

NET LEASED INVESTMENT

For Sale



All SVN® offices are independently owned and operated | 6018 S. Durango Drive, Suite 110 | Las Vegas, NV 89113 | www.The-EquityGroup.com

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NV #BS.144825



2121 Harbor Island Drive

LAS VEGAS, NV 89128

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PROPERTY DESCRIPTION

SVN | The Equity Group is pleased to present a prime investment opportunity at 2121 Harbor Island Drive, Las Vegas, NV. This 7,872 SF free-standing building, built in 1997, is fully occupied and well-positioned for long-term returns. The property has been home to La Petite Academy since 1997, one of the nation's most recognized early childhood education providers, operating over 450 schools across the U.S. Located in the affluent Summerlin submarket of Las Vegas and zoned Limited Commercial (C-1), the site offers strong fundamentals for retail and commercial investors alike. With a long-term tenant in place and 100% occupancy, this asset offers immediate cash flow and has great upside potential.

Asking Price	\$3,000,000
Price PSF	\$381
Site Size	0.98 Acres
Building Size	±7,872 SF
Year Built	1997
NOI	\$137,222
Zoning	Limited Commercial (C-1)
Landlord Responsibilities	Structural elements of the building, including walls, footings, foundations, concealed plumbing, and roof.



BUILDING NAME	La Petite Academy
PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Free Standing Building
APN	138-21-211-004
BUILDING SIZE	7,872 SF
LOT SIZE	0.98 Acres
YEAR BUILT	1997

PROPERTY LOCATION

2121 Harbor Island Drive is a well-positioned property located in the heart of Summerlin, one of Las Vegas’ most desirable and affluent master-planned communities. The site offers excellent visibility and access, surrounded by established residential neighborhoods and minutes from major roadways. La Petite Academy, a nationally recognized childcare provider, is the long-term tenant, adding stability and reliable income to the asset. Its proximity to Downtown Summerlin, top schools, medical centers, and parks further enhances the property’s long-term value. This is a rare and secure investment opportunity in a high-demand, growth-oriented submarket.



- Located in Summerlin – One of Las Vegas’ most affluent and top-performing master-planned communities
- Long-Term Tenant – National childcare provider La Petite Academy in place, offering stable in-place income
- Prime Location – Positioned near major arterials with strong traffic counts and easy access
- Surrounded by Dense Residential – Established neighborhoods with strong demographics and high household incomes
- Ideal Investment Opportunity– NNN lease structure with minimal Landlord responsibilities

RENT ROLL

TENANT	SF	TERM START	TERM EXP	BASE RENT MO. PSF	BASE RENT MO.	TOTAL RENT ANNUAL	OPTIONS	ANNUAL INCREASES
La Petite	7,872	3/1/1995	7/31/2029	\$1.51	\$11,851.87	\$142,222.44	None	None

INCOME SUMMARY

GROSS INCOME **\$142,222.44**

EXPENSE SUMMARY

OPERATING EXPENSES **\$5,000.00**

NET OPERATING INCOME **\$137,222.44**

TENANT PROFILE

La Petite Academy is a nationally respected provider of early childhood education, offering comprehensive care and learning programs for children from infancy through pre-kindergarten. The academy also supports working families with before- and after-school programs tailored for school-age children. Headquartered in **Novi, Michigan**, La Petite operates a network of more than **450 locations** across the United States. Its curriculum is inspired by STEM principles and emphasizes both academic development and social growth, helping children build a solid foundation for future success.

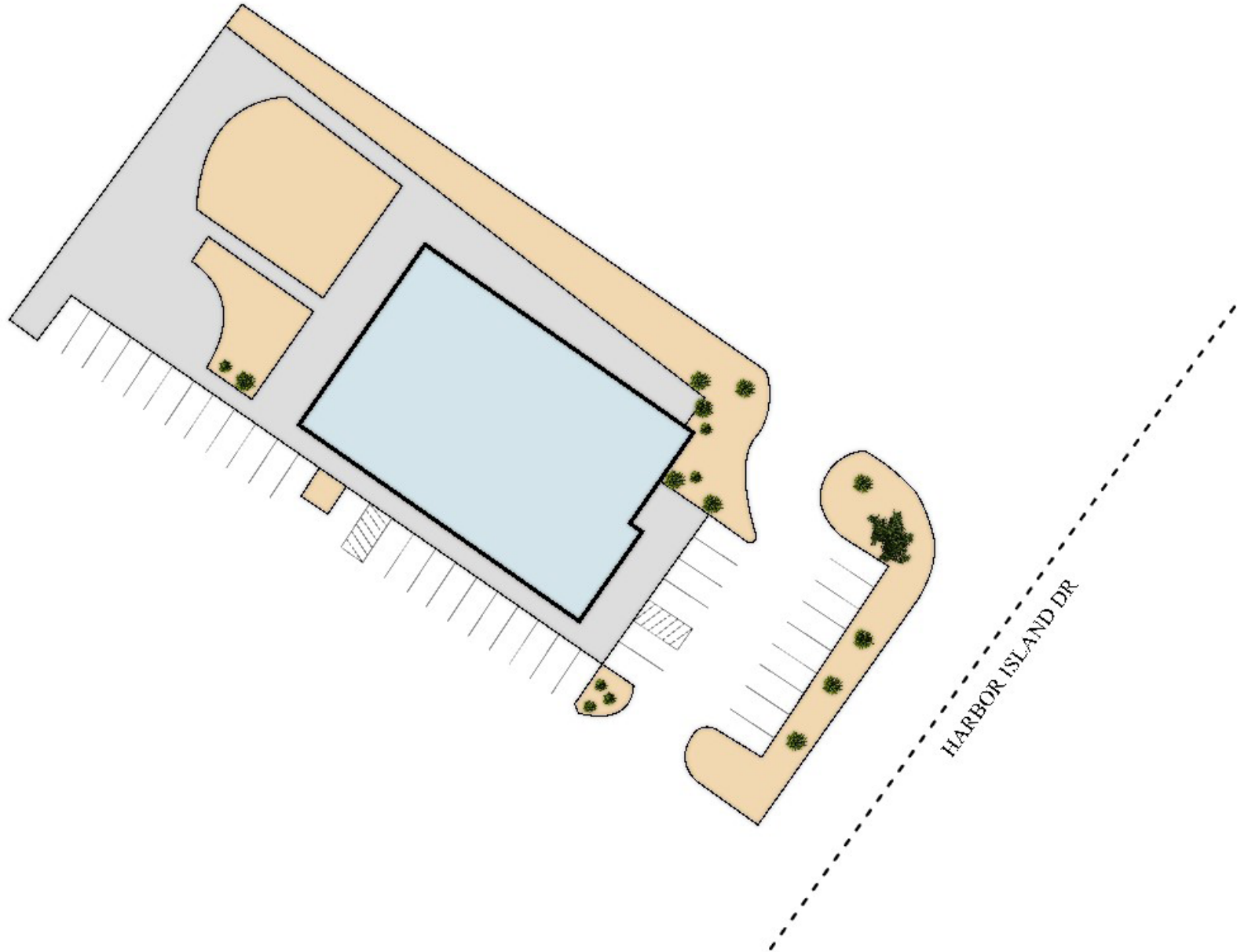


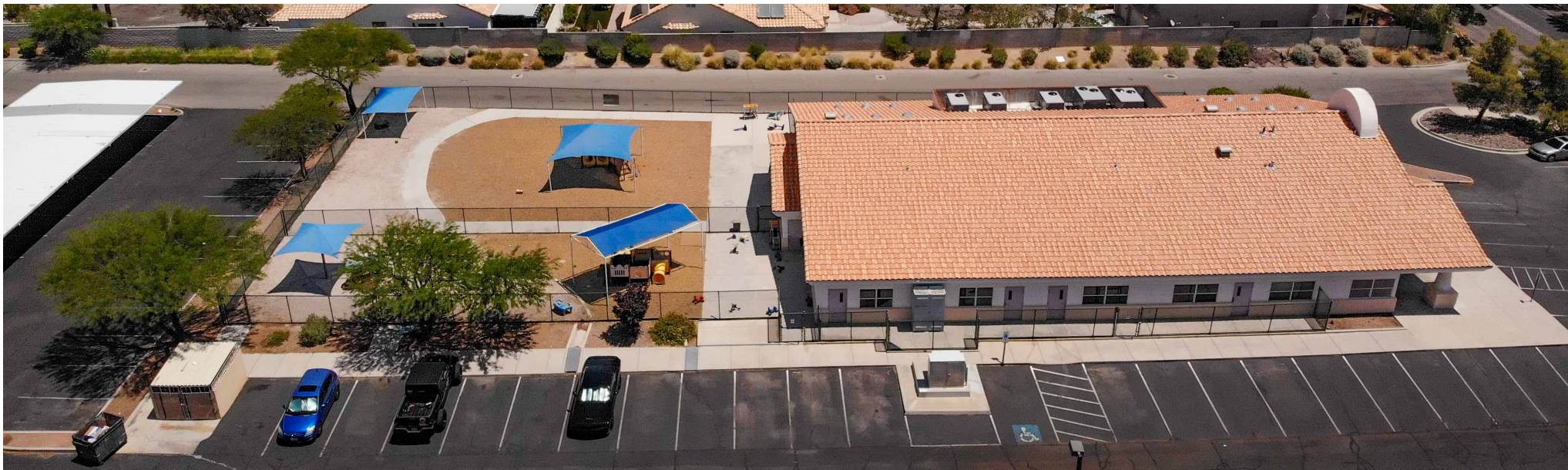
BRAND OWNERSHIP - BACKED BY LEARNING CARE GROUP

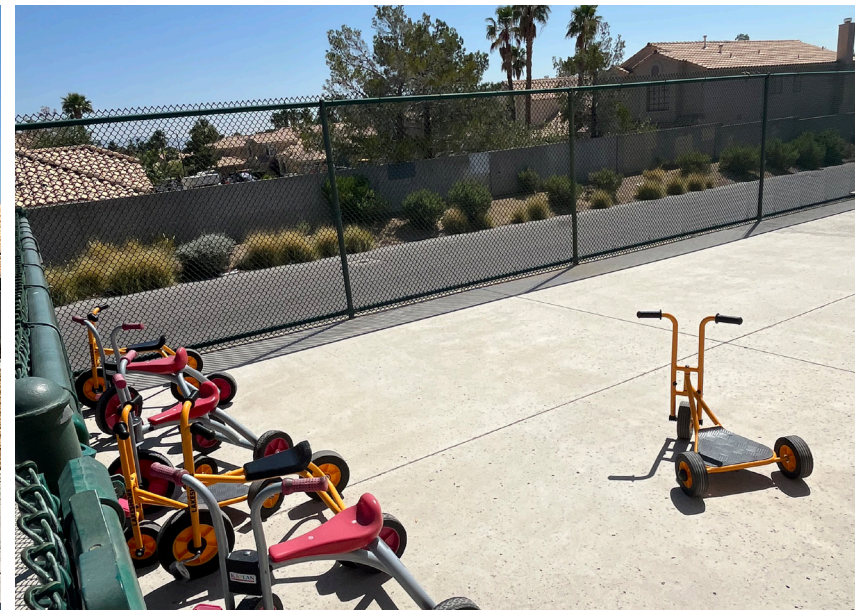
Since **2007**, La Petite Academy has operated under the umbrella of **Learning Care Group (LCG)**—the **second-largest** for-profit early education provider in North America. LCG manages over **1,150 schools** under **11 distinctive brands**, spanning **40+ states**, Washington D.C., and select international markets. The portfolio includes well-known names such as:

- La Petite Academy
- AppleTree & Gildden Woods
- Childtime Learning Centers
- Creative Kids
- Everbrook Academy
- Montessori Unlimited
- Pathways Learning Academy
- The Children’s Courtyard
- Tutor Time
- U-GRO
- Young School

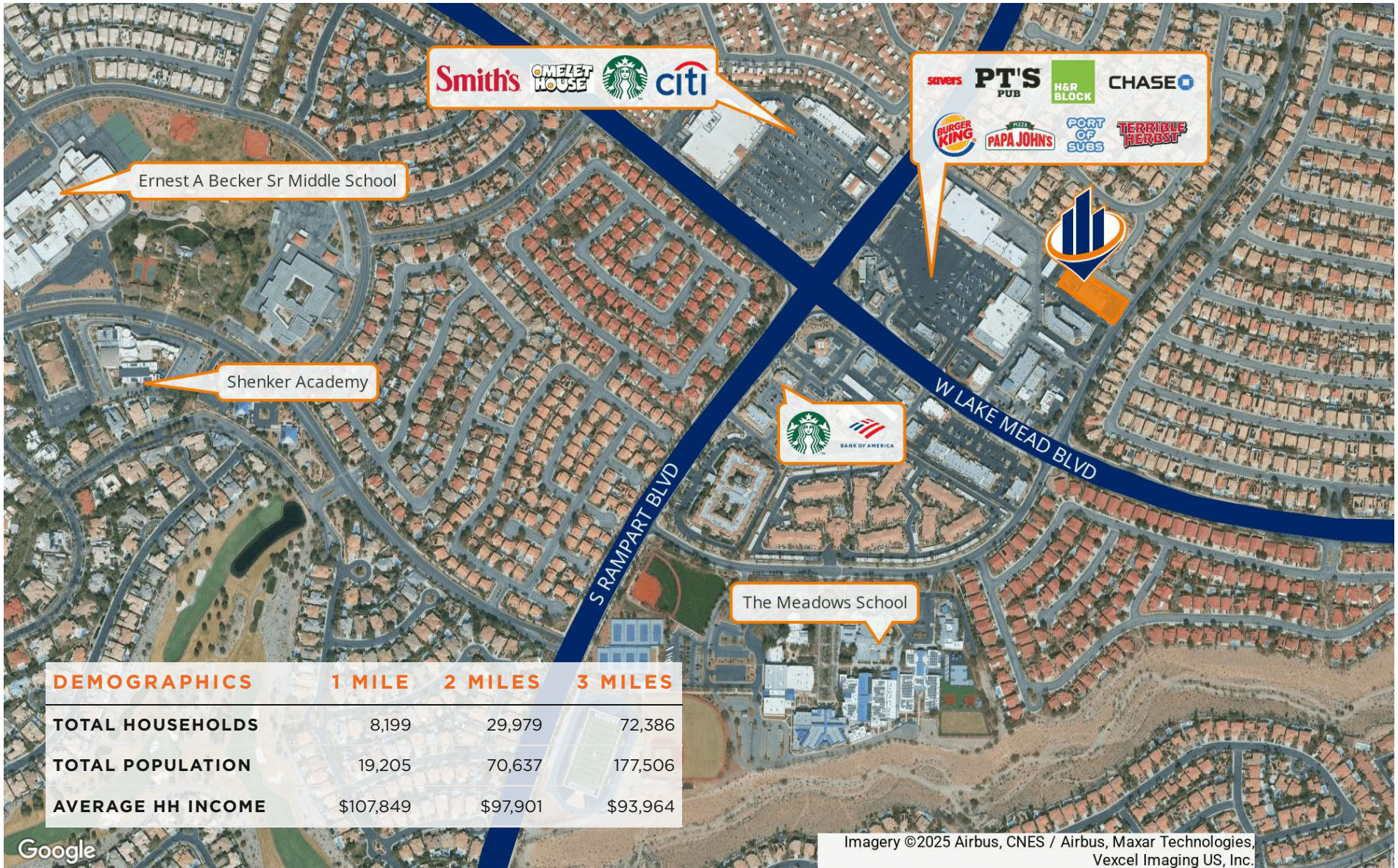
As part of the LCG family, La Petite Academy draws on a broad network of expertise, benefiting from ongoing innovation, shared best practices, and a strong commitment to educational excellence.











DEMOGRAPHICS

2.4M

POPULATION

\$75.1K

MEDIAN HOUSEHOLD INCOME

ECONOMY

\$65.6B

TAXABLE RETAIL SALES

\$63.8K

PER CAPITA PERSONAL INCOME

LABOR FORCE

1.2M

LABOR FORCE

1.13M

LABOR FORCE EMPLOYMENT

5.9%

UNEMPLOYMENT RATE

18.3%

% WITH BACHELORS OR HIGHER

TOURISM

41.7M

VISITOR VOLUME

6.0M

CONVENTION ATTENDANCE

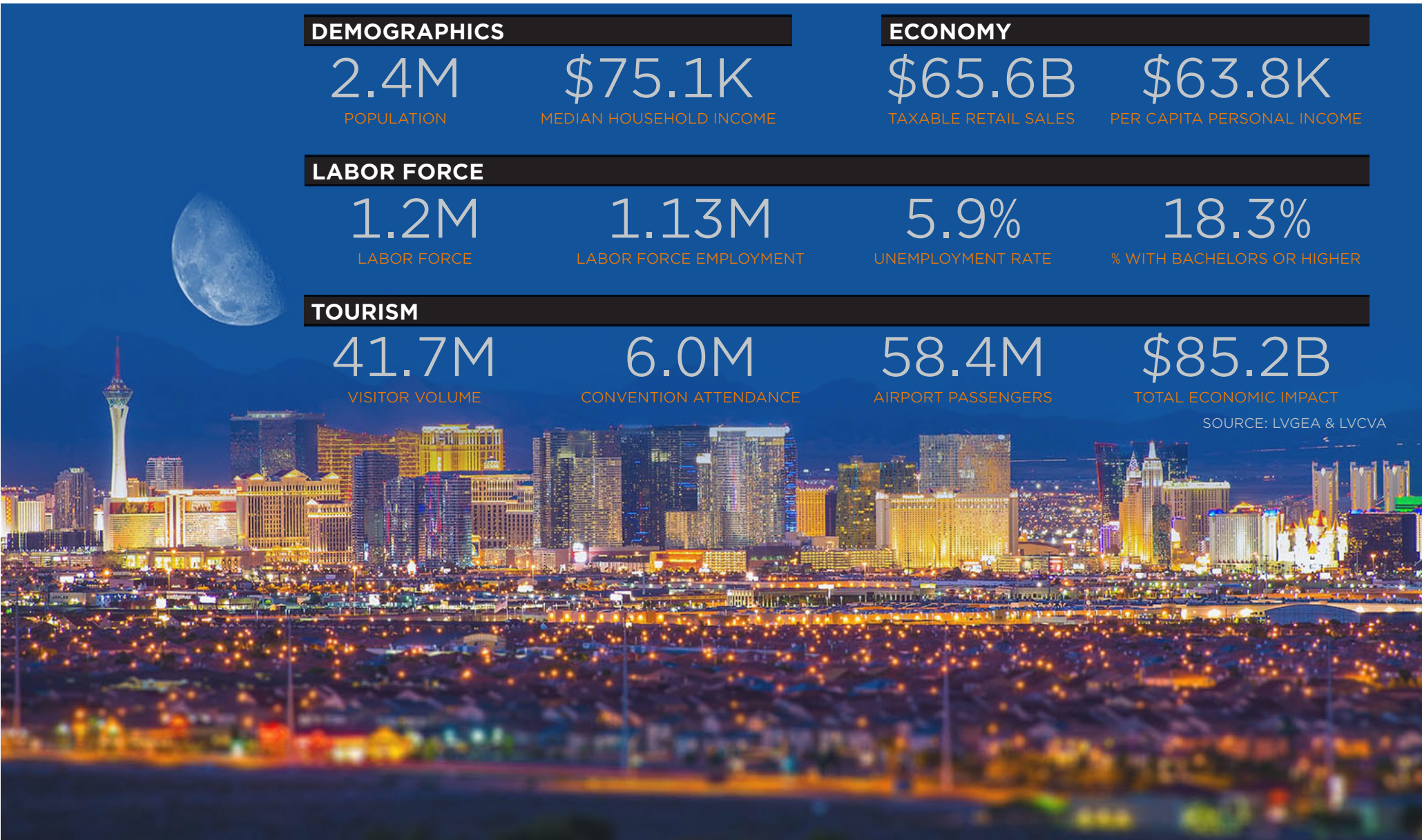
58.4M

AIRPORT PASSENGERS

\$85.2B

TOTAL ECONOMIC IMPACT

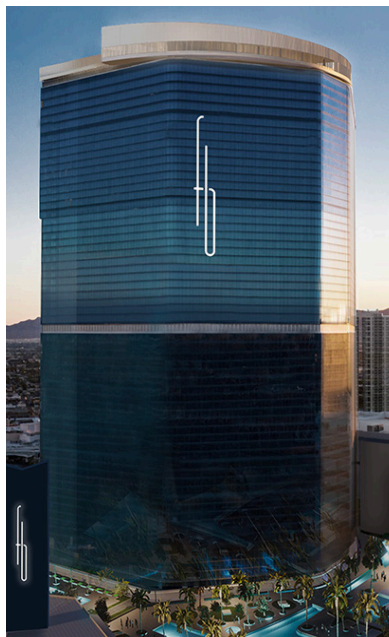
SOURCE: LVGEA & LVCVA



THE ENTERTAINMENT & SPORTS CAPITAL

Las Vegas has long been considered the entertainment capital of the world, and the city has been doubling down on this idea with its growing entertainment offerings. **The Aces (WNBA)** were the first professional sports team in the city and recently made history as the two-time champions. The first big push for professional sports though, came with T-Mobile Arena bringing **The Vegas Golden Knights (NHL)**, followed by Allegiant Stadium bringing **The Las Vegas Raiders (NFL)** to the city. Expansion hasn't ended though, with an inked deal bringing **Formula 1** back to the city for 10 years, and an upcoming stadium to bring **The A's (MLB)**.

In addition to sports, new entertainment venues have finished in 2023 such as **The Sphere**, which brings a first of its kind 4D visual and audio experience to its guests. Another notable venue is the **Fontainebleau Las Vegas**, which after 16 years of construction and delays will usher in a new era of luxury to the Las Vegas Valley.



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