

# LONG-TERM ABSOLUTE NNN LEASE

**Built-In  
Rent Growth**



## **GABBY PSIODA**

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### **AGENT CONNECT REALTY**

3960 Howard Hughes Pkwy, Ste 500  
Las Vegas, NV 89169

# 3470 W. ANN ROAD, NORTH LAS VEGAS, NV 89031

## **OFFERING MEMORANDUM**

**D** **DIVERSIFIED  
PARTNERS**  
Nationwide Real Estate Services

**ACR**  
AGENT CONNECT  
REALTY

## OFFERING SUMMARY

**ASKING PRICE****\$7,440,500****CAP RATE****7.0%****REMAINING LEASE TERM****7 Years, 11 Months****ANNUAL RENT****\$520,835****RENT INCREASES****2% Annually****TYPE OF OWNERSHIP****Absolute NNN**

## INVESTMENT HIGHLIGHTS

### LONG-TERM ABSOLUTE NNN LEASE | BUILT-IN RENT GROWTH:

- Children's Learning Adventure features a long-term initial lease with scheduled rental increases, providing predictable cash flow and long-term income durability. The contractual rent escalations offer inflation protection while delivering stable returns backed by a needs-based educational operator.

### ESTABLISHED, PREMIUM EARLY EDUCATION BRAND | MULTI-STATE OPERATOR:

- Children's Learning Adventure is a nationally recognized early childhood education provider with a proven operating platform and large-format, purpose-built facilities across high-growth Sun Belt markets. The brand's curriculum-driven model and premium positioning support strong enrollment stability and long-term tenant commitment.

### ABSOLUTE NNN LEASE | ZERO LANDLORD RESPONSIBILITIES:

- Structured as an absolute triple-net (NNN) lease, the tenant is responsible for taxes, insurance, roof, structure and all maintenance. This eliminates landlord obligations and provides a truly passive, management-free investment with consistent income and minimal operational oversight.

### STRONG LAS VEGAS MARKET FUNDAMENTALS | HIGH-GROWTH SUN BELT MSA:

- Located at 3470 W Ann Rd in Las Vegas — part of a metro exceeding 2.3 million residents — the asset benefits from sustained in-migration, employment growth, and favorable tax policy (no state income tax). Proximity to major employment hubs, retail corridors, and residential growth areas supports long-term demand drivers tied to hospitality, healthcare, logistics, and professional services.

### PURPOSE-BUILT EDUCATIONAL FACILITY | HIGH TENANT RETENTION PROFILE:

- The property features modern construction specifically designed for early childhood education, including secured entry systems, specialized classroom buildouts and outdoor play areas. Purpose-built childcare facilities require significant upfront capital investment and regulatory licensing, historically contributing to strong tenant retention and long-term occupancy stability.

### RECESSION-RESILIENT, INTERNET-RESISTANT USE | ESSENTIAL SERVICE TENANCY:

- Early childhood education remains a necessity-driven sector supported by dual-income households and workforce participation. As an essential service, childcare is largely insulated from e-commerce disruption and economic volatility, reinforcing the defensive nature of the investment.

# PROPERTY DESCRIPTION

## ADDRESS:

↘ 3470 W. Ann Road  
Las Vegas, NV 89031

## BUILDING AREA:

↘ ± 16,280 SF

## CROSS STREETS:

↘ E/NEC Ann Road &  
Allen Lane

## LAND AREA:

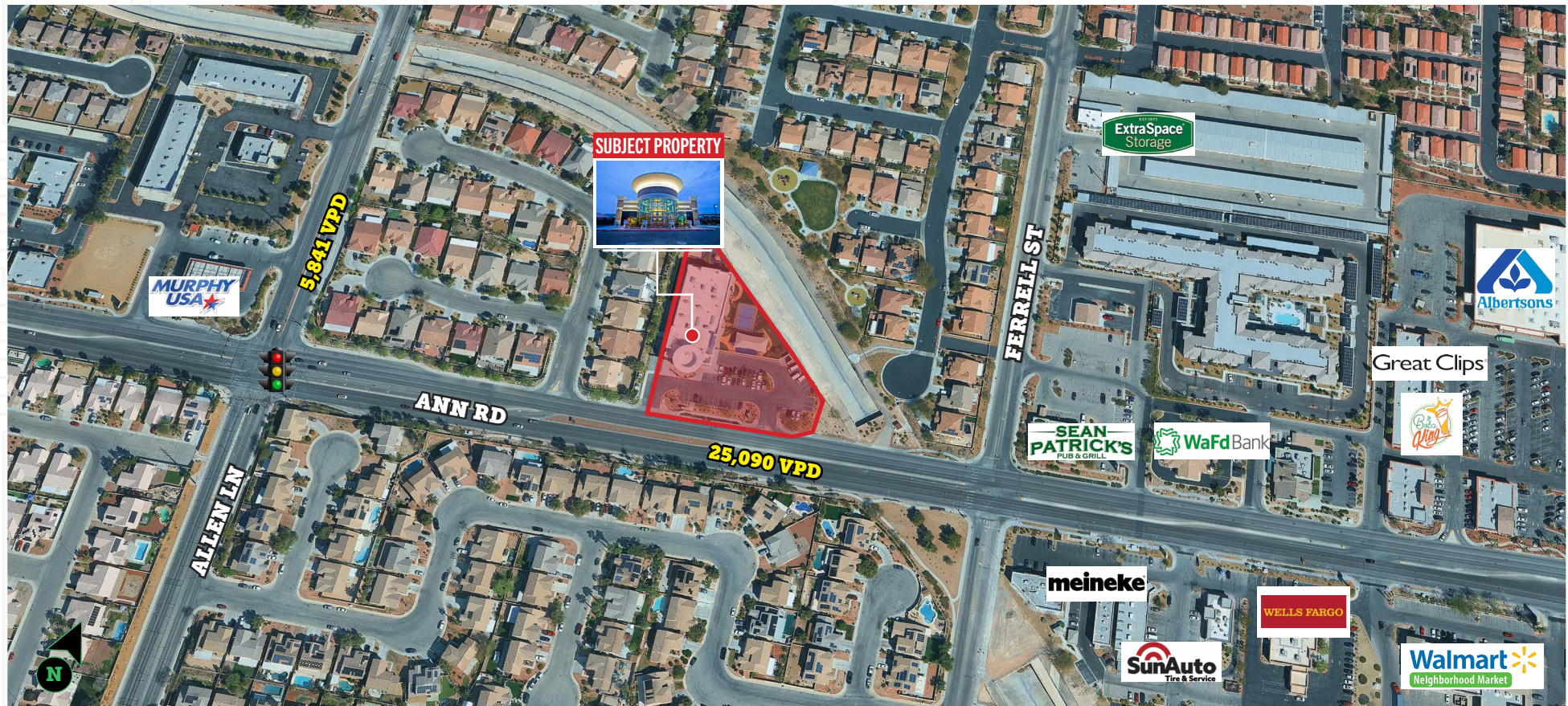
↘ ±84,942 SF (±1.95 Acres)

## YEAR BUILT:

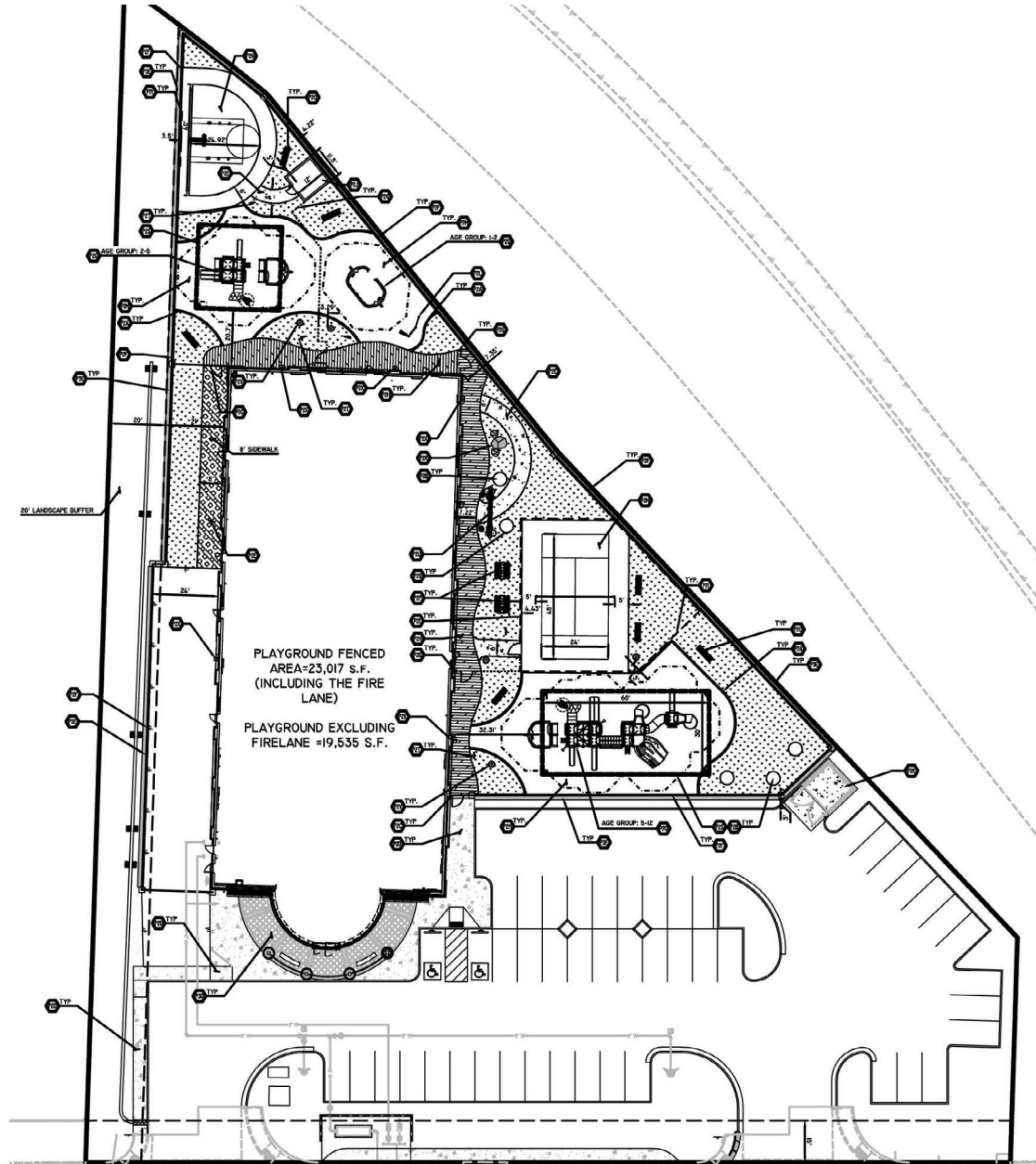
↘ 2014

## CLARK COUNTY PARCEL #:

↘ 124-29-401-007



# ↘ SITE PLAN



## MARKET OVERVIEW



## ↘ **NORTHWEST/ALIANTE OVERVIEW**

Located in the northern portion of the Las Vegas Valley, the Northwest/Aliante submarket encompasses a mix of master-planned communities, retail corridors, and business parks. Anchored by the Aliante master-planned development in North Las Vegas, the area has become a high-growth suburban hub characterized by modern residential neighborhoods, strong retail nodes, and expanding office and industrial product. With a population exceeding 150,000 residents, the submarket benefits from a family-oriented demographic base and consistent household growth, positioning Northwest/Aliante as a key area for residential, retail, and service-oriented commercial real estate.

The submarket's expansion has been driven by residential development along major arterials including North 5th Street, Losee Road, Commerce Street, and Aliante Parkway. The Aliante master-planned community itself features diverse housing types, parks, schools, and recreational amenities, which generate sustained demand for neighborhood retail, medical office, and education-related uses. The area also serves as a regional destination for retail and entertainment, with Aliante Casino & Hotel and nearby retail centers drawing visitors from across the northern valley.

Commercial development momentum continues to reshape the submarket, with new office, industrial, and mixed-use projects emerging along key corridors and near the I-15 and I-215 junction. Industrial and flex spaces benefit from proximity to the North Las Vegas Airport, logistics corridors, and regional distribution hubs, appealing to users seeking strategic access to the greater Las Vegas metro while avoiding premium pricing in master-planned communities such as Summerlin.

Retail fundamentals are supported by dense rooftops, household growth, and high vehicular traffic along arterial streets, while office and industrial demand is bolstered by a growing local workforce and nearby employment centers. Northwest/Aliante's inclusion within Clark County provides a business-friendly tax environment and municipal services that support commercial investment.

Major employers in the trade area include Aliante Casino & Hotel, regional school districts, healthcare providers, logistics and distribution firms, and professional service companies. With high-quality master-planned housing, growing employment, and proximity to both the Strip and the northern I-15 corridor, the Northwest/Aliante submarket continues to attract residents and businesses seeking a modern, high-growth suburban location within the greater Las Vegas metropolitan area.



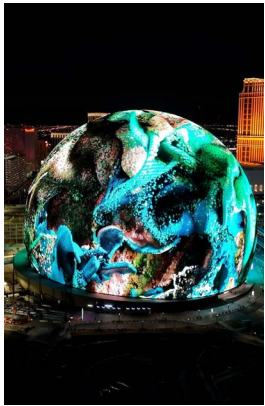
## LAS VEGAS OVERVIEW

Las Vegas is the economic and cultural center of Southern Nevada and anchors the broader Las Vegas–Henderson–Paradise metropolitan area, which encompasses all of Clark County and includes more than 2.3 million residents. The region ranks among the largest metropolitan areas in the Western United States and has been one of the country's fastest-growing markets over the past two decades. The Las Vegas itself covers roughly 135 square miles and is home to more than 640,000 residents, while the balance of the population resides in master-planned and unincorporated communities such as Henderson, Summerlin and Spring Valley. Between 2010 and 2020, the metro added approximately 400,000 residents, driven by job growth, business relocations and Nevada's favorable tax structure.

The region's economy has evolved well beyond gaming and tourism into a diversified employment base led by hospitality, healthcare, logistics and distribution, advanced manufacturing, technology, and professional services. Southern Nevada is home to several Fortune 500 companies, including MGM Resorts International, Caesars Entertainment and Allegiant Air. In addition, the market has attracted major industrial and e-commerce users due to its strategic Western U.S. location, business-friendly regulatory climate and lack of state income tax. Competitive operating costs and a growing skilled workforce continue to support corporate expansion and long-term population growth.

Tourism remains a foundational economic driver. The Las Vegas Strip draws more than 40 million visitors annually and features many of the world's highest-grossing resorts and convention facilities. Harry Reid International Airport provides nonstop service to more than 150 destinations worldwide, reinforcing Las Vegas as a premier leisure and business travel destination. The Las Vegas Convention Center further strengthens the market's position as one of North America's leading convention hubs.

Lifestyle amenities enhance the metro's long-term appeal. The region enjoys more than 300 days of sunshine annually, mild winters and access to outdoor recreation including Red Rock Canyon, Lake Mead and Mount Charleston. Professional sports have expanded significantly in recent years, with the Las Vegas Raiders (NFL), Vegas Golden Knights(NHL) and Las Vegas Aces (WNBA) all calling the market home. Cultural amenities include world-class dining, entertainment residencies, performing arts venues and a growing arts district in Downtown Las Vegas.



40+M

VISITORS  
ANNUALLY

HOME TO  
2.3M

RESIDENTS

Higher education is anchored by University of Nevada, Las Vegas (UNLV), a Carnegie R1 research institution with strong programs in hospitality, medicine and business. Continued investment in healthcare infrastructure, infrastructure expansion and industrial development positions Las Vegas as a dynamic, high-growth Sun Belt market with long-term demographic and economic momentum.

### HOME TO SEVERAL FORTUNE 500 COMPANIES:



CAESARS  
ENTERTAINMENT

# RENT ROLL

Tenant	Lease Start	Lease End	Square Feet	% of GLA	CONTRACT RENTAL RATE		RENT PER SQ. FT.		Rent Increases	Options
					Year	Month	Year	Month		
Children's Learning Adventure	7-10-2023	2-10-2034	16,280	100%	\$520,835	\$43,402.92	\$31.99	\$2.67	2% Annual Increases	Three (3) periods of five (5) years each



## ↓ TENANT OVERVIEW



Children's Learning Adventure is a nationally recognized early childhood education provider offering infant care, preschool, and school-age programs through a proprietary, curriculum-based learning model. Founded in 1999 and headquartered

in Scottsdale, Arizona, the company was established with a focus on delivering an "education-based childcare" experience that blends structured academics with enrichment programs in a secure, purpose-built environment.

The brand operates large-format, amenity-rich early education centers across multiple states, with a footprint concentrated in high-growth Sun Belt markets including Arizona, Nevada, Texas and Florida. Children's Learning Adventure centers are designed to provide a comprehensive educational experience, featuring themed classrooms, indoor play areas, technology labs and outdoor playgrounds. Its proprietary Lifetime Adventures® curriculum integrates STEAM-based learning, foreign language exposure, and character development, positioning the brand at the premium end of the childcare spectrum.

Children's Learning Adventure's business model emphasizes long-term enrollment stability, with programs serving children from infancy through 12 years old. This broad age range supports recurring revenue and strong customer retention, while demand for quality childcare remains supported by dual-income households and population growth in suburban communities. The early childhood education sector is widely regarded as needs-based and relatively recession-resilient, driven by consistent workforce participation and demographic trends.

Through both corporate-owned and franchised locations, Children's Learning Adventure continues to expand in growth-oriented metropolitan areas. Its focus on high-quality facilities, structured curriculum, and community integration has positioned the company as a leading operator within the premium childcare and early education industry.

[www.childrenslearningadventure.com](http://www.childrenslearningadventure.com)

## LEASE ABSTRACT

<b>LESSEE</b>	3470 Ann Road, LLC
<b>TENANT NAME</b>	Children's Learning Adventure
<b>TENANT SIZE (SF)</b>	16,280
<b>LEASE COMMENCEMENT DATE</b>	July 10, 2023
<b>EXPIRATION DATE</b>	February 10, 2034
<b>NO. &amp; TERM OF OPTIONS</b>	Three (3) - Five (5) Year Options
<b>CONTRACTUAL RENTAL RATE</b>	\$43,403.00 per month
<b>RENT INCREASE SCHEDULE</b>	2% Annual Increases
<b>LESSEE OPERATING EXPENSES</b>	Starting on the Effective Date, the tenant is responsible for arranging and paying for all costs related to operating and maintaining the premises, including insurance, repairs and replacements, cleaning, pest control, and trash removal.
<b>PROPERTY TAX EXPENSE</b>	The tenant is required to pay all real estate taxes directly to the Clark County Tax Assessor's Office. Beginning on the Commencement Date and continuing throughout the lease term, the tenant is responsible for all property taxes related to the premises.
<b>PROPERTY INSURANCE</b>	The tenant must carry commercial general liability insurance with coverage of at least \$3,000,000 per occurrence and \$3,000,000 in the annual aggregate. The policy must cover personal injury, bodily injury (including wrongful death), and property damage related to the premises, including claims arising from its use, maintenance, or operations. The coverage must be at least as comprehensive as the standard ISO CG 0001 form.
<b>MAINTENANCE &amp; REPAIRS</b>	Beginning on the Effective Date, the tenant is fully responsible, at its own expense, for maintaining, repairing, and replacing the premises. This includes all structural components (such as the foundation, walls, beams, roof structure, and exterior elements), utility lines, plumbing, building systems (HVAC), fixtures, appliances, and interior surfaces. The tenant must also periodically update and improve the space to keep it in high-quality, rentable, and attractive condition throughout the lease term.

# GALLERY



# GALLERY



# GALLERY





## ▼ CONFIDENTIALITY STATEMENT

This is a confidential Offering Memorandum that is intended only for the purpose of review by a prospective purchaser of 3470 W. Ann Road, North Las Vegas, NV 89117, and is not to be used for any other purpose or by any other person without the consent of Diversified Partners. Material included in this Offering Memorandum is based upon information provided by Owner and information obtained by the Broker through sources deemed reliable. This Memorandum is not to be considered a representation of the state of affairs of the project and is not intended to be the entirety of documentation required by prospective investors for consideration. No warranty or representation, expressed or implied, is made by the Owner or Broker as to the accuracy or completeness of information included within this Offering Memorandum. All financial projections and project information (including acreage and square footage) is for general reference purposes only, may be approximate in nature and are subject to variation. Qualified investors shall have the opportunity to review additional documentation and inspect the subject property. Investors should conduct their own due diligence to determine the condition of the property. This Offering Memorandum has been prepared by the Broker and approved by the Owner for distribution to prospective purchasers only for their review. The Owner reserves the right, at its sole discretion, to reject offers to purchase the subject property. The Owner shall not have any legal commitment to any party reviewing this Offering Memorandum until any written agreements have been fully executed and any contingencies have been waived. Receipt of this Offering Memorandum shall confirm agreement that this document is confidential and shall not be distributed to any other entity without written consent from Diversified Partners. If upon review of this Offering Memorandum you no longer have further interest or do not wish to pursue the purchase of this property, please return this Offering Memorandum to Diversified Partners.

## EXCLUSIVELY LISTED BY:



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