

# LA PETITE ACADEMY

4425 SIMMONS STREET, NORTH LAS VEGAS, NV 89031

- » 15 FEEDER ELEMENTARY SCHOOLS IN A 5-MILE RADIUS
- » SEASONED LOCATION - TENANT HAS BEEN OPERATING IN THIS LOCATION SINCE 1997



OFFERING MEMORANDUM

Marcus & Millichap





Smith's PETSMART Office DEPOT  
KOHLS Tuesday Morning TJ-MAXX  
BLAZE PIZZA HomeGoods POPEYES  
COLD STONE BIC5 DUNKIN' DONUTS

Aliante  
CASINO + HOTEL + SPA

COSTCO WHOLESALE TARGET Cane's  
Walmart SPROUTS FARMERS MARKET Pollo Loco  
BEST BUY ULTA Bath & Body Works  
Ashley the Habit WinCo BED BATH & BEYOND  
HOMESTORE BURGER GRILL FOODS HOBBY LOBBY

SANTA FE STATION  
HOTEL + CASINO

La Petite  
ACADEMY

Walmart Total Wine Michaels  
sam's club BJ's ROSS Cafe Rio  
THE HOME DEPOT SPORTSMAN'S RESTAURANT BREWHOUSE TRADER JOE'S  
petco Red Robin IHOP IN-N-OUT

Walmart Neighborhood Market DUTCH BROS  
LOWE'S planet fitness  
AutoZone

THE HOME DEPOT E6S FITNESS RED LOBSTER  
Burlington PETSMART UPTOWN JUNGLE  
Starbucks Walmart Chick-fil-A

TARGET FLOOR DECOR Olive Garden  
Walmart Smith's MOUNTAIN VIEW HOSPITAL  
Carl's Jr. ROSS DRESS FOR LESS

NORTH LAS VEGAS  
AIRPORT

RAMPART CASINO  
AT THE RESORT AT SUMMERLIN  
TIVOLI VILLAGE

AMC THEATRES HOBBY LOBBY  
BEST BUY DSW chli's  
Chick-fil-A JOANN  
five BELOW COST PLUS  
BARNES & NOBLE WORLD MARKET  
Marshall's

DOWNTOWN  
LAS VEGAS



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**EVA M WOLFE  
ELEMENTARY SCHOOL**  
± 455 STUDENTS

**STEVE COZINE  
ELEMENTARY SCHOOL**  
± 640 STUDENTS

**MOJAVE HIGH  
SCHOOL**  
± 2,445 STUDENTS

**LEGACY TRADITIONAL  
CHARTER SCHOOL**  
± 555 STUDENTS

**ADDELIAR D GUY III  
ELEMENTARY SCHOOL**  
± 490 STUDENTS

**RAUL P ELIZONDO  
ELEMENTARY SCHOOL**  
± 620 STUDENTS



573

**LUCILE S BRUNER  
ELEMENTARY SCHOOL**  
± 555 STUDENTS

**RICHARD C. PRIEST  
ELEMENTARY SCHOOL**  
± 705 STUDENTS

**ELIZABETH WILHELM  
ELEMENTARY SCHOOL**  
± 505 STUDENTS

**CLAUDE H. & STELLA M.  
PARSON ELEMENTARY**  
± 310 STUDENTS

**THERON L. SWAINSTON  
MIDDLE SCHOOL**  
± 1,020 STUDENTS

**CHEYENNE HIGH  
SCHOOL**  
± 1,980 STUDENTS

**DR. CLAUDE G. PERKINS  
ELEMENTARY**  
± 555 STUDENTS

**EXPLORE ACADEMY  
CHARTER SCHOOL**  
± 356 STUDENTS

**MARVIN M SEDWAY  
MIDDLE SCHOOL**  
± 1,040 STUDENTS

**NORTH LAS VEGAS  
AIRPORT**

N



# Executive Summary

4425 Simmons Street, North Las Vegas, NV 89031

## FINANCIAL SUMMARY

|                 |                    |
|-----------------|--------------------|
| <b>Price</b>    | <b>\$2,328,960</b> |
| Cap Rate        | 7.50%              |
| Net Cash Flow   | 7.50% \$174,672    |
| Building Size   | 7,800 SF           |
| Est. Year Built | 1997               |
| Lot Size        | 0.88 Acres         |

## LEASE SUMMARY

|                         |                                     |
|-------------------------|-------------------------------------|
| Lease Type              | Triple-Net (NNN) Lease*             |
| Tenant                  | La Petite Academy, Inc.             |
| Guarantor               | Learning Care Group (US), Inc.      |
| Lease Commencement Date | July 1, 1997                        |
| Lease Expiration Date   | June 30, 2028                       |
| Lease Term              | 2 Years                             |
| Rental Increases        | Change in CPI capped at 4% Annually |
| Renewal Options         | 1, 5 Year Options                   |
| Right of First Refusal  | None                                |

|                  |                  |
|------------------|------------------|
| <b>Base Rent</b> | <b>\$174,672</b> |
|------------------|------------------|

|                             |                  |
|-----------------------------|------------------|
| <b>Net Operating Income</b> | <b>\$174,672</b> |
|-----------------------------|------------------|

|                     |                        |
|---------------------|------------------------|
| <b>Total Return</b> | <b>7.50% \$174,672</b> |
|---------------------|------------------------|

\*Landlord responsible for structural parts of the building, including walls, footings and foundations, concealed plumbing, and the roof, except that Tenant shall be responsible for maintaining the exterior paint finish, and stucco portion of the exterior walls.







THE LAS VEGAS STRIP

**RICHARD C. PRIEST  
ELEMENTARY SCHOOL**  
± 705 STUDENTS

**CHEYENNE HIGH  
SCHOOL**  
± 1,980 STUDENTS

**THERON L. SWAINSTON  
MIDDLE SCHOOL**  
± 1,020 STUDENTS

**LUCILE S BRUNER  
ELEMENTARY SCHOOL**  
± 555 STUDENTS

**MEDICAL OFFICES**

**NEW 2026 RETAIL**

**NEW 2026 HOISING  
COMPLEX**



**ORTHODONTIST**



**Better  
Buzz**  
COFFEE ROASTERS  
2026 BUILD



**Great Clips**



**45,000 CPD**  
W CRAIG ROAD







 **La Petite**  
ACADEMY.

 **Spring Valley**  
**Floral**  
DECORATING COMPANY INC.

**45,000 CPD**  
W CRAIG ROAD



# Property Description



## INVESTMENT HIGHLIGHTS

- » **Triple-Net (NNN) Corporate Lease with Annual Rental Increases**
- » Corporate Guaranty by Learning Care Group, One of the Largest Providers of Early Childhood Care in the U.S. with Over 1,150 Schools Across 11 Brands
- » **Seasoned Location- Tenant Operating Location Since 1997**
- » 15 Feeder Elementary Schools Within a 5-Mile Radius
- » **Average Household Income Exceeds \$100,000 Within a 3-Mile Radius**
- » More Than 430,000 Residents Within a 5-Mile Radius
- » **Within a 20-Minute Drive of the Vegas Strip**
- » Located in a Strong Retail Corridor - Major Tenants Include ALDI's, Smith's, The Home Depot, Walmart Supercenter, EOS Fitness, and More
- » **Easily Accessible by 45,000+ Cars per Day on W Craig Rd**



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

|                    |        |         |         |
|--------------------|--------|---------|---------|
| 2030 Projection    | 20,251 | 170,567 | 445,282 |
| 2025 Estimate      | 19,741 | 165,600 | 432,064 |
| Growth 2025 - 2030 | 2.58%  | 3.00%   | 3.06%   |

### Households

|                    |       |        |         |
|--------------------|-------|--------|---------|
| 2030 Projections   | 7,538 | 60,128 | 158,713 |
| 2025 Estimate      | 7,328 | 58,277 | 153,451 |
| Growth 2025 - 2030 | 2.87% | 3.18%  | 3.43%   |

### Income

|                                    |          |           |          |
|------------------------------------|----------|-----------|----------|
| 2025 Est. Average Household Income | \$99,454 | \$100,131 | \$93,446 |
| 2025 Est. Median Household Income  | \$84,613 | \$84,209  | \$77,945 |



# Tenant Overview



**NOVI, MI**  
Headquarters



**450+**  
Locations



**LAPETITE.COM**  
Website



**1968**  
Founded



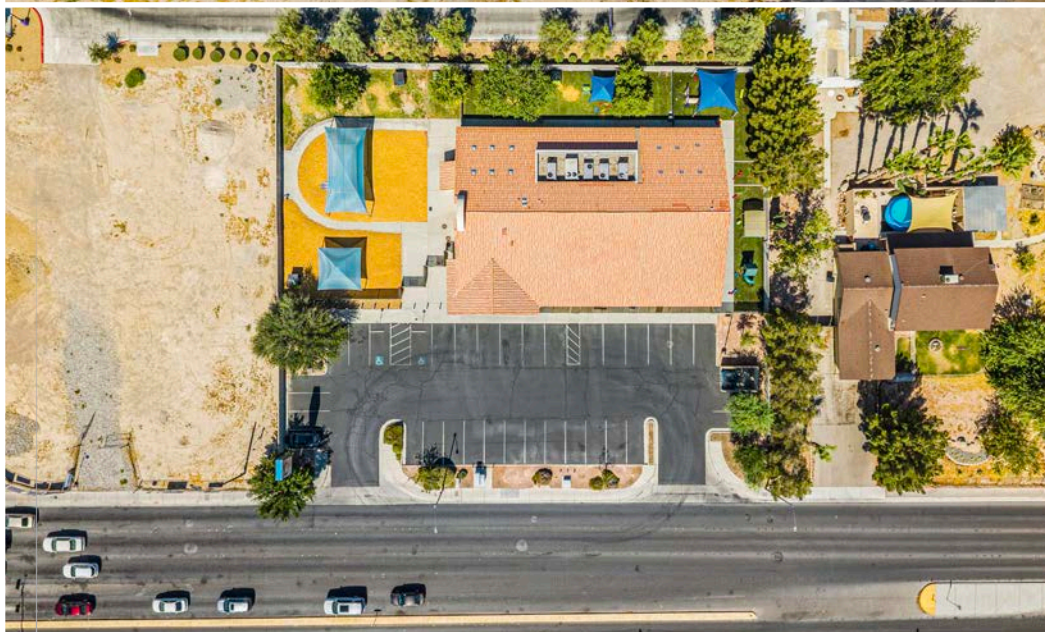
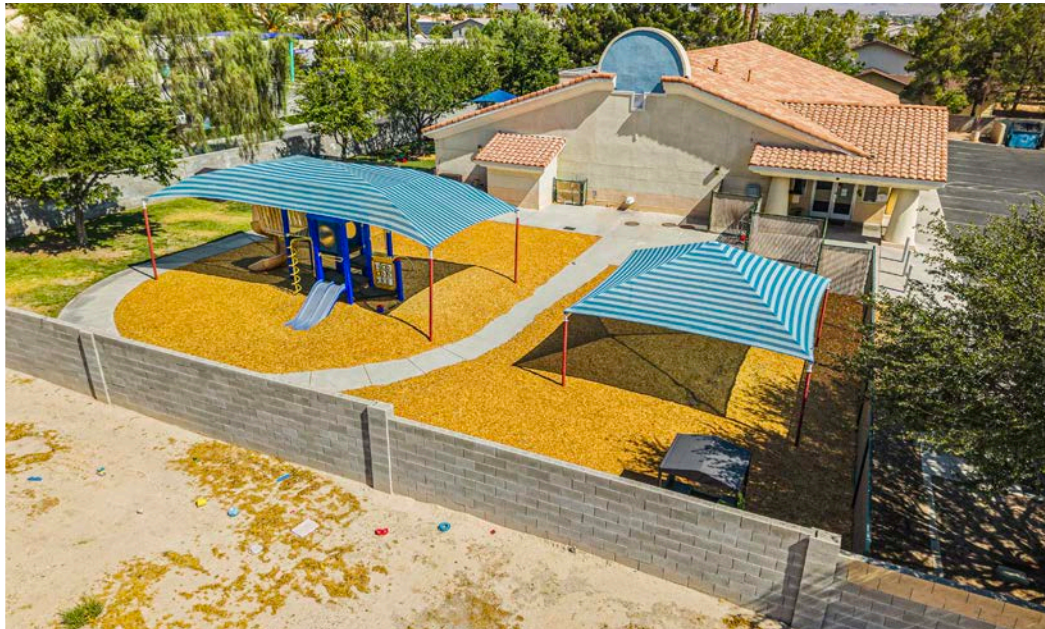
**LEARNING CARE GROUP**  
Parent Company

La Petite Academy, Inc. is one of the nation's largest educational daycare companies. Headquartered in Novi, Michigan, the company operates more than 450 schools across the country. La Petite Academy provides strong social and educational foundations to prepare children for success in elementary school and beyond. The free-flowing, open concept design of La Petite Academy's facilities inspires a nurturing, interactive, and collaborative environment where children can thrive. These schools and classrooms are designed to give children room to grow, room to share, and room to be themselves. Additionally, each school adheres to the highest standards of safety, security, cleanliness, and teaching.

**LEARNING CARE GROUP** — In 2007, La Petite Academy became part of the Learning Care Group, one of the largest providers of early childhood care and educational services in the United States. The company operates more than 1,150 schools across 11 unique brands. Learning Care Group was recently selected as a 2022 US Best Managed Company by Deloitte Private and The Wall Street Journal.



# Property Photos





# Location Overview



North Las Vegas is home to over 290,000 residents and is one of the fastest-growing cities in Nevada and the United States as a whole. As a premier place to live, work, and play, the city of North Las Vegas leads Southern Nevada in both new home construction and economic development.

## LAS VEGAS METROPOLITAN AREA

Known as The Entertainment Capital of the World, Las Vegas is an internationally renowned major resort city, regarded for its gambling, shopping, fine dining, entertainment, and nightlife. It is a top three destination in the United States for business conventions and a global leader in the hospitality industry, claiming more AAA Five Diamond hotels than any other city in the world. Today, Las Vegas annually ranks as one of the world's most visited tourist destinations and serves

as the leading financial, commercial, and cultural center for Nevada.

The primary drivers of the Las Vegas economy are tourism, gaming and conventions, which in turn feed the retail and restaurant industries. With about 150,000 hotel rooms, Las Vegas is home to more hotels than any other city in the world. In the past, casinos and celebrity shows were the two major attractions for the area. Now, shopping, conventions, and fine dining also help attract tourists.

Las Vegas serves as the headquarters for the world's two largest Fortune 500 gaming companies, Caesars Entertainment and MGM Resorts International. Promising residential and office developments are popping up around Downtown Las Vegas. New condominium and high-rise hotel projects have changed the Las Vegas skyline dramatically in recent years.



# [ exclusively listed by ]

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investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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Broker of Record

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