

2401 E. Tonopah Avenue

NORTH LAS VEGAS, NV 89030



HILTZ COMMERCIAL GROUP

Turnkey Institutional Campus | North Las Vegas, Nevada

2401 E. Tonopah Avenue

NORTH LAS VEGAS, NV 89030

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An aerial photograph of a city, likely Las Vegas, showing a dense residential and commercial area. A large, semi-transparent orange '01' is overlaid on the center of the image. In the foreground, there are several buildings, including a large white building with a flat roof and a smaller building with a gabled roof. A multi-lane highway runs along the left side of the image. In the background, the city skyline is visible, including the Flamingo Las Vegas sign and the New York-New York Hotel & Casino skyline. The sky is blue with some clouds.

01

EXECUTIVE SUMMARY

2401 E. Tonopah Avenue

Property Summary

PROPERTY SNAPSHOT

Historic 26,545-square-foot institutional campus originally constructed in 1960 as a meetinghouse and community center for The Church of Jesus Christ of Latter-day Saints. The property underwent extensive renovations in 2024–2025 and is now positioned as a turnkey opportunity for educational, nonprofit, religious, community, or other institutional users. An existing Special Use Permit allows for school operations with a capacity of up to 240 students.

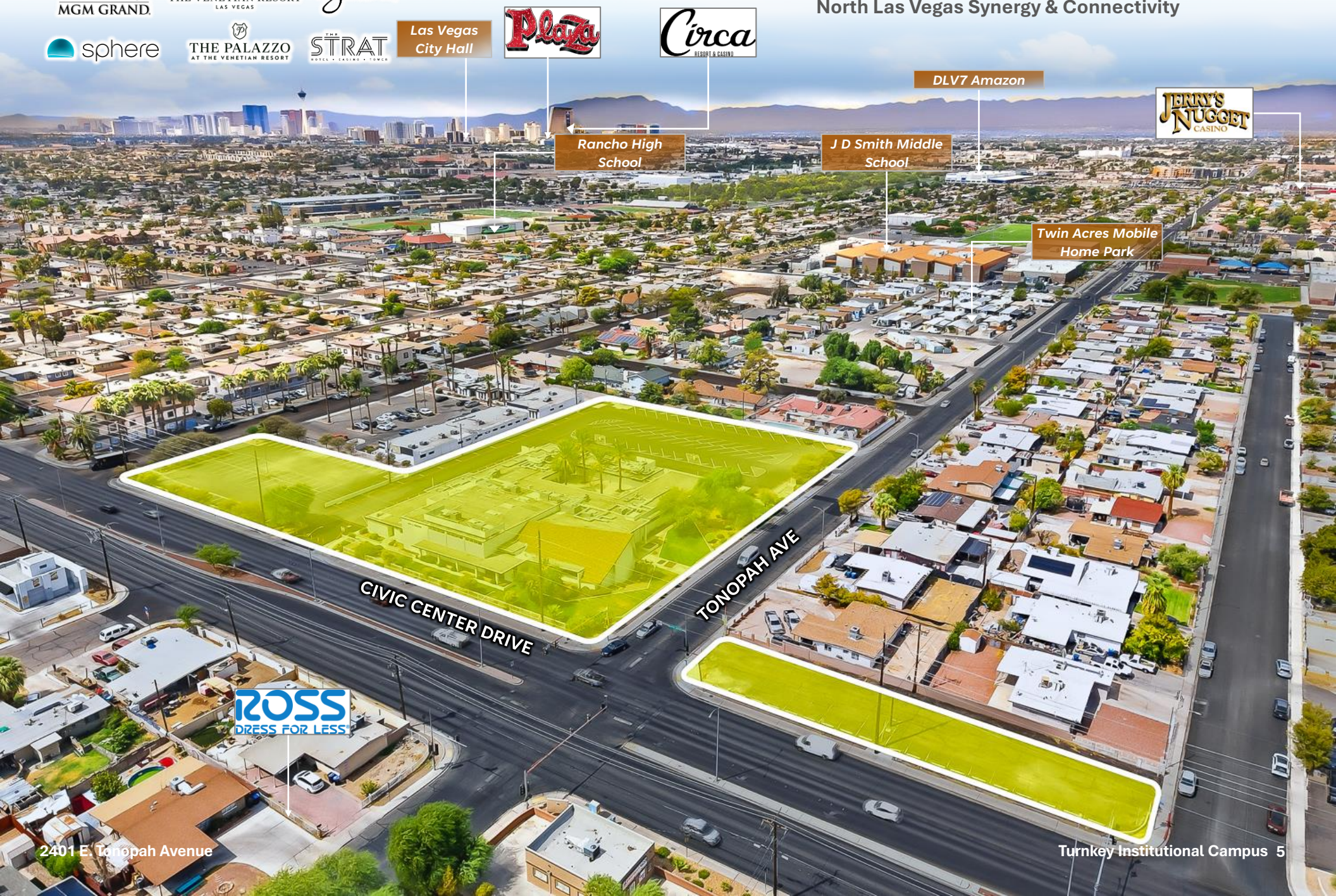
Property Detail

Address	2401 E Tonopah Ave North Las Vegas, NV 89030
Property Type	Specialty Commercial Building
Property Price	\$326/SF/Mo
Lease Rate	\$1.95/SF/Mo
Year Built	1960; Renovated 2024– 2025
APN	139-23-712-060; 139-23- 712-099; 139-23-803-002; 139-23-811-003
Building SF	26,545 SF
Lot Size	3.13 AC
Parking	186 Spaces
Construction	Class B
Roof Type	Low-Slope / Flat Roof
Zoning	R-1



Prime Location

North Las Vegas Synergy & Connectivity



2401 E Tonopah Avenue

Turnkey Institutional Campus 5

Investment Overview

Historic 26,545-square-foot institutional campus originally constructed in 1960 as a meetinghouse and community center for The Church of Jesus Christ of Latter-day Saints. The property underwent extensive renovations in 2024–2025 and is now positioned as a turnkey opportunity for educational, nonprofit, religious, community, or other institutional users. An existing Special Use Permit allows for school operations with a capacity of up to 240 students.

Situated on approximately 3.13 acres, the campus features a main chapel, 14 classrooms including two wet classrooms, gymnasium/cultural hall, commercial kitchen, central courtyard, extensive storage, multiple restroom facilities, and approximately 186 on-site parking spaces. The existing configuration provides significant adaptive reuse potential while reducing the cost and timeline associated with new construction.

Located along Civic Center Drive near Lake Mead Boulevard in central North Las Vegas, the property offers strong regional access, with Interstate 15 less than two miles away. The surrounding road network serves more than 43,500 vehicles per day, while nearby I-15 carries approximately 186,000 vehicles daily. The property is also minutes from the North Las Vegas Government Campus, North Vista Hospital, Rancho High School, and J.D. Smith Middle School, with approximately 512,000 residents within a five-mile radius.



26,545
SF BUILDING

3.13
ACRE CAPUS

240
STUDENT CAPACITY

Property Highlights

❖ **Historic Institutional Campus** – Originally constructed in 1960 as a meetinghouse and community center for The Church of Jesus Christ of Latter-day Saints.

❖ **Approved Educational Use** – Existing Special Use Permit allowing operation of a school with a capacity of up to 240 students.

❖ **26,545 SF Building** – Situated on a 3.13-acre campus with an efficient, functional layout.

❖ **Ample Parking** – Approximately 186 on-site parking spaces.

❖ **Outstanding Regional Access** – Less than two miles from Interstate 15 with convenient access throughout the Las Vegas Valley.

❖ **Surrounded by Community Amenities** – Minutes from the North Las Vegas Government Campus, North Vista Hospital, Rancho High School, and J.D. Smith Middle School.

❖ **Recently Renovated** – Extensive renovations completed between 2024 and 2025, creating a move-in-ready institutional campus.

❖ **Flexible Institutional Opportunity** – Well suited for educational, nonprofit, community, religious, or other institutional users.

❖ **Comprehensive Campus Improvements** – Includes a main chapel, 14 classrooms (including 2 wet classrooms), gym / cultural hall, commercial kitchen, central courtyard, storage, multiple restroom facilities.

❖ **Prime Central North Las Vegas Location** – Excellent visibility along Civic Center Drive near Lake Mead Boulevard.

❖ **High-Traffic Exposure** – Located near roadways serving over 43,500 vehicles per day, with nearby I-15 carrying approximately 186,000 vehicles daily.

❖ **Strong Demographics** – Approximately 512,000 residents within a five-mile radius.

Adaptive Reuse Potential

Existing campus configuration significantly reduces redevelopment costs and timelines compared to new construction.

Rare Turnkey Institutional Asset

Combines an established campus, modern renovations, existing entitlements, and a strategic central location in one unique opportunity.





An aerial photograph of a city street, likely in Las Vegas, showing a wide road with multiple lanes, surrounding residential and commercial buildings, and distant mountains under a blue sky with scattered clouds. A large, semi-transparent white '02' is overlaid in the center of the image.

02

THE LOCATION
2401 E. Tonopah Avenue

North Las Vegas

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 Mile	5 Mile
2025 Population	33,484	207,284	512,249
2025 Households	8,766	67,077	172,422
Median HH Income	\$51,055	\$44,219	\$53,499
Median Home Value	\$270,373	\$272,178	\$332,858



2401 E. Tonopah Avenue

North Las Vegas continues to experience significant population and economic growth. The city has an estimated population of approximately 296,653 as of 2025, representing a 14.3% increase since 2020. The city is actively investing in infrastructure, economic development, healthcare, education, and community amenities, while major employment and development initiatives are expanding throughout the region.

Turnkey Institutional Campus 13



Martinez
Elementary School

93

15

MAYA CINEMAS

North Las Vegas
City Hall

University of Nevada,
Reno Extension NLV

Hacienda
Hills

Jack
in the box

Bank of America

La Bonita
SUPERMARKETS

ACE
Hardware

ROSS
DRESS FOR LESS

North Las Vegas
Municipal Court

North Las Vegas
Police Department

North Las Vegas
Manager

LAKE MEAD BLVD

McDonald's

BSW
BEAUTY SUPPLY
WAREHOUSE

JERRY'S
NUGGET
CASINO

North Vista
Hospital

STARBUCKS
COFFEE

CHIPOTLE
MEXICAN

TACO BELL

POPEYES

SALLY
BEAUTY

WELLS
FARGO

CVS
pharmacy

E! Supermarket

FIVE BELOW

Rose
Gardens
Yale
Keys

DLV7 Amazon

J D Smith
Middle School

SUBJECT

CMC CENTER DR

Rancho
High School

McDonald's

planet
fitness

Courtyard (City of
Las Vegas)

BRADY
LINEN SERVICES

Google Maps

Location Highlights

NORTH LAS VEGAS

- ❖ **Central North Las Vegas Location** – Positioned within an established area of North Las Vegas with a mix of residential, commercial, civic, healthcare, and educational uses.
- ❖ **Major Thoroughfare Access** – Conveniently located near the intersection of Civic Center Drive and Lake Mead Boulevard, two important corridors serving the North Las Vegas community.
- ❖ **Excellent Interstate Connectivity** – Interstate 15 is approximately one mile west, providing direct regional access to Downtown Las Vegas, the Las Vegas Strip, and communities throughout the Las Vegas Valley.
- ❖ **Strong Traffic Exposure** – The Civic Center Drive and Lake Mead Boulevard intersection benefits from substantial daily traffic, creating excellent visibility for institutional and community-oriented users.
- ❖ **Established Civic District** – The surrounding area includes municipal services, government facilities, parks, healthcare providers, and other community-oriented uses.
- ❖ **Nearby Healthcare** – North Vista Hospital is located within the immediate area, contributing to the established institutional character of the surrounding corridor.



Business Environment

North Las Vegas has emerged as one of Southern Nevada's most dynamic business and employment centers, supported by a diverse economy anchored by logistics, manufacturing, retail, healthcare, construction, and professional services. The city offers direct access to major transportation corridors, a skilled and diverse workforce, competitive business incentives, and a pro-business environment designed to attract and retain companies.

Employer	Industry	Employment Range
TJ Maxx Distribution Center	Distribution & Logistics	1,000–4,999
Republic Services of Southern Nevada	Waste Management	1,000–4,999
College of Southern Nevada	Higher Education	1,000–4,999
Amazon Fulfillment Center	Logistics & Distribution	250–499
Home Depot	Retail / Home Improvement	100–249

The city's economic momentum is reinforced by major investment across advanced manufacturing, logistics, distribution, healthcare, and technology. Apex Industrial Park alone encompasses more than 7,000 acres and 25 million square feet under development, while recent projects have brought significant new employment and capital investment to the market. North Las Vegas is also expanding its workforce-development infrastructure through partnerships with higher education institutions and new educational facilities, including the future Nevada State University campus.

TOP INDUSTRIES

BUSINESS SERVICES



FINANCIAL SERVICES



HEALTHCARE



HOSPITALITY & TOURISM



LIFE SCIENCES



OIL & ENERGY



REAL ESTATE



TECHNOLOGY





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DESIGN BY CRESC