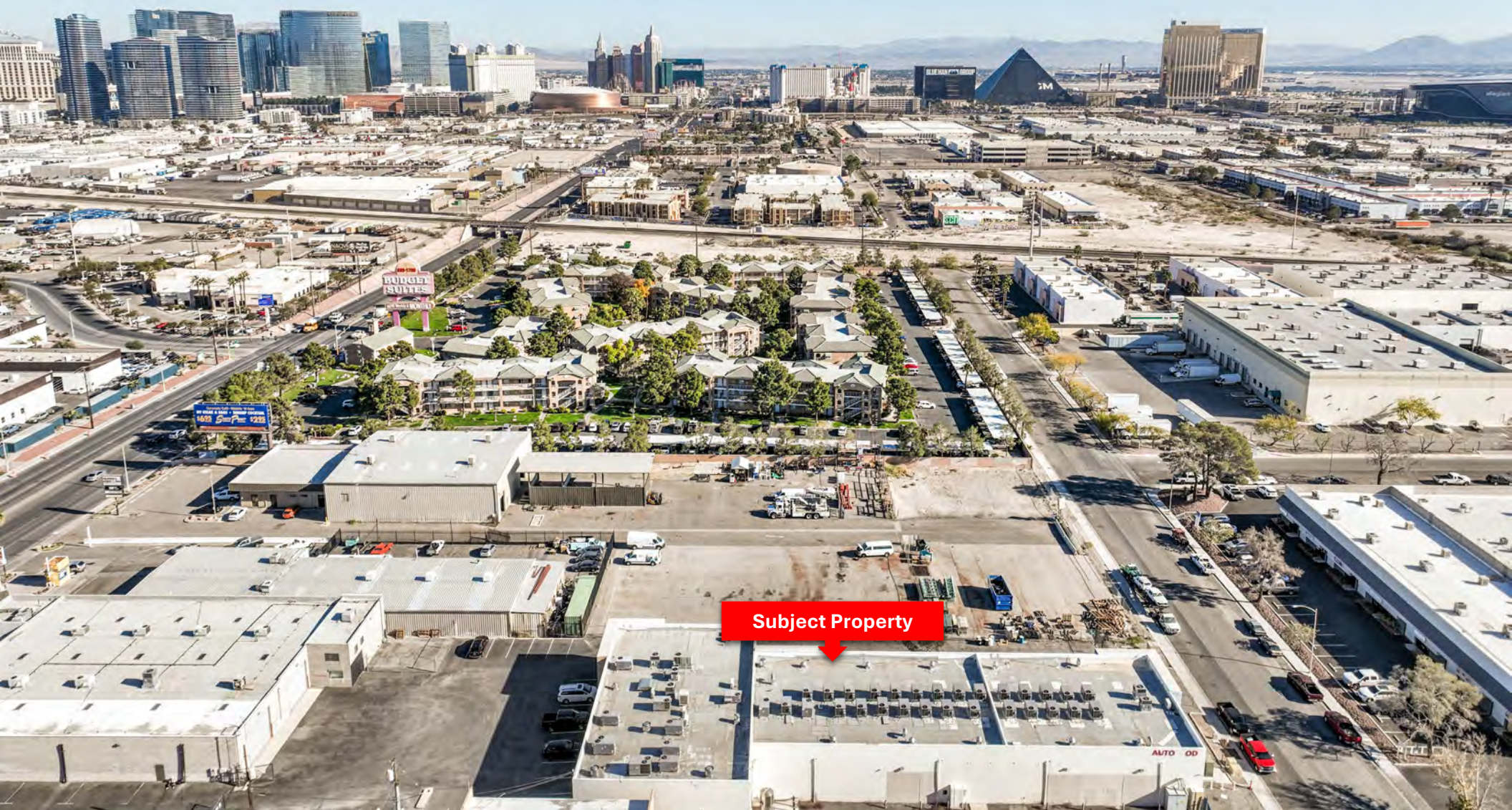


FOR SALE

±17,500 SF

**CONFIDENTIAL OFFERING MEMORANDUM
Q3 2026**

**CANNABIS CULTIVATION FACILITY
OPPORTUNITY FOR
OWNER-USER OR INVESTOR**



Subject Property

**4333 W. TROPICANA AVENUE
LAS VEGAS, NEVADA 89103**

**SAUNDERS
REALTY**
BROKERAGE & DEVELOPMENT

HELLER
COMPANIES

EXECUTIVE SUMMARY

The subject property represents a rare opportunity for an owner-user or investor seeking a premier cannabis cultivation facility at a price well below replacement cost. Designed with precision and purpose, this turnkey asset eliminates the time, complexity, and expense associated with development & construction, allowing immediate business operation.

KEY HIGHLIGHTS:

- ❖ **Purpose-Built Design:** Engineered specifically for cannabis cultivation, ensuring compliance with best-in-class industry standards and optimized workflow.
- ❖ **Turnkey Infrastructure:** Fully equipped with advanced HVAC, lighting, irrigation, and security systems to support high-yield cultivation.
- ❖ **Strategic Advantage:** Acquire a state-of-the-art facility without the delays and capital outlay of new construction.
- ❖ **Cost Efficiency:** Offered at a price significantly below replacement cost, delivering exceptional value for an owner-user or investor.
- ❖ **Strong Market Dynamics:** Well-positioned to capitalize on the exceptional demand for wholesale cannabis products within a highly regulated market with substantial barriers to entry.

This offering combines functionality, efficiency, and scalability - making it an ideal solution for operators or investors looking to accelerate growth and secure a competitive edge.

LAS VEGAS IS BUSINESS FRIENDLY

NEVADA'S TAX STRUCTURE

- ❖ NO CORPORATE INCOME TAX
- ❖ NO PERSONAL INCOME TAX
- ❖ NO UNITARY TAX
- ❖ NO FRANCHISE TAX
- ❖ NO INVENTORY TAX
- ❖ NO ESTATE TAX
- ❖ NO INHERITANCE TAX

BUSINESS INCENTIVES

- ❖ SALES AND USE TAX ABATEMENT
- ❖ MODIFIED BUSINESS TAX ABATEMENT
- ❖ PERSONAL PROPERTY TAX ABATEMENT

NEVADA.

Where Innovation Meets Opportunity.

COMPETITIVE TAX CLIMATE

- Nevada ranks 7th for its exceptional business climate

STRATEGIC LOCATION

- Less than a day's drive to five major U.S. ports serving the Pacific Rim
- Convenient access to key interstates offering efficient and direct routes to major cities and destinations nationwide

BUSINESS FRIENDLY-IT'S IN OUR DNA

- Streamlined regulations
- Low taxes-no corporate or personal income tax
- Supportive ecosystem for entrepreneurs, startups and corporations

SKILLED WORKFORCE

- With a track record of adapting to market shifts and embracing innovation, Nevada's workforce consistently meets evolving industry demands, driving economic growth and sustainability

UNIQUE ADVANTAGE

- Nevada is the only U.S. state that encompasses every facet of the lithium battery economy and life cycle, making it the only location in the world with a complete lithium supply chain

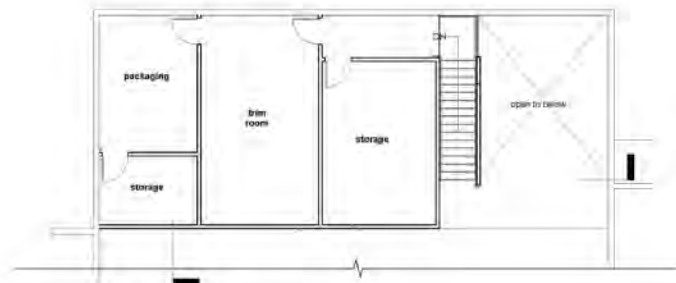
"Realizing Nevada's Electric, Innovative, and Connected Future"



For more information on available business incentives in Nevada visit GOED.NV.GOV

PROPERTY SUMMARY

Address:	4333 W. Tropicana Avenue, Las Vegas, Nevada 89103
APN:	162-30-501-013
Acres:	±0.78
Total Building SF:	±17,500
First Floor SF:	±16,500
Second Floor SF:	±1,000
Year Built:	1986
Build-To-Suit:	Phases - 2015, 2019 and 2023
Zoning:	Industrial Light (IL)
Jurisdiction:	Clark County
Aerial View:	OpenWeb Map
Google Maps:	Aerial Map
Ownership:	4333 W Tropicana Avenue LLC



Second Floor



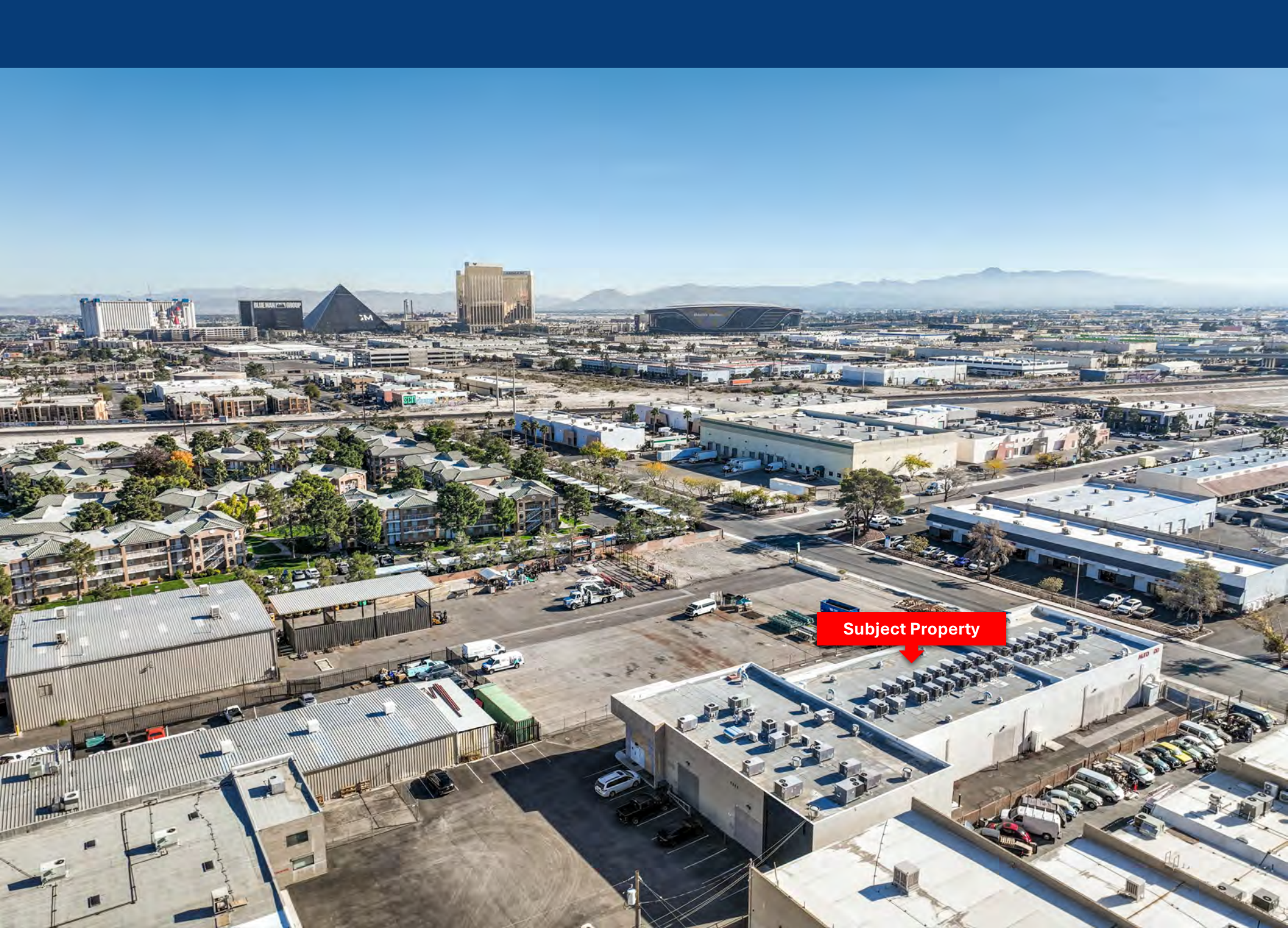
LOCATION OVERVIEW

4333 W. TROPICANA AVENUE, LAS VEGAS, NEVADA 89103

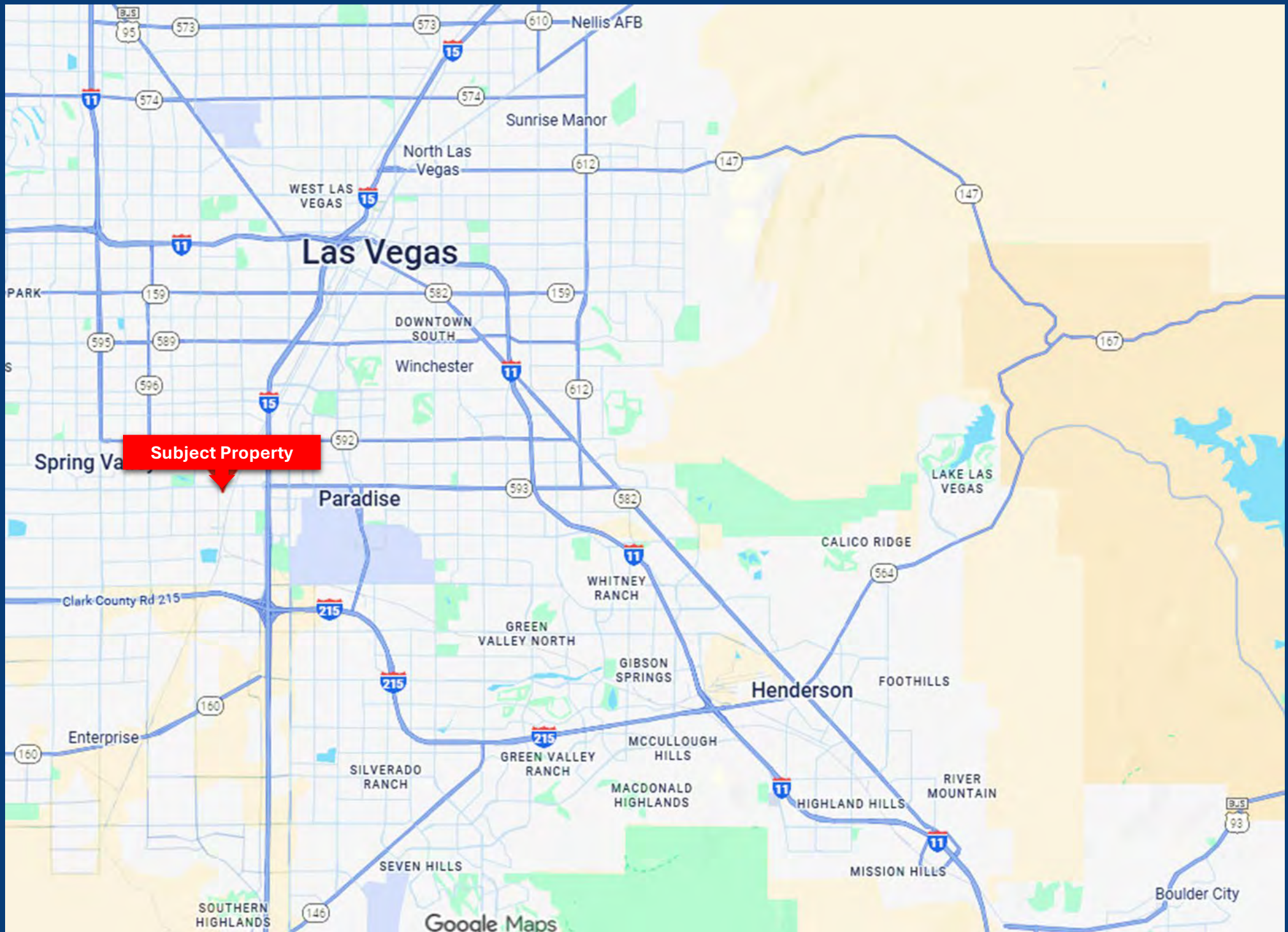
- ❖ **Prime Southwest Submarket:** Situated in one of Las Vegas' most desirable and fastest-growing submarkets, offering exceptional connectivity and visibility.
- ❖ **Minutes from the Las Vegas Strip:** Immediate access to world-class dining, entertainment, and hospitality venues.
- ❖ **Proximity to Major Attractions:** Close to Allegiant Stadium, T-Mobile Arena, and the future A's Stadium - positioning the property at the center of Las Vegas' premier sports and entertainment district.
- ❖ **Excellent Accessibility:** Convenient access to the employment base of the entire Las Vegas Valley, supported by robust transportation infrastructure, including I-15 and 215 Beltway.

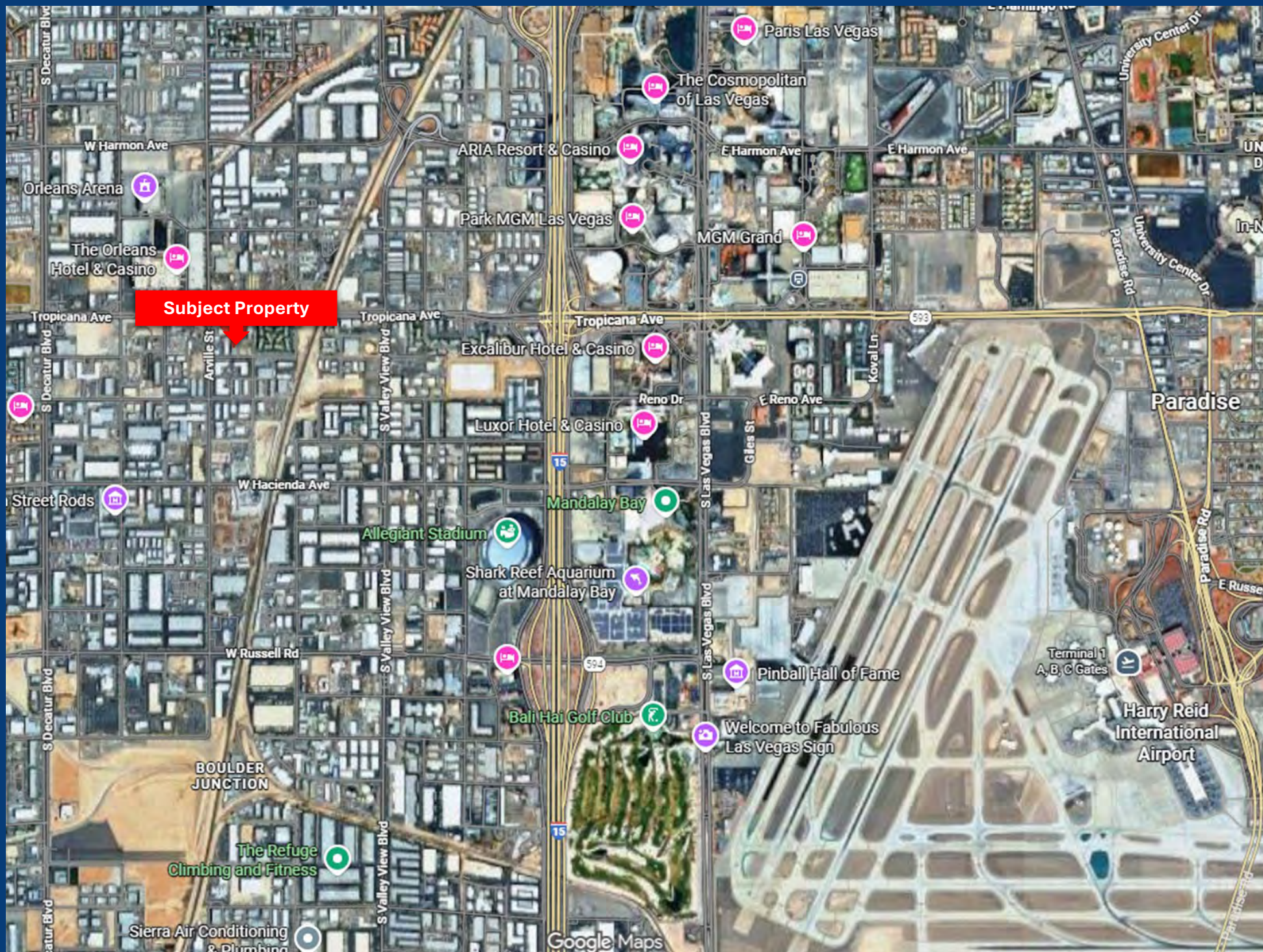
This strategic location combines high traffic exposure, strong demographics, and proximity to iconic destinations - making it an ideal choice for businesses seeking a competitive advantage in the Las Vegas market.





Subject Property





INVESTMENT HIGHLIGHTS

Assets Included:

- ❖ Land
- ❖ Building
- ❖ Improvements
- ❖ Furniture, Fixtures & Equipment
- ❖ Adult-Use Cultivation License

List Price: \$6,950,000





Subject Property



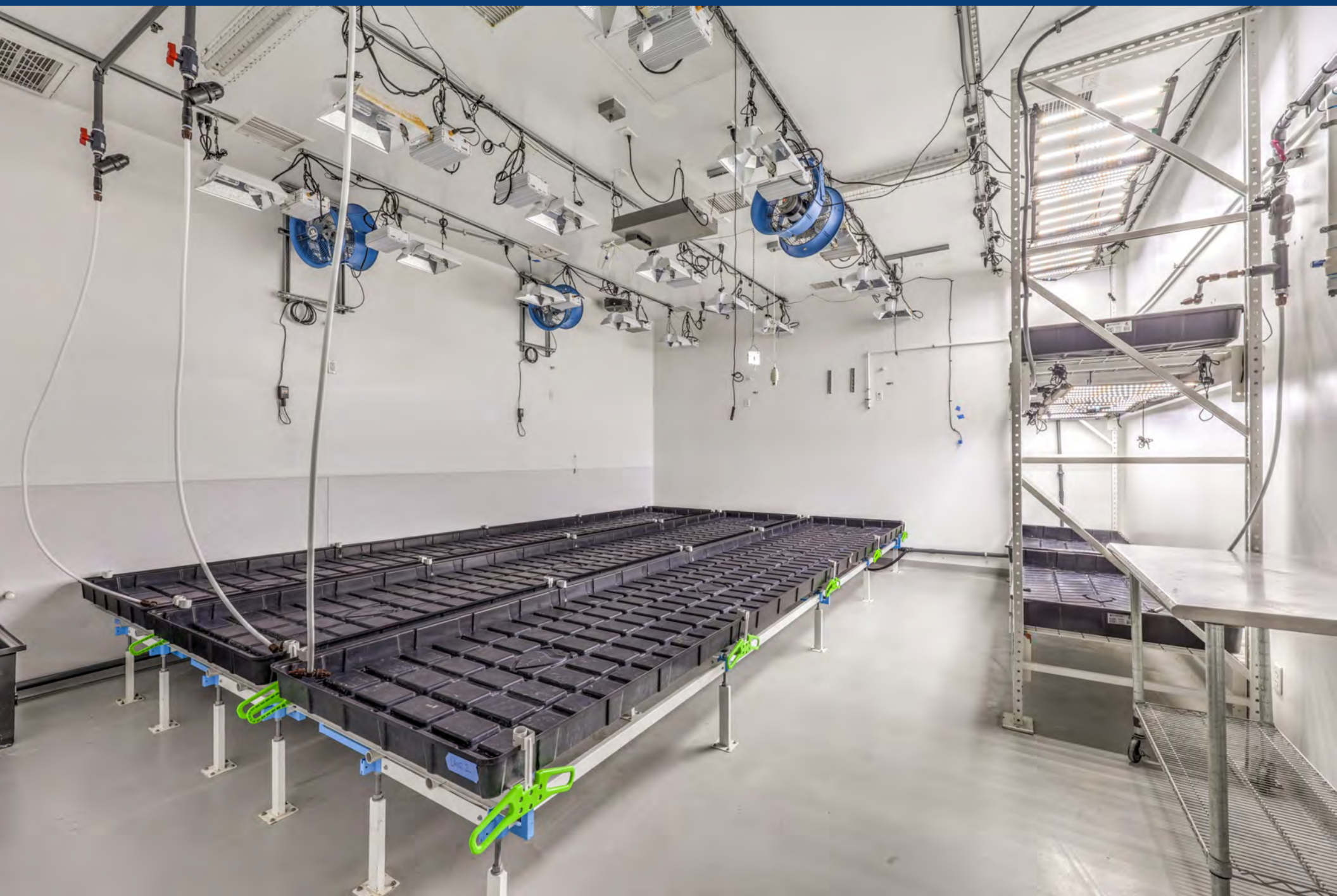
=NO=
TRESPASSING
PRIVATE PROPERTY
VIOLATORS WILL
BE PROSECUTED
HARRIS COUNTY SHERIFF'S OFFICE

WARNING
AUTHORIZED
PERSONNEL
ONLY



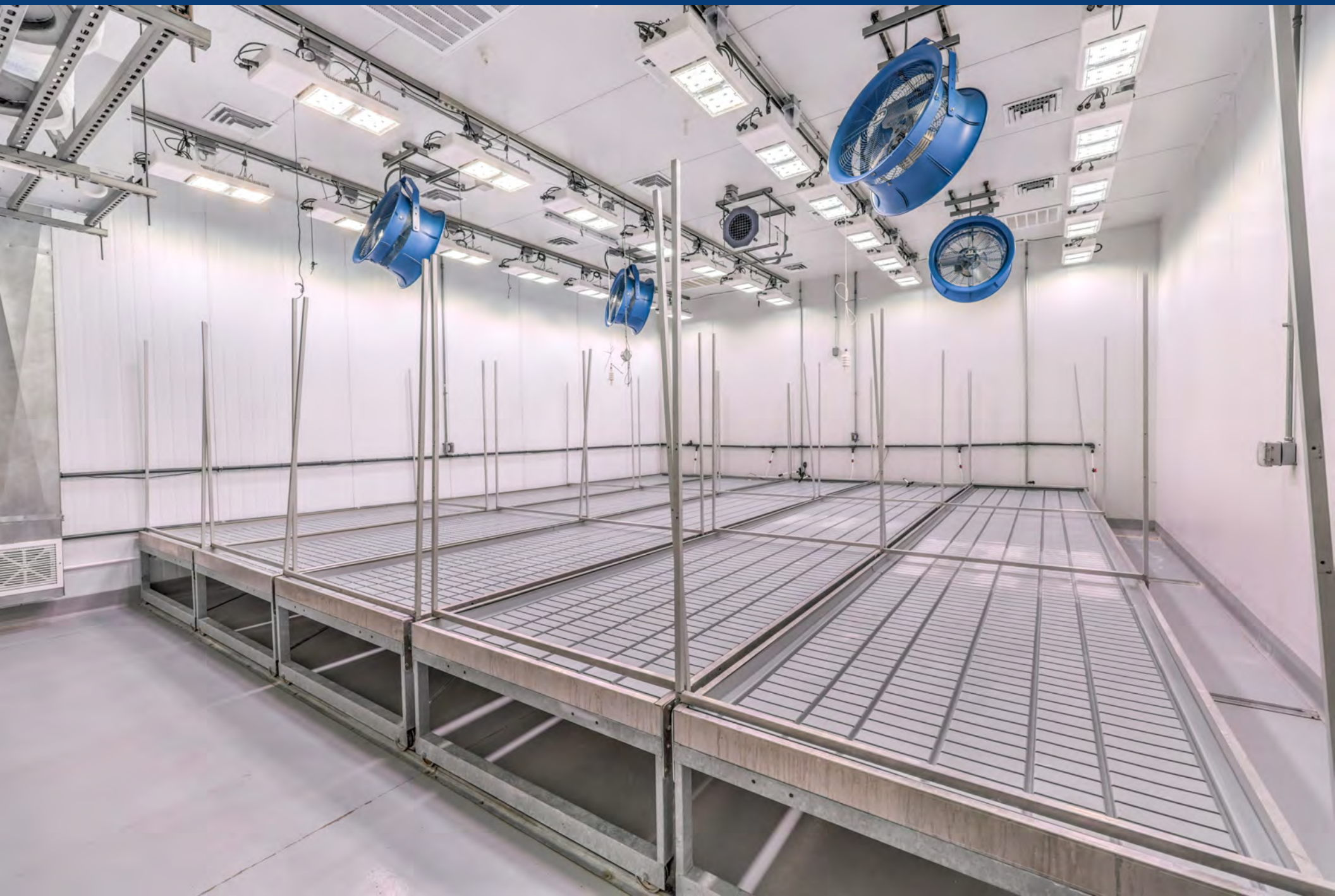
Subject Property





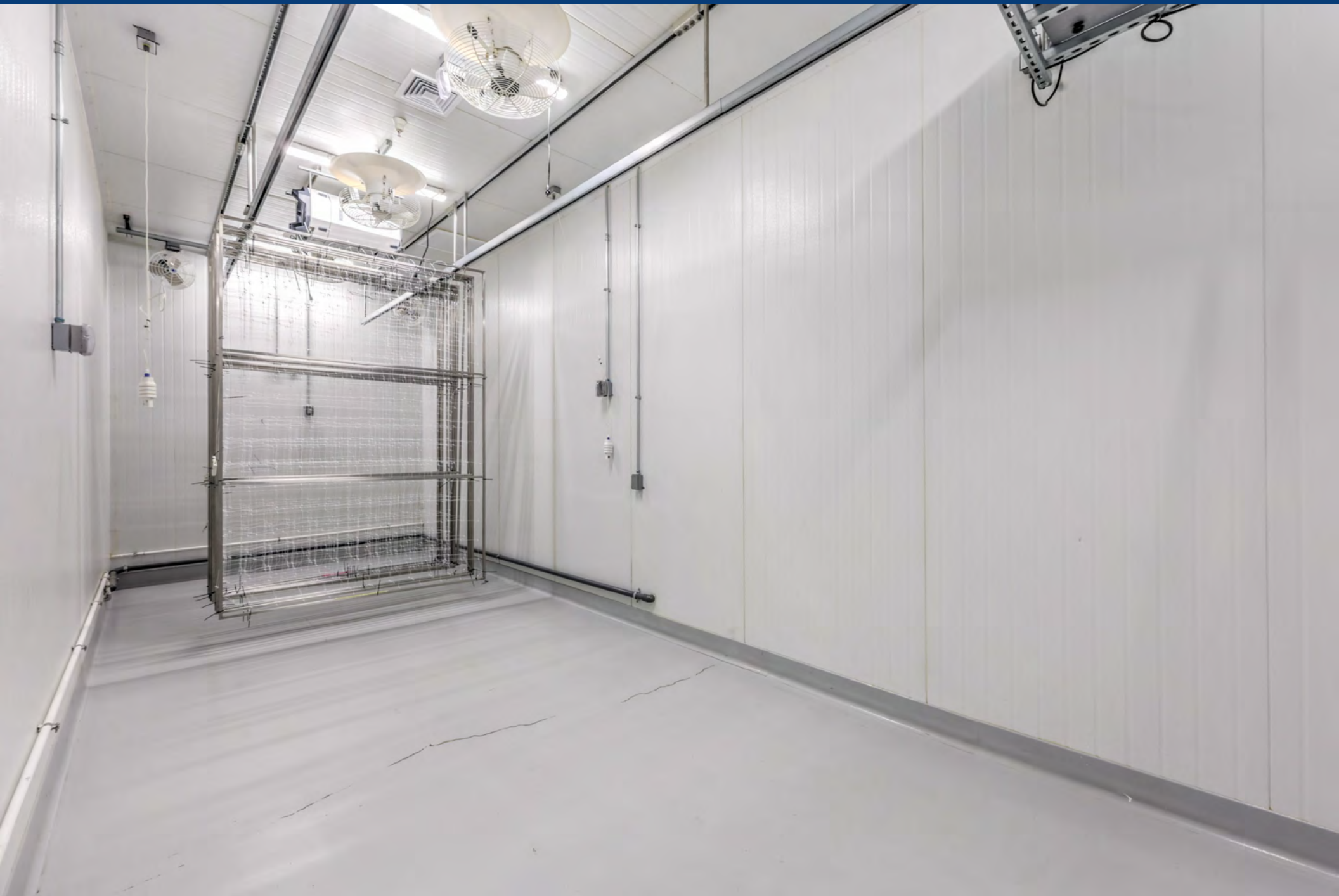


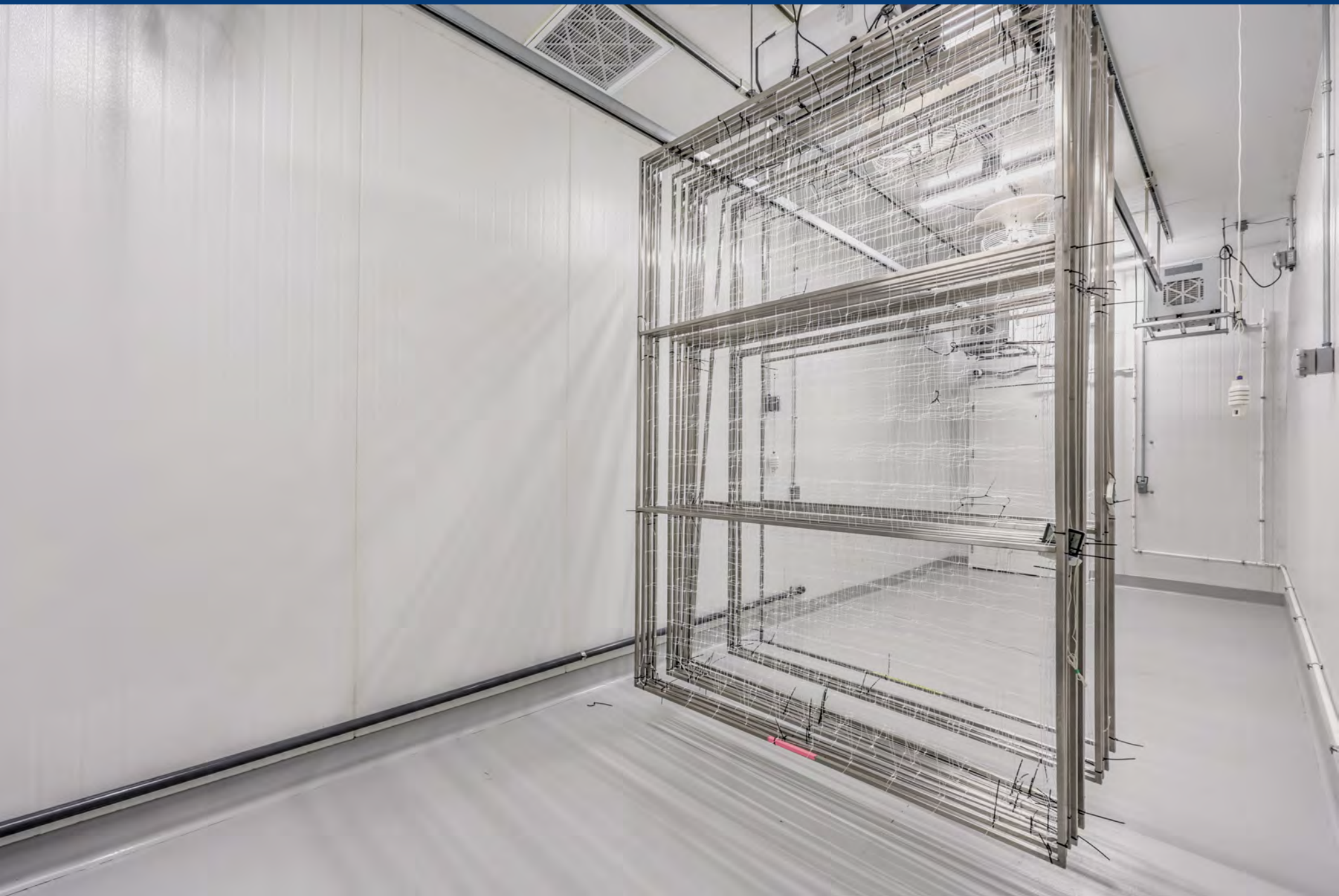






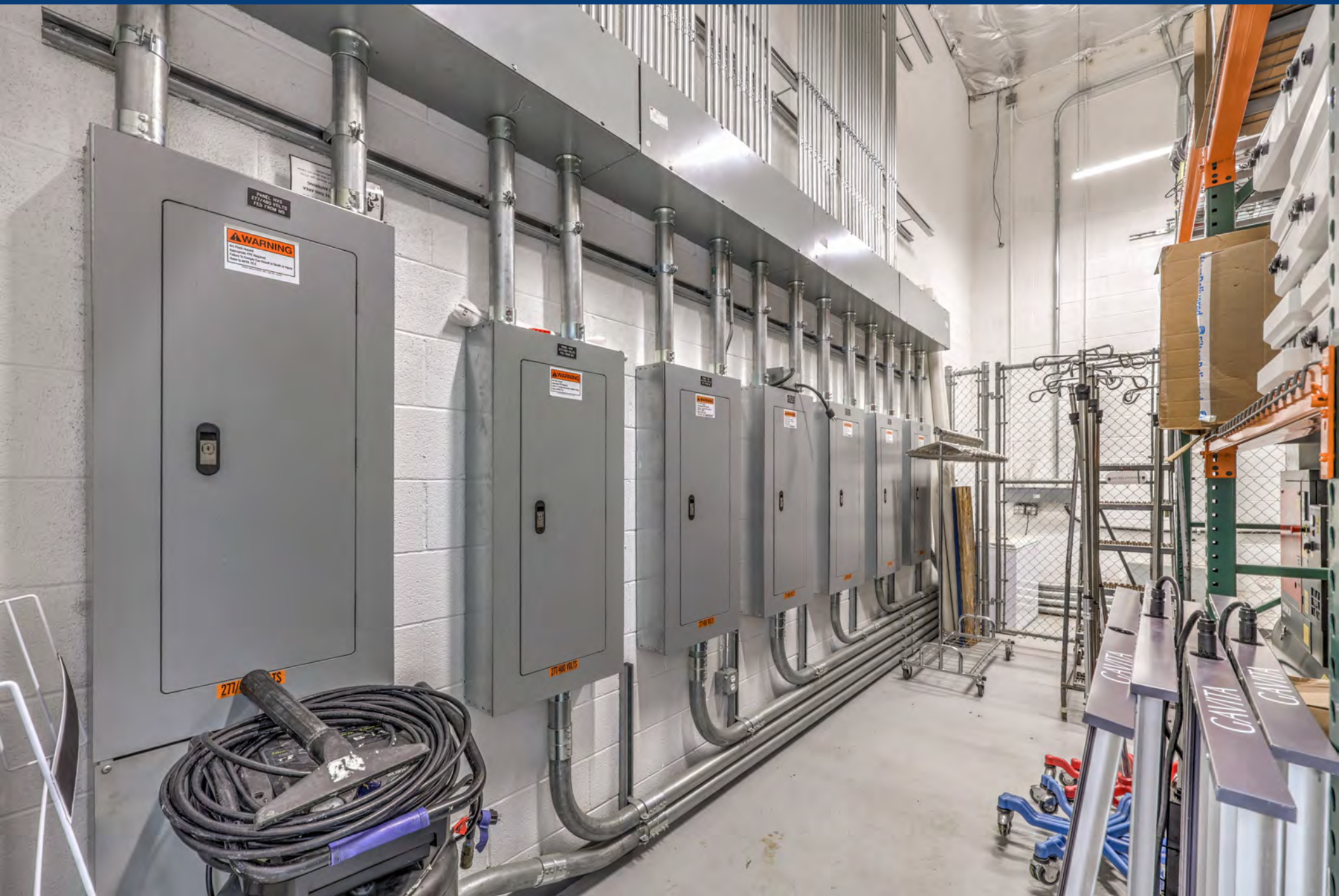


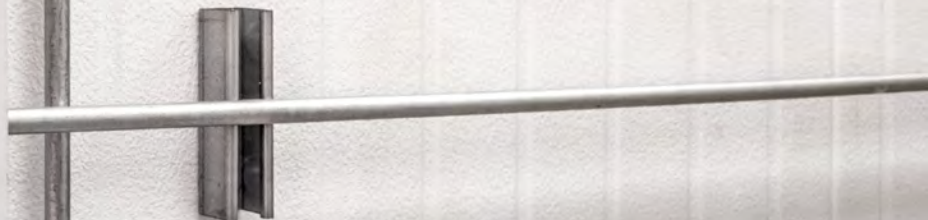
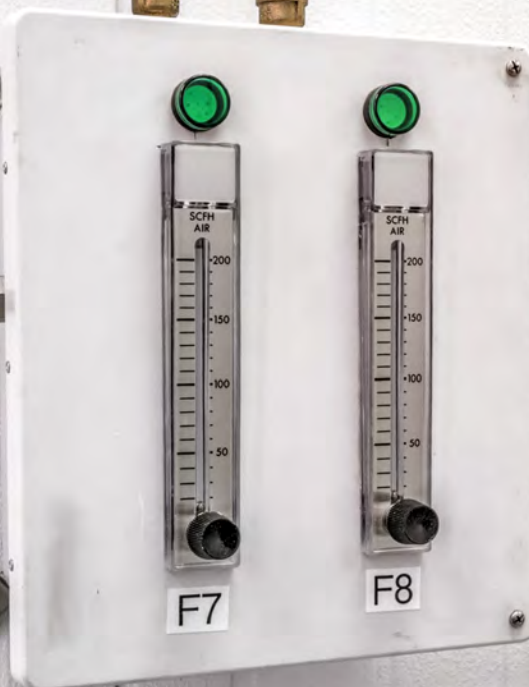


















Subject Property



Subject Property

4333 W. TROPICANA AVENUE LAS VEGAS, NEVADA 89103

CONFIDENTIAL OFFERING MEMORANDUM Q3 2026

CONFIDENTIALITY & DISCLAIMER

The information contained in this Offering is provided solely for the purpose of giving a general overview and generating preliminary interest in the subject property. It is not intended to include all material details and should not be considered a substitute for a comprehensive due diligence review.

While the information has been obtained from sources deemed reliable, Saunders Realty & Heller Companies makes no representations or warranties, express or implied, regarding its accuracy, completeness, or suitability for any purpose. All information is provided “as is,” and Saunders Realty & Heller Companies expressly disclaims any and all liability for errors, omissions, or inaccuracies.

Prospective purchasers are strongly advised to conduct their own independent investigation and verify all information provided. By accepting this Offering, you acknowledge and agree that Saunders Realty & Heller Companies shall not be liable for any damages, losses, or claims - whether direct, indirect, incidental, or consequential - arising out of or related to your reliance on this information or any transaction involving the subject property.

The Owner reserves the absolute right, in its sole and exclusive discretion, to reject any or all expressions of interest or offers to purchase the Property and to terminate negotiations at any time, with or without prior notice. All offers, counter offers, and discussions shall be considered non-binding, and neither Saunders Realty & Heller Companies nor the Owner shall incur any legal obligation or commitment unless and until a definitive purchase and sale agreement has been fully executed and delivered by the Owner.

In compliance with applicable laws and ethical standards, please be advised that Brad Saunders & Jay Heller holds an ownership interest in the subject property and related assets being sold.

Indemnification: By accepting this Offering, you agree to indemnify, defend, and hold harmless Saunders Realty & Heller Companies, its affiliates, all officers, shareholders, agents, employees, assigns, successors, heirs, and the Owner from and against any and all claims, liabilities, losses, damages, costs, and expenses (including reasonable attorneys’ fees) arising out of or related to your review, reliance upon, or use of the information contained herein, or any discussions or negotiations regarding the subject property.



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BROKERAGE & DEVELOPMENT

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