



INVESTMENT SALE



CAROLINE'S COURT

7703 N El Capitan Way
Las Vegas, NV 89143

For more information, please contact:

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HIGHLIGHTS

**All-Cash required and fast Close -
after Title review and speedy Due Diligence confirmation.**



- Strong historical occupancy, 83% of the in-place income has been at the property over 10 years
- Secure rent roll, internet resistant tenant mix
- Upside potential at 100% occupancy
- High visibility on the corner of Durango Drive & El Capitan Way
- Located in NW Las Vegas, just off the 95 freeway
- Anchored by Lowe's Home Improvement
- Excellent lineup: OneNevada Credit Union, Jackson Hewitt, Hungry Howie's Pizza and more!



PROPERTY OVERVIEW

Financials & Proforma	2025 Actuals	2026 Budget
Rental Revenue	\$379,938	\$402,445
CAM Income	\$143,925	\$142,820
Other Income	\$9,330	\$0
Total Income	\$533,192	\$545,264
Cleaning Expense	\$4,568	\$4,810
Repairs and Maintenance Expense	\$9,627	\$9,172
Utilities Expense	\$18,050	\$19,212
Parking/Grounds Expense	\$1,604	\$1,717
Property Taxes	\$35,217	\$36,155
Insurance	\$15,212	\$15,820
Management Fees	\$41,351	\$30,811
Total Recoverable Expenses	\$125,629	\$117,699
Total Operating Expenses	\$125,879	\$117,699
Net Operating Income	\$407,313	\$427,566

Property Statistics	
Gross Leasable Square Footage	14,498 SF
Total Land Area	1.57 AC
Year Built	2010
Occupancy	100%
Buildings	1
Average Rent Per SF	\$2.32 per month

Sale Metrics	
Asking Price	\$6,305,000
Price Per SF	\$435
Cap Rate	6.78%

As of 04/01/2026

Unit	Lease Name	Lease From	Lease To	Term (Months)	Area	Base Rent	Rent Per Area
110	Nail Salon	08/15/2013	12/31/2028	185	1,859	\$4,021.02	\$2.16
120	Jiu Jitsu	10/01/2021	11/30/2026	62	1,328	\$2,795.05	\$2.10
130	Jackson Hewitt Tax Service	05/07/2013	05/31/2027	169	1,328	\$2,326.78	\$1.75
140	Esthetics	03/17/2026	05/31/2029	39	1,367	\$2,870.70	\$2.10
150	Hungry Howie's Pizza	04/03/2014	07/31/2029	184	1,349	\$2,818.85	\$2.09
160	Windy City Barber	04/01/2011	03/31/2029	216	934	\$2,102.45	\$2.25
170	Neon Smoke & Gifts	05/01/2010	04/30/2030	240	1,200	\$2,917.22	\$2.43
180	Tack & Feed	04/05/2015	02/29/2028	155	2,633	\$6,013.74	\$2.28
190	One Nevada Credit Union	08/01/2008	07/31/2027	228	2,500	\$7,727.52	\$3.09
Total/Average					14,498	\$33,593.33	\$2.32



Site plan is not to exact scale. It is intended for general information purposes only.

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AERIAL MAP





