

ABSOLUTE NNN OPPORTUNITY

**Built-In Rent
Growth**



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AGENT CONNECT REALTY

3960 Howard Huges Pkwy Ste 500
Las Vegas, NV 89169

2836 S. DURANGO DR, LAS VEGAS, NV 89117
OFFERING MEMORANDUM



OFFERING SUMMARY



ASKING PRICE

\$11,768,600



CAP RATE

7.0%



REMAINING LEASE TERM

7 Years, 11 Months



ANNUAL RENT

\$823,802



RENT INCREASES

2% ANNUALLY



TYPE OF OWNERSHIP

Absolute NNN

INVESTMENT HIGHLIGHTS

LONG-TERM ABSOLUTE NNN LEASE | BUILT-IN RENT GROWTH:

- Prescolaire Early Learning Academy, featuring a long-term initial lease with scheduled rental increases, providing predictable cash flow and long-term income durability. The structured rent escalations offer a hedge against inflation while delivering stable, needs-based tenancy in one of the nation's fastest growing metro areas.

ESSENTIAL, RECESSION-RESILIENT USE | EARLY CHILDHOOD EDUCATION:

- Early childhood education is a necessity-driven sector supported by dual-income households and sustained workforce participation. Demand for quality childcare in Las Vegas continues to rise in tandem with population growth and household formation. Prescolaire Early Learning Academy operates within a service category widely regarded as defensive, internet-resistant and insulated from e-commerce disruption.

ABSOLUTE NNN LEASE | ZERO LANDLORD RESPONSIBILITIES:

- The property is structured as an absolute triple-net (NNN) lease, eliminating landlord obligations for roof, structure, taxes, insurance and maintenance. This passive, management-free investment structure provides investors with predictable income and minimal operational oversight.

STRONG LAS VEGAS MARKET FUNDAMENTALS | HIGH-GROWTH SUN BELT MSA:

- Located in Las Vegas -- a metro exceeding 2.3 million residents -- the asset benefits from sustained in-migration, employment growth and favorable tax policy (no state income tax). Proximity to the Las Vegas Strip and expanding residential corridors supports long-term demand drivers tied to hospitality, healthcare, logistics and professional services employment.

PURPOSE-BUILT EDUCATIONAL FACILITY | STRONG REAL ESTATE PROFILE:

- The property features modern construction specifically designed for early learning use, including secured access, specialized classroom buildouts and outdoor play areas. Purpose-built childcare facilities typically experience high tenant retention due to significant upfront capital investment and regulatory licensing requirements, enhancing long-term tenancy stability.

DEMOGRAPHIC TAILWINDS | DENSE RESIDENTIAL TRADE AREA:

- The surrounding trade area is characterized by strong household density, growing family demographics and continued residential development. Las Vegas' pro-business environment, expanding infrastructure and consistent population growth create favorable long-term fundamentals for education-focused assets.

PROPERTY DESCRIPTION

ADDRESS:

↘ 2836 S. Durango Drive
Las Vegas, NV 89117

BUILDING AREA:

↘ ± 25,750 SF

LAND AREA:

↘ ±92,347 SF (±2.12 Acres)

CROSS STREETS:

↘ North of NEC Durango
Dr & Edna Ave

CLARK COUNTY PARCEL #:

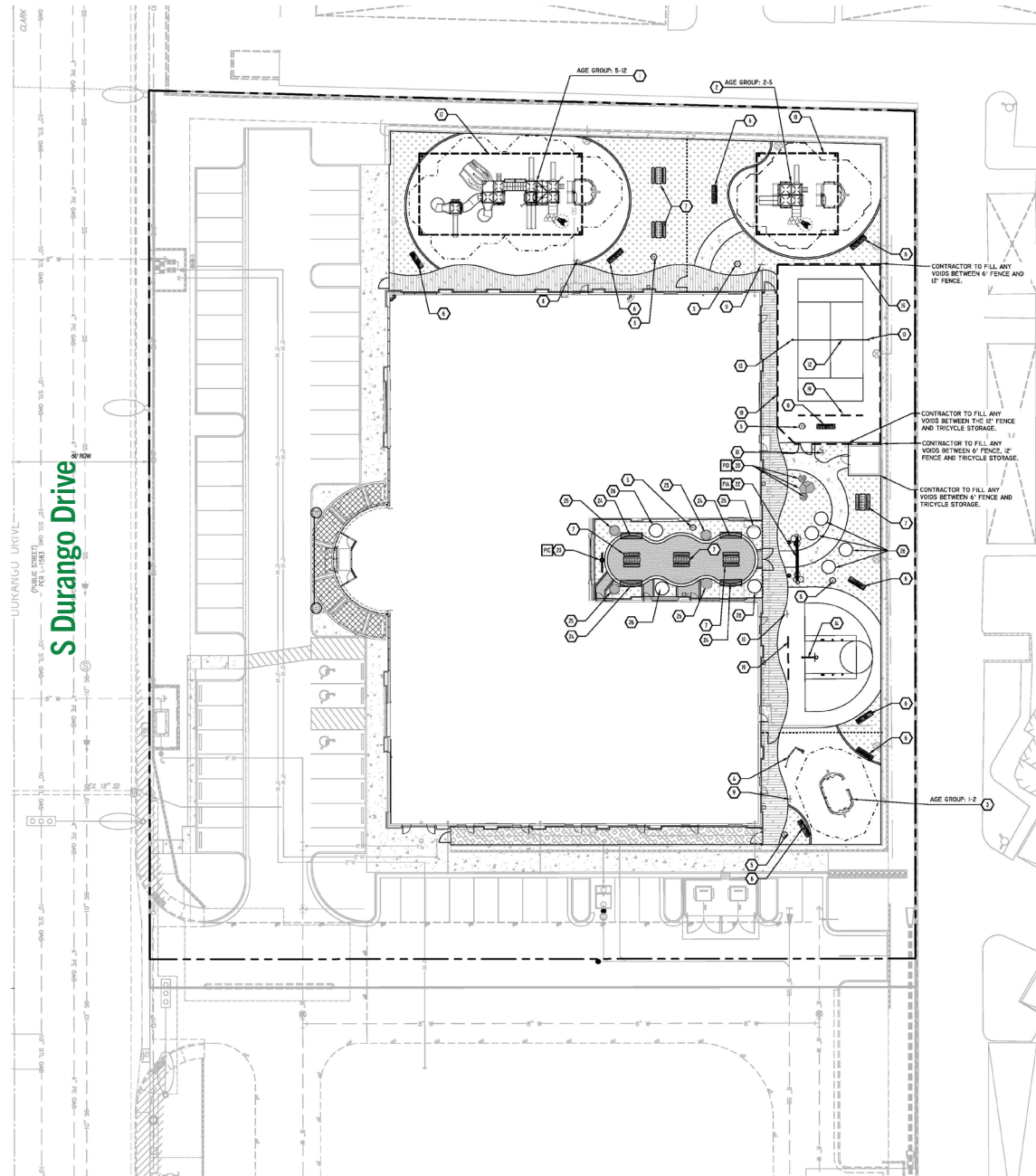
↘ 16309215004

YEAR BUILT:

↘ 2014



↘ SITE PLAN



MARKET OVERVIEW



▾ **SPRING VALLEY OVERVIEW**

Located immediately west of the Las Vegas Strip in unincorporated Spring Valley, Spring Valley is one of the most established and densely populated communities in the Las Vegas Valley. Home to more than 215,000 residents, the area has evolved into a mature infill submarket that blends stable residential neighborhoods with high-performing retail corridors and expanding mixed-use development. Its central location—approximately 10 minutes from the Strip and 15 minutes from Harry Reid International Airport—positions Spring Valley as a strategic hub for both local businesses and regional operators.

Spring Valley's growth has been fueled by strong residential demand and reinvestment along key arterials including Sahara Avenue, Rainbow Boulevard, Flamingo Road and Spring Mountain Road. The community is anchored by a diverse mix of established neighborhoods and condominium developments, supporting consistent demand for neighborhood retail, medical office and service-oriented uses. The Spring Mountain corridor—widely recognized as Las Vegas' Chinatown district—serves as a regional dining and cultural destination, drawing visitors from across Southern Nevada and reinforcing daily traffic counts throughout the trade area.

Development momentum continues to reshape the southwest portion of the submarket. Projects such as UnCommons, a 40-acre mixed-use campus featuring Class A office, lifestyle retail and more than 800 residential units, have elevated the area's live-work-play profile near the 215 Beltway and Durango Drive. Nearby, The Gramercy adds additional office, residential and restaurant space, further strengthening the southwest valley as an employment and amenity node.



Retail fundamentals remain supported by dense rooftops and strong vehicular traffic, while industrial and flex product near the 215 Beltway benefits from proximity to major resort, hospitality and service employers. Spring Valley's unincorporated status within Clark County provides a business-friendly tax structure, adding to its appeal for operators seeking central valley access without the premium pricing of master-planned communities such as Summerlin.

Major employers within and around the trade area include leading resort operators along the Strip, healthcare providers, logistics users and professional service firms. With year-round sunshine, proximity to world-class entertainment and a diverse, workforce-driven population base, Spring Valley continues to attract both residents and businesses seeking a centrally located, high-density submarket within the greater Las Vegas metropolitan area.

↘ LAS VEGAS OVERVIEW

Las Vegas is the economic and cultural center of Southern Nevada and anchors the broader Las Vegas–Henderson–Paradise metropolitan area, which encompasses all of Clark County and includes more than 2.3 million residents. The region ranks among the largest metropolitan areas in the Western United States and has been one of the country’s fastest-growing markets over the past two decades. The Las Vegas itself covers roughly 135 square miles and is home to more than 640,000 residents, while the balance of the population resides in master-planned and unincorporated communities such as Henderson, Summerlin and Spring Valley. Between 2010 and 2020, the metro added approximately 400,000 residents, driven by job growth, business relocations and Nevada’s favorable tax structure.

The region’s economy has evolved well beyond gaming and tourism into a diversified employment base led by hospitality, healthcare, logistics and distribution, advanced manufacturing, technology, and professional services. Southern Nevada is home to several Fortune 500 companies, including MGM Resorts International, Caesars Entertainment and Allegiant Air. In addition, the market has attracted major industrial and e-commerce users due to its strategic Western U.S. location, business-friendly regulatory climate and lack of state income tax. Competitive operating costs and a growing skilled workforce continue to support corporate expansion and long-term population growth.

Tourism remains a foundational economic driver. The Las Vegas Strip draws more than 40 million visitors annually and features many of the world’s highest-grossing resorts and convention facilities. Harry Reid International Airport provides nonstop service to more than 150 destinations worldwide, reinforcing Las Vegas as a premier leisure and business travel destination. The Las Vegas Convention Center further strengthens the market’s position as one of North America’s leading convention hubs.

Lifestyle amenities enhance the metro’s long-term appeal. The region enjoys more than 300 days of sunshine annually, mild winters and access to outdoor recreation including Red Rock Canyon, Lake Mead and Mount Charleston. Professional sports have expanded significantly in recent years, with the Las Vegas Raiders (NFL), Vegas Golden Knights(NHL) and Las Vegas Aces (WNBA) all calling the market home. Cultural amenities include world-class dining, entertainment residencies, performing arts venues and a growing arts district in Downtown Las Vegas.

Higher education is anchored by University of Nevada, Las Vegas (UNLV), a Carnegie R1 research institution with strong programs in hospitality, medicine and business. Continued investment in healthcare infrastructure, infrastructure expansion and industrial development positions Las Vegas as a dynamic, high-growth Sun Belt market with long-term demographic and economic momentum.



40+M
VISITORS
ANNUALLY

HOME TO
640+K
RESIDENTS

HOME TO SEVERAL FORTUNE 500 COMPANIES:



RENT ROLL

Tenant	Lease Start	Lease End	Square Feet	% of GLA	CONTRACT RENTAL RATE		RENT PER SQ. FT.		Rent Increases	Options
					Year	Month	Year	Month		
Prescolaire Early Learning Academy	July 10, 2023	February 10, 2034	25,750	100%	\$823,802.00	\$68,650.17	\$31.99	\$2.67	2% Annually	Three (3) - Five (5) year Options



↓ TENANT OVERVIEW



Prescolaire Learning Academy is a private early childhood education provider offering infant care, preschool, pre-kindergarten and school-age enrichment programs through a structured, curriculum-driven learning model. The company was founded with a mission to deliver a safe, academically focused childcare experience that blends foundational education with social, emotional and cognitive development in a secure, purpose-built environment.

The brand operates modern early education centers designed to provide a comprehensive learning experience, featuring age-specific classrooms, secure access systems and outdoor play areas tailored to early childhood development. Prescolaire Learning Academy emphasizes structured lesson planning, kindergarten readiness, and enrichment-based programming that supports literacy, math fundamentals, creative expression and character development. Its educational approach is centered on preparing children for long-term academic success while providing families with dependable, full-service childcare.

Prescolaire Learning Academy's business model supports long-term enrollment stability, serving children from infancy through pre-kindergarten and, in select locations, school-age programs. This multi-age platform promotes recurring revenue, strong retention and consistent occupancy levels. Demand for quality childcare remains driven by dual-income households, workforce participation and sustained population growth in suburban and infill residential communities. The early education sector is widely regarded as needs-based and relatively recession-resistant, as childcare remains essential infrastructure for working families.

With a focus on purpose-built facilities, regulatory compliance and community integration, Prescolaire Learning Academy continues to expand in high-growth metropolitan markets. Its commitment to structured curriculum, safe environments and family-centered service positions the company as a stable operator within the early childhood education industry and a strong tenant within the net-lease investment space.

www.prescolaireus.com

LEASE ABSTRACT

LESSEE	2836 Durango, LLC
TENANT NAME	Prescolaire Early Learning Academy
TENANT SIZE (SF)	25,750
LEASE COMMENCEMENT DATE	7/10/2023
EXPIRATION DATE	2/10/2034
NO. & TERM OF OPTIONS	Three (3) - Five(5) Year Options
CONTRACTUAL RENTAL RATE	\$68,650.17 per month
RENT INCREASE SCHEDULE	2% Annual Increases
LESSEE OPERATING EXPENSES	Starting on the Effective Date, the tenant is responsible for arranging and paying for all costs related to operating and maintaining the premises, including insurance, repairs and replacements, cleaning, pest control, and trash removal.
PROPERTY TAX EXPENSE	The tenant is required to pay all real estate taxes directly to the Clark County Tax Assessor's Office. Beginning on the Commencement Date and continuing throughout the lease term, the tenant is responsible for all property taxes related to the premises.
PROPERTY INSURANCE	The tenant must carry commercial general liability insurance with coverage of at least \$3,000,000 per occurrence and \$3,000,000 in the annual aggregate. The policy must cover personal injury, bodily injury (including wrongful death), and property damage related to the premises, including claims arising from its use, maintenance, or operations. The coverage must be at least as comprehensive as the standard ISO CG 0001 form.
MAINTENANCE & REPAIRS	Beginning on the Effective Date, the tenant is fully responsible, at its own expense, for maintaining, repairing, and replacing the premises. This includes all structural components (such as the foundation, walls, beams, roof structure, and exterior elements), utility lines, plumbing, building systems (HVAC), fixtures, appliances, and interior surfaces. The tenant must also periodically update and improve the space to keep it in high-quality, rentable, and attractive condition throughout the lease term.

GALLERY



➤ GALLERY



GALLERY





▼ CONFIDENTIALITY STATEMENT

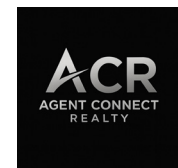
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EXCLUSIVELY LISTED BY:



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