

Asking Price
\$2,400,000

PROPERTY FOR SALE

2760 S JONES BLVD, LAS VEGAS, NV 89146



KIDS R US ACADEMY

**ABSOLUTE NNN
SINGLE TENANT**

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PROPERTY FACTS

Address	2760 S Jones Blvd, Las Vegas, NV 89146
APN	163-12-201-004
Asking Price	\$2,400,000
CAP Rate	6.20%
Lease Term	Expires 3/31/2028 + 5-year option
Annual Rent	\$149,028 (approx. \$12,419.56/month)
Lease Type	Absolute NNN
Property Type	Retail
Property Subtype	Day Care Center
Building Size	7,522 SF
Lot Size	1.12 AC
Year Built	1974
Zoning	R-E, Las Vegas



*All property information must be independently verified by the Buyer. The real estate company disclaims any responsibility for inaccuracies and provides no guarantees regarding the property's condition or performance.

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PROPERTY HIGHLIGHTS

"PRIME COMMERCIAL CORRIDOR IN LAS VEGAS"

- **RENT INCREASES**
: Current rent of \$12,419.85/month with 2% annual increases.
- **ZERO LANDLORD RESPONSIBILITY**
: Absolute NNN lease structure ensures a hands-off investment.
- **STABLE INCOME**
: Occupied by a long-term tenant.
- **PRIME REAL ESTATE**
: 1.12 AC lot featuring long frontage on Jones Blvd.
- **HIGH EXPOSURE**
: Situated in a location with excellent traffic and high visibility.



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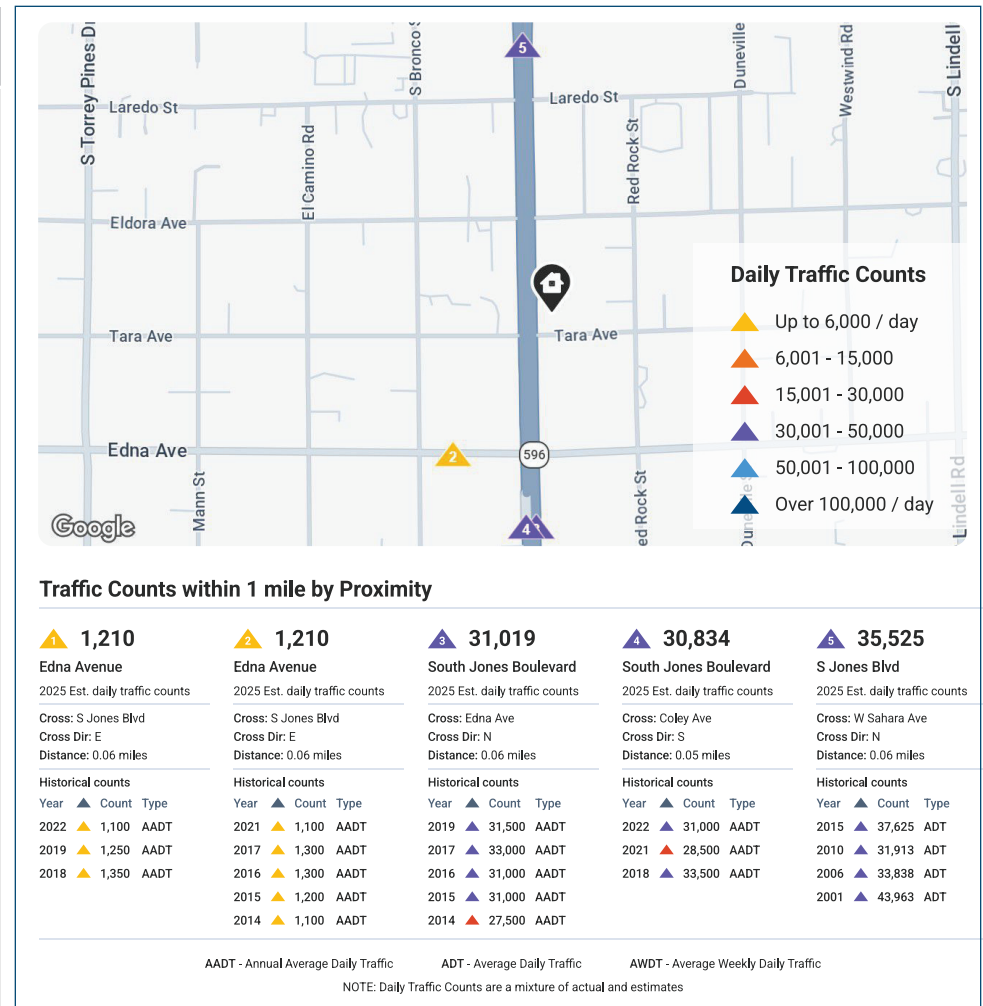
2760 S JONES BLVD, LAS VEGAS



DEMOGRAPHICS

Demographics	1 Mile	3 Mile	5 Mile
2026 Population	22,415	185,290	391,832
2031 Population	22,860	190,445	402,750
Pop Growth 2026-2031	1.98%	2.78%	2.79%
Average Age	37	38	38
2026 Total Households	8,920	72,450	154,230
HH Growth 2026-2031	1.85%	2.65%	2.70%
Median Household Inc	\$54,200	\$68,450	\$79,799
Avg Household Size	2.5	2.55	2.52
2026 Avg HH Vehicles	2	2	2
Median Home Value	\$445,000	\$468,300	\$479,100
Median Year Built	1978	1982	1985

TRAFFIC COUNTS

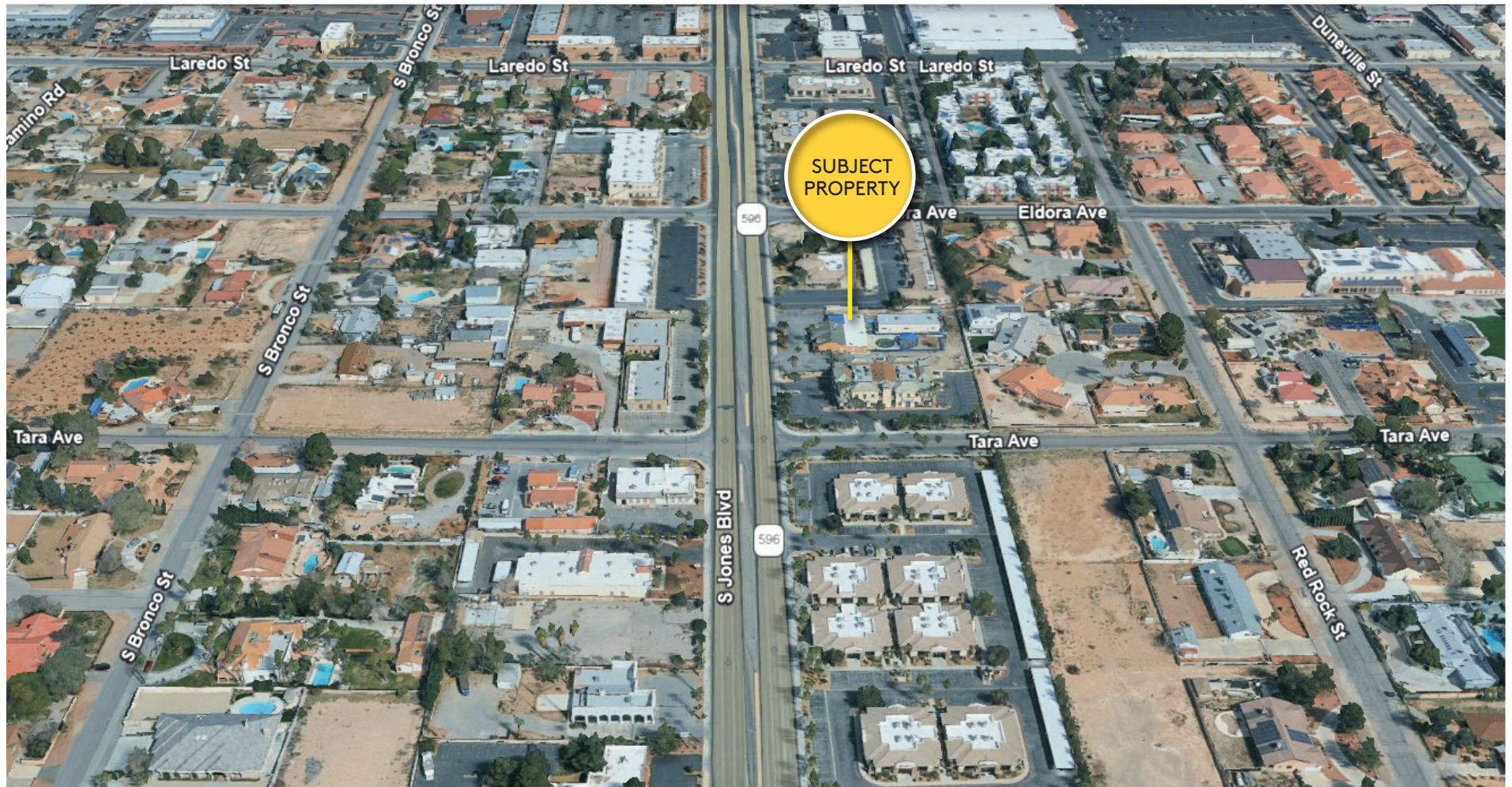


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AERIAL MAP



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PARCEL MAP

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor

BOOK	T21S R60E	SECTION	12	Range	S 2 NW 4	Lot	163-12-2
Parcel Number	128 129 130 131 132	Sub-Parcel	1 2 3 4 5 6 7 8	Block	8 4 8 4	City	CLARK COUNTY NEVADA
Parcel Number	137 138 139 140	Sub-Parcel	9 10 11 12 13 14 15 16	Block	5 1 5 1	City	
Parcel Number	164 163 162 161	Sub-Parcel	17 18 19 20 21 22 23 24	Block	6 2 6 2	City	
Parcel Number	175 176 177 178	Sub-Parcel	25 26 27 28 29 30 31 32	Block	7 3 7 3	City	
Parcel Number		Sub-Parcel		Block	8 4 8 4	City	
Parcel Number		Sub-Parcel		Block	5 1 5 1	City	

Scale: 1" = 200' Rev: 07/26/2011

MAP LEGEND:
 PARCEL BOUNDARY (Solid line)
 SUB BOUNDARY (Dashed line)
 P.M.L.D BOUNDARY (Dotted line)
 ROAD EASEMENT (Long dashed line)
 MATCH / LEADER LINE (Short dashed line)
 HISTORIC LOT LINE (Dash-dot line)
 HISTORIC SUB BOUNDARY (Dash-dot-dot line)
 HISTORIC P.M.L.D BOUNDARY (Dotted line)
 SECTION LINE (Long dash-short dash line)
 CONDOMINIUM UNIT (Thin solid line)
 AIR SPACE PCL (Thin dashed line)
 RIGHT OF WAY PCL (Thin dotted line)
 SUB-SURFACE PCL (Thin dash-dot line)

NOTES:
 This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.
 USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL



This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

TAX DIST 417

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Thank You



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