

5871 Mountain Vista St

Las Vegas, NV 89120



HILTZ COMMERCIAL GROUP

Premier Educational & Institutional Campus

5871 Mountain Vista Street

Las Vegas, NV 89120

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EXECUTIVE SUMMARY

5871 Mountain Vista Street

Property Summary

PROPERTY SNAPSHOT

Located in Las Vegas, Nevada, 5871 Mountain Vista Street presents a rare opportunity to acquire a 58,401-square-foot educational campus on approximately 6.01 acres, offered at \$19,973,142.

Property Type	• Office / Special Use • Educational
Property Price	• \$19,973,142
Price/SF	• \$342/SF
Year Built	• 1987 • 2007
APNs	• 16132110005 • 16132110004 • 16132110003 • 16132110002
Building Size	• 58,401 SF
Lot Size	• 6.01 Acres • 253,519 SF
# of Buildings	• 3
Stories	• 1
Parking	• 183 Spaces • 110 Uncovered • 73 Covered
Zoning	• CP – Commercial Professional
Approved Use	• School Use • Special Use Permit

Potential For Sale Leaseback With Current Owner

58,401
SF BUILDING

6.01
ACRE CAPUS

183
PARKING SPACES

Property Highlights

❖ **School Use Approved** under a Special Use Permit for educational and institutional operations

❖ **Secure Campus Environment** with cameras, autolocking classroom doors, tinted windows and motion-controlled lighting

❖ **Flexible Educational Layout** featuring classrooms, multiclassroom pods, teacher rooms and private offices

❖ **Recreational Facilities** including basketball court, tetherball poles, playground and expansive outdoor areas

❖ **Highly Accessible Location** with freeway access, prominent pole signage and abundant natural light

❖ **Leaseback Potential** Depending on the timing of closing and the school's relocation schedule, a buyer may have the opportunity to receive interim rental income while planning for future occupancy or improvements. The need for a leaseback and its duration will depend on those timelines, with rental rate and other terms negotiated as part of the transaction.

❖ **COMING SOON: 42,500 SF Synthetic Turf Field** with fully fenced campus, courtyard and playground

❖ **183 Parking Spaces** including 110 uncovered and 73 covered staff spaces

❖ **Extensive Amenities** including multipurpose rooms, staff lounge, vending area, PE storage and server room

❖ **Recently Improved** with new carpet, paving and striping, solar units, HVAC shut-offs and desert landscaping

❖ **Purpose-Built Infrastructure** including health offices with bathrooms and a stubbed-out science lab

Investment Overview

5871 Mountain Vista St. offers a well-equipped and highly functional campus with extensive educational, recreational, and operational amenities, along with a potential sale-leaseback opportunity with the current owner and school operator.

Located in Las Vegas, Nevada, 5871 Mountain Vista Street presents a rare opportunity to acquire a 58,401-square-foot educational campus on approximately 6.01 acres, offered at \$19,973,142. The property features a Special Use Permit for school use and a highly functional campus configuration with three single-story buildings, 183 parking spaces, flexible classroom and administrative areas, health offices, multipurpose rooms, recreational facilities, and extensive outdoor space highlighted by a soon-to-be-added 42,500-square-foot synthetic turf field. Recent improvements include new carpeting, paving and striping, solar units, automatic HVAC shut-offs, and low-maintenance desert landscaping, while secure campus features and convenient freeway access further enhance the property's appeal for educational, institutional, and other specialized users.



School Use Approved

under a Special Use Permit for educational and institutional operations



Secure Campus Environment

with cameras, autolocking classroom doors, tinted windows and motion-controlled lighting





Recreational Facilities

including basketball court, tetherball poles, playground and expansive outdoor areas



An aerial photograph of a sports complex. In the foreground, there's a basketball court with blue lines and a black top. To its left is a green soccer field with two goals. Further left is a building with a grey roof and a parking lot with several palm trees. A long, straight concrete drainage canal runs diagonally from the middle ground towards the background. To the right of the canal is a residential area with houses and trees. In the far background, there are mountains under a blue sky with some clouds.

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THE LOCATION

5871 Mountain Vista Street

Las Vegas, NV

Situated in central North Las Vegas, the property benefits from a highly accessible location within an established residential, institutional, and commercial area. The surrounding corridor provides convenient connectivity to major thoroughfares, Interstate 15, and the broader Las Vegas Valley, supporting accessibility for students, staff, visitors, and community users. The property is also positioned near established civic, healthcare, and educational institutions, reinforcing its suitability for a wide range of institutional uses.

Demographic	1 Mile	3 Miles	5 Miles
2025 Population	28,598	213,407	489,202
2025 Households	11,217	77,342	183,681
2025 Median HH Income	\$43,742	\$58,465	\$55,899
2025 Median Home Value	\$234,242	\$323,931	\$342,673



Las Vegas continues to experience strong population and economic growth, supported by ongoing investment in infrastructure, tourism, healthcare, education, entertainment, and commercial development. As one of the nation's most dynamic metropolitan areas, the Las Vegas Valley benefits from a diverse and expanding employment base, continued residential development, and significant public and private investment, creating a favorable environment for institutional and educational uses.

Retail Synergy





BY THE NUMBERS

68.9M

OFFICE
SQUARE FEET

38.5M

ANNUAL
VISITORS

Las Vegas, NV

5871 Mountain Vista Street

Business Profile

48%

Bachelor Degree+

1.24M

Labor Force

Las Vegas is a dynamic metropolitan market with a population of more than 2 million residents and a globally recognized combination of entertainment, hospitality, business, and lifestyle amenities. The city's pro-business environment, expanding economy, central Southwest location, and excellent regional transportation infrastructure provide businesses with access to a deep and diverse labor pool while offering residents convenient connectivity to major employment centers, retail, dining, recreation, and world-class entertainment throughout the Las Vegas Valley.

MAJOR INDUSTRIES

LUXURY
RETAIL



FINANCIAL
SERVICES



HEALTHCARE



HOSPITALITY &
TOURISM



INTERNATIONAL
TRADE



ENTERTAINMENT
MEDIA



REAL ESTATE



TECHNOLOGY



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Location Highlights

LAS VEGAS, NV

- ❖ **Strategic Southeast Las Vegas Location** — Positioned within an established and highly accessible Las Vegas corridor.
- ❖ **Excellent Regional Connectivity** — Convenient access to major roadways provides efficient connectivity throughout the Las Vegas Valley.
- ❖ **Convenient Airport Access** — Harry Reid International Airport is readily accessible, enhancing regional connectivity for visitors, staff, and users.
- ❖ **Strong Educational Presence** — Surrounded by established educational institutions, including Southeast Career Technical Academy and nearby schools.
- ❖ **Proximity to Major Employment** — Minutes from established healthcare, corporate, retail, and employment centers throughout southeast Las Vegas.
- ❖ **Abundant Nearby Amenities** — Surrounded by shopping, dining, recreation, and everyday services, including Sunset Park and nearby retail corridors.

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