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)

HILTZ COMMERCIAL GROUP

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



MICHAEL HILTZ

Managing Broker office: (702) 300-8524 cell: (702) 300-8524 michael.hiltz@hiltzgroup.com

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.

ZACH SCHAUER

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY PHOTOS

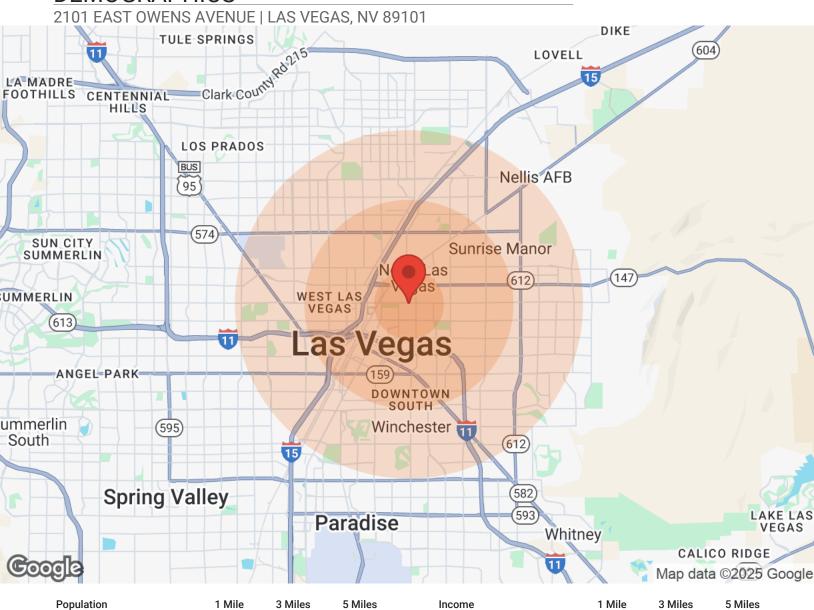








DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	12,710	111,713	262,807	Median	\$40,273	\$34,698	\$41,161
Female	14,512	108,055	263,230	< \$15,000	1,026	13,020	24,985
Total Population	27,222	219,768	526,037	\$15,000-\$24,999	980	10,177	23,367
				\$25,000-\$34,999	1,180	10,380	23,818
Age	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	1,248	10,021	28,011
Ages 0-14	8,521	60,963	136,828	\$50,000-\$74,999	1,428	11,397	34,456
Ages 15-24	4,562	34,042	76,727	\$75,000-\$99,999	685	4,966	16,596
Ages 25-54	10,852	86,945	205,964	\$100,000-\$149,999	311	2,882	12,240
Ages 55-64	1,870	18,823	50,006	\$150,000-\$199,999	77	668	3,364
Ages 65+	1,417	18,995	56,512	> \$200,000	24	344	1,977
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	11,331	90,662	238,194	Total Units	7,994	78,985	205,371
Black	1,471	34,263	78,335	Occupied	6,986	65,872	172,295
Am In/AK Nat	70	840	1,945	Owner Occupied	3,025	25,980	78,124
Hawaiian	42	327	1,329	Renter Occupied	3,961	39,892	94,171
Hispanic	24,329	153,238	306,882	Vacant	1,008	13,113	33,076
Multi-Racial	28,202	178,120	371,092				

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Map data ©2025

LOCATION MAPS 2101 EAST OWENS AVENUE | LAS VEGAS, NV 89101 Stanley Ave E Webb Ave E Owens Ave Basketball courts Hinkle Dr Rancho High School Searles Ave Searles Ave E Melinda Ave Z Pecos E Carey Ave W Carey Ave **North Las VEGAS HEIGHTS** Rd Vegas WHISPERING **TIMBERS** 147 N Lamb Blvd St DIAMOND POINT WEST LAS E Owens Ave St VEGAS WASHINGTON BRACKEN BONANZA SQUARE VILLAGE CULTURAL E Washington Ave BUS S CORRIDOR 95 COALITION EAST LAS VEGAS Las Vegas VERA JOHNSON MANOR DOWNTOWN LAS VEGAS Alta Dr Stewart Ave 582 OOAKEY 159 159 E Charleston Bl