EASTGATE RD, HENDERSON, NV 89011, USA

Coral Academy of Science Las Vegas



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INVESTMENT HIGHLIGHTS

7777 EASTGATE RD



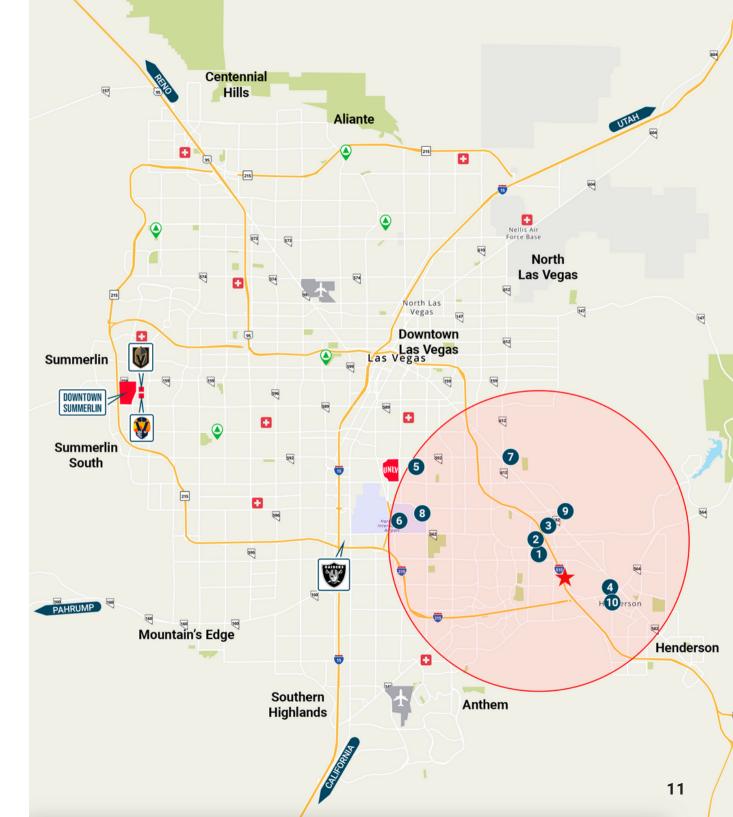
- 3% Annual Rent Increases, 6.49% Cap Rate starting October 1, 2024
- Opportunity to invest in the resilient and growing education sector
- Strategically located in a rapidly growing and desirable area
- Regional Credit Tenant: Secure income stream from a top rated and expanding Charter School in Nevada





AMENITIES WITHIN 5-MILES

- Sunset Station Hotel and Casino 1.7 miles
- **2** Galleria At Sunset 3.1 miles
- Henderson Hospital 2.1 miles
- Dignity Health
 2.9 miles
- Nevada Heart and Vascular
 9.7 miles
- Harry Reid International Airport 12.6 miles
- Sam's Town Hotel & Gambling Hall 5.4 miles
- Reid Marketplace
 7.9 miles
- 9 Sam Boyd Stadium - 2.9 miles
- Emerald Island Casino
 3.3 miles





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Exclusively Marketed By:

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