

TRIPLE NET LEASEHOLD INVESTMENT

PET HEALTHCARE TENANCY

1060 E. FLAMINGO ROAD, LAS VEGAS • NEVADA



INVEST IN TAIL-WAGGING PAWSITIVE RETURNS!

KW COMMERCIAL

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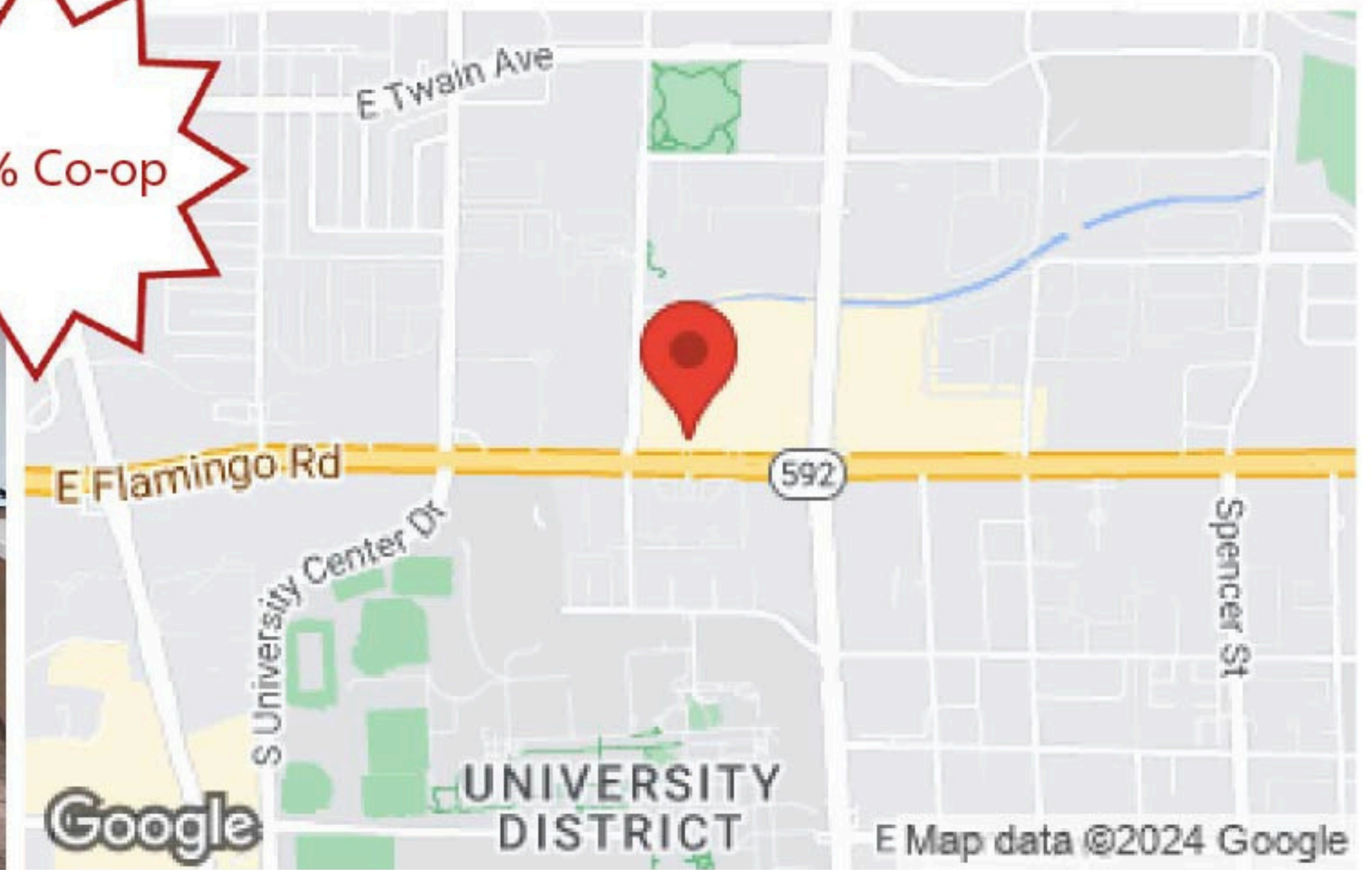
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INVESTOR'S GLIMPSE

1060 EAST FLAMINGO ROAD



2.5% Co-op



INVESTMENT OVERVIEW

PRICE:	\$ 795,000
BUILDING SF:	4,890
PRICE / SF:	\$179
OCCUPANCY:	100%
CAP RATE:	7.55%
LOT SIZE:	0.38 Acres
YEAR BUILT:	2009
RENOVATED:	2021
PARKING RATIO:	5:1
APN#:	162-15-805-007

Attention Investors: Rare Investment Opportunity!

Congrats for discovering the perfect investment gem in the heart of the Las Vegas market! KW Commercial is proud to present 1060 E Flamingo Road, an exceptional pet hospital property that promises not only steady cash flow but also a future-proof commercial real estate investment.

The Perfect Investment Package

Sitting on a generous 0.38-acre lot, this single story pet hospital offers ample parking with a 5:1 parking ratio, enhancing convenience for clients and employees alike. CG zoning further opens up exciting possibilities for future development and expansion. The property's zoning allows for various uses, ensuring flexibility for any potential business requirement in the future.

The Wise Absolute NNN Lease Strategy

With an alluring list price of \$795k and an impressive 7.5% cap rate, this absolute NNN lease opportunity is a masterpiece in commercial real estate investment. The property will be occupied by a thriving pet hospital business, ensuring a reliable long-term tenant whereby investors will reap the rewards of strong and stable immediate rental income and secure returns.

LOCATION & HIGHLIGHTS

1060 EAST FLAMINGO ROAD



Geographic Profile

Building Name:	Paradise Animal Hospital
Street Address:	1060 East Flamingo Road
City, State, Zip:	Las Vegas, Nevada 89119
County:	Clark
Market:	Las Vegas
Sub-market:	Central East Las Vegas
Cross Streets:	Flamingo Rd. & Maryland Pkwy.
Signal Intersection:	Yes



Location, Location, Location!

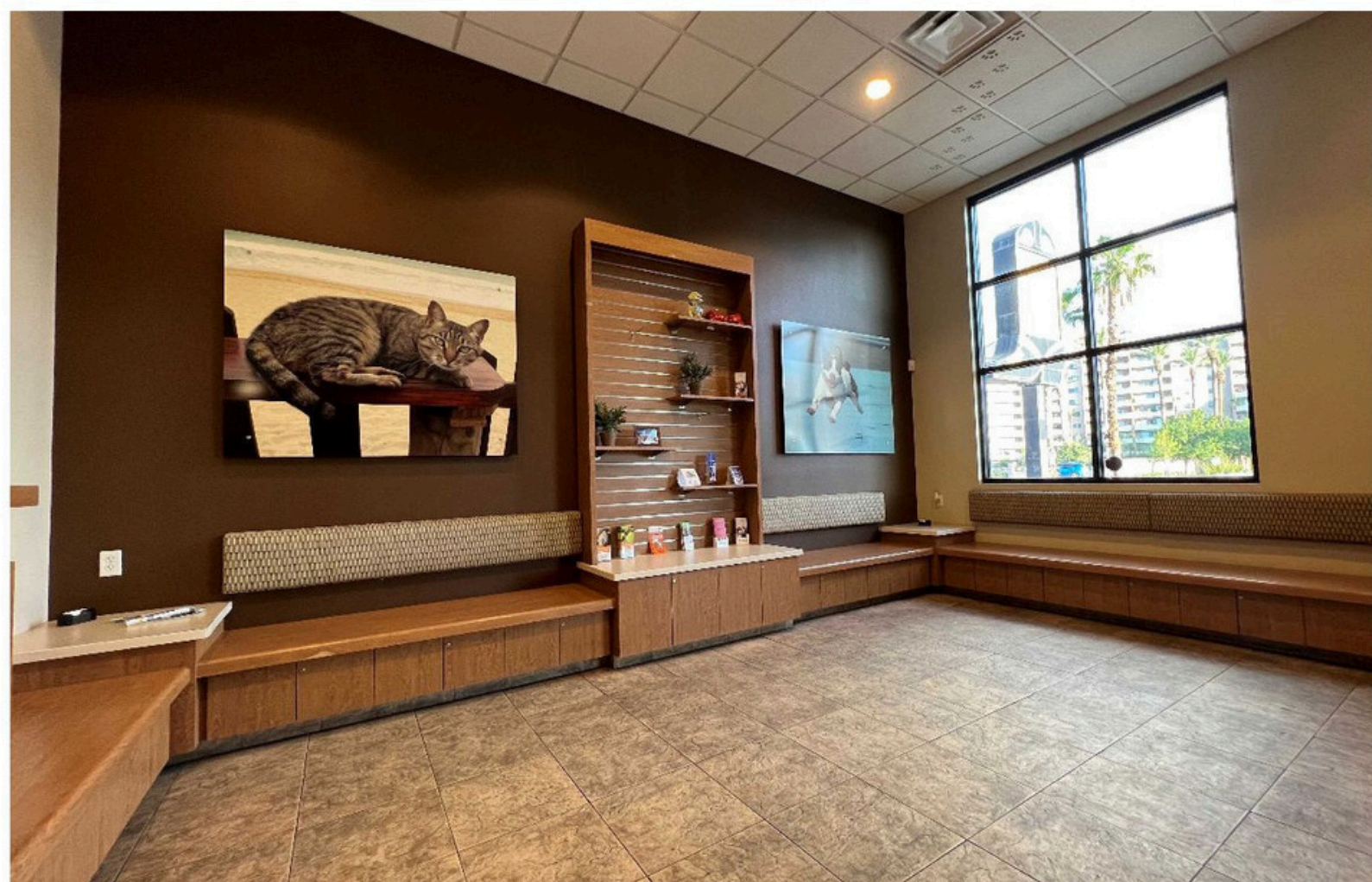
Nestled in a prime spot with an impressive traffic count of 55,978 VPD on Flamingo and 29,635 VPD on Maryland, this 4,980 square foot pet hospital fully renovated (both interior & exterior) in 2021 boasts exceptional visibility and accessibility, ensuring a steady stream of clientele and a strong market presence.

Pet Hospitals: A Lucrative Investment Niche

Studies show that pet hospitals, as investment properties, offer a robust and recession-resistant market segment. The ever-growing demand for top-notch pet healthcare services, combined with a limited supply of specialized facilities, creates a compelling investment landscape. Investors can tap into a niche that boasts a loyal and expanding customer base, making this pet hospital an irresistible prospect for the astute investor.

Key Attraction Points

- Premium frontage on high traffic road with over 55k vehicles per day
- Single-medical office on a 0.38-acre lot
- Absolute NNN Lease arrangement with a successful pet hospital business
- Passive investment with a 7.55% cap rate
- Recession-resistant property in the thriving pet healthcare industry
- Rarely relocated tenant type due to patient retention and investment in location
- Outstanding visibility and accessibility with impressive traffic counts
- Suited for investors seeking stability and long-term leases



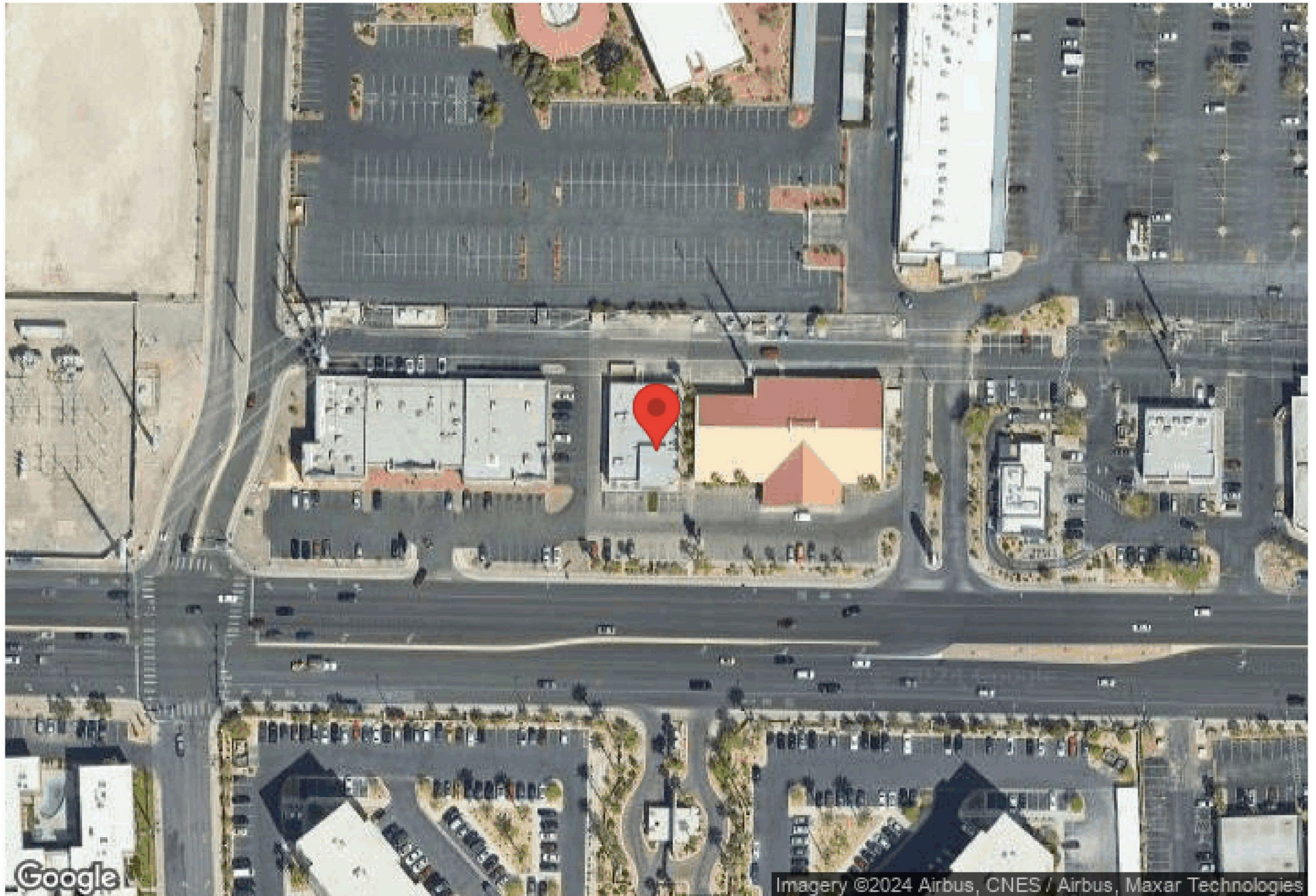
PROXIMAL VETERINARY MAP

1060 EAST FLAMINGO ROAD



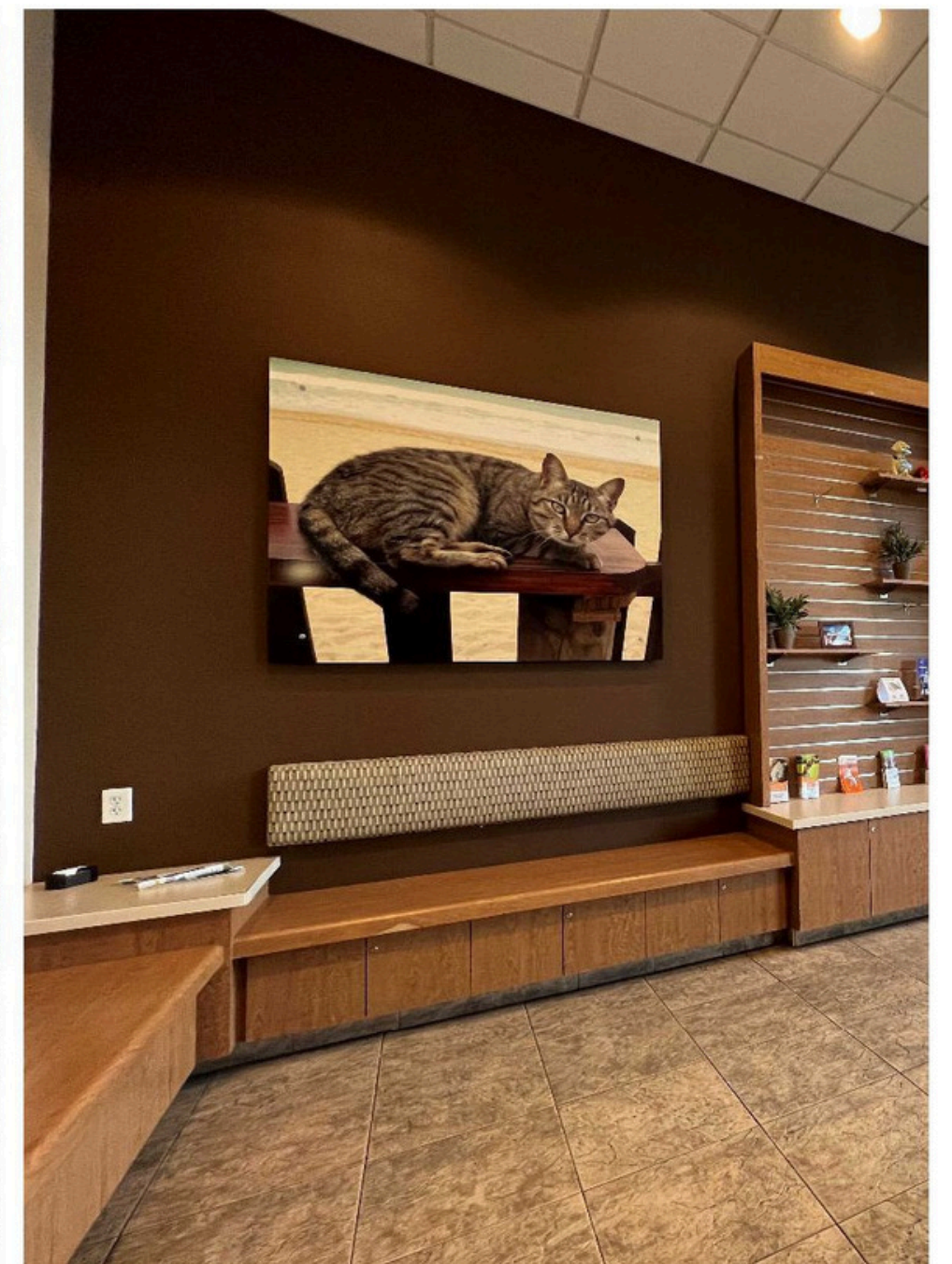
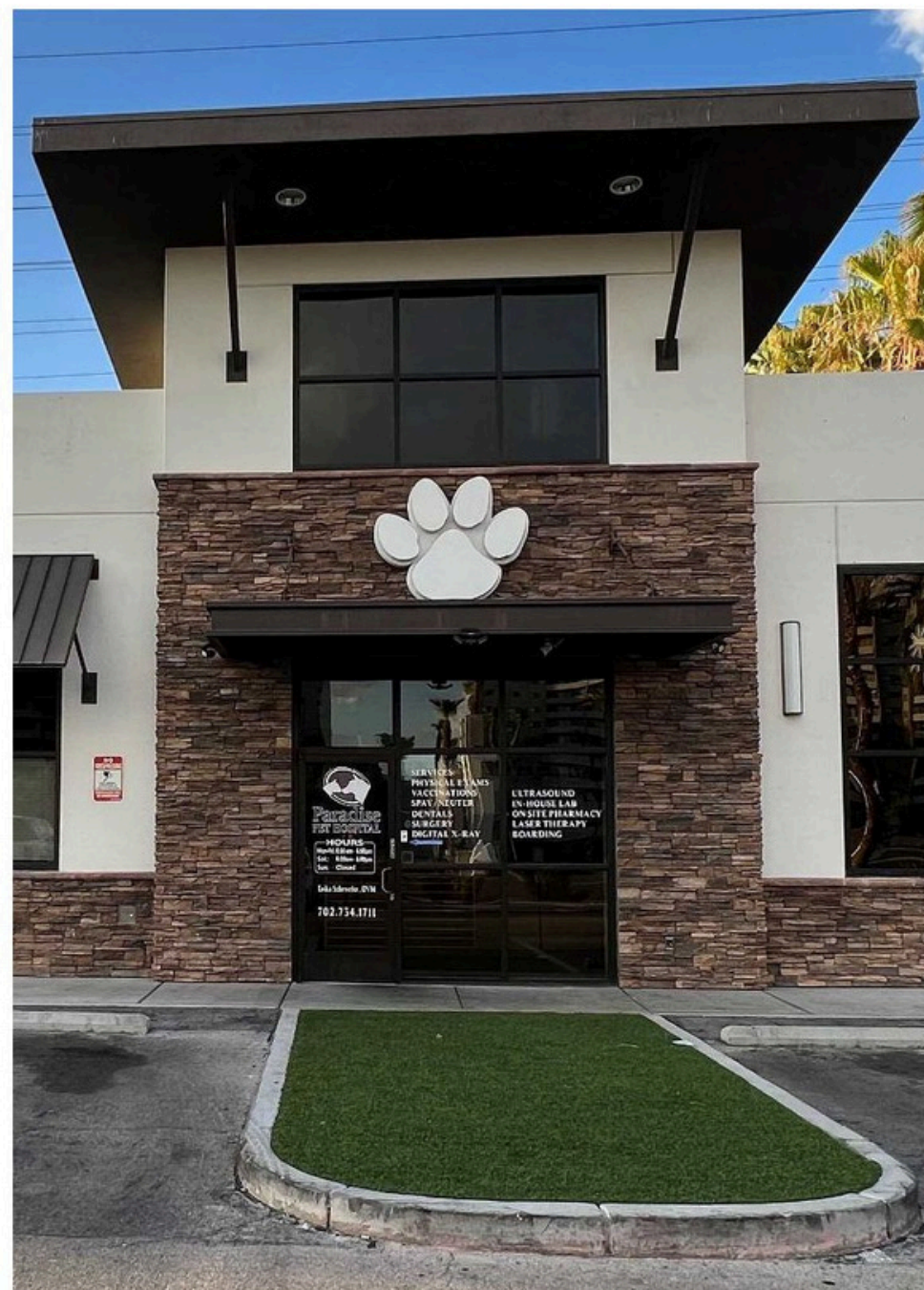
AERIAL MAP

1060 EAST FLAMINGO ROAD



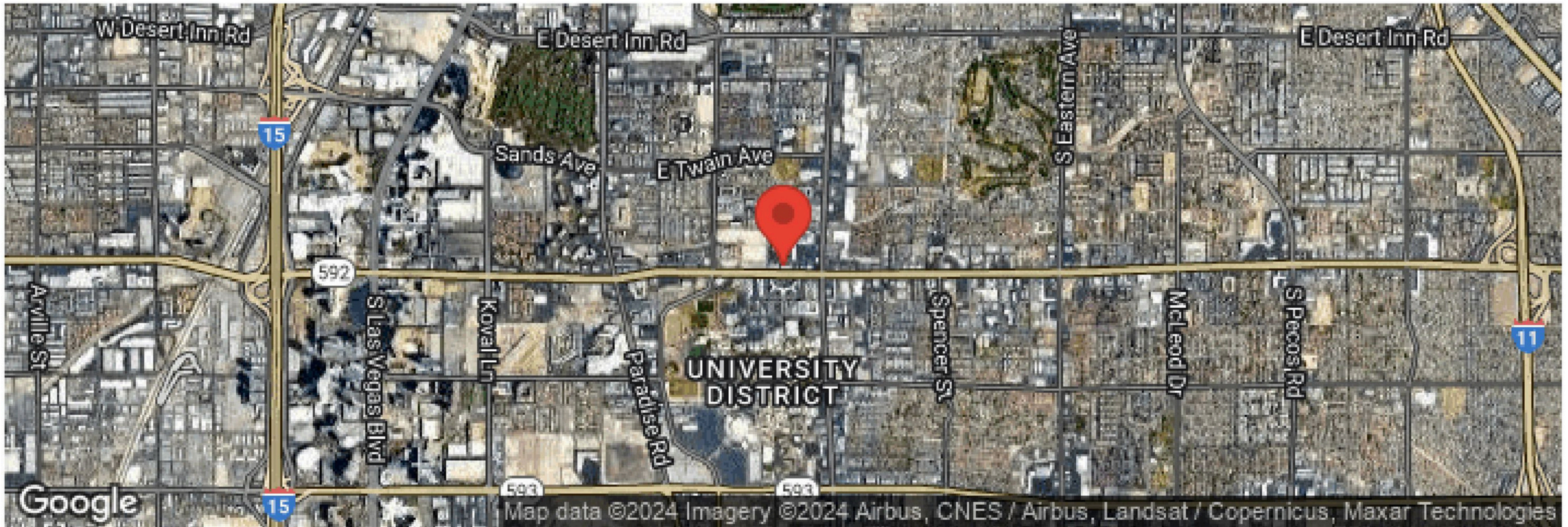
PROPERTY PHOTOS

1060 EAST FLAMINGO ROAD



LOCATION MAPS

1060 EAST FLAMINGO ROAD



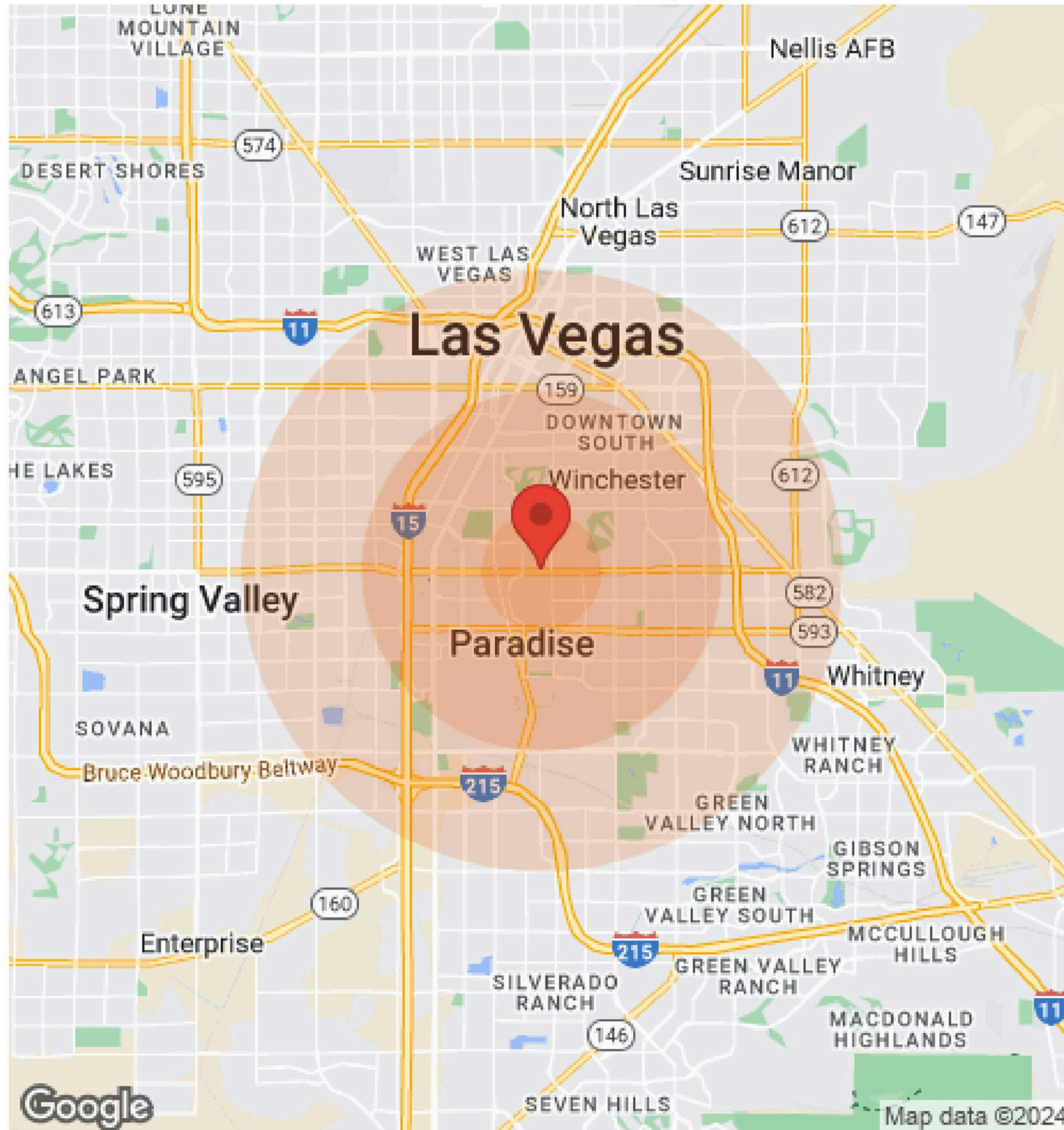
REGIONAL MAP

1060 EAST FLAMINGO ROAD



DEMOGRAPHICS

1060 EAST FLAMINGO ROAD



Population	1 Mile	3 Miles	5 Miles
Male	19,311	71,128	217,936
Female	16,929	69,359	215,171
Total Population	36,240	140,487	433,107

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	6,926	27,433	90,886
Ages 15-24	3,523	14,621	50,038
Ages 25-54	16,262	57,518	177,122
Ages 55-64	4,295	16,873	50,194
Ages 65+	5,234	24,042	64,867

Race	1 Mile	3 Miles	5 Miles
White	16,856	76,508	233,850
Black	5,377	13,612	44,433
Am In/AK Nat	162	555	1,651
Hawaiian	120	496	1,341
Hispanic	16,190	66,365	206,803
Multi-Racial	20,670	78,192	245,774

Income	1 Mile	3 Miles	5 Miles
Median	\$33,760	\$39,650	\$41,964
< \$15,000	3,385	9,687	24,484
\$15,000-\$24,999	2,959	9,055	24,059
\$25,000-\$34,999	2,366	8,469	24,113
\$35,000-\$49,999	3,340	10,262	28,342
\$50,000-\$74,999	2,614	11,338	32,331
\$75,000-\$99,999	1,041	4,865	16,218
\$100,000-\$149,999	482	3,460	10,916
\$150,000-\$199,999	137	1,336	3,929
> \$200,000	43	881	2,619

Housing	1 Mile	3 Miles	5 Miles
Total Units	22,336	88,420	222,728
Occupied	17,174	63,156	175,779
Owner Occupied	2,159	20,947	67,143
Renter Occupied	15,015	42,209	108,636
Vacant	5,162	25,264	46,949