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**General Realty
Group Inc**

2760 S Jones Blvd

7,522 SF | Retail Building | Las Vegas, NV | \$1,950,000 (\$259/SF) | 6.79% Cap Rate



EXECUTIVE SUMMARY

MOTIVATED SELLER

A) TENANT HAS OCCUPIED SINCE 2007

B) LEASE TILL 3-31-02024 WITH ONE OPTION FOR 5 years.

C) CURRENT RENT \$11,028.00per month NNN
2% INCREASES EVERY YEAR.

PROPERTY FACTS

Sale Type	Investment	Price Per SF	\$259
Sale Condition	1031 Exchange	Cap Rate	6.79%
Property Type	Retail	NOI	\$132,338
Property Subtype	Day Care Center	Tenancy	Single
Building Size	7,522 SF	Building Height	1 Story
Building Class	C	Building FAR	0.15
Year Built	1974	Land Acres	1.12 AC
Price	\$1,950,000		
Zoning	R-E, Las Vegas		
Parking	12 Spaces (1.6 Spaces per 1,000 SF Leased)		
Frontage	187 FT on Jones Blvd		
Opportunity Zone	No		

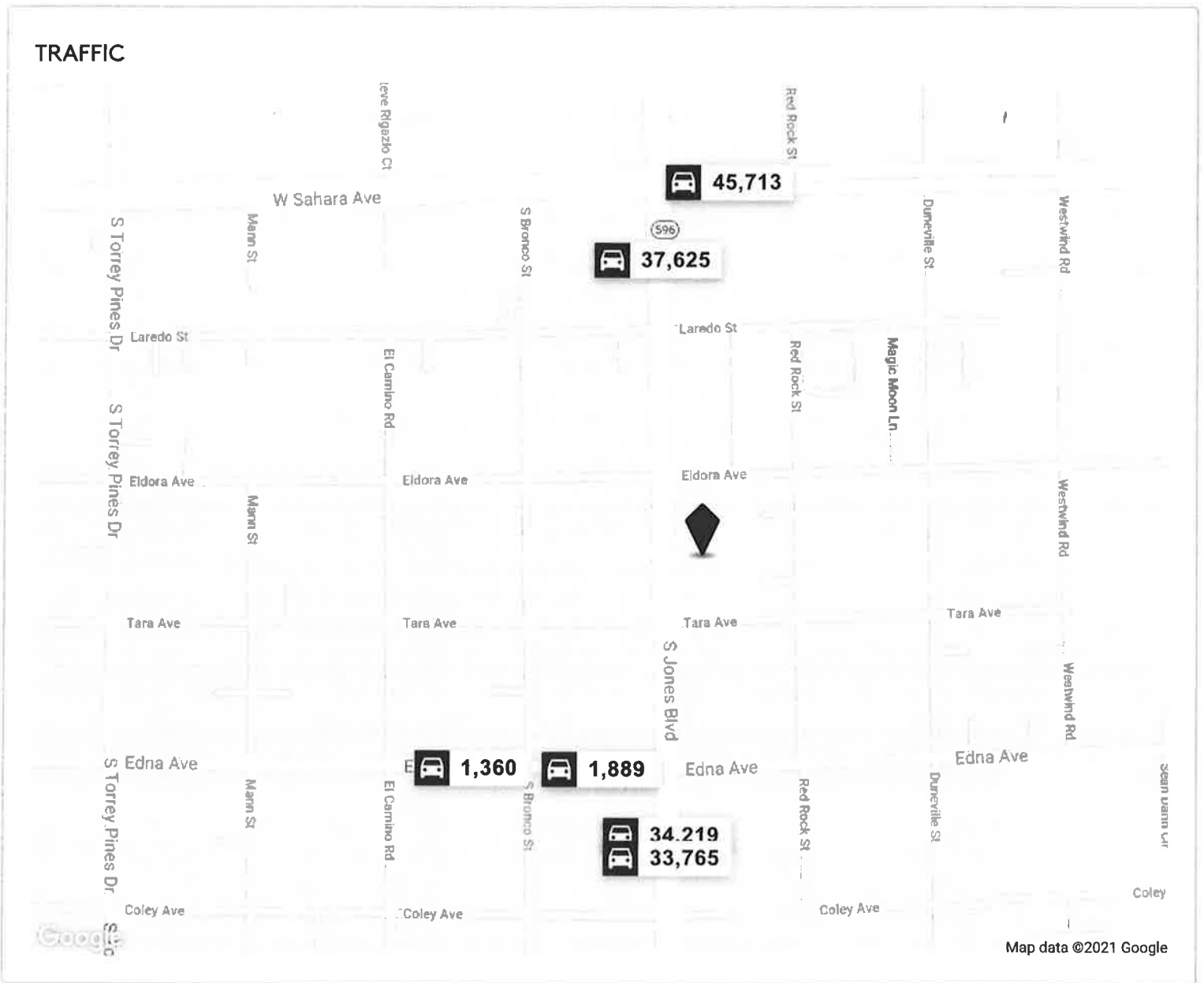
AMENITIES

- Bus Line
- Pylon Sign
- Signage

MAJOR TENANTS

TENANT	INDUSTRY	SF OCCUPIED	RENT/SF	LEASE END
Kids Are US	Services	7,522 SF	-	-

TRAFFIC



COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
Edna Ave	S Jones Blvd, E	1,227	2020	0.21 mi
Edna Ave	S Jones Blvd, E	1,889	2018	0.21 mi
S Jones Blvd	Edna Ave, N	31,207	2020	0.25 mi
S Jones Blvd	Edna Ave, N	34,219	2018	0.25 mi
South Jones Boulevard	Coley Ave, S	33,765	2020	0.27 mi
S Jones Blvd	W Sahara Ave, N	38,244	2018	0.27 mi
S Jones Blvd	W Sahara Ave, N	37,625	2015	0.27 mi
Edna Avenue	S Bronco St, E	1,360	2020	0.27 mi
W Sahara Ave	Red Rock St, E	47,940	2018	0.34 mi
W Sahara Ave	Red Rock St, E	45,713	2015	0.34 mi

NEARBY MAJOR RETAILERS



TRANSPORTATION

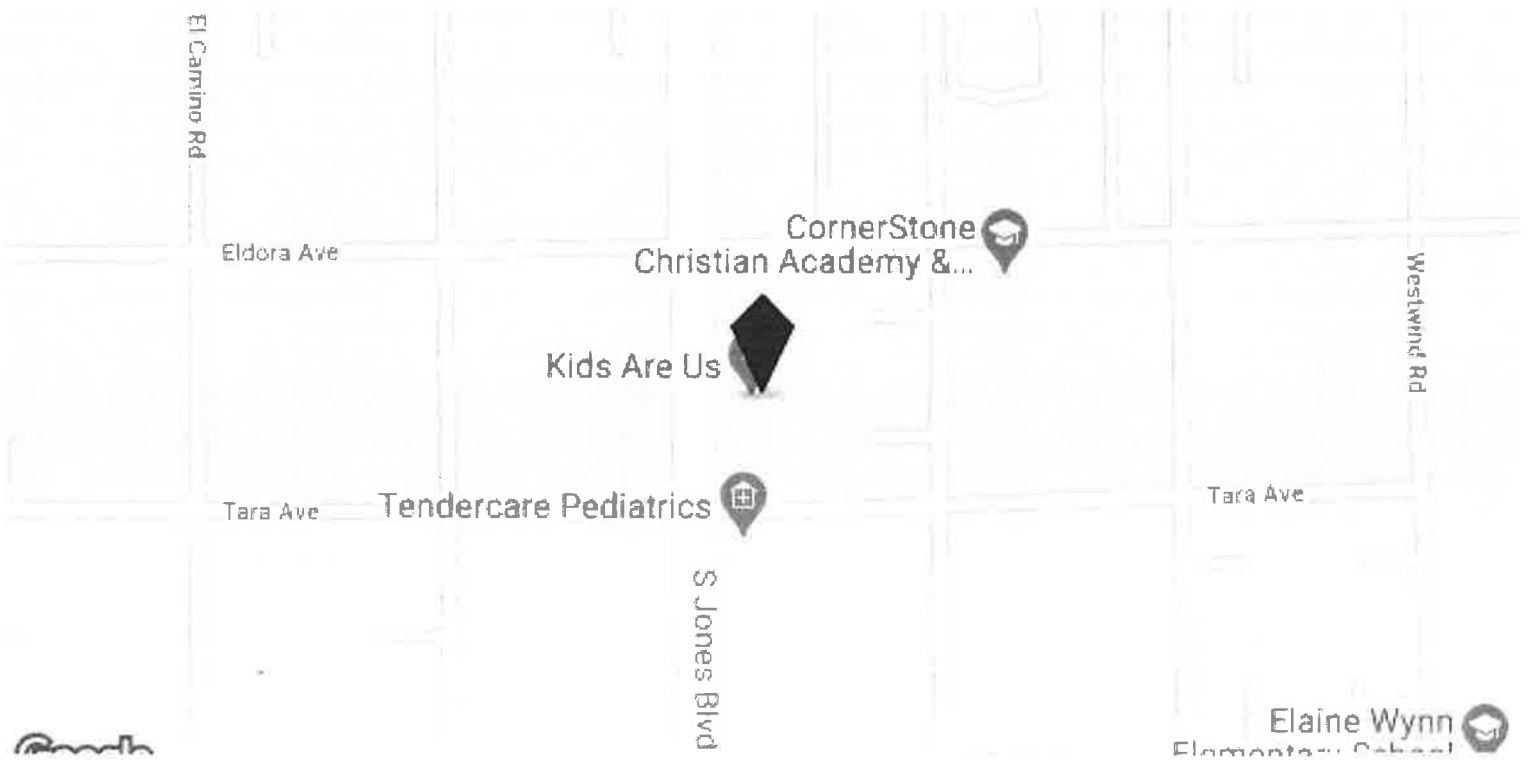


North Las Vegas Airport	13 min drive	6.4 mi
McCarran International Airport	15 min drive	8.3 mi
Henderson Airport	27 min drive	17.0 mi

PROPERTY TAXES

Parcel Number	163-12-201-004	Improvements Assessment	\$447,529
Land Assessment	\$536,657	Total Assessment	\$984,186

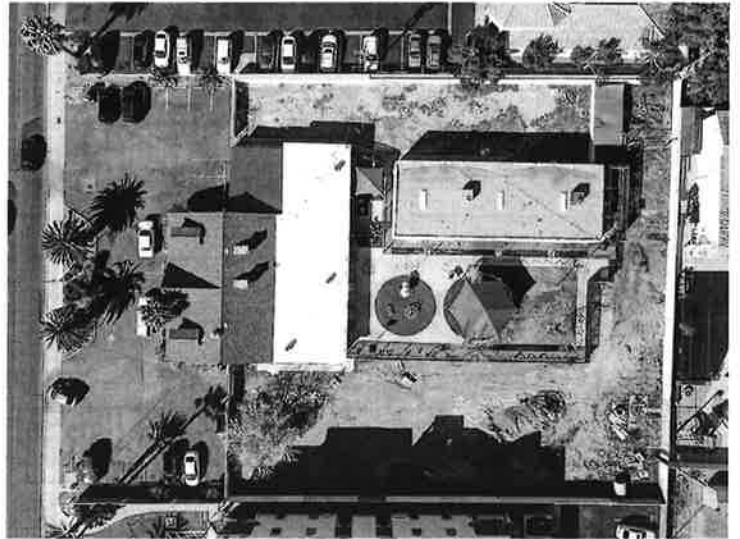
MAP OF 2760 S JONES BLVD LAS VEGAS, NV 89146



ADDITIONAL PHOTOS



Interior



Aerial



Aerial



Aerial



Aerial



Aerial