

FOR SALE/LEASEBACK

Office Condominium



DETRZ PRESSLEY

LIC# S.0178867

C: 702-963-6424

7885 W Sunset ste 130

Las Vegas, NV 89113

O: 702-490-9090

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For sale/LeaseBack

5-YEAR SALE-LEASEBACK OPPORTUNITY
90-DAY OWNER VACATE OPTION

2850 S. Jones Blvd

Las Vegas, NV 89146



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Property Overview

FOR SALE / LEASEBACK SUMMARY

- 5-Year Leaseback at closing
- NNN lease structure
- 3% annual rent increases
- Owner can vacate with 90 days' notice
- Provides both income and near-term owner-user flexibility

Parcel Numbers:

16312210018
16312210019

Sale Price:

\$1,099,000

7 Offices

1 Conference Room

Zoning:

Commercial Professional CP

Average Stabilized NOI:

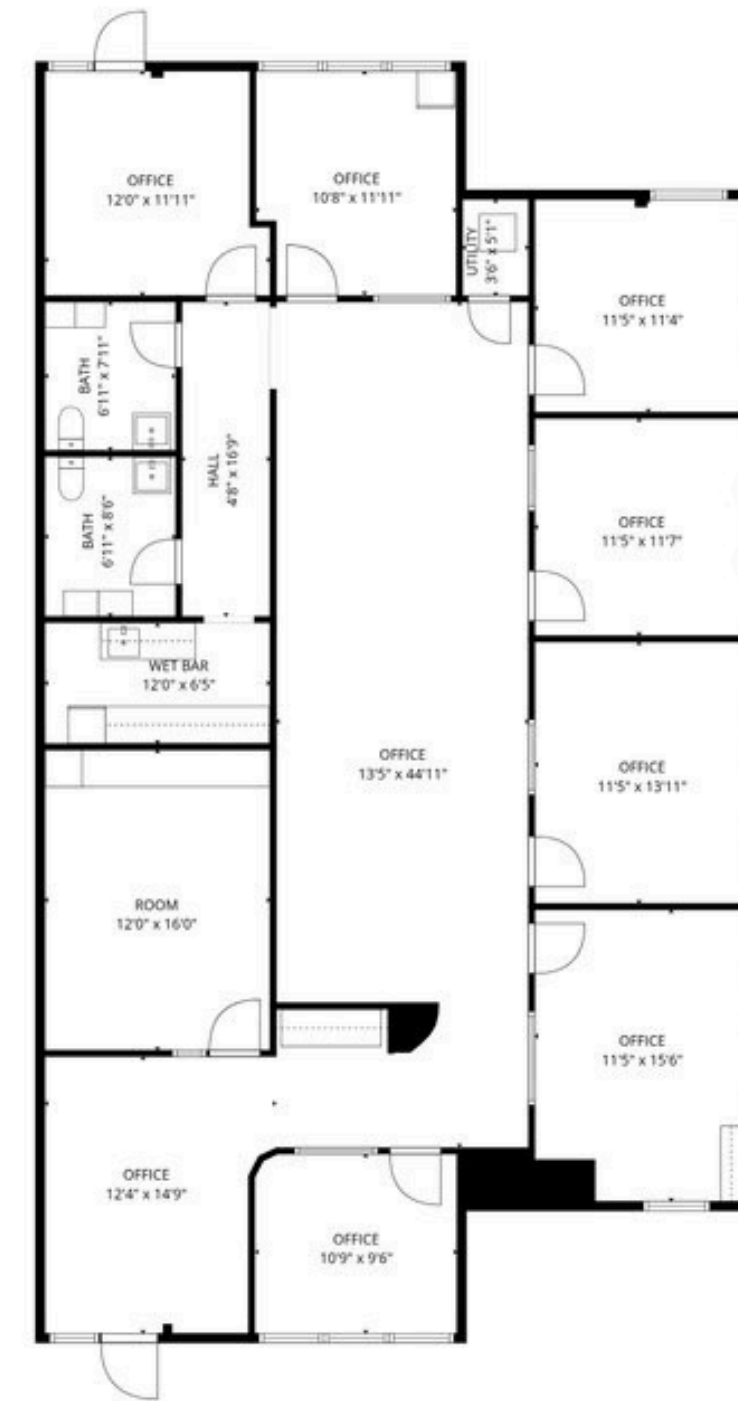
\$61,560

Cap Rate:

5.6%

Property Subtype:

Office Condominium



*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



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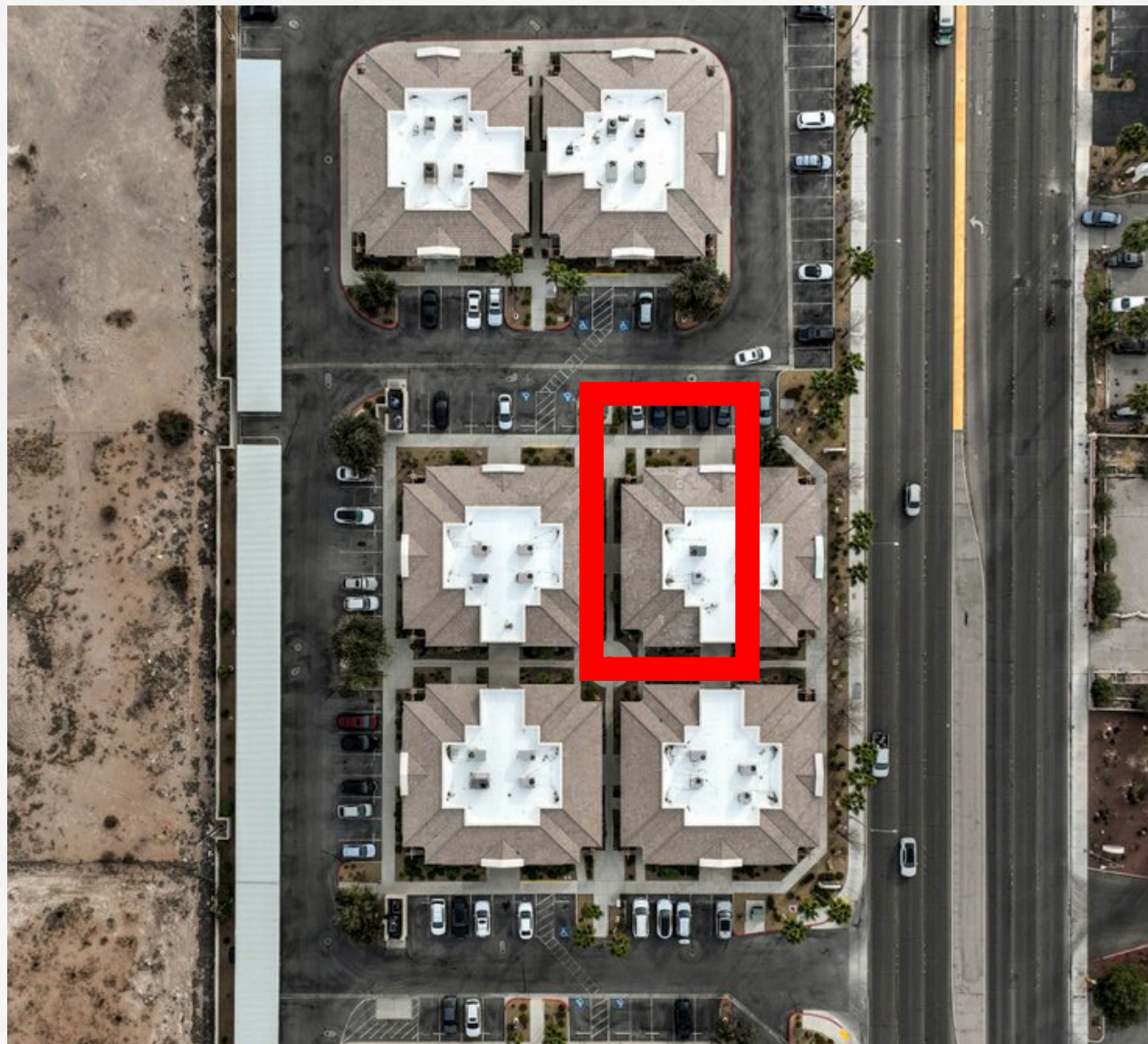
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Highlights



Investment Highlights

- Sale-Leaseback structure with in-place income
- 5-year lease term with escalation
- 5.6% cap rate pricing (\$1,099,000)
- NNN lease – minimal landlord responsibilities
- 90-day termination option creates owner-user upside
- Ability to re-tenant at market rents
- Located in Shea Professional Plaza II
- Strong infill Spring Valley location



Leaseback Structure

- Tenant: Current Owner/User
- Lease Term: 5 Years
- Rental Structure: NNN
- Escalations: 3%
- Early Termination: 90-day notice



Lease Term

- Lease Term: 5-Year Sale-Leaseback
- 2 Renewal Options
- Termination: Tenant may terminate with 90 days' notice



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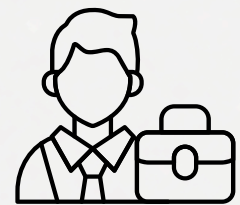
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FOR SALE / LEASEBACK OPPORTUNITY

This offering presents a flexible acquisition structure combining in-place income with near-term occupancy optionality.

The current owner will execute a 5-year leaseback at closing, providing immediate cash flow to an investor.

Additionally, the owner retains the ability to vacate the premises with 90 days' notice, allowing a buyer to transition to:



Owner-user occupancy



Re-tenanting at market rents



Long-term stabilized investment

This structure is atypical for small office assets and provides downside protection with upside flexibility.



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Addtl Photos



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Demographic & Location



Location Overview

The property is located along South Jones Boulevard within the established Spring Valley submarket of Las Vegas. The area benefits from strong residential density, nearby employment centers, and proximity to major transportation corridors including I-215. Elevated daytime population and positive growth trends support long-term tenant demand.

1 Mile Radius

Value Population: 26,800
Households: 9,850
Median Household Income: \$69,400
Avg Household Size: 2.72
Daytime Population: 34,900
5-Year Population Growth: +3.1%

3 Mile Radius

Value Population: 189,500
Households: 69,800
Median Household Income: \$74,900
Avg Household Size: 2.78
Daytime Population: 246,000
5-Year Population Growth: +4.4%



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