



PALM COURT

100% Occupied Investment Opportunity

6889
S. EASTERN AVE.

Condos B & C | Las Vegas, NV 89119



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03

Executive Summary

- + Property Overview
- + Area Overview
- + Property Details
- + Investment Highlights



PALM COURT

6889 SOUTH EASTERN AVENUE | LAS VEGAS NEVADA 89119

Property Overview

MDL Group is pleased to present Palm Court located at 6889 S. Eastern Ave. (the Property). This 100% occupied investment opportunity is situated in a prime location right off the intersection of S. Eastern Ave. and E. Sunset Rd. with a combined traffic count of ±70,500 VPD (vehicles per day). The property enjoys frontage on S. Eastern Ave. and is a part of Palm Court Business Park.

Area Overview

The property offers convenient access to the Harry Reid International Airport, I-15/I-215 Interchange, and the Las Vegas Strip. The property is surrounded by a variety of amenities such as Town Square Las Vegas, Las Vegas Premium Outlets – South, Sunset Park, Eastern Springs Village Shopping Center, several national hotel brands including Hampton Inn & Suites and La Quinta Inn, and Wildhorse Golf Club. The property benefits from a fast-growing population of ±396,016 residents within a 5-mile radius.



LAS VEGAS STRIP

CONDO B SALE INFORMATION

\$1,400,000 **±3,538**

Sale Price Square Foot
\$395.70 PSF **5.80%**
Price Per Square Foot Cap Rate

CONDOS B & C SALE INFORMATION

\$2,100,000 **±4,964**

Sale Price Square Foot
\$423.05 PSF **5.71%**
Price Per Square Foot Cap Rate

SUBJECT

E. Maule Ave.

S. Eastern Ave. // 33,500 VPD



6889 South Eastern Avenue | Las Vegas, Nevada 89119

+ Parcel Number	Condo B: 177-02-614-080 Condo C: 177-02-614-081	+ Zoning	Industrial Park (IP)
+ Submarket	Airport	+ Parking	5.1:1,000
+ Condo Size	Condo B: ±3,538 SF Condos B & C: ±4,964 SF	+ Year Built	2006
+ HOA Fees	Condo B: \$620/month Condos B & C: \$885/month	+ Traffic Counts	S. Eastern Ave. // 33,500 VPD E. Sunset Rd. // 37,000 VPD
+ Occupancy	100%		

One hundred percent leased investment opportunity with long-term tenants in the heart of Las Vegas, minutes away from The Las Vegas Strip & Harry Reid International Airport.



Excellent Accessibility

The Property is easily accessed with 3 (three) main points of ingress/egress on S. Eastern Ave., Pama Ln. and E. Maule Ave. with nearby proximity to the I-15/I-215 Interchange, as well as the various amenities.



Nearby Amenities

The property is surrounded by a variety of amenities such as Town Square Las Vegas, Las Vegas Premium Outlets – South, Sunset Park, Eastern Springs Village Shopping Center, several national hotel brands including Hampton Inn & Suites and La Quinta Inn, and The Las Vegas Strip.



Well Maintained Property

The property is professionally managed and routinely maintained.



100% Occupied

Two long term tenants, including Unifi Aviation (Condo B) and Subway (Condo C).



Prime Location

The Property is located on the hard-corner of S. Eastern Ave. and E. Maule Ave. and is 0.6-miles due south of Harry Reid International Airport, 3.5-miles from Town Square, 4.5-miles from the Las Vegas Strip, and 4.4-miles from the I-15/I-215 Interchange.



High Traffic Thoroughfares

The Property benefits from being located just south of 2 (two) heavily traveled thoroughfares in S. Eastern Ave. and E. Sunset Rd. with a combined traffic count of ±72,600 VPD

- S. Eastern Ave.: 33,500 VPD
- E. Sunset Rd.: 37,000 VPD

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Tenant Summary

+ Tenant Profiles





+ Tenant	Unifi Aviation
+ Suite Size	±3,538 SF
+ Lease Start	Contact Broker
+ Lease Exp.	Contact Broker
+ Website	unifiservice.com

Unifi Aviation is a leading provider of aviation services in North America, delivering a wide range of ground handling, passenger service, and technical support solutions to major airlines and airports. The company specializes in ramp services, baggage handling, cabin cleaning, wheelchair assistance, ticketing, and gate operations, helping ensure safe, efficient, and on-time flight operations. With a strong focus on safety, operational excellence, and customer experience, Unifi leverages technology and workforce training to support airline partners in maintaining high performance standards. Serving hundreds of airport locations, Unifi Aviation plays a critical role in keeping the air travel industry running smoothly and reliably.

+ Tenant	Subway
+ Suite Size	±1,426 SF
+ Lease Start	Contact Broker
+ Lease Exp.	Contact Broker
+ Website	subway.com

Subway is one of the world's largest quick-service restaurant chains, known for its customizable submarine sandwiches, wraps, and salads. Founded in 1965, the brand built its reputation on offering made-to-order meals with freshly baked bread and a variety of proteins, vegetables, and sauces. With thousands of locations globally, Subway operates primarily through a franchise model, making it one of the most widely recognized restaurant brands worldwide. In recent years, the company has focused on modernizing its menu, refreshing store designs, and enhancing digital ordering options to better meet evolving customer preferences and compete in the fast-casual dining market.



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Maps & Plans

- + Demographic Profile
- + Aerials
- + Floor Plans
- + Property Photos

Fast Facts



570,231
Daytime Population



21,513
Number of Businesses



70.2%
Employees Drive to Work



56.3%
White Collar Employees



0.48%
2025-2030 Growth Rate

5-Mile Radius

Population	1 mile	3 miles	5 miles
2010 Population	8,133	121,793	360,058
2020 Population	8,723	123,287	391,522
2025 Population	8,711	122,928	396,016
2030 Population	8,849	124,632	405,695
2010-2020 Annual Rate	0.70%	0.12%	0.84%
2020-2025 Annual Rate	-0.03%	-0.06%	0.22%
2025-2030 Annual Rate	0.31%	0.28%	0.48%
2025 Median Age	39.8	42.0	40.3

Households	1 mile	3 miles	5 miles
2010 Households	3,455	48,921	145,634
2020 Households	3,767	50,278	161,449
2025 Total Households	3,779	51,064	166,192
2030 Total Households	3,862	52,217	171,879
2010-2020 Annual Rate	0.87%	0.27%	1.04%
2020-2025 Annual Rate	0.06%	0.30%	0.55%
2025-2030 Annual Rate	0.44%	0.45%	0.68%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$100,816	\$106,408	\$101,227
2030 Average Household Income	\$111,319	\$118,086	\$112,370
2025-2030 Annual Rate	2.13%	2.28%	2.31%

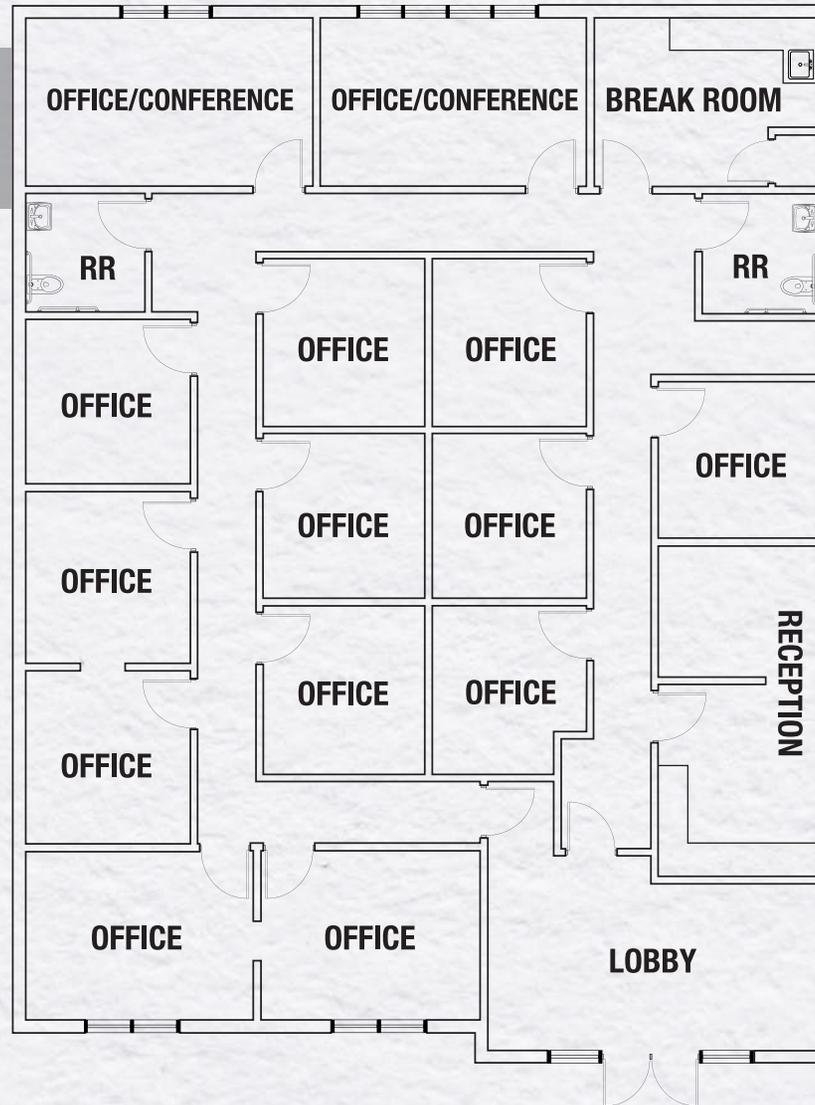
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	3,966	55,657	177,427
2020 Total Housing Units	3,979	54,319	181,825
2025 Total Housing Units	3,948	54,587	184,807
2025 Owner Occupied Housing Units	2,029	29,368	87,599
2025 Renter Occupied Housing Units	1,919	25,219	97,208
2025 Vacant Housing Units	170	3,548	18,665
2030 Total Housing Units	4,061	56,244	191,791
2030 Owner Occupied Housing Units	2,023	28,472	82,427
2030 Renter Occupied Housing Units	1,840	23,745	89,452
2030 Vacant Housing Units	199	4,027	19,912

Source: ESRI



CONDO B

Sale Price: \$1,400,000
Sale Price PSF: \$395.70
HOA: \$620/month
CAP Rate: 5.80%

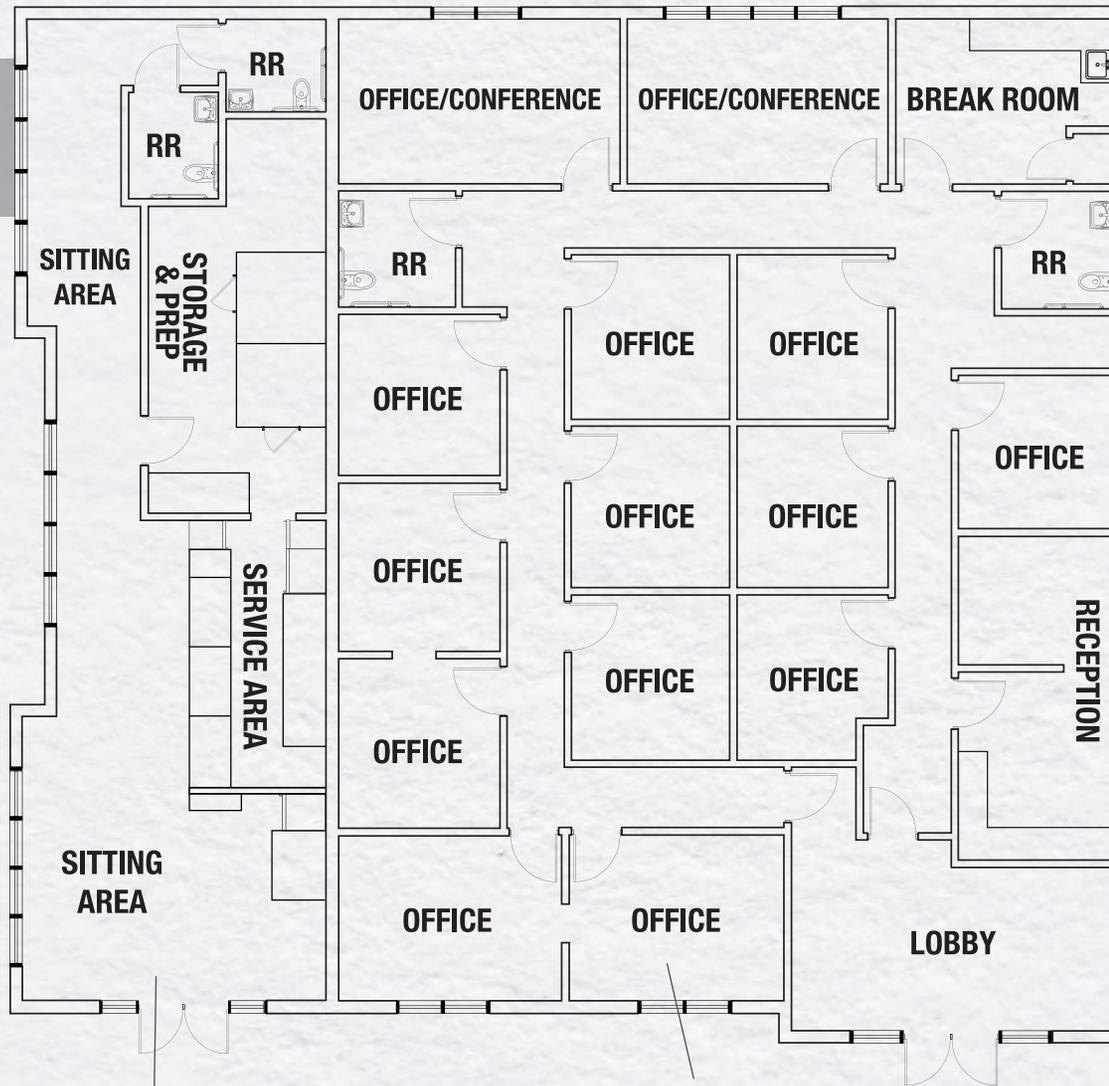


±3,538 SF



CONDOS B & C

Sale Price: \$2,100,000
Sale Price PSF: \$423.05
HOA: \$885/month
CAP Rate: 5.71%



±4,964 SF



Service you deserve. People you trust.

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Maps & Aerials: **Property Photos**



Financial



PALM COURT

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Financial

+ Rent Roll with Sale
Analysis

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Contact Broker for Financial Analysis



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Market Overview

Clark County Nevada

Synopsis

As of the 2010 census, the population was 1,951,269, with an estimated population of 2,265,461 in 2022. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 11th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$8.1 billion, which surpasses that of the state government.

 **±435**
Size (Sq. Mi.)

Quick Facts
 **2,265,461**
Population

 **290**
Pop. Density (Per Sq. Mi.)

Source: www.clarkcountynv.gov,
www.wikipedia.com

Nevada Tax Advantages

NEVADA

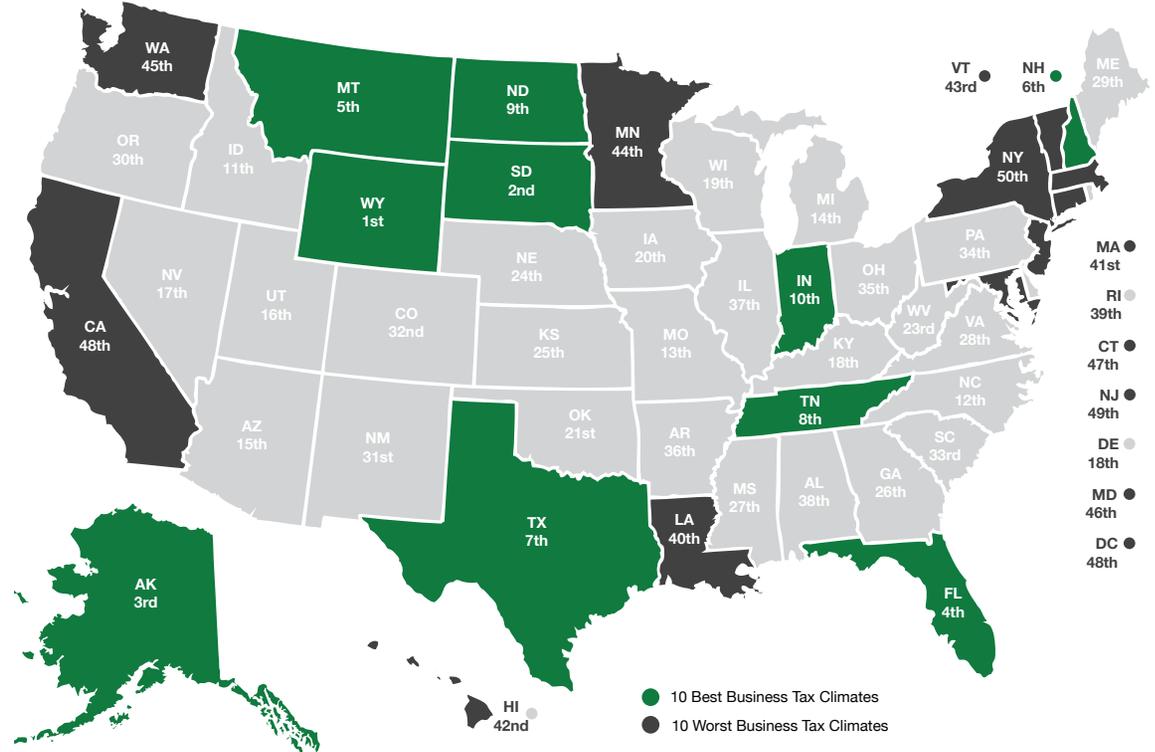
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking: California ranks 48th, Arizona 15th, Idaho 11th, Oregon 30th and Utah 16th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2025 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 17th in the Tax Foundation’s 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor’s Office of Economic Development; www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day’s drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world’s freight from the Pacific Coast to America’s Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



(WORLD CHAMPIONS)



(WORLD CHAMPIONS)



(WORLD CHAMPIONS)



(WORLD CHAMPIONS)



HENDERSON
SILVER KNIGHTS™



LAS VEGAS
MOTOR SPEEDWAY
AMERICA'S RACING SHOWPLACE!



Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

Disclaimer

This package is provided to you by MDL Group and is intended solely for your limited use and benefit in determining whether you desire to express further interest in purchasing the property described in the attached documentation (the "Property"). The providing of "this package" to you and your use thereof is conditioned upon your agreement to the terms set forth below.

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You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the property manager.

Owner's obligation therein has been satisfied or waived. By receipt of "this package", you agree that the package and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose the package or any of its contents to any other entity without the prior written authorization of owner. You also agree that you will not use the package or any of its contents in any manner detrimental to the interest of the owner or MDL Group.

This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to MDL Group.

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