

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.

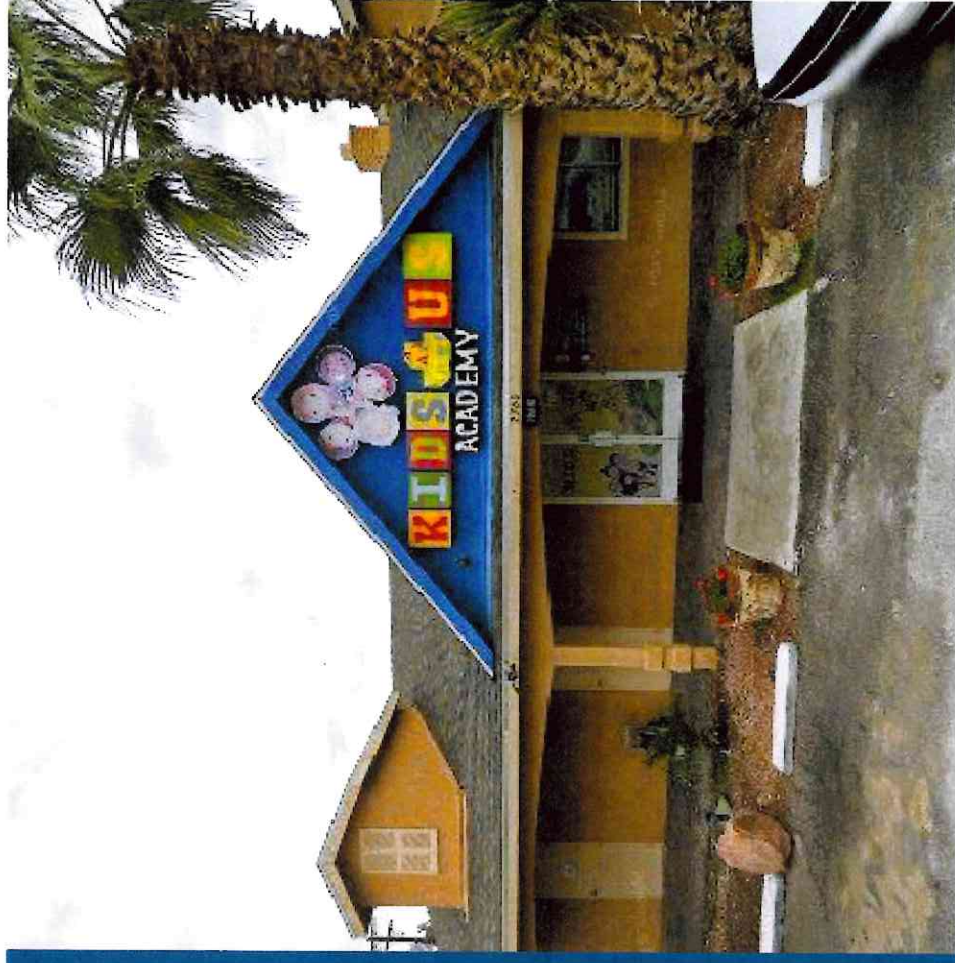
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PROPERTY HIGHLIGHTS

"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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Leading real estate group

MEGA



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MEGA

TRAFFIC COUNTS

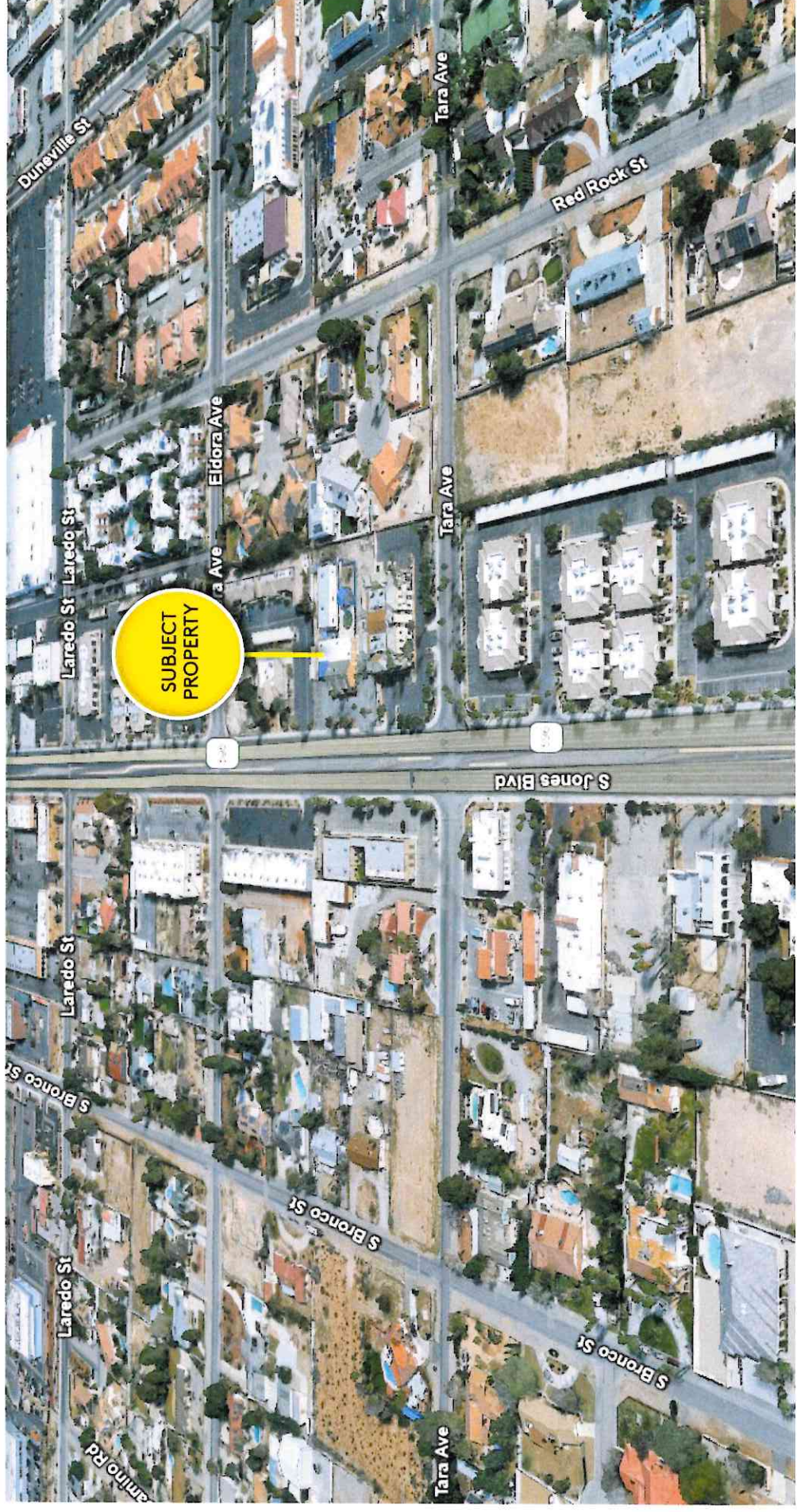
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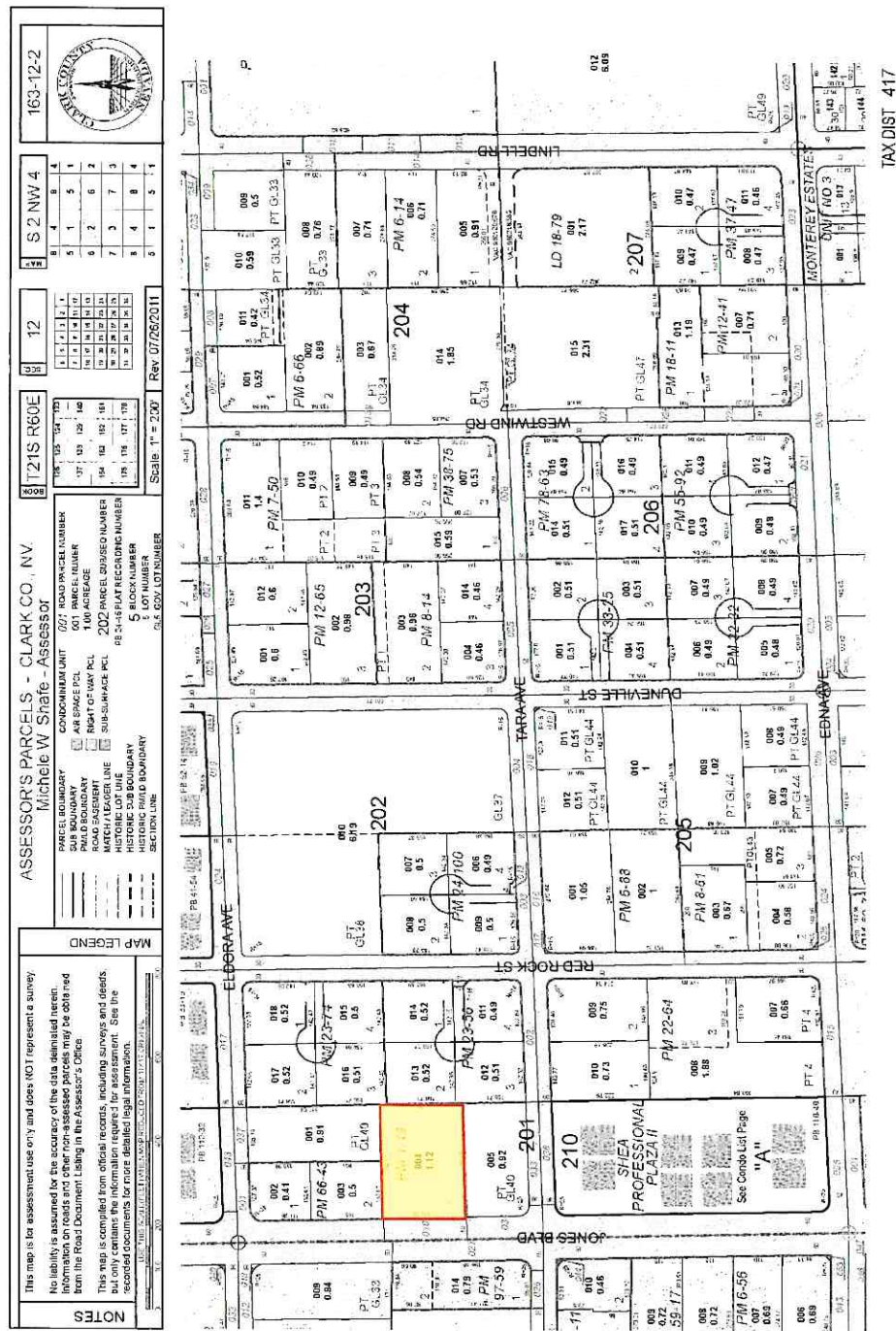
AERIAL MAP



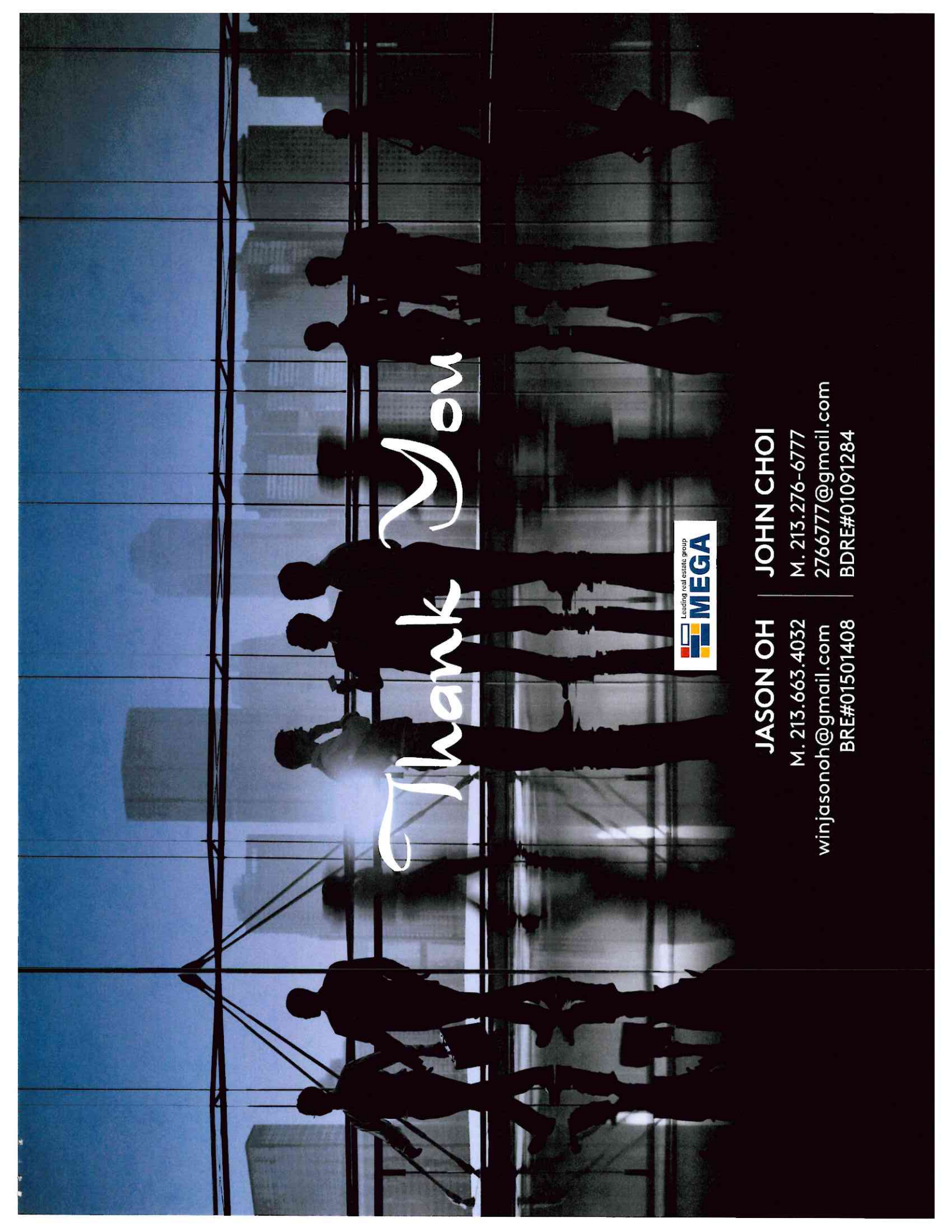
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PARCEL MAP

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.



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Thank You



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