

7861 VEGAS DR

LAS VEGAS, NV 89128

The Student Center & Recreation Center at Shadow Hills



Turnkey Educational Facilities on Sprawling Summerlin-Adjacent Campus

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HILTZ COMMERCIAL GROUP

Commercial Real Estate Advisors From Concept to Completion

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PROPERTY OVERVIEW:

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IDEAL OPPORTUNITY FOR A SCHOOL USER

Shadow Hills is a gorgeous, meticulously maintained campus bordering Summerlin in Las Vegas. Set on almost 18 acres, Shadow Hills features ample parking, sprawling green space and a charming quad perfect for any training, education facility or school user.

The campus was originally developed in 1999, while the Recreation Center was added in 2003 and the Student Center was constructed in 2018. No expense was spared at Shadow Hills, allowing students to learn in a peaceful, modern, technologically advanced setting.

The property is zoned C-V in Las Vegas, ensuring a smooth and easy transition for any school tenant.

Both the Student Center and Recreation Center are vacant and available to welcome students.



PROPERTY OVERVIEW:

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STUDENT CENTER:

- » ± 31,772 SF
- » 18 Classrooms
- » 2 Teacher's Lounges
- » 3 Multipurpose Rooms
- » Lobby and Reception Area
- » Shaded Outdoor Cafeteria
- » Area for Playground
- » Children's, Family and Adult Restrooms
- » Storage
- » 169 Parking Stalls

- Lease Rate: **\$2.15 SF/Month** Full Service Lease

- Full Service Lease Includes All Utilities And Data

- *Any increase in data service is to be covered by the Tenant*
 - *Space Generally Available to Tenant 6:00am to 4:00pm, Monday Through Friday. Occupancy Subject to Further Discussion and Negotiation*
-



STUDENT CENTER PHOTOS

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STUDENT CENTER FLOOR PLAN: 7861 VEGAS DR, LAS VEGAS, NV 89128



± 31,772 SF

Square footage to be verified by tenant

RECREATION CENTER HIGHLIGHTS:

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RECREATION CENTER:

- » ± 17,647 SF
- » 4 Classrooms
- » 2 Offices
- » Activity Center/ Multipurpose Room
- » Gymnasium with Bleachers
- » Men's Showers
- » Men's Locker Room
- » Women's Showers
- » Women's Locker Room
- » Restrooms
- » Outdoor Terrace
- » Large Lawn
- » Storage
- » 97 Parking Stalls

-
- Lease Rate: **\$2.05 SF/Month** Full Service Lease
 - Full Service Lease Includes All Utilities And Data
 - Any increase in data service is to be covered by the Tenant
 - Space Generally Available to Tenant 6:00am to 3:30pm, Monday Through Friday. Occupancy Subject to Further Discussion and Negotiation.
 - Weights and Aerobics Rooms Not Included in Leased Area
-



RECREATION CENTER PHOTOS

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RECREATION CENTER FLOOR PLAN:

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± 17,647 SF

Square footage to be verified

LOCATION HIGHLIGHTS:

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ups THE UPS STORE **savers**
PAPA JOHN'S **NIT TAY'S** **Smith's**
Starbucks **BURGER KING** **BIG LOTS** **PORT OF SUBS**

MOUNTAIN VIEW HOSPITAL

ERNEST A BECKER SR MIDDLE SCHOOL

Walgreens **SUBWAY** **Carl's Jr.** **CVS**
Albertsons **Peppercorns** **SmashBurger** **Wendy's**
DISCOUNT TIRE **SPROUTS FARMERS MARKET** **Michaels** **Panera** **metro**
CHUCK E. CHEESE **Cafe** **Denny's** **IN-N-OUT BURGER** **Wendy's** **FedEx**
McDonald's **Starbucks** **WHOLE FOODS** **Arby's** **TACO BELL**

Walmart **SUBWAY** **GameStop** **Smith's**
ups THE UPS STORE **Carl's Jr.** **Rainbow** **IHOP**
cricket **ROSS** **FLOOR DECOR** **scrubs Beyond** **Wendy's**
7-Eleven **Starbucks** **BURGER KING** **Olive Garden** **SALLY BEAUTY** **9** **TARGET**

THE HILLS PARK

SHADOW HILLS CAMPUS



BRUCE TRENT PARK

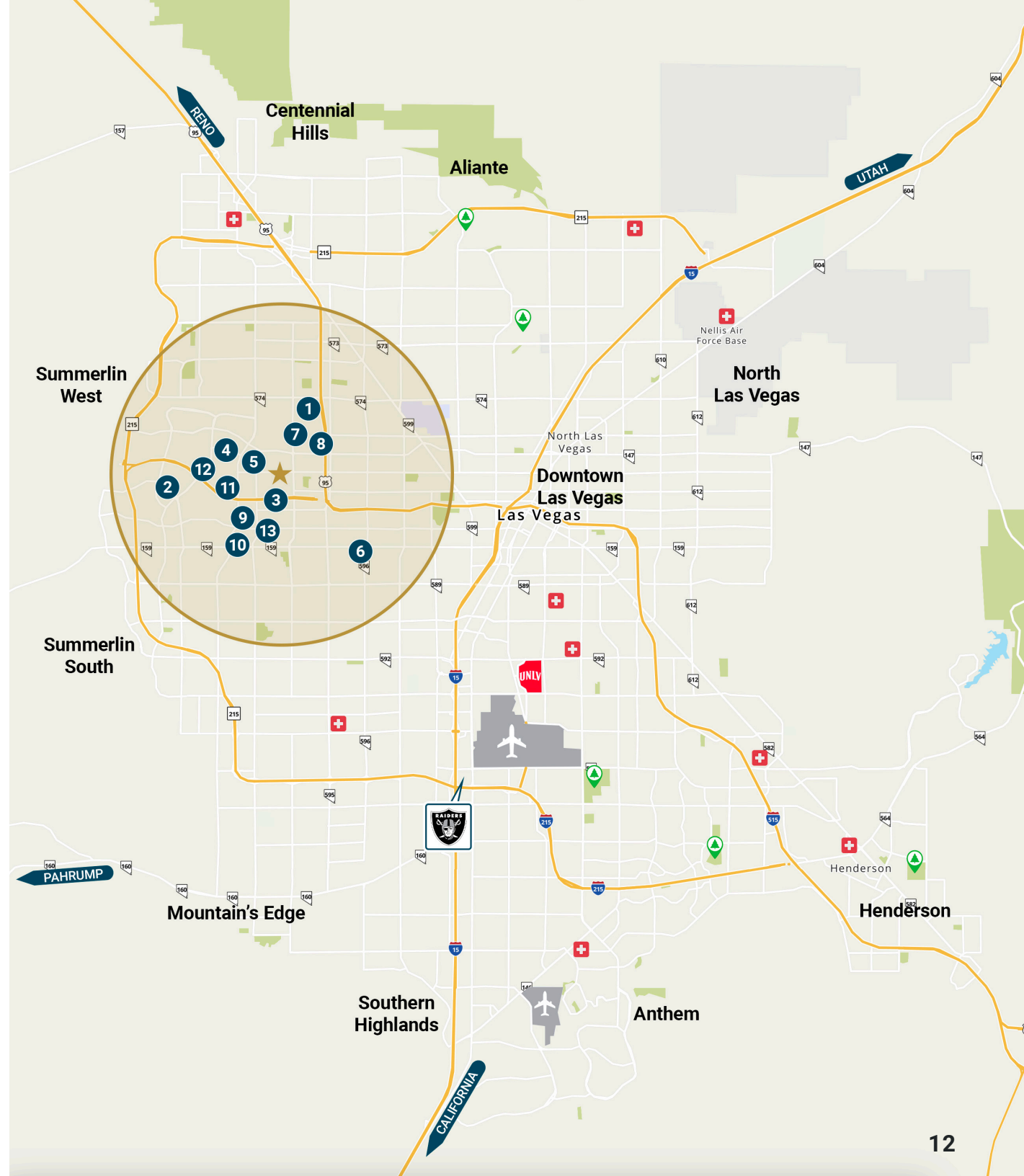
FIVE BELOW **DOLLAR TREE** **OLD NAVY** **Pepperoni's**
Durlington **JOANN** **PETSMART** **Party City**
Bath & Body Works **MATTRESS FIRM** **TJ-MAXX**
Michaels **DSW** **AMC THEATRES** **BARNES & NOBLE** **T-Mobile**
ULTA **Applebee's** **HOBBY LOBBY** **Office DEPOT** **BEST BUY** **McDonald's**

TRADER JOE'S **T-Mobile**
ups THE UPS STORE **LOWE'S**
7-Eleven **McDonald's** **O'Reilly AUTO PARTS** **WinCo FOODS**

Albertsons **Domino's** **CVS**
Bath & Body Works **AT&T**
McDonald's **IHOP** **ups THE UPS STORE**

AMENITIES WITHIN 5 MILES

- 1** MountainView Hospital
- 2.9 miles
- 2** Summerlin Hospital Medical Center
- 4.6 miles
- 3** Kellogg Saher Sports Complex
- 1.3 miles
- 4** Discovery Charter School Hillpoint
- 2.2 miles
- 5** The Meadows School
- 2.2 miles
- 6** Pinecrest Academy Springs
- 4.3 miles
- 7** Doral Academy Fire Mesa
- 1.9 miles
- 8** Acton Academy Red Rock
- 2.6 miles
- 9** Tivoli Village
- 3.1 miles
- 10** Boca Park
- 3.4 miles
- 11** Rampart Commons
- 3.6 miles
- 10** TPC Summerlin
- 3.5 miles
- 11** Angel Park
- 2.5 miles



DEMOGRAPHICS:

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24,808

Population
1 Mile

5%

Pop Growth
1 Mile

37

Average Age
1 Mile

21%

Household Growth
1 Mile

\$62,100

Median HI
1 Mile

259,000

Population
3 Miles

2%

Pop Growth
3 Miles

39

Average Age
3 Miles

17%

Household Growth
3 Miles

\$65,700

Median HI
3 Miles

603,000

Population
5 Miles

1%

Pop Growth
5 Miles

40

Average Age
5 Miles

21%

Household Growth
3 Miles

\$69,100

Median HI
3 Miles

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All potential tenants must take appropriate measures to verify all of the information set forth herein.

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