

**7777** EASTGATE RD, HENDERSON,  
NV 89011, USA

*Coral Academy of Science Las Vegas*



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**HILTZ COMMERCIAL GROUP**  
Commercial Real Estate Advisors From Concept to Completion



# INVESTMENT HIGHLIGHTS

7777 EASTGATE RD



- **3%** Annual Rent Increases, **6.49%** Cap Rate starting October 1, 2024
- Opportunity to invest in the resilient and growing education sector
- Strategically located in a rapidly growing and desirable area
- Regional Credit Tenant: Secure income stream from a top rated and expanding Charter School in Nevada



**DUNKIN' DONUTS** **Ford** **AutoNation USA**

**TOURO UNIVERSITY NEVADA** **CHEVROLET** **Findlay HENDERSON** **LAND-ROVER**

**WOODS FAMILY** **CARMINE'S PIZZA** **NISSAN**

**Walmart** **Dutch Bros** **Papa Murphy's**

**QDOBA MEXICAN EATS** **Tausto's** **edible** **Pollo Loco**

**9** **Shell** **PIZZA HUT** **MERAKI**

**FIVE BEL'W** **SUBWAY** **DOLLAR TREE** **OLD NAVY** **verizon**

**Durlington** **HomeGoods** **OfficeMax** **TJ-MAXX** **PETSMART**

**jiffylube** **LANE BRYANT** **rubios** **carter's** **cricket**

**Michaels** **DSW** **rack** **ihop** **HASH HOUSE** **SPROUTS** **Mimi's**

**ULTA** **FIVE GUYS** **Total Wine** **OUTBACK** **Hallmark**

**O'Reilly AUTO PARTS** **BARNES & NOBLE** **Freddy's** **BOB'S FURNITURE** **BARBECUES GALORE** **Chick-fil-ee** **golden corral**

**Starbucks** **McDonald's** **KING OF BURGER** **White Castle** **Arby's** **TEXAS** **TACO BELL**

**Lakeshore LEARNING STORE** **SOVERS** **Best Mattress**

**THE GREAT GREEK** **Subway** **Denny's**

**Starbucks** **Jason's deli** **BIG LOTS** **Jack**

**SUBWAY** **MUSIC 6 ARTS**

**tropical CAFE** **THE UPS STORE**

**Applebees** **AT&T** **ROSS**

**McDonald's** **HOBBY LOBBY** **SALLY BEAUTY** **TARGET**

**Findlay TOYOTA**

**7-ELEVEN**

**KOBITO POKE**

**Starbucks**

**HENDERSON HOSPITAL**

A Member of The Valley Health System

**Walmart** **PartyCity** **T Mobile** **Wendy's**

**Bath & Body Works** **Best Mattress** **JARED**

**DISCOUNT TIRE** **Petland** **enterprise** **LOWE'S**

**IN-N-OUT** **DEL TACO** **RED LOBSTER** **CARMAX** **Henderson**

**BLAZE PIZZA** **JOANN** **macys** **ASHLEY**

**T Mobile** **LA BOY** **PACSUN** **petco**

**KOHL'S** **FirstCash** **JCPenney** **TORRID** **metro**

**Dillard's** **DICK'S** **Panera** **boost** **COSTCO**

**Firestone** **WALKER** **FLOOR DECOR** **BUFFALO WILD WINGS** **BIGS**

**Starbucks** **McDonald's** **Capriotti's** **GREEN MONSTER** **BEST BUY**







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**Exclusively Marketed By:**

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