

SINGLE TENANT NET LEASE (STNL) FOR SALE | SOUTHWEST / MOUNTAIN'S EDGE ON BLUE DIAMOND & DURANGO

8535 Blue Diamond Rd, Las Vegas, NV 89178



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LAS VEGAS

MAP



(LAS) INT'L AIRPORT



S DURANGO DR -
26,400 VPD

BLUE DIAMOND RD - 50,500 VPD





OFFERING SUMMARY

| | |
|-------------------------|--|
| APN | 176-21-217-003 |
| List Price | \$2,625,000 |
| NOI | \$150,931 (as of November 1, 2024) |
| CAP Rate | 5.75% |
| Building Size | 4,162 sf |
| Rentable Outdoor | 1,400 sf |
| Year Built | 2020 |
| Zoning | Commercial General (CG) |
| Tenancy | Single |
| Lease Type | NNN (Landlord is responsible for roof and structure) |
| Sale Type | Sale-Leaseback (personal guarantee) |

- Preschool has been open and operating since June 2020
- Stand-alone preschool building with rentable outdoor playground
- Excellent location for servicing the housing communities of Mountain's Edge, Rhodes Ranch, and Southwest Blue Diamond
- Strong tenant in place with an upcoming 2nd location in Henderson Cadence Master Planned Community (under construction to open in 2025)
- Commercial kitchen is built with a 600 gallon grease trap

TENANT PROFILE

Angel Face Preschool and Childcare is a family-owned, licensed, and insured childcare center in Las Vegas, with classrooms for Toddlers, Early Preschoolers, Preschooler and Pre-K aged 1 to 5. They emphasize the teaching of Common Core Values and the fostering of love and respect among peers, within themselves, and for their environment. Their mission is driven by the belief that “Our children deserve better.”

Angel Face Preschool offers unique services such as private music lessons, immersive cinematic experiences, Chinese language instruction, and healthy organic food for breakfast, lunch, and PM snacks (local suppliers include Sprouts, Whole Foods, Trader Joe’s, and Costco), all at competitive prices. Their dedication to quality and respect for setting reasonable pricing standards stands out in the community and sets them apart from other daycare centers.



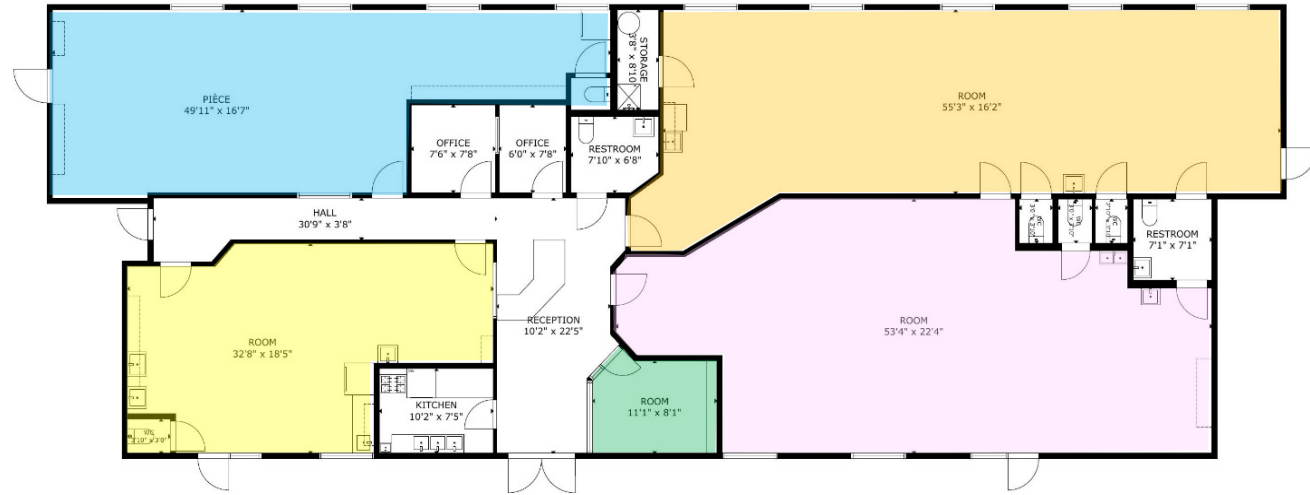
REVIEWS

Google 4.9 Stars ★ ★ ★ ★ ★

yelp 4.8 Stars ★ ★ ★ ★ ★

“OUR CHILDREN DESERVE BETTER”

www.AngelFacePreschool.com



LEASE DETAILS

LEASE TERM

10 Years

RENT COMMENCEMENT

April 1, 2020

RENEWAL OPTIONS

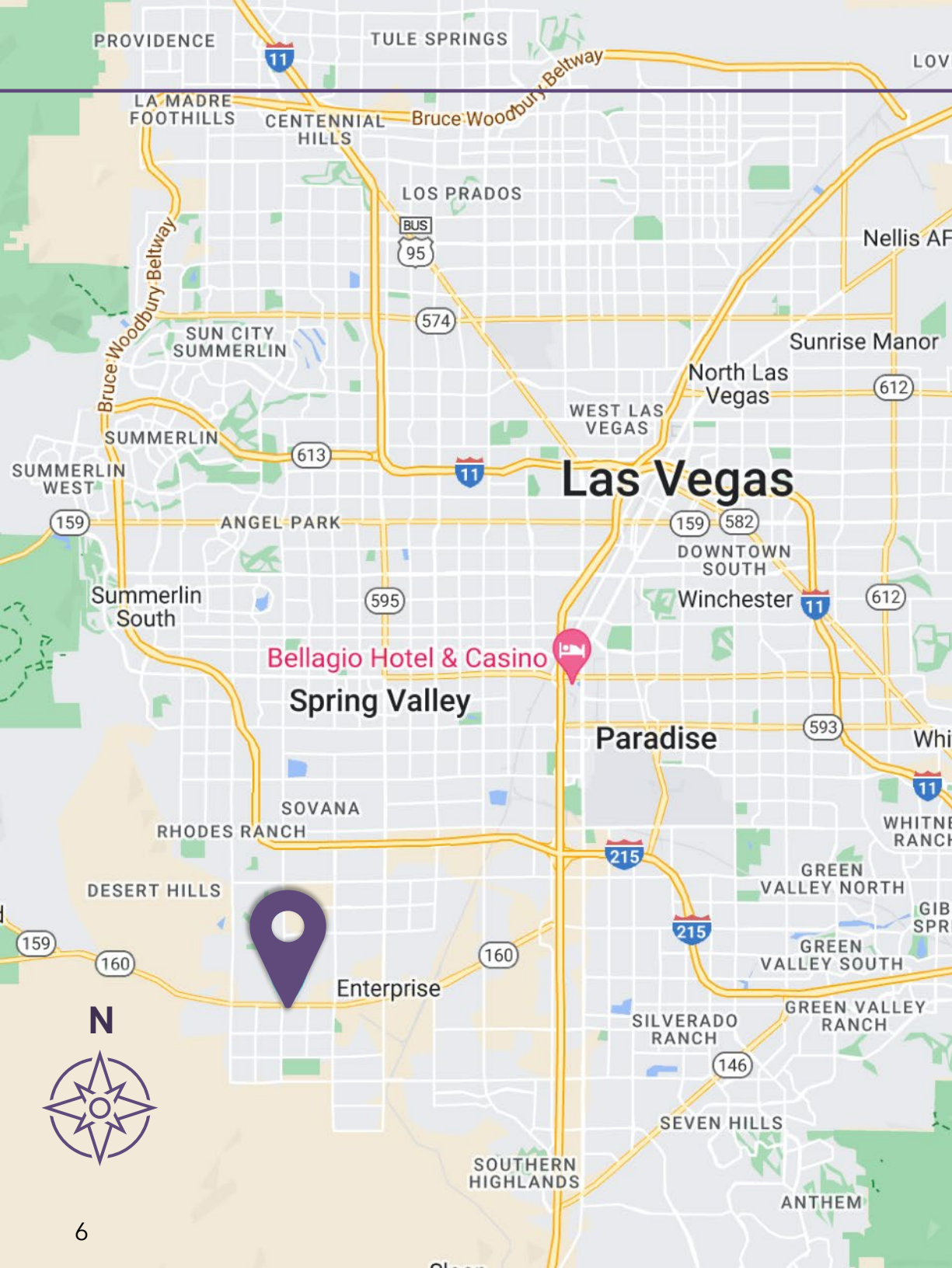
2 (Two) 5-Year

ANNUAL RENT ESCALATION

3%

RENT ROLL

| Lease Period | Indoor RSF | Indoor \$/sf/mo | Outdoor RSF | Outdoor \$/sf/mo | Total Monthly Rent | Annual Rent |
|--------------------|------------|-----------------|-------------|------------------|--------------------|-------------|
| 4/1/2024 - 3/31/25 | 4,162 | \$ 2.70 | 1,400 | \$ 0.80 | \$ 12,362 | \$ 148,350 |
| 4/1/2025 - 3/31/26 | 4,162 | \$ 2.78 | 1,400 | \$ 0.83 | \$ 12,742 | \$ 152,901 |
| 4/1/2026 - 3/31/27 | 4,162 | \$ 2.87 | 1,400 | \$ 0.85 | \$ 13,117 | \$ 157,406 |
| 4/1/2027 - 3/31/28 | 4,162 | \$ 2.95 | 1,400 | \$ 0.88 | \$ 13,517 | \$ 162,204 |
| 4/1/2028 - 3/31/29 | 4,162 | \$ 3.04 | 1,400 | \$ 0.90 | \$ 13,914 | \$ 166,962 |
| 4/1/2029 - 3/31/30 | 4,162 | \$ 3.13 | 1,400 | \$ 0.93 | \$ 14,335 | \$ 172,021 |



DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|----------|----------|----------|
| HOUSEHOLDS (2024) | 8,590 | 42,223 | 82,803 |
| MEDIAN HH INCOME | \$84,433 | \$90,460 | \$88,736 |
| POPULATION (2024) | 24,586 | 121,238 | 234,005 |

| POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|--------|--------|--------|
| White | 10,016 | 48,331 | 90,907 |
| Black | 2,246 | 10,251 | 22,818 |
| American Indian/Alaskan Native | 229 | 944 | 1,838 |
| Asian | 5,778 | 32,791 | 62,662 |
| Hawaiian & Pacific Islander | 325 | 1,359 | 2,464 |
| Two or more races | 5,992 | 27,561 | 53,316 |
| Hispanic Origin | 5,592 | 24,749 | 47,787 |

| POPULATION BY AGE | 3 MILE (2024) | 3 MILE (2029) |
|--------------------------|---------------|---------------|
| <19 | 31,585 | 33,533 |
| 20-24 | 6,623 | 7,761 |
| 25-34 | 17,573 | 16,242 |
| 35-44 | 22,185 | 21,452 |
| 45-54 | 17,179 | 20,515 |
| 55-64 | 12,439 | 15,004 |
| 65-84 | 12,788 | 15,772 |
| 85+ | 863 | 1,682 |

PHOTOS



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