



ABSOLUTE TRIPLE NET INVESTMENT OPPORTUNITY

ARK ANIMAL CLINIC | \$1,600,000 OFFERING PRICE | 6.00% CAP RATE

1651 N Rancho Dr, Las Vegas, NV 89108, USA

KW Commercial

a division of Keller Williams Realty Las Vegas

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Each office is independently owned and operated.

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| EXECUTIVE SUMMARY

KW Commercial is pleased to exclusively present the opportunity to acquire Ark Animal Clinic, a fully leased veterinary healthcare investment property located at 1651 North Rancho Drive in Las Vegas, Nevada. The offering consists of a 6,163-square-foot freestanding veterinary facility situated on approximately 0.84 acres and leased on an Absolute Triple Net (NNN) basis, providing investors with passive income and minimal landlord responsibilities.

Veterinary healthcare properties continue to attract investor interest due to the essential nature of animal care services, increasing pet ownership trends, and the substantial investment required for specialized medical buildouts. These characteristics often support long-term tenancy and stable cash flow. This offering presents a rare opportunity to acquire a mission-critical healthcare asset occupied by an established veterinary operator in the Las Vegas market, combining dependable income with the benefits of a specialized medical-use property.

| PROPERTY OVERVIEW

The subject property is improved with a 6,163-square-foot freestanding commercial building situated on approximately 0.84 acres at the signalized intersection of North Rancho Drive and Vegas Drive in Las Vegas, Nevada.

Constructed in 1989, the building features a functional medical-office layout designed for veterinary operations, with dedicated customer parking, multiple points of ingress and egress, and strong visibility along Rancho Drive. The property's site configuration provides efficient circulation throughout the parcel while maintaining prominent street frontage and accessibility.

| PROPERTY INFORMATION

Address	1651 N Rancho Dr, Las Vegas, NV 89106
APN	139-20-410-001
Building Size	6,163 SF
Lot Size	0.84 Acres
Year Built	1989
Zoning	C-2 Commercial
Occupancy	100%
Parking	On-Site Surface Parking



The Ark
ANIMAL CLINIC
702-642-1531

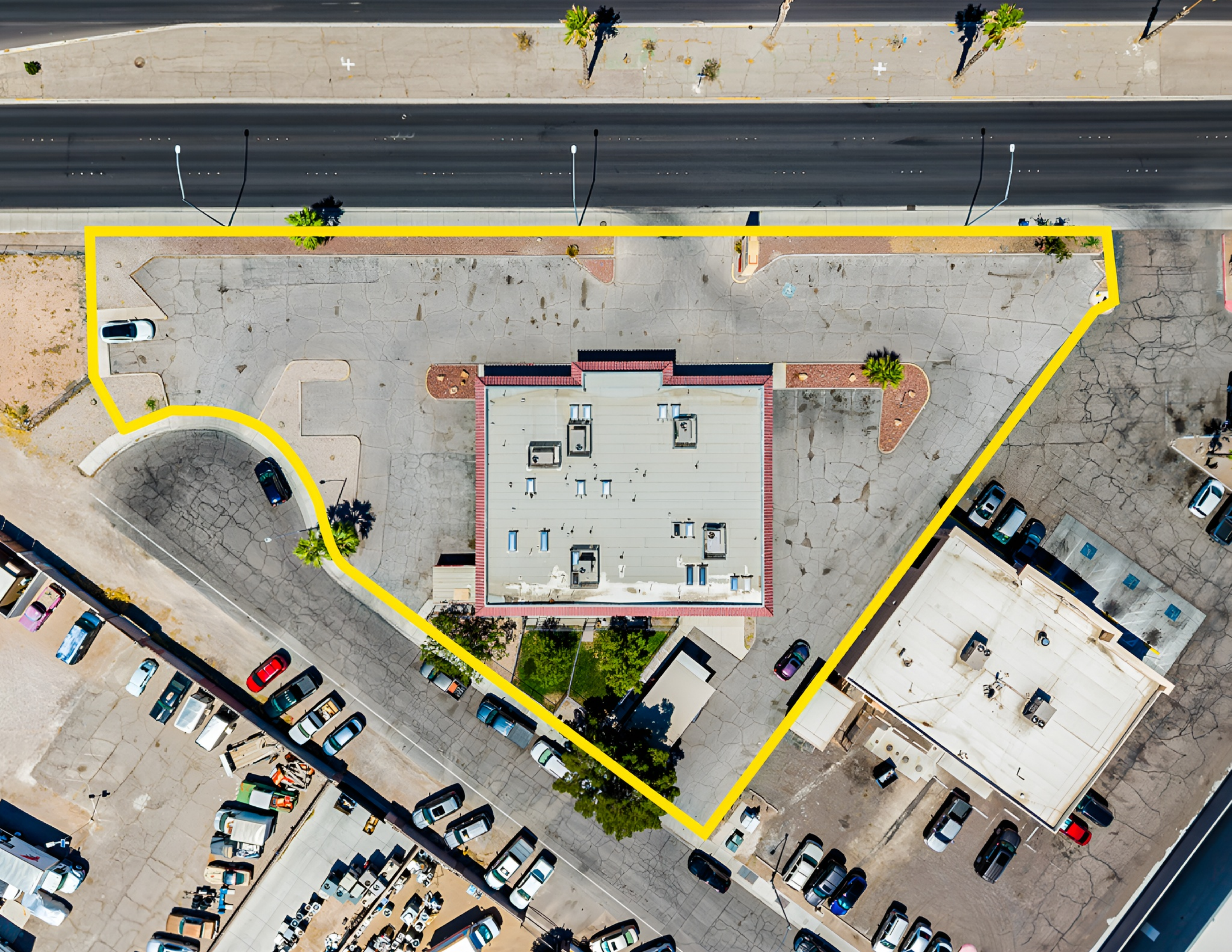
EMERGENCY

AMERICAN ANIMAL HOSPITAL ASSOCIATION

1651







An aerial photograph of Las Vegas, Nevada, showing a dense residential and commercial area. A prominent red callout box with white text is centered in the image, pointing to a specific property. The property is a small, single-story building with a flat roof, situated in a commercial area with several other buildings and parking lots. In the background, the Las Vegas skyline is visible, including the Flamingo Las Vegas and the New York-New York Hotel & Casino. The sky is clear and blue, and the overall scene is brightly lit.

**SUBJECT
PROPERTY**

| INVESTMENT HIGHLIGHTS

Absolute Triple Net Lease

Tenant responsible for taxes, insurance, maintenance, and operating expenses, creating a passive ownership structure with minimal management requirements.

Essential Healthcare Use

Veterinary services remain recession-resistant and continue to benefit from growing pet ownership and increased spending on animal healthcare.

Specialized Facility

The property was purpose-built and improved for veterinary operations, creating significant tenant investment and reducing relocation risk.

Freestanding Asset

Unlike multi-tenant properties, the asset offers complete building control, dedicated parking, strong visibility, and simplified management.

Large Parcel Size

The 0.84-acre parcel provides a favorable land-to-building ratio and long-term site flexibility.

Long Operating History

Ark Animal Clinic has served the Las Vegas market for decades and maintains an established client base throughout the region.



| TENANT PROFILE

ARK ANIMAL CLINIC

Ark Animal Clinic occupies the subject property as a long-standing veterinary healthcare operator serving the Las Vegas market. Veterinary facilities represent a highly specialized commercial real estate use, requiring substantial investments in medical infrastructure, treatment areas, diagnostic equipment, boarding facilities, and operational buildouts.

As a result, veterinary tenants often demonstrate longer occupancy periods compared to traditional retail users due to the significant costs and operational disruption associated with relocation.

| TENANT INVESTMENT HIGHLIGHTS

- Established Veterinary Operator
- Mission-Critical Healthcare Use
- Specialized Medical Buildout
- Essential Service Industry
- Long-Term Occupancy Characteristics
- Absolute Triple Net Lease Structure
- Recession-Resistant Business Model







IN USE

PRO PLAN VETERINARY DIETS

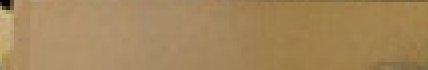
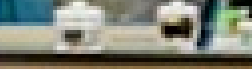
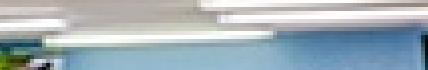
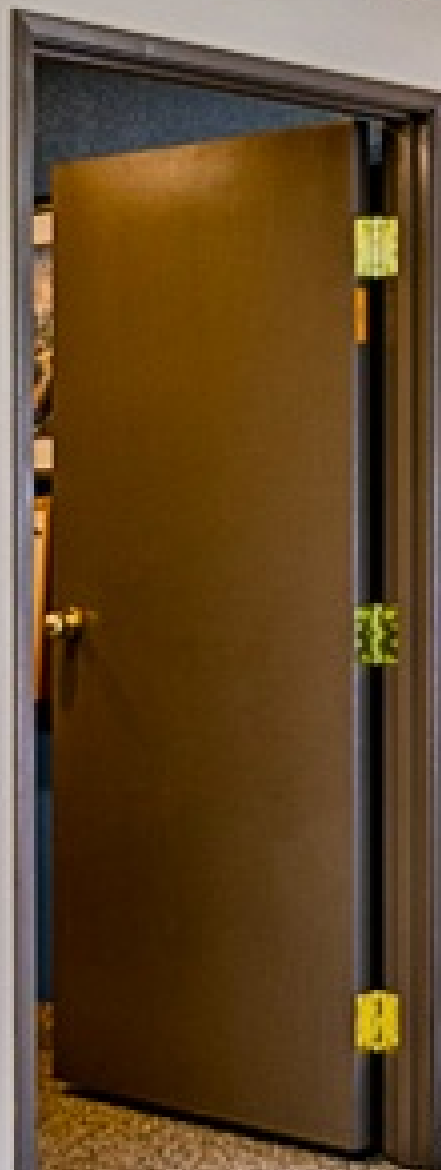
PRO PLAN VETERINARY DIETS

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EXAM ROOM 4

OFFICIN TREATMENT SURGERY





IN USE

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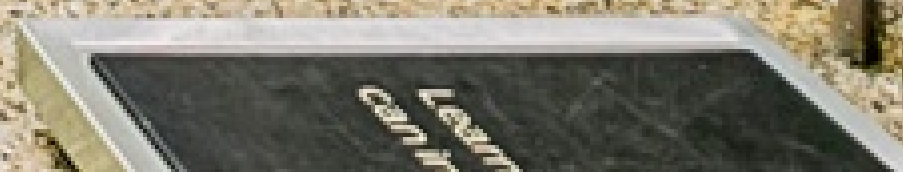
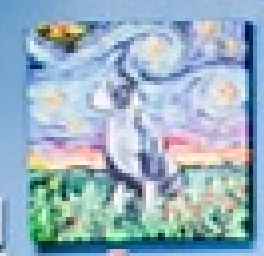
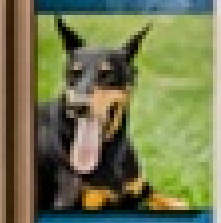


EXAM ROOM

OFFICER TREATMENT SURGERY



EXAM
ROOM
2

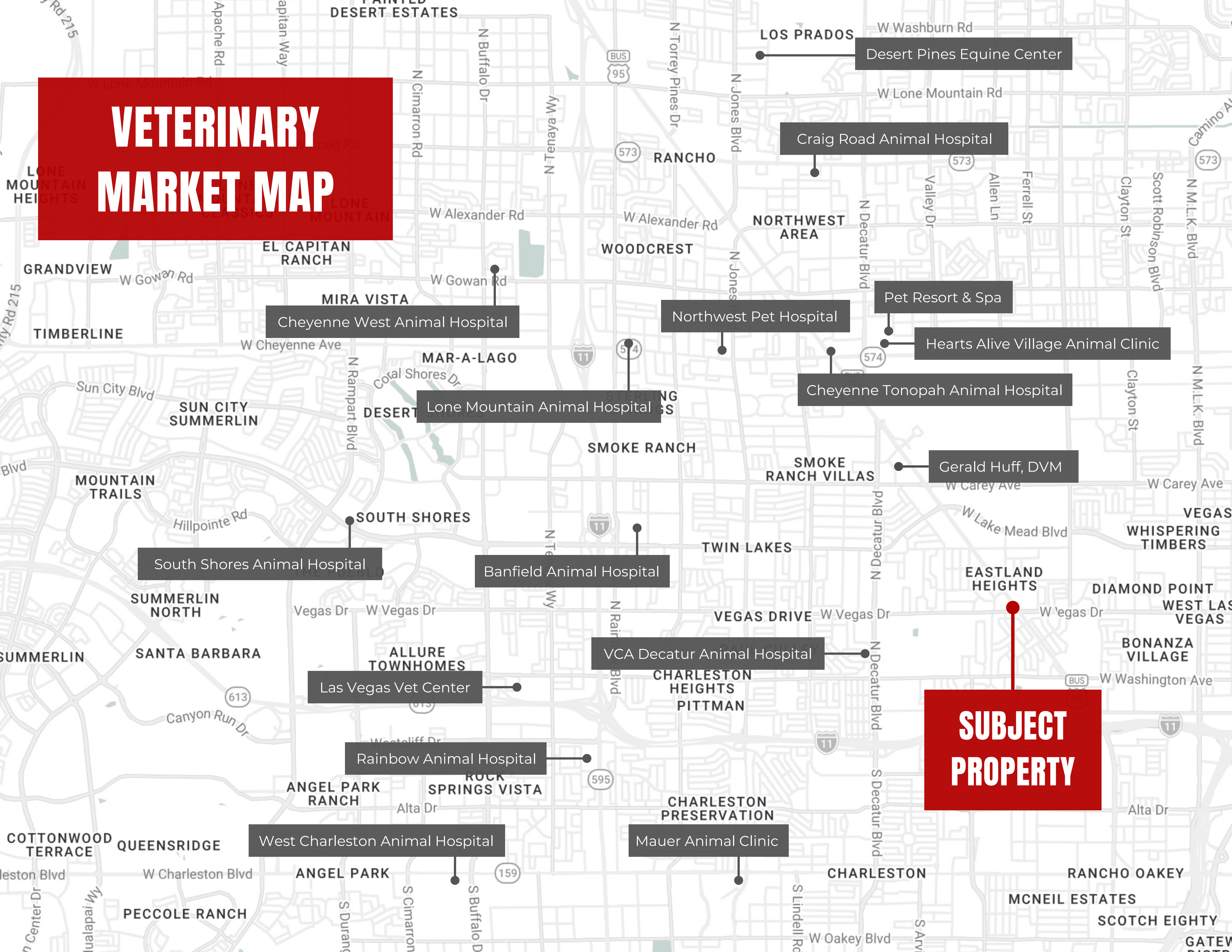




EXIT



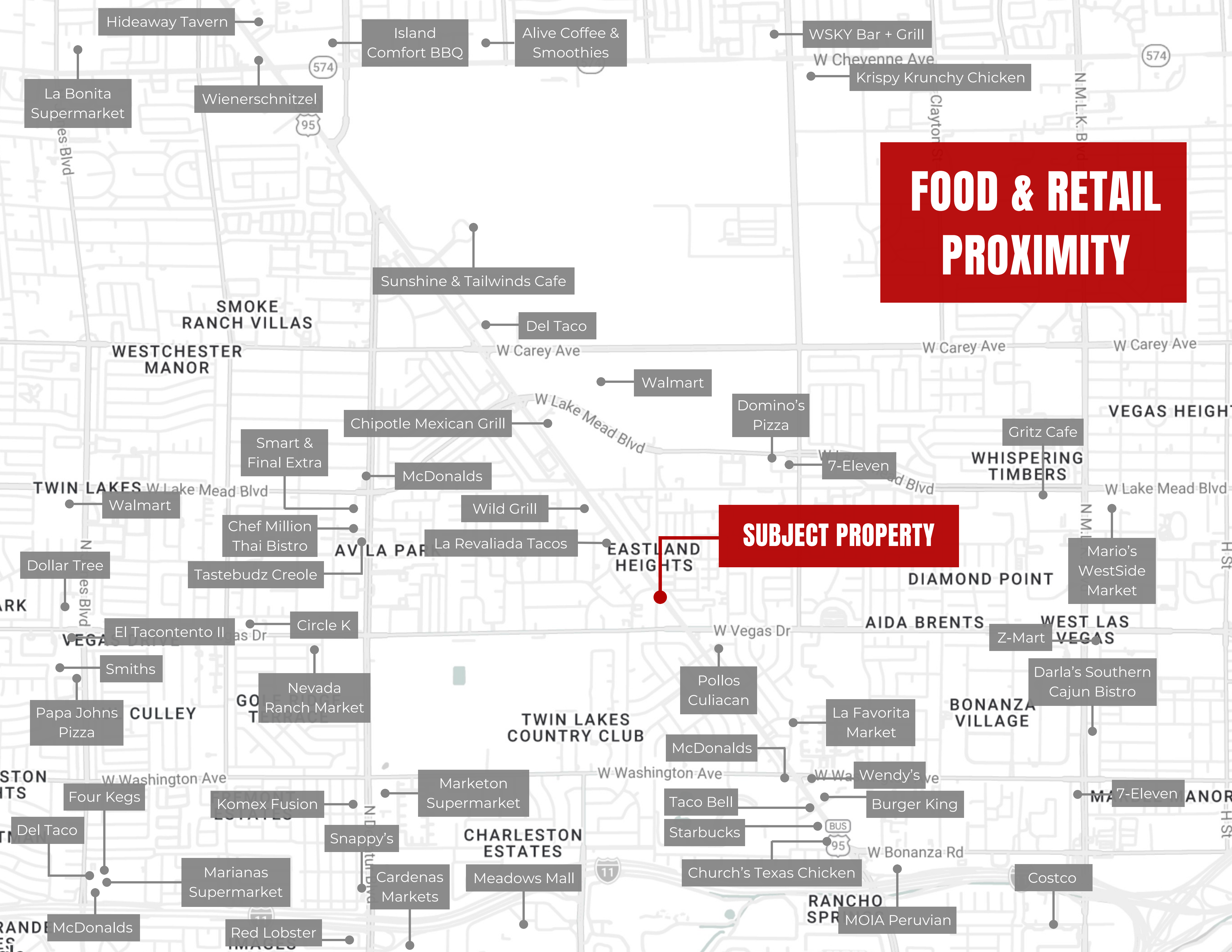
VETERINARY MARKET MAP



SUBJECT PROPERTY

FOOD & RETAIL PROXIMITY

SUBJECT PROPERTY



FOR MORE INFORMATION:

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