

2008 S JONES BLVD



KW Commercial

a division of Keller Williams Realty Las Vegas

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U.S.A.

Each office is independently owned and operated.

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2008 S Jones Blvd is a freestanding commercial property located in the established Oricle Business Park in West Las Vegas. The site encompasses a 0.20-acre parcel with a single building of around **7,200 square feet**. Well-positioned in the Las Vegas–Henderson–Paradise metro area, the property benefits from **strong regional visibility** and **straightforward access** via South Jones Boulevard.

The surrounding market is experiencing steady expansion and economic momentum. Within a five-mile radius, population stands at nearly 476,000, with projected growth nearing 7.6% over the next five years. This thriving demographic base is complemented by a median household income of approximately \$49,400, signaling strong purchasing power and demand for healthcare and related services.

The property is currently occupied by **Nevada Adult Day Healthcare Centers, Inc.**, a licensed and NPI-registered adult day care operator, which provides stability through consistent use and a healthcare-oriented tenant base. This functionality underscores the asset’s appeal for **long-term, income-generating investment strategies**, particularly for investors seeking tenant security in the medical or care sector.

PROPERTY SUMMARY

Offering Price	\$2,500,000
Net Operating Income (NOI)	\$141,600
Cap Rate	5.66%
Building Size	7,200 sq ft
Lot Size	0.20 AC
Price per Square Foot	\$347
Construction Year	2005
Occupancy	100%
Property Type	Commercial
Zoning	Limited Commercial (C-1)
Parking Spaces	13 spaces in front + more on-premises parking

PROPERTY HIGHLIGHTS

- Situated in the Oricle Business Park submarket of West Las Vegas, the property commands strategic exposure in a growing commercial corridor.
- The surrounding population within a 5-mile radius is projected to grow by 7.62% from 2024 to 2029, underscoring sustained demand potential.
- The property serves a densely populated trade area of nearly 476,000 people within five miles, providing a solid customer or employee base for tenants.

LEASE SUMMARY

Tenant Name	Nevada Adult Day Healthcare Centers
Tenant Type	Adult Day Care
Lease Type	Absolute Triple Net (NNN)
Lease Term	Ten Years
Monthly Base Rent	\$11,800
Base Rent per sq ft	\$1.64
Annual Rent Increases Yr 1-5	2% per year
Annual Rent Increases Yr 6-10	3% per year
Lease Agreement	Sale-Leaseback
Options to renew	Two (2) 5-yr renewal options

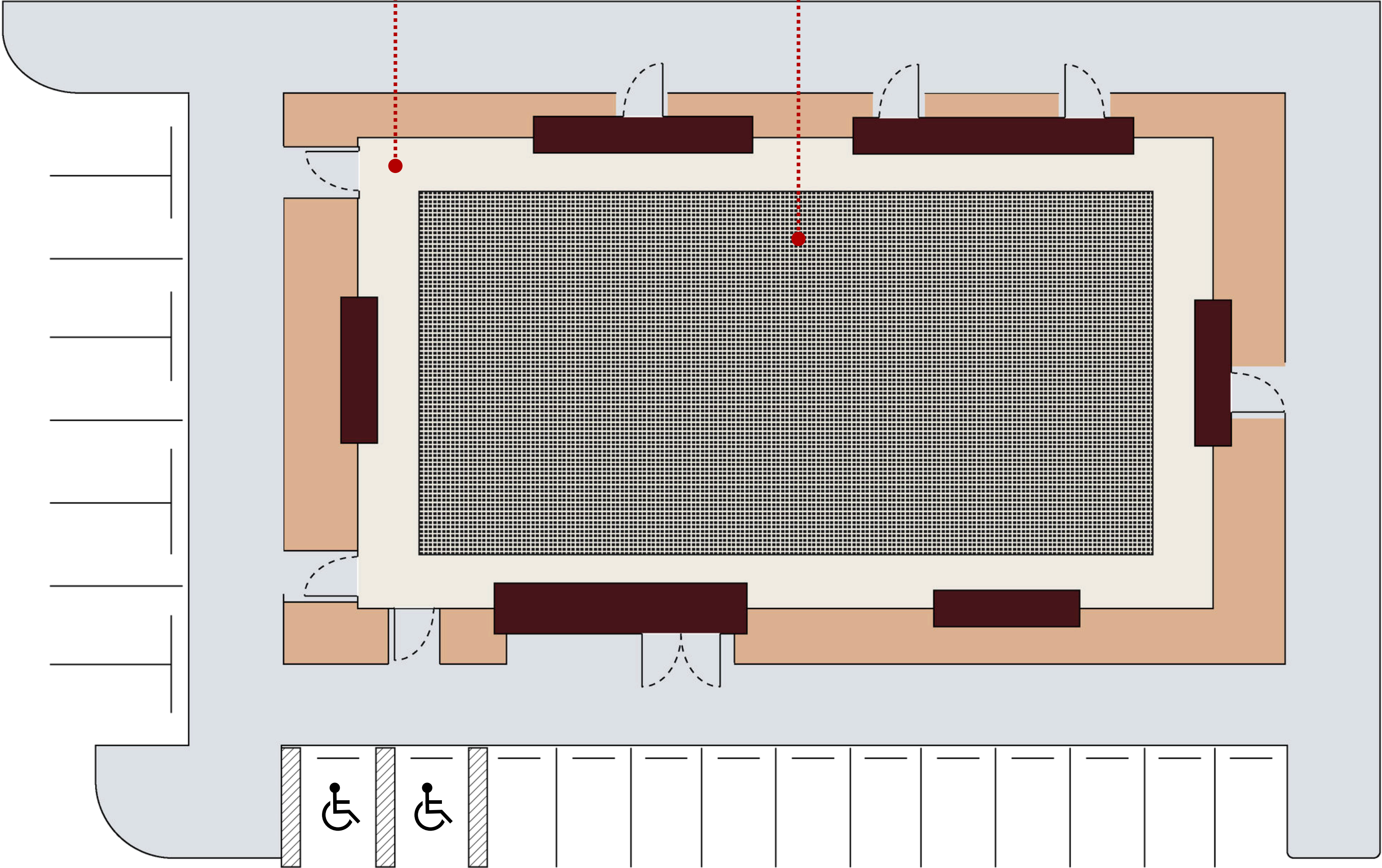
SITE PLAN

O'BANNON DR

FRESHLY PAINTED EXTERIOR

EQUIPPED WITH SOLAR PANELS

S JONES BLVD



AERIAL VIEW





DEMOGRAPHICS & LIFESTYLE

The Jones Blvd corridor in ZIP 89146 serves an established, mature population—median age 41.5—with per capita income of \$30,900 and household earnings near \$48,200; average home values hover at \$271K, reflecting a stable, community-oriented market.

ECONOMIC STATUS

Nestled in a diversified West Las Vegas trade area, the local economy spans retail, healthcare, and logistics, supported by a steady resident income base—average family earnings around \$68K—providing a healthy backdrop for investment stability.

TRANSPORTATION & ACCESSIBILITY

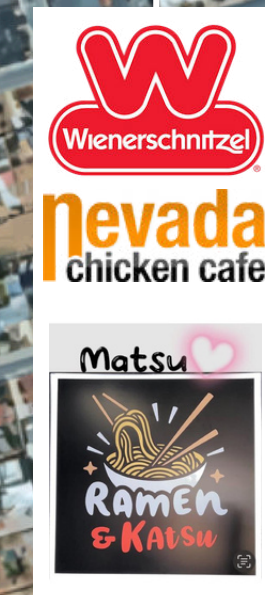
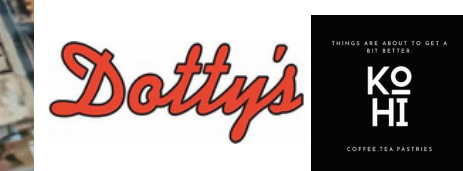
Residents enjoy moderate commute times (20–25 minutes) and seamless connectivity to arterial routes such as Sahara Blvd and US-95, with easy access to educational hubs and retail nodes that bolster daily traffic and footfall.

AT-A-GLANCE INVESTMENT HIGHLIGHTS

- **Healthcare Synergy** – Steps from hospitals, clinics, and specialty practices, ideal for medical or health-related tenants.
- **High Visibility** – Positioned along S Jones Blvd, a key Las Vegas arterial with strong daily traffic counts.
- **Balanced Surroundings** – Close to both residential neighborhoods and complementary commercial uses.
- **Tenant Retention Potential** – Established trade area supports long-term occupancy stability.



RETAIL AND RESTAURANTS



HEALTHCARE MAP

MEDICAL FACILITIES

1. Kindred Hospital Las Vegas
2. St Rose Dominican Hospital
3. Rawson-Neal Psychiatric Hospital
4. Sahara Medical Institute
5. Sahara West Urgent Care & Wellness
6. Rapid Care Medical Clinic
7. Decatur Healthcare Center Pediatrics
8. Oakey Healthcare Center
9. Red Rock Family Clinic
10. Family Doctors Medical Center
11. Red Rock Medical Group
12. Sleep Center of Nevada
13. Family Doctors
14. Harmony Medical
15. NEM Medical Center
16. Cima Medical Center
17. Astrana Care Rainbow

Savon
Pharmacy

CenterWell
Pharmacy

Walmart
Pharmacy

Walgreens
Specialty Pharmacy

Walgreens
Specialty Pharmacy

Walmart
Pharmacy

option care health

Pharmacy

986 PHARMACY
SPECIALTY

CVS
pharmacy

Goodwill Pharmacy

AMERICAN WELLNESS
PHARMACY

SMITH'S PHARMACY

KIM'S
BETTER HEALTH PHARMACY

CVS
pharmacy

Walmart
Pharmacy

Walgreens
Specialty Pharmacy

Care
Pharmacy

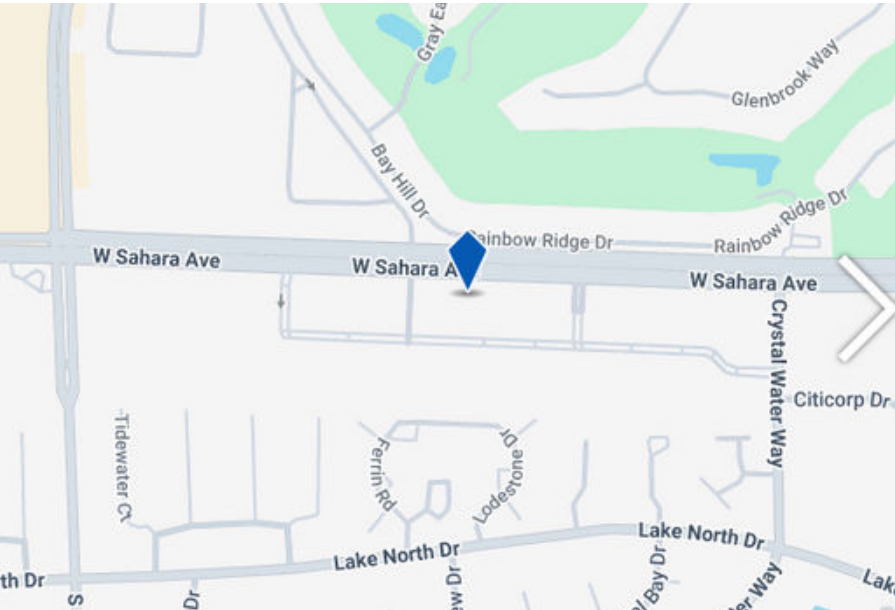
SALE COMPS



LAKE BUSINESS PARK

8951 W Sahara Ave, Las Vegas, NV 89117

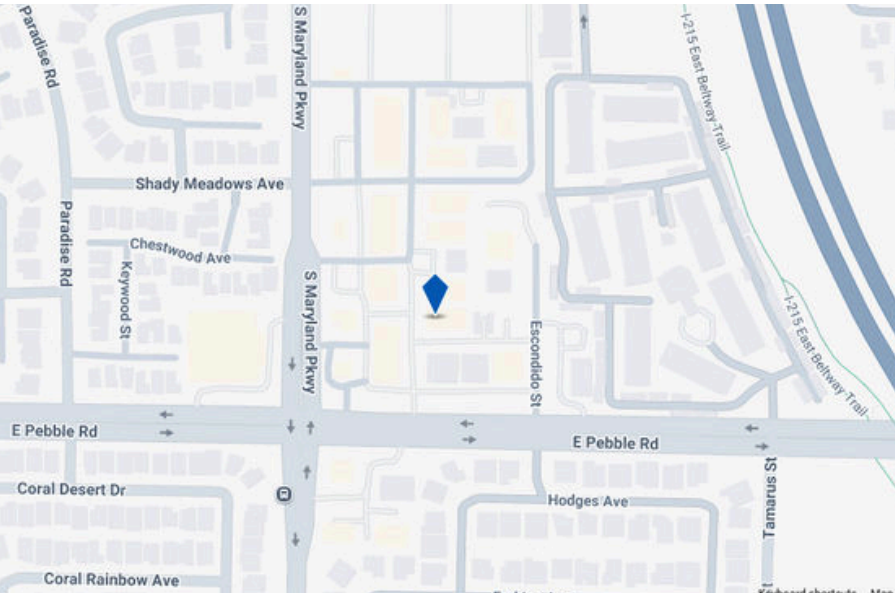
Sale Price:	\$3,200,000	Lot Size:	29,185 SF	Year Built:	1998
Building SF:	9,015 SF	Price PSF:	\$354.96	CAP:	5.50%
Closed:	6/18/2025				



SCOTTSDALE PLAZA

8878 S Maryland Pky, Las Vegas, NV 89123

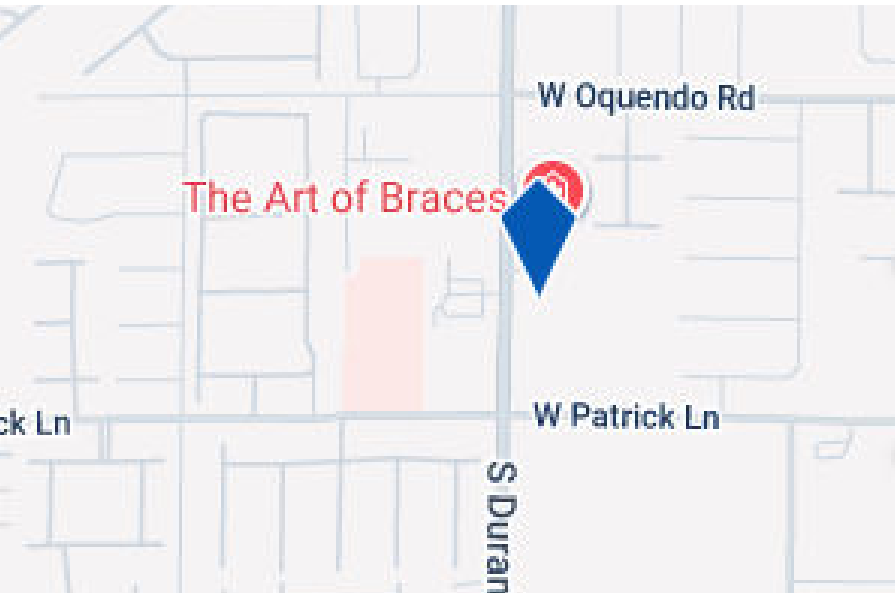
Sale Price:	\$1,654,250	Lot Size:	390,027 SF	Year Built:	2005
Building SF:	5,070 SF	Price PSF:	\$326.28	CAP:	4.61%
Closed:	6/18/2025				



DURANGO DR - BLDG C

6048 S Durango Dr., Las Vegas, NV 89113

Sale Price:	\$2,400,000	Lot Size:	6,970 SF	Year Built:	2007
Building SF:	5,822 SF	Price PSF:	\$412.23	CAP:	5.96%
Closed:	11/27/2024				



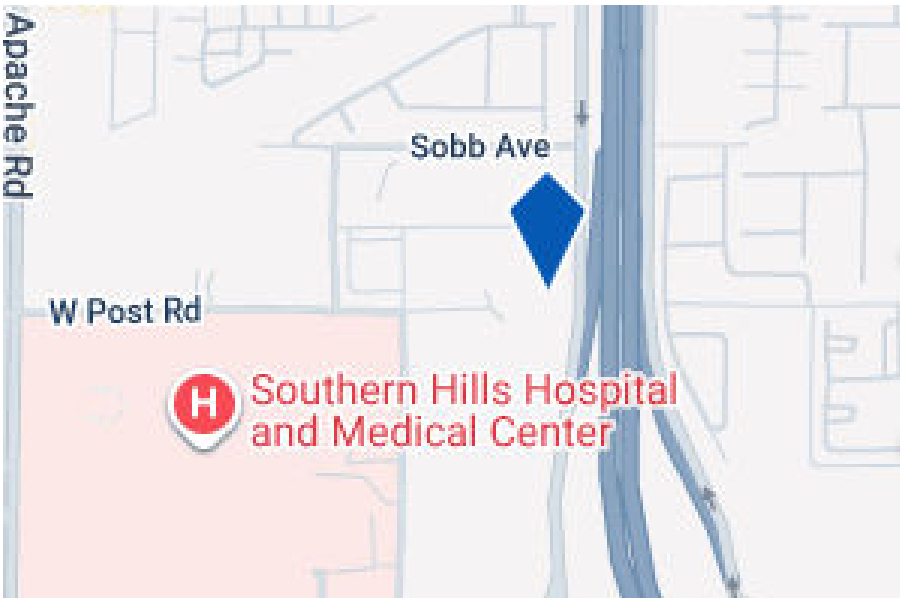
SALE COMPS



POST RD. - BUILDING 8

9055 W Post Rd., Las Vegas, NV 89148

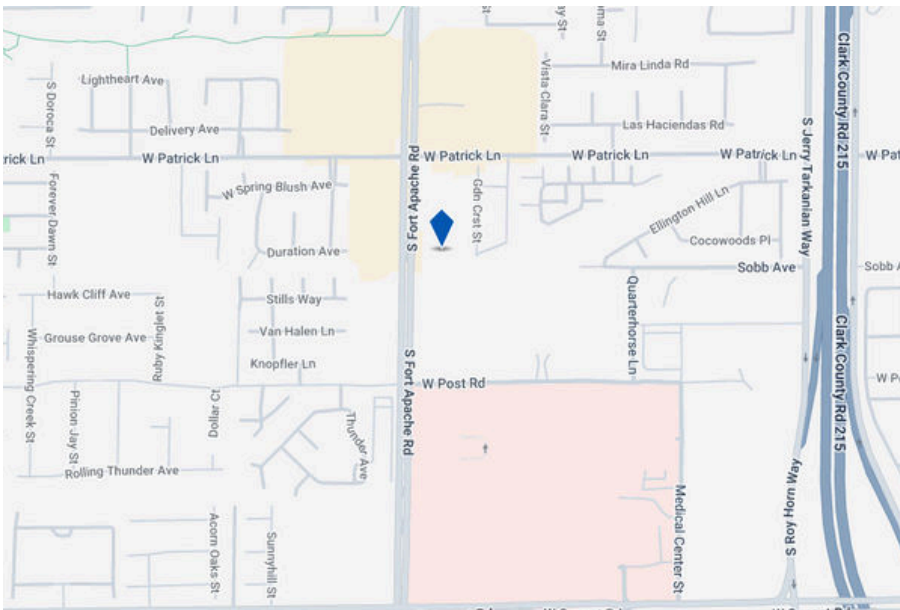
Sale Price:	\$1,969,000	Lot Size:	23,958 SF	Year Built:	2005
Building SF:	5,103 SF	Price PSF:	\$385.85	CAP:	5.51 %
Closed:	7/8/2024				



FORT APACHE RD

6190 S Fort Apache Rd., Las Vegas, NV 89148

Sale Price:	\$4,850,000	Lot Size:	43,124 SF	Year Built:	2006
Building SF:	11,320 SF	Price PSF:	\$428.45	CAP:	6.31 %
Closed:	1/31/2024				



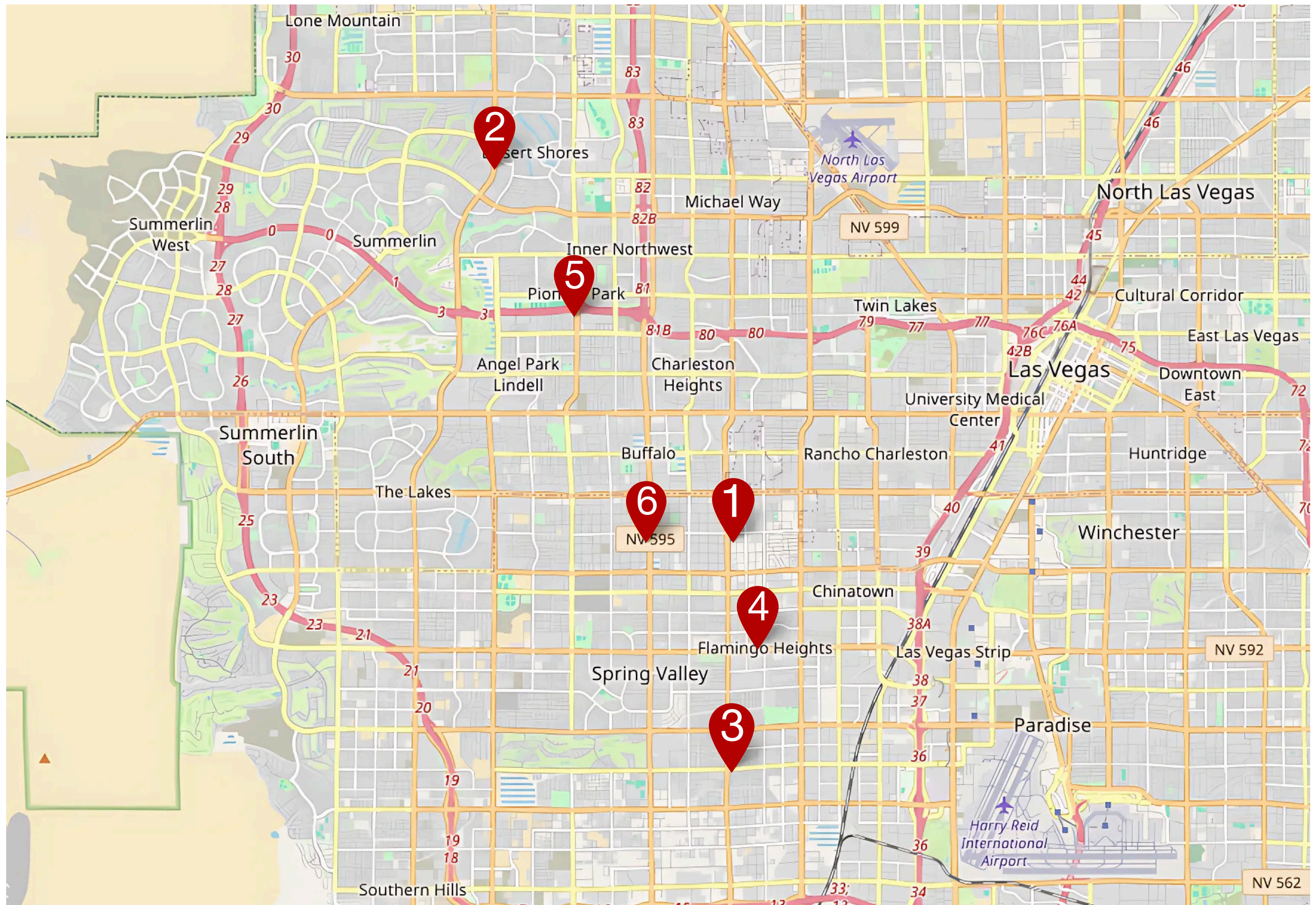
FORT APACHE BLDG D4

5576 S Fort Apache Rd. Las Vegas, NV 89148

Sale Price:	\$1,900,000	Lot Size:	19,166 SF	Year Built:	2006
Building SF:	4,600 SF	Price PSF:	\$413.04	CAP:	4.38 %
Closed:	12/15/2023				



LEASE COMPS



LEASE COMPS

	PROPERTY NAME - ADDRESS	RATING	SF LEASED	FLOOR	SIGN DATE	TYPE	RENT	RENT TYPE
1	2980 S Jones Blvd Las Vegas, NV 89146	★ ★ ★ ★ ★	5,381	1st	06/2025	Direct	\$2.00/nnn	
2	7361 Prairie Falcon Rd Las Vegas, NV 89128	★ ★ ★ ★ ★	5,171	1st	04/2025	Direct	\$1.50/nnn	
3	5530 S Jones Blvd Las Vegas, NV 89118	★ ★ ★ ★ ★	7,720	1st	01/2025	Sublease	\$1.50/nnn	
4	5580 W Flamingo Rd Las Vegas, NV 89103	★ ★ ★ ★ ★	5,269	1st	07/2024	Direct	\$1.50/nnn	
5	351 N Buffalo Dr - Bldg 10 Las Vegas, NV 89145	★ ★ ★ ★ ★	7,652	1st	07/2024	Direct	\$1.85/nnn	
6	2975 S Rainbow Blvd Las Vegas, NV 89146	★ ★ ★ ★ ★	8,500	1st	01/2024	Direct	\$1.50/mg	

**Nevada Adult Day
Healthcare Centers**

FOR INFORMATION ABOUT THE PROPERTY:

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