



Turnkey Daycare Facility

±3,600 SF | Licensed & Operating Daycare | Outdoor Play Area

OFFERING MEMORANDUM | 3710 SOUTH SANDHILL ROAD | LAS VEGAS, NV

Exclusively Listed by

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Each Office is Independently Owned and Operated

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Executive Summary



Rare opportunity to acquire a ± 0.93 -acre double-lot campus featuring a licensed and operating childcare facility in a dense East Las Vegas residential submarket. The offering includes the $\pm 3,600$ SF daycare facility at 3710 S. Sandhill Rd (± 0.46 AC) along with the contiguous ± 0.47 -acre parcel, providing a combined footprint suitable for expansion, additional parking, or future development.

This opportunity is well-suited for an owner-user or specialized investor seeking a purpose-built childcare asset with existing infrastructure, licensing, and established use in a location where new daycare approvals can be limited.

The facility is currently licensed (NV License #4496-25) and serves children from 4 months through 12 years of age. The $\pm 3,600$ SF interior is configured for efficient student flow, featuring two primary instructional areas of approximately 1,200 SF each and two additional ± 450 SF administrative and infant suites. The property includes six restrooms (one full, five half) with child-height fixtures designed to meet Southern Nevada Health District (SNHD) and Child Care Licensing (CCL) requirements.

The combined $\pm 40,075$ SF site provides sufficient outdoor play area to meet licensing requirements tied to capacity — one of the key challenges for new childcare developments. The additional parcel offers flexibility for expansion or improved site functionality.

Located at the intersection of S. Sandhill Rd and E. Twain Ave, the property benefits from strong visibility and convenient access for daily drop-off and pick-up traffic. The surrounding area is densely populated, supporting consistent demand for childcare services.

Significant improvements were completed between 2019 and 2020, including commercial-grade flooring, updated HVAC zoning, and perimeter security fencing. The property is situated within an R-1 zoning designation and operates under a legal non-conforming or Special Use status.

The property can be delivered vacant for an owner-user or with existing operations in place, offering flexibility depending on the buyer's strategy.

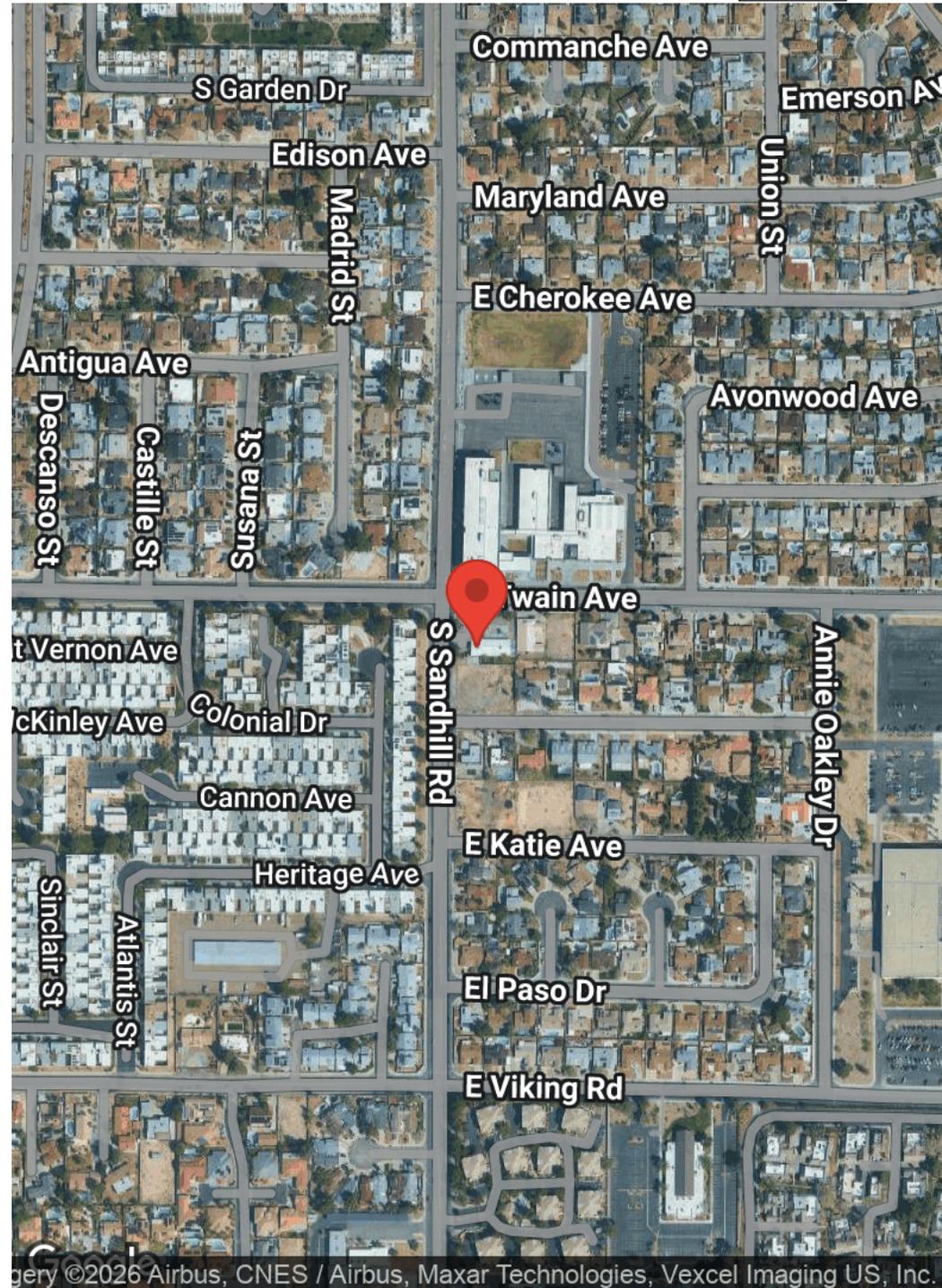
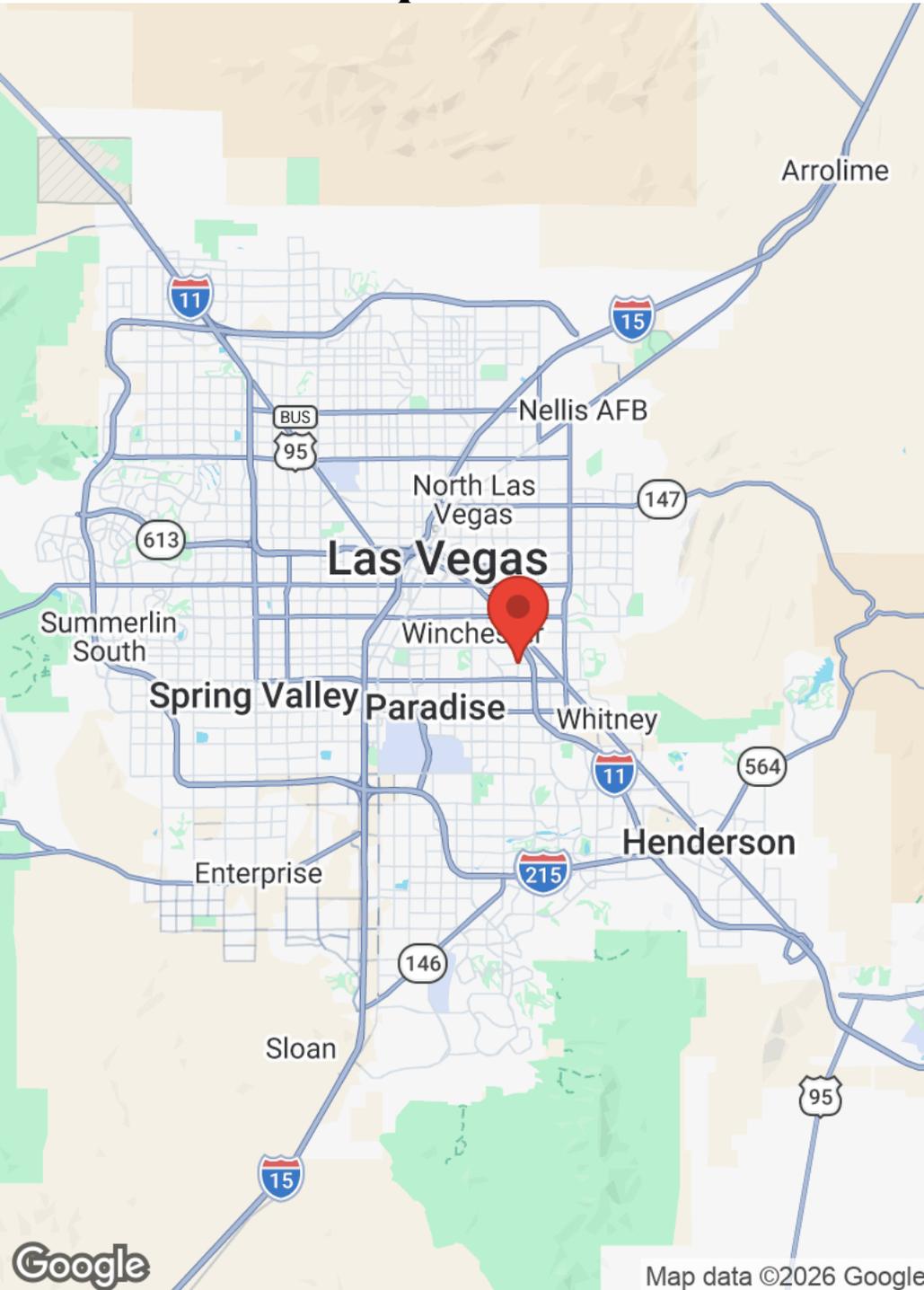
Property Photos



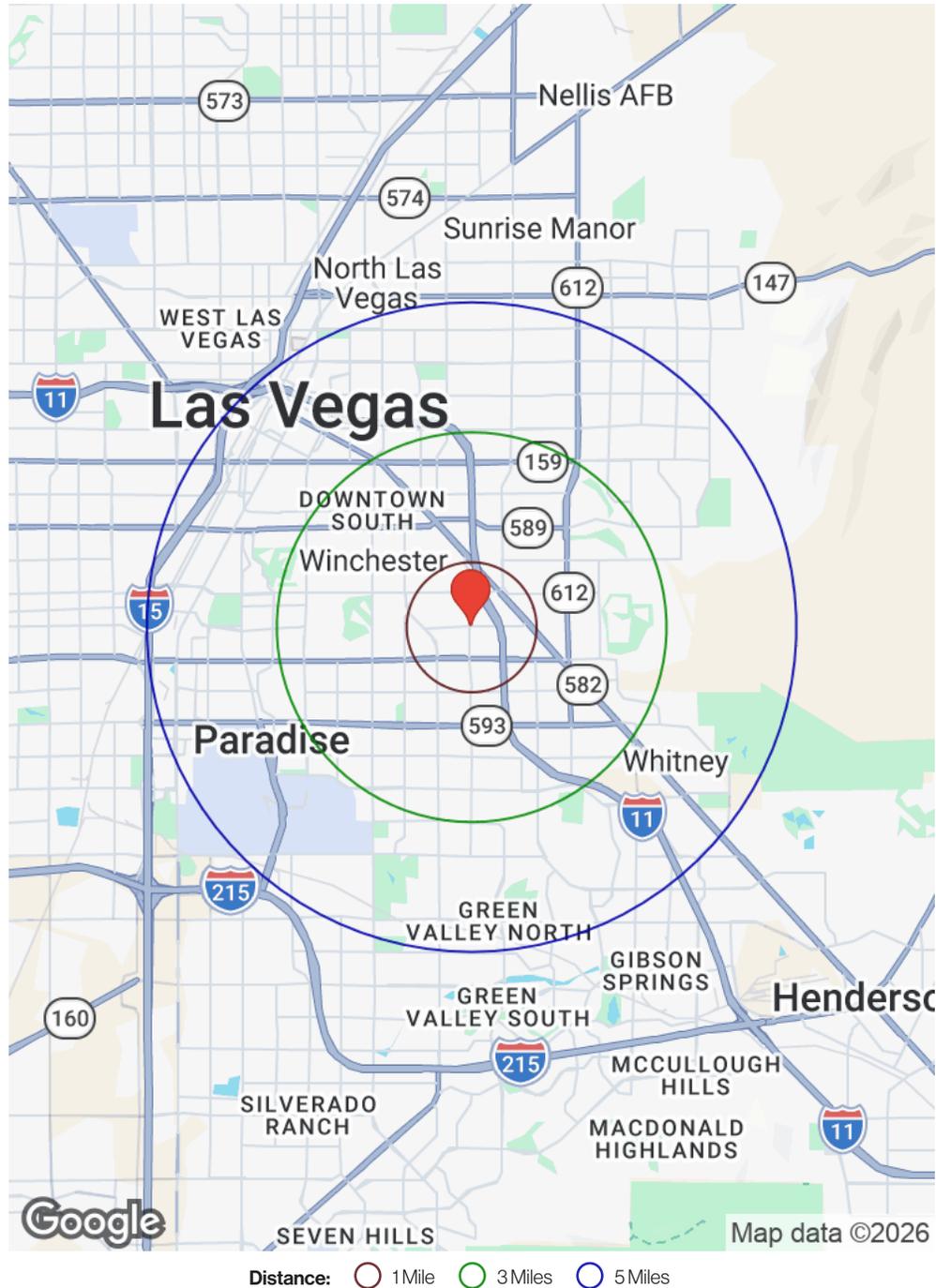
Property Photos



Location Maps



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	10,942	111,579	250,026
	Female	10,794	108,535	239,846
	Total Population	21,735	220,114	489,873
Race / Ethnicity	White	7,725	64,207	138,634
	Black	2,489	32,269	68,974
	Am In/AK Nat	72	748	1,519
	Hawaiian	152	1,387	2,841
	Hispanic	8,814	95,221	217,651
	Asian	1,626	17,851	41,639
	Multiracial	800	7,770	17,146
	Other	59	660	1,519
Housing	Total Units	9,368	94,212	208,620
	Occupied	8,745	87,839	193,415
	Owner Occupied	4,588	34,681	74,575
	Renter Occupied	4,157	53,158	118,840
	Vacant	622	6,372	15,204
Age	Ages 0 - 14	3,319	37,834	86,425
	Ages 15 - 24	2,618	29,169	67,052
	Ages 25 - 54	8,695	91,980	210,692
	Ages 55 - 64	2,916	26,990	57,249
	Ages 65+	4,186	34,141	68,454
Income	Median	\$66,873	\$56,832	\$58,443
	Under \$15k	754	10,169	23,139
	\$15k - \$25k	702	7,994	16,940
	\$25k - \$35k	870	9,106	19,533
	\$35k - \$50k	1,018	11,612	24,827
	\$50k - \$75k	1,555	16,350	33,669
	\$75k - \$100k	1,196	12,547	26,134
	\$100k - \$150k	1,289	11,366	26,984
	\$150k - \$200k	773	4,602	11,013
Over \$200k	590	4,094	11,177	

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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.

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