

IHOP LEASEHOLD INVESTMENT For Sale

2026 W. CRAIG ROAD
NORTH LAS VEGAS, NV 89032



EXCLUSIVELY LISTED BY:



SOOZI JONES WALKER, CCIM, SIORE
BROKER | PRESIDENT
702.316.4500
SOOZI@CEVEGAS.COM
B.1635.CORP

BOBBI MIRACLE, CCIM, SIORE
SENIOR VICE PRESIDENT
702.316.4500
BOBBI@CEVEGAS.COM
BS.145625.PC

IHOP LEASEHOLD INVESTMENT

Executive Summary

Property Name: IHOP

Address: 2026 W Craig Road, North Las Vegas, NV 89032

Asset Type: Retail Land and Building Lease

Building Size: ±4,022 SF

Year Built: 2000

Stories: 1

Lot Size: ±1.39 Acres

Parking Open

Number of Tenants: 1

APN: 139-05-616-009

Zoning: Clark County - C1

 **\$1,265,000**
 **\$314.52/SF**
NOI **\$195,888**

Investment Highlights

- Leasehold Interest
- Strong demographics and income base
- Institutional-quality construction
- Established location
- Stabilized asset in a high-demand submarket

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Property Description

Unique opportunity to capitalize on a highly visible, infill retail location surrounded by strong national tenancy and daily consumer traffic. The property's placement within a proven retail corridor, combined with its accessibility and co-tenancy, supports long-term tenant success and stable investment performance. Seller is selling the remaining lease term, expires 8/1/2035 which has a fixed monthly \$16,324 which is being sold as an annuity. Price was determined by discounting the monthly rent at 6.17%. Land is also leased with mirrored terms and buyer pays directly. Tenant has 1, 5 year option to extend at end. Call for additional information.

NNN rent

Strategically positioned just east of the signalized intersection of W. Craig Road and Clayton Street, 2026 W. Craig Road is located within one of North Las Vegas' most active and established retail corridors. The property benefits from excellent frontage along Craig Road, a major east-west arterial, and is surrounded by a dense concentration of national retailers, service providers, and daily-needs tenants.

Directly adjacent to the site is a high-performing neighborhood shopping center anchored by ALDI and Big 5 Sporting Goods, with additional tenants including Taco Bell and Clayton Market. Across Craig Road, the property is supported by a strong lineup of national retailers including Burlington, Chase Bank, and Bank of America, all contributing to consistent daily traffic and strong consumer draw.

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Location



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Demographics – 1 Mile

TARGET MARKET SUMMARY

2026 W Craig Rd, North Las Vegas, Nevada, 89032

Ring of 1 mile

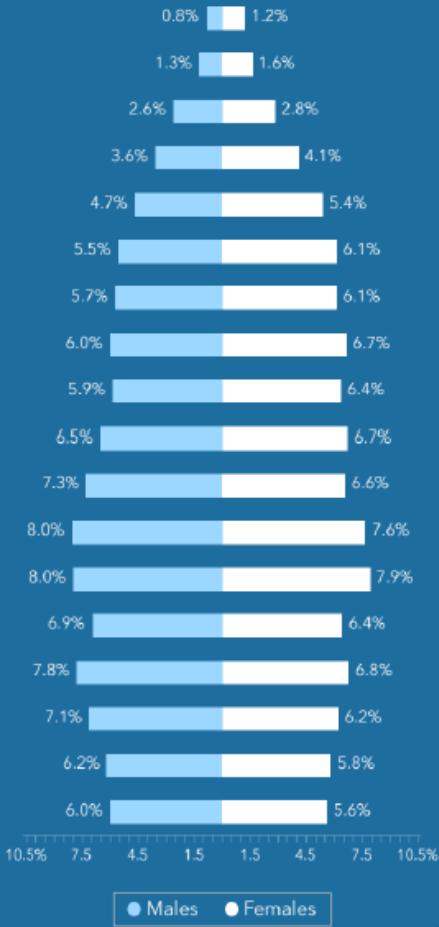
Key Facts



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).

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Age Pyramid

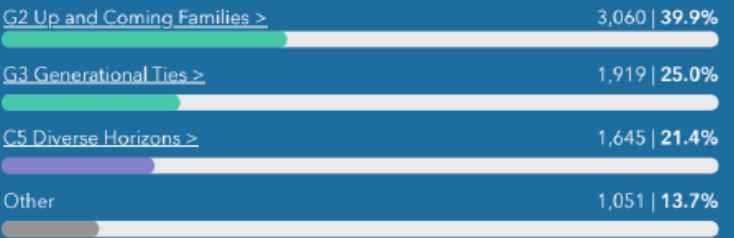


Annual Lifestyle Spending



Tapestry

Top 3 segments by household count



[View comparison table](#)

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Demographics – 3 Mile

TARGET MARKET SUMMARY

2026 W Craig Rd, North Las Vegas, Nevada, 89032

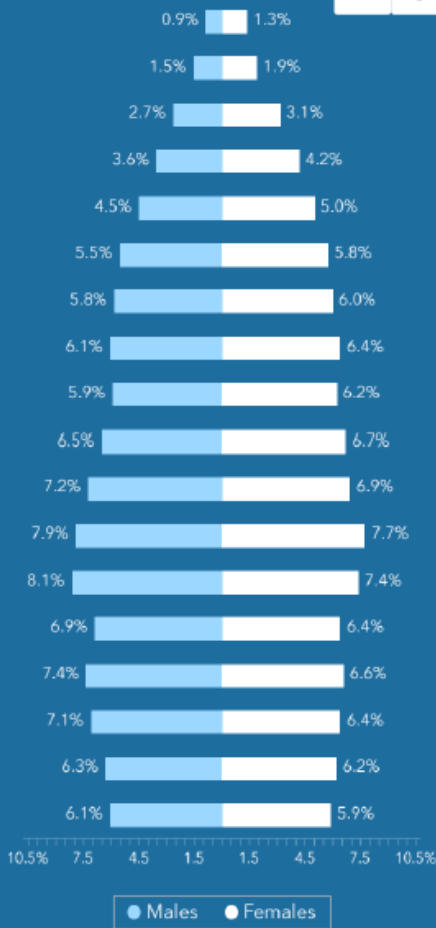
Ring of 3 miles

Key Facts



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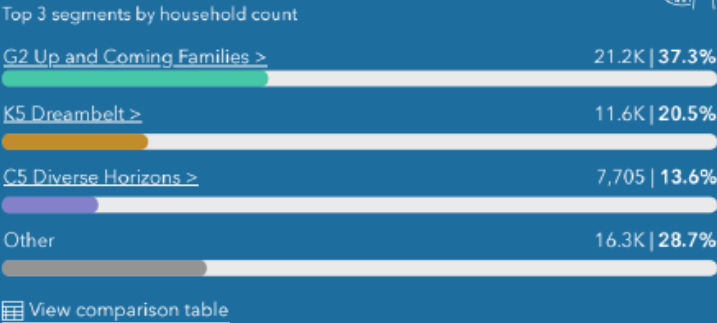
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Demographics – 5 Mile

TARGET MARKET SUMMARY

2026 W Craig Rd, North Las Vegas, Nevada, 89032

Ring of 5 miles

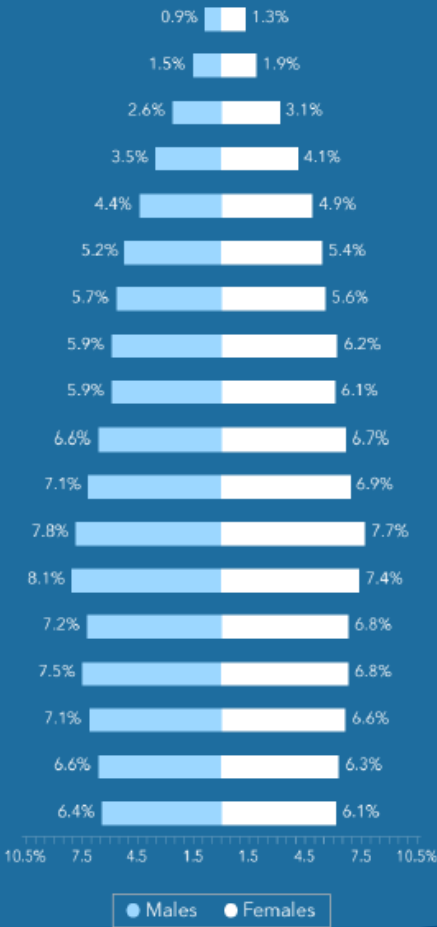
Key Facts



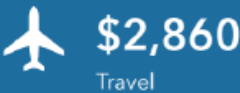
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Disclosure

The information contained herein is intended to form the basis for the sale of the subject property.

The information has been carefully compiled from sources we consider reliable, and while it is not guaranteed as to completeness or accuracy, we believe it to be reasonably correct as of this date.

Any financial projections are based upon our best knowledge and belief and should be viewed as conscientious estimates and not guaranteed unless noted.

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