

# TURN KEY SCHOOL CAMPUS FOR SALE

## OWNER USER - AVAILABLE JULY 1, 2025

2101 EAST OWENS AVENUE, LAS VEGAS, NV 89101



### OFFERING SUMMARY

PRICE:	\$13,500,000
PRICE / SF:	421.88
BUILDING SF:	32,000
LOT SIZE:	2.18 Acres
MAJOR CROSS STREETS:	Eastern Ave/Owens Ave
PARKING:	78 Stalls & On Street Parking
PARKING RATIO:	2.44:1000 SF
YEAR BUILT/RENOVATED:	1961/2023
ZONING:	Civic District (C-V)

### Property Description

Hiltz Commercial Group is pleased to offer a recently modernized ±32,000 square foot school facility situated on 2.18 acres. Purpose-built for educational use, this campus features 18 classrooms, a multipurpose cafeteria, three administrative offices, two conference rooms, a teachers lounge, and a secure front reception.

A key amenity is the expansive auditorium with a stage and seating for approximately 300+, perfect for assemblies, performances, and events. Extensive renovations have been completed across four campus buildings, including major upgrades to HVAC, plumbing, electrical, elevators, lighting, flooring, and interior finishes.

The facility includes infrastructure for Wi-Fi, a security camera system, PA system, and keyless fob entry at multiple access points.

Exterior improvements include new stucco and paint, ADA-compliant ramp access, secure perimeter block wall fencing, a shaded playground, half basketball court, garden area, upgraded landscaping, and new concrete flatwork. Building C received exterior improvements and remains a flexible shell for future use or expansion.

This is a rare plug-and-play opportunity for a school operator seeking a fully improved, professionally built-out campus ready for immediate occupancy.

#### HILTZ COMMERCIAL GROUP

1170 E Sunset Rd, Suite 200A  
Henderson, NV 89011



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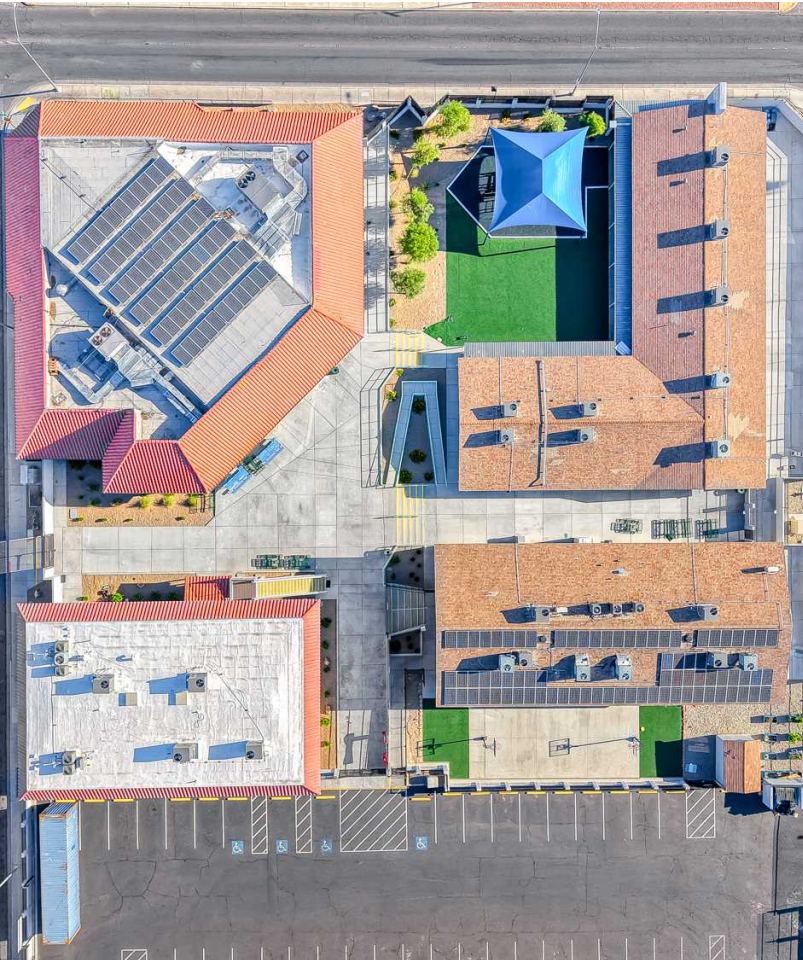
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# PROPERTY PHOTOS

2101 EAST OWENS AVENUE | LAS VEGAS, NV 89101





# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	12,710	111,713	262,807
Female	14,512	108,055	263,230
Total Population	27,222	219,768	526,037

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	8,521	60,963	136,828
Ages 15-24	4,562	34,042	76,727
Ages 25-54	10,852	86,945	205,964
Ages 55-64	1,870	18,823	50,006
Ages 65+	1,417	18,995	56,512

Race	1 Mile	3 Miles	5 Miles
White	11,331	90,662	238,194
Black	1,471	34,263	78,335
Am In/AK Nat	70	840	1,945
Hawaiian	42	327	1,329
Hispanic	24,329	153,238	306,882
Multi-Racial	28,202	178,120	371,092

Income	1 Mile	3 Miles	5 Miles
Median	\$40,273	\$34,698	\$41,161
< \$15,000	1,026	13,020	24,985
\$15,000-\$24,999	980	10,177	23,367
\$25,000-\$34,999	1,180	10,380	23,818
\$35,000-\$49,999	1,248	10,021	28,011
\$50,000-\$74,999	1,428	11,397	34,456
\$75,000-\$99,999	685	4,966	16,596
\$100,000-\$149,999	311	2,882	12,240
\$150,000-\$199,999	77	668	3,364
> \$200,000	24	344	1,977

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,994	78,985	205,371
Occupied	6,986	65,872	172,295
Owner Occupied	3,025	25,980	78,124
Renter Occupied	3,961	39,892	94,171
Vacant	1,008	13,113	33,076

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# LOCATION MAPS

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