

SINGLE TENANT NET LEASE (STNL) FOR SALE | SOUTHWEST / MOUNTAIN'S EDGE ON BLUE DIAMOND & DURANGO

8535 Blue Diamond Rd, Las Vegas, NV 89178



Angel Face
Preschool & Childcare

KAYLEE BORAM CHO, CCIM
NV LIC# BS.0144592
Kaylee@KayleeLasVegasRealty.com
(702) 728-1932

RENA AREE
NV LIC# S.0197997
RenaAree@gmail.com
(702) 530-8383

KAYLEE CHO
TEAM COMMERCIAL & DEVELOPMENT



Keller Williams
COMMERCIAL
LAS VEGAS

MAP





OFFERING SUMMARY

APN	176-21-217-003
List Price	\$2,625,000
NOI	\$152,414 (12 months rent from March 1, 2025)
CAP Rate	5.81%
Building Size	4,162 sf
Rentable Outdoor	1,400 sf
Year Built	2020
Zoning	Commercial General (CG)
Tenancy	Single
Lease Type	NNN (Landlord is responsible for roof and structure)
Sale Type	Sale-Leaseback (personal guarantee)

- Preschool has been open and operating since June 2020
- Stand-alone preschool building with rentable outdoor playground
- Excellent location for servicing the housing communities of Mountain's Edge, Rhodes Ranch, and Southwest Blue Diamond
- New 10-year lease can be signed at closing. Currently 5.5 years remaining on the initial lease with two 5-year options.
- Strong tenant in place with an upcoming 2nd location in Henderson Cadence Master Planned Community (under construction to open in 2025)
- Commercial kitchen is built with a 600-gallon grease trap

TENANT PROFILE

Angel Face Preschool and Childcare is a family-owned, licensed, and insured childcare center in Las Vegas, with classrooms for Toddlers, Early Preschoolers, Preschooler and Pre-K aged 1 to 5. They emphasize the teaching of Common Core Values and the fostering of love and respect among peers, within themselves, and for their environment. Their mission is driven by the belief that "Our children deserve better."

Angel Face Preschool offers unique services such as private music lessons, immersive cinematic experiences, Chinese language instruction, and healthy organic food for breakfast, lunch, and PM snacks (local suppliers include Sprouts, Whole Foods, Trader Joe's, and Costco), all at competitive prices. Their dedication to quality and respect for setting reasonable pricing standards stands out in the community and sets them apart from other daycare centers.

REVIEWS

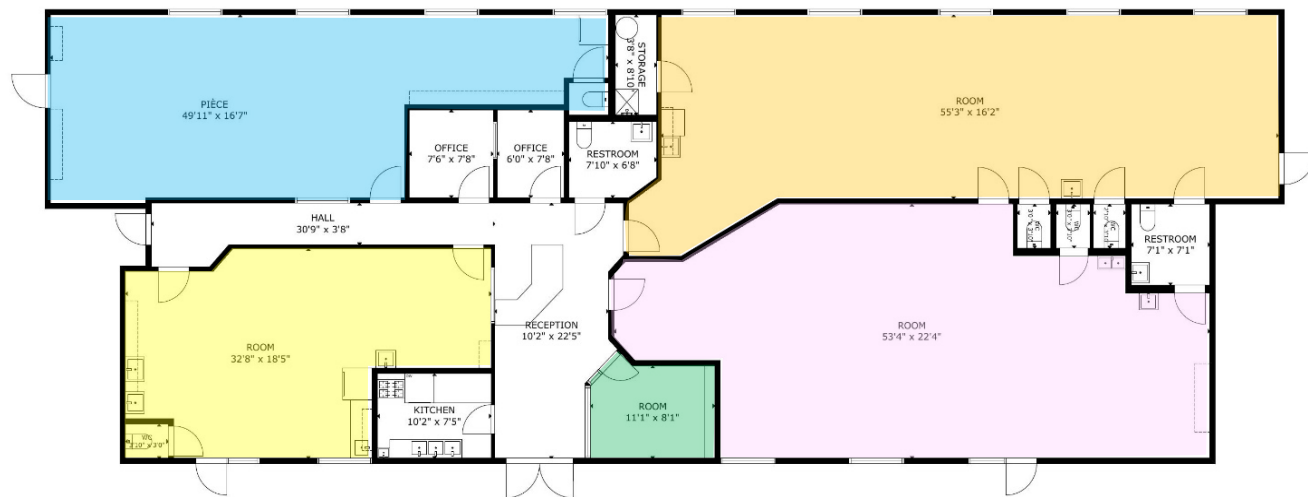
Google 4.9 Stars ★ ★ ★ ★ ★

yelp 4.8 Stars ★ ★ ★ ★ ★



"OUR CHILDREN DESERVE BETTER"

www.AngelFacePreschool.com



LEASE DETAILS

LEASE TERM

10 Years

RENT COMMENCEMENT

April 1, 2020

RENEWAL OPTIONS

2 (Two) 5-Year

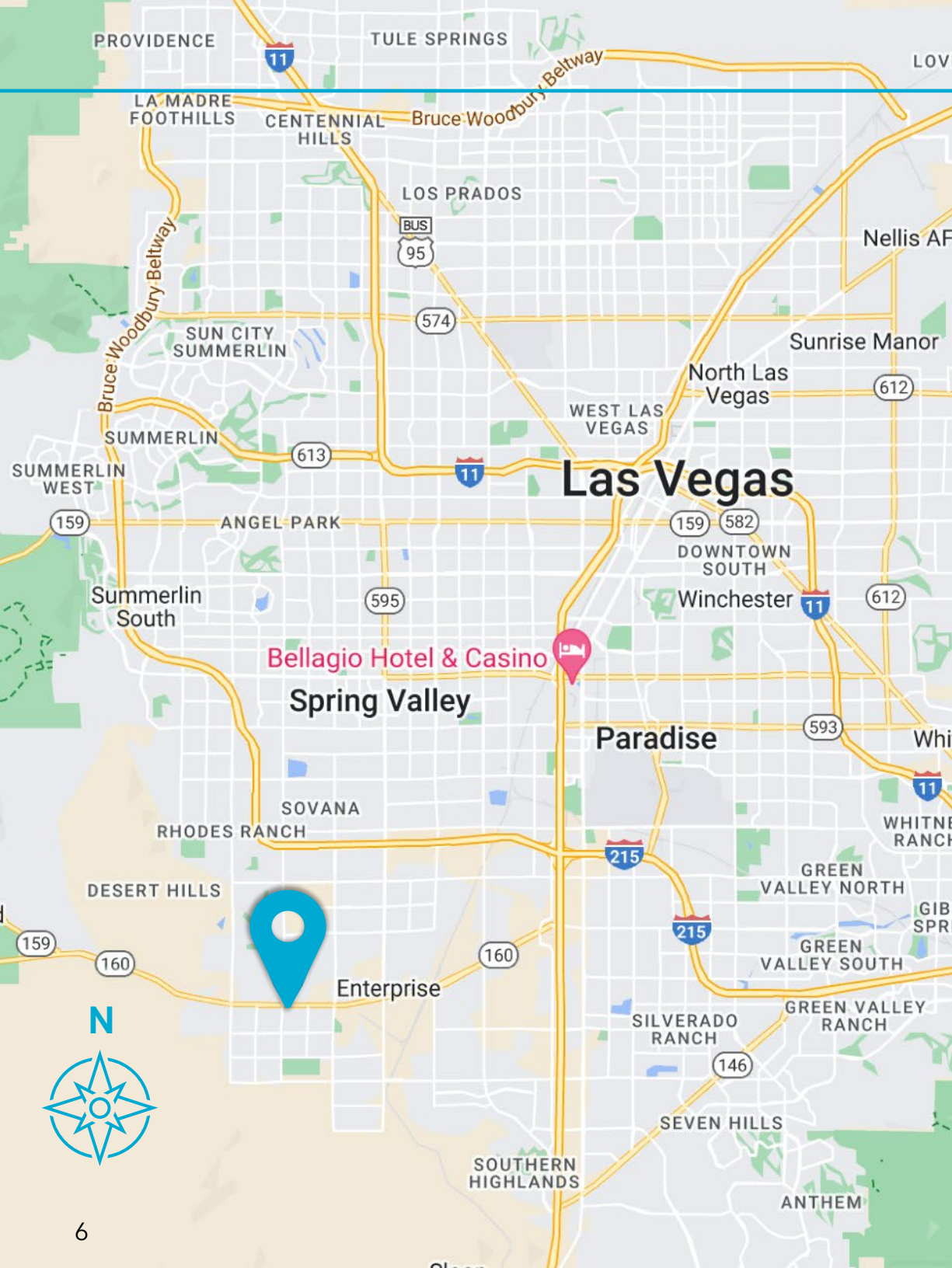
ANNUAL RENT ESCALATION

3%

RENT ROLL

Lease Period	Indoor RSF	Indoor \$/sf/mo	Outdoor RSF	Outdoor \$/sf/mo	Total Monthly Rent	Annual Rent
4/1/2024 - 3/31/25	4,162	\$ 2.70	1,400	\$ 0.80	\$ 12,362	\$ 148,350
4/1/2025 - 3/31/26	4,162	\$ 2.78	1,400	\$ 0.83	\$ 12,742	\$ 152,901
4/1/2026 - 3/31/27	4,162	\$ 2.87	1,400	\$ 0.85	\$ 13,117	\$ 157,406
4/1/2027 - 3/31/28	4,162	\$ 2.95	1,400	\$ 0.88	\$ 13,517	\$ 162,204
4/1/2028 - 3/31/29	4,162	\$ 3.04	1,400	\$ 0.90	\$ 13,914	\$ 166,962
4/1/2029 - 3/31/30	4,162	\$ 3.13	1,400	\$ 0.93	\$ 14,335	\$ 172,021

DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
HOUSEHOLDS (2024)	8,590	42,223	82,803
MEDIAN HH INCOME	\$84,433	\$90,460	\$88,736
POPULATION (2024)	24,586	121,238	234,005

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	10,016	48,331	90,907
Black	2,246	10,251	22,818
American Indian/Alaskan Native	229	944	1,838
Asian	5,778	32,791	62,662
Hawaiian & Pacific Islander	325	1,359	2,464
Two or more races	5,992	27,561	53,316
Hispanic Origin	5,592	24,749	47,787

POPULATION BY AGE	3 MILE (2024)	3 MILE (2029)
<19	31,585	33,533
20-24	6,623	7,761
25-34	17,573	16,242
35-44	22,185	21,452
45-54	17,179	20,515
55-64	12,439	15,004
65-84	12,788	15,772
85+	863	1,682

PHOTOS



KAYLEE BORAM CHO, CCIM
NV LIC# BS.0144592
Kaylee@KayleeLasVegasRealty.com
(702) 728-1932

RENA AREE
NV LIC# S.0197997
RenaAree@gmail.com
(702) 530-8383

KAYLEE CHO
TEAM COMMERCIAL & DEVELOPMENT

kw COMMERCIAL



KAYLEE BORAM CHO, CCIM
NV LIC# BS.0144592
Kaylee@KayleeLasVegasRealty.com
(702) 728-1932

RENA AREE
NV LIC# S.0197997
RenaAree@gmail.com
(702) 530-8383

KAYLEE CHO
TEAM COMMERCIAL & DEVELOPMENT

kw COMMERCIAL

DISCLAIMER

All materials and information received or derived from Keller Williams Realty Las Vegas | KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Keller Williams Realty Las Vegas | KW Commercial its directors, offices, agents, advisors, or affiliates makes any representation or warrant, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Keller Williams Realty Las Vegas | KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Keller Williams Realty Las Vegas | KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Keller Williams Realty Las Vegas | KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

KAYLEE BORAM CHO, CCIM

NV LIC# BS.0144592

Kaylee@KayleeLasVegasRealty.com

(702) 728-1932

RENA AREE

NV LIC# S.0197997

RenaAree@gmail.com

(702) 530-8383

KAYLEE CHO
TEAM COMMERCIAL
& DEVELOPMENT

kw COMMERCIAL