

555 
PAGE ST.
LAS VEGAS, NV 89110

For Sale or For Lease

OWNER | USER



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555 PAGE ST.
LAS VEGAS, NV 89110



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03

Executive Summary

- + Property Overview
- + Property Details
- + Investment Highlights

555 PAGE ST.

LAS VEGAS, NV 89110

Property Overview

MDL Group is pleased to present 555 Page Street (the Property), a $\pm 4,723$ SF childcare facility. 555 Page presents a unique opportunity to acquire or lease a well-positioned childcare facility situated on a generous ± 0.69 -acre parcel, providing ample outdoor play areas and convenient on-site parking. Purpose-built for childcare operations, the facility offers a functional layout designed to accommodate early childhood education, daycare, preschool, and related educational uses. The property is currently vacant, creating an ideal opportunity for an owner-user, childcare operator, educational provider, nonprofit organization, or investor seeking to reposition the asset for a variety of community-serving uses.

Area Overview

Located in a densely populated area of Las Vegas, 555 Page Street offers exceptional commercial visibility and accessibility, just under 10 miles from Harry Reid International Airport. The property is surrounded by major national retailers and over 10 elementary schools within a 5-mile radius. Situated in a high-traffic corridor with over 56,000 vehicles per day on nearby Nellis Boulevard, this location benefits from strong consumer exposure and convenient connectivity. Its setting within the growing Las Vegas metro—ranked among the top expanding U.S. cities—makes it a prime investment opportunity.



Service you deserve. People you trust.



Investment Snapshot



\$1,750,000
Sale Price



± 0.69 AC
Land Size



\$2.00 PSF NNN
Lease Price (Plus CAM Fees)



$\pm 4,723$ SF
Building Size





Property Details

+ Property Name	555 Page Street
+ Property Address	555 Page Street, Las Vegas, NV 89110
+ Parcel Number	140-32-102-002
+ Total Buildings	1
+ Total Building's Size	±4,723 SF
+ Occupancy	0%
+ Submarket	Northeast Las Vegas

+ Land Size	±0.69 AC
+ Zoning	Residence Estates (R-E)
+ Signage	Yes
+ Year Built	1982
+ Parking	25 Spaces (5.29 Spaces per 1,000 SF Leased)
+ Traffic Counts	Bonanza Rd // 33,500 VPD Lamb Blvd // 41,500 VPD

Cost effective solution for operators seeking to expand or establish a presence in the Las Vegas market



Rare Freestanding Childcare Facility

Purpose-built daycare property with existing classroom configurations, administrative areas, and outdoor play space, reducing tenant improvement and startup costs.



Prime High-Traffic Location

Positioned in a dense Las Vegas submarket near N. Lamb Blvd. and E. Bonanza Road, benefiting from over 75,000 vehicles daily, nearby national retailers and more than 10 elementary schools within five miles.



Large Secured Site

Situated on approximately ±0.69 acres, providing outdoor recreation areas, convenient circulation, and ample parking for staff, parents, and visitors.



Limited Supply of Specialized Facilities

Purpose-built daycare properties are relatively scarce in the Las Vegas market, creating a unique opportunity for operators seeking a turnkey facility or investors targeting specialized real estate assets.

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Maps & Plans

- + Demographic Profile
- + Aerials
- + Site Plan
- + Floor Plans
- + Property Photos

Fast Facts



469,665
Daytime Pop.



11,775
Number of Businesses



69%
Employees Drive to Work



38.3%
White Collar Employees



0.5%
2025-2030 Growth Rate

5-Mile Radius

Population	1 mile	3 miles	5 miles
2010 Population	31,462	233,023	444,884
2020 Population	32,747	239,168	466,593
2025 Population	32,204	237,711	469,665
2030 Population	32,863	242,526	481,941
2010-2020 Annual Rate	0.40%	0.26%	0.48%
2020-2025 Annual Rate	-0.32%	-0.12%	0.13%
2025-2030 Annual Rate	0.41%	0.40%	0.52%
2025 Median Age	31.6	33.4	34.7

Households	1 mile	3 miles	5 miles
2010 Households	8,943	70,590	144,519
2020 Households	10,103	76,660	158,514
2025 Total Households	10,352	78,150	163,104
2030 Total Households	10,659	80,423	168,931
2010-2020 Annual Rate	1.23%	0.83%	0.93%
2020-2025 Annual Rate	0.46%	0.37%	0.55%
2025-2030 Annual Rate	0.59%	0.58%	0.70%

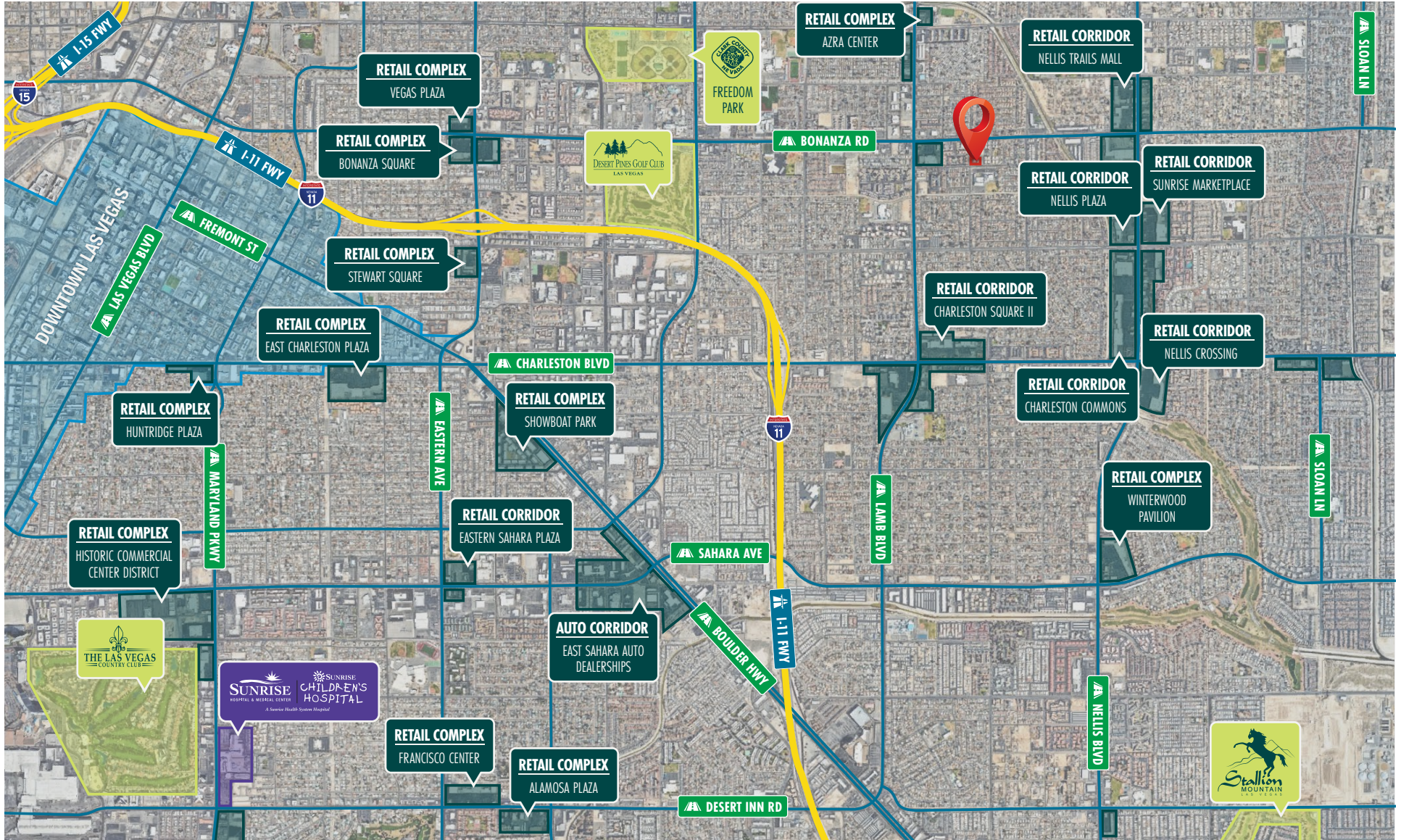
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$61,763	\$69,584	\$72,158
2030 Average Household Income	\$69,617	\$78,615	\$80,938
2025-2030 Annual Rate	2.42%	2.47%	2.32%

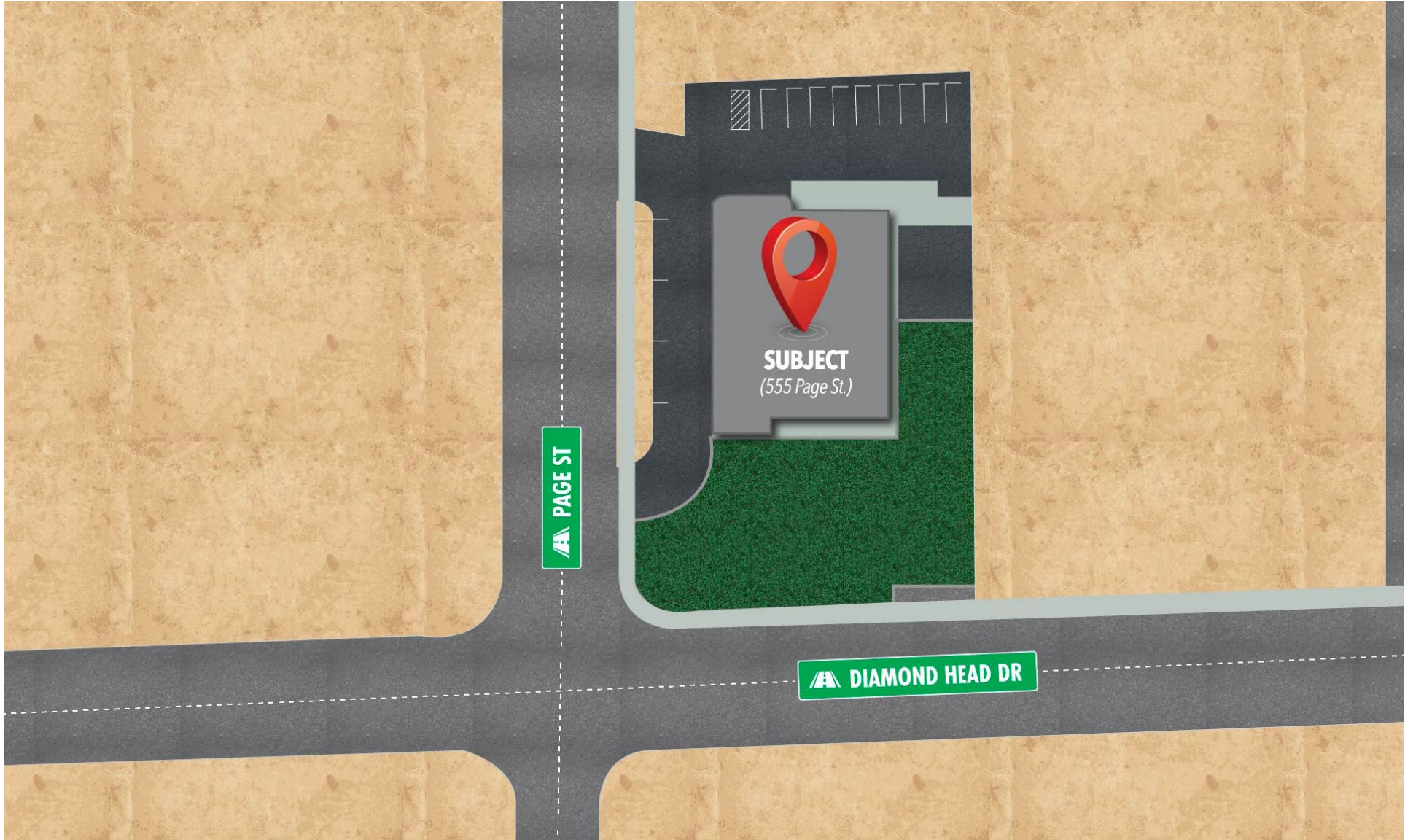
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	9,940	80,808	169,982
2020 Total Housing Units	10,540	81,215	171,570
2025 Total Housing Units	10,649	81,726	173,793
2025 Owner Occupied Housing Units	4,849	38,066	74,258
2025 Renter Occupied Housing Units	5,503	40,084	88,846
2025 Vacant Housing Units	297	3,576	10,689
2030 Total Housing Units	11,047	84,751	181,226
2030 Owner Occupied Housing Units	5,171	40,177	78,576
2030 Renter Occupied Housing Units	5,488	40,247	90,354
2030 Vacant Housing Units	388	4,328	12,295

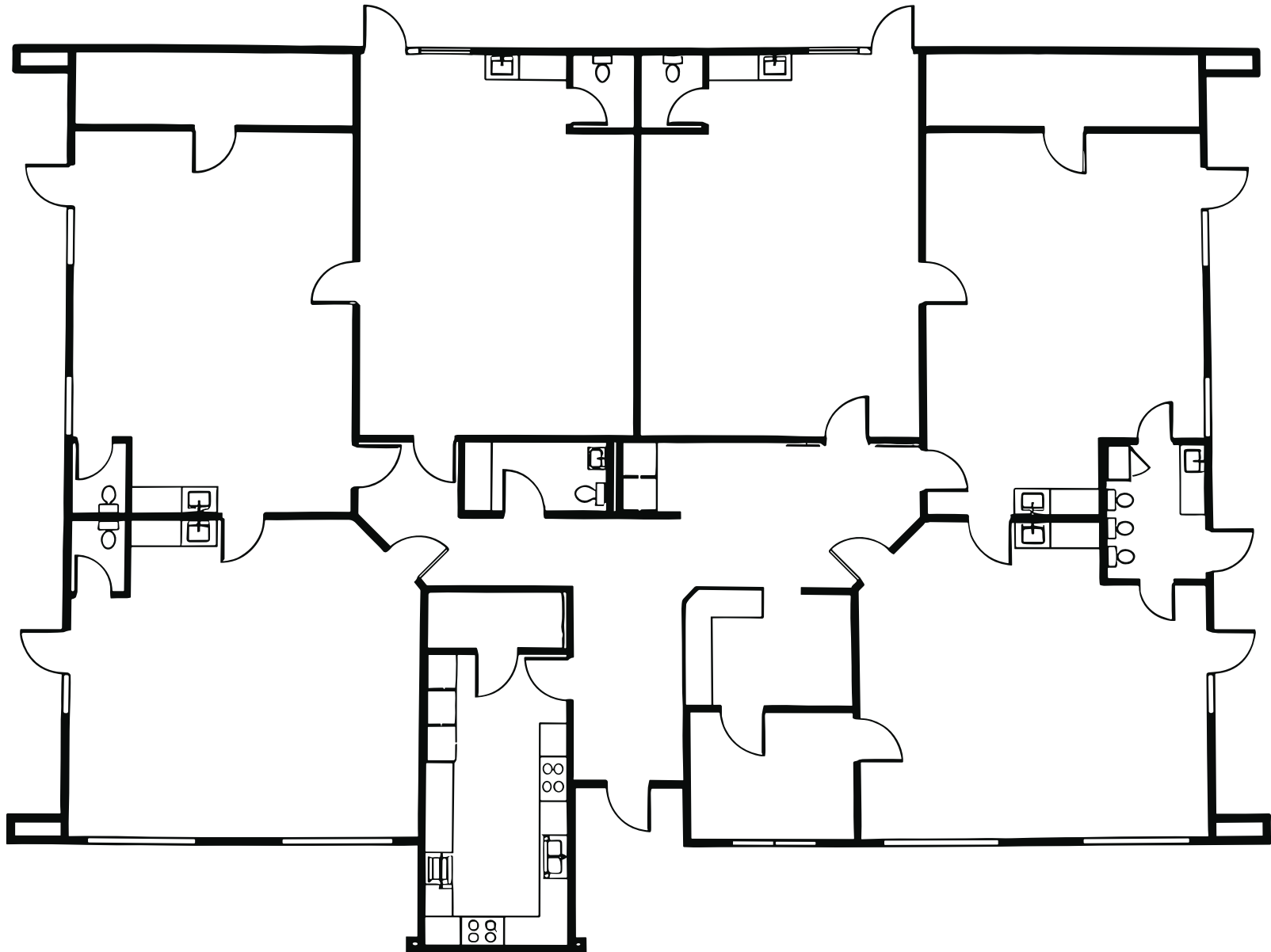
Source: ESRI

Maps & Plans: Aerial

● Power Retail ● Hospital ● Parks & Recreation







Maps & Plans: **Property Photos**





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Market Overview

Clark County Nevada


Synopsis


As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across ± 435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **$\pm 7,892$**
Land Area
(Square Miles)

 **2,265,461**
Population
(County Data per Census)

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

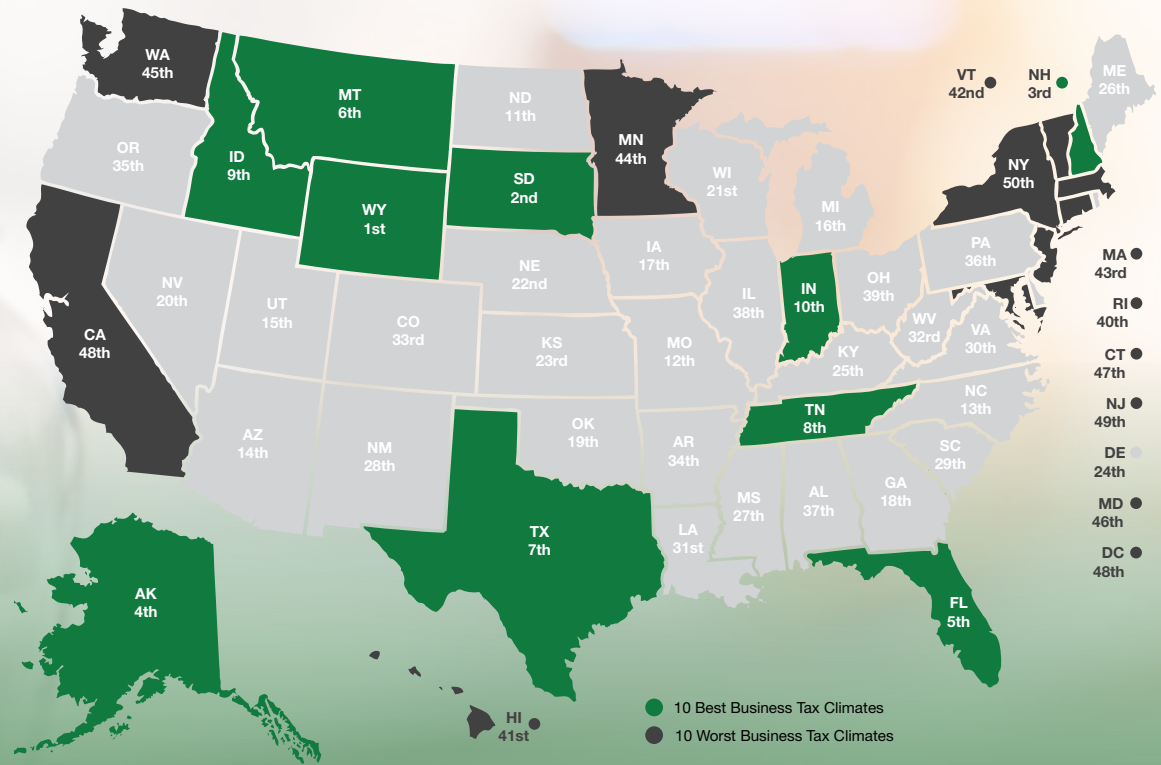
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org

2025 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.

Innovation Ecosystem

- In 2016, **Las Vegas established an Innovation District** to spur smart-city technology infrastructure and launched the *International Innovation Center @ Vegas (IIC@V)* incubator to support development of high priority emerging technologies.
- The **Las Vegas-based Nevada Institute for Autonomous Systems** was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.
- In July 2019, **Google** broke ground on a \$600 million data center, and in October 2019 **Switch** announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to ±4.6M SF of data center space.
- The **Las Vegas Convention and Visitors Authority (LVCVA)** partnered with the **Boring Company** to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings. Notably:

- The **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.
- **Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.
- **College of Southern Nevada (CSN)** was named as a *Leader College of Distinction* by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes & reducing student achievement gaps.

Property Management

Our team sets the industry standard for professional commercial real estate property management services in Las Vegas, Nevada.

MDL Group has been recognized by Vegas Inc. as #1 Third Party Management Company in the Las Vegas market in 2013, 2014, 2015, and 2017. We are dedicated to exceeding clients' expectations everyday with an above-and-beyond service delivery approach.

Why Chose MDL Group?

Responsive

- 24/7 live response
- Direct tenant interactions
- Superior in-place staff and proven structure
- Local on-site accounting

Proactive

- Weekly property inspections
- Mid-year / year-end CAM reconciliations & budgeting
- Regular tenant check-ins
- Preemptive approach in avoiding issues

Experienced

- Over 35 years of experience
- Long-term vendor relationships
- Average employee retention rate of 8.08 years
- Effective and efficient systems

Interested in receiving a Property Management Proposal?

Scan the QR Code, complete the short form, and we'll be happy to assist you with your property.



Disclaimer

This package is provided to you by MDL Group and is intended solely for your limited use and benefit in determining whether you desire to express further interest in purchasing the property described in the attached documentation (the "Property"). The providing of "this package" to you and your use thereof is conditioned upon your agreement to the terms set forth below.

This package contains selected information pertaining to the Property. It does not purport to be a representation of the state of affairs of the current owner, nor should it be construed to contain all or part of the information which prospective investors would deem necessary to evaluate the Property for purchase. Any financial projections and information provided are for general reference purposes only, are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the current owner and MDL Group. All projections, assumptions and other information provided herein are subject to material variation. MDL Group has not independently investigated the accuracy of the information within the package, as such information was obtained from the owner and/or public records. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

Neither the owner, MDL Group, nor any of their respective directors, officers, agents, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained within this package or any supplemental information provided after the delivery of this package to you, and no legal commitment or obligation shall arise by reason of your receipt of this package or use of its contents. Please also refer to the disclaimer at the bottom of each page of this package, which disclaimer is incorporated herein by reference.

You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner.

By receipt of "this package", you agree that the package and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose the package or any of its contents to any other entity without the prior written authorization of owner. You also agree that you will not use the package or any of its contents in any manner detrimental to the interest of the owner or MDL Group.

This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to MDL Group.

Although the information has been obtained from sources deemed reliable, Owner, MDL Group, and / or their representatives, brokers or agents make no guarantee as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property, Units and / or Rates may be withdrawn and/or changed without notice.

**MDLGroup**
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**CORFAC**
INTERNATIONAL
MEMBER | PARTNER

SALES TEAM

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