

# Brand New 2024 Construction | 15 Year Net Lease

*Affluent Residential Area Surrounded by Summerlin/Southern Highlands - 55,900+ VPD*

5155 Blue Diamond Rd., Las Vegas, NV 89139

**Near Summerlin  
& Southern Highlands  
Communities**

Southern  Highlands



REPRESENTATIVE PHOTO



# PROPERTY OVERVIEW

## The Learning Experience

The Snyder Carlton National Net Lease Team is pleased to offer to qualified investors an opportunity to purchase (fee simple) a single tenant net leased investment that is fully leased to The Learning Experience ("TLE" – corporate) on a brand new 15-year lease. This 10,000 SF new construction retail facility provides investors with long term secure cash flows and a hedge against inflation with 10% rental increases every 5 years.

Guarantee Schedule	
Lease Year	Amount
2/20/2023	\$750,000
2/20/2024	\$600,000
2/20/2025	\$450,000
2/20/2026	\$300,000
2/20/2027	\$150,000
2/20/2028	\$0

Positioned on Blue Diamond road (Nevada State Rout 160), this site sees over 55,900 VPD and is within the greater Las Vegas area which has a total population of 2.29 M. Within a 5-mile radius of the site there are 323,000 residents and 44% of households are occupied by three or more residents. Nearby retailers include The Habit Burger, Cafe Rio, Wingstop, Burger King, Little Caesars, 7-Eleven and Alberton's.

This is an excellent opportunity to purchase a brand-new construction, single tenant net leased investment on a new 15-year lease with 10% rental increases with two 5-year options and minimal landlord obligations.

## Pricing Details

List Price	\$5,800,000
CAP Rate	6.20%
Annual Rent	\$360,000
Taxes	NNN
Insurance	NNN
CAM	NNN

## Lease Abstract

Tenant	The Learning Experience
Lease Start	June 1, 2024
Lease Expiration	May 31, 2039
Lease Term	15 Years
Term Remaining On Lease	15 Years
Base Rent	\$360,000
Rental Adjustments	6/1/2029: \$396,000 6/1/2034: \$435,600
Option Periods	2 - 5 Year Options 10% Increases Each Option 6/1/2039: \$479,200 6/1/2044: \$527,100
Lease Type	NNN Lease
Roof & Structure*	Landlord Responsible

\*Includes Transferable 15 Yr. Roof Warranty

# INVESTMENT HIGHLIGHTS

- **The Learning Experience** – Brand New 2024 Construction – 15 Year Net Lease
- **10% Increases Every 5 Years** – Including Options (2-5 Year Options)
- **300+ Locations Nationwide** – Rapidly Expanding Across America
- **Located within Greater Las Vegas Area** – Population: 2.29 Million
- **Positioned Directly on Blue Diamond Rd** (Nevada State Route 160) – 55,900+ VPD
- **Nearby retailers include** The Habit Burger, Cafe Rio, Wingstop, Burger King, Little Caesars, 7-Eleven, and Alberton's.
- **323,061+ Residents** within a 5 Mile Radius
- **Average Household Income** Exceeds \$100,000 within 5 Mile Radius

## Parcel Details

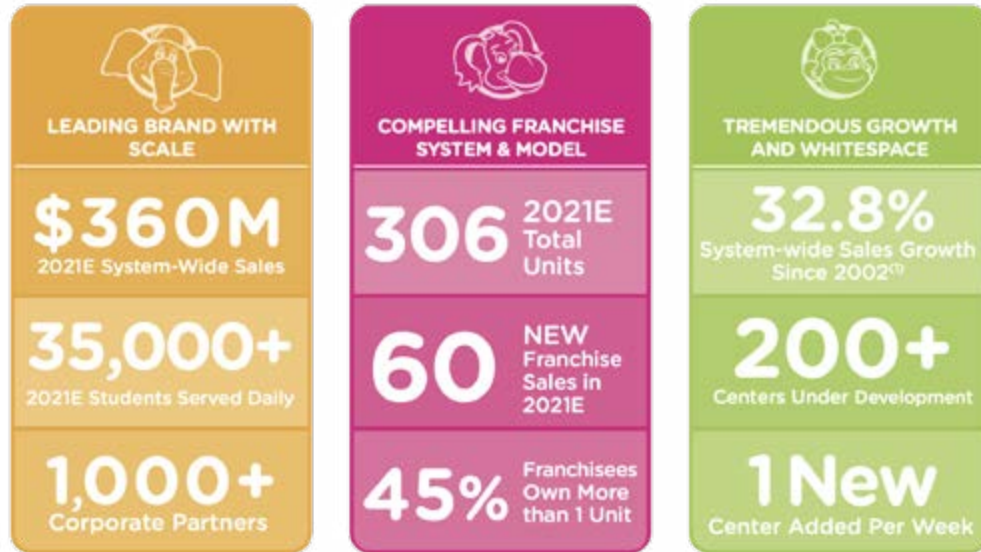
 Building Size <b>10,000 SqFt</b>	 Lot Size <b>1.14 Acres</b>
 Parcel No. (APN) <b>176-13-801-047</b>	



# Tenant Overview

## The Learning Experience

The Learning Experience® is the nation's fastest growing Academy of Early Education franchise, with more than 450 company-owned and franchise centers operating or under development across 29 states —and now with their first international location opening in the United Kingdom.



- #43** Franchise 500 (Entrepreneur 2022)
- #3** Top Childcare Franchise (Franchise Chatter 2022)
- #4** Top Ranked Childcare Services (Franchise 500 2022)

**TLE is #1 of all child care franchise according to Entrepreneur's Franchise 500 and TLE is ranked 43 of 500.**



Total Centers



# Major Investments in Las Vegas, NV

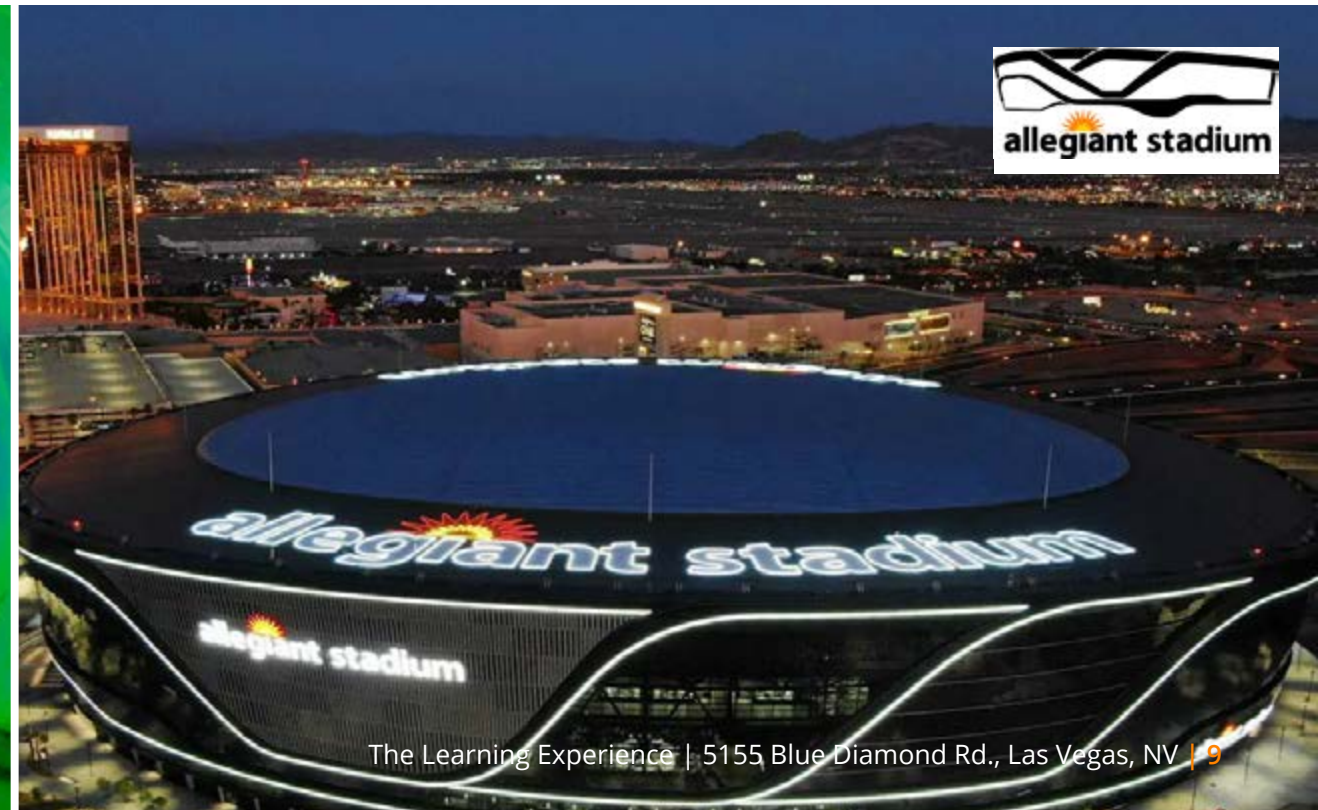
- New Investments in Las Vegas Show High Growth Expectations for Economy & Population
- Las Vegas to Receive Over \$4.5 Billion in Major Investments by 2024
  - ~ \$1.9B MSG Sphere Las Vegas – 17,500 Seat Performance Venue (2023 Completion)
  - ~ Fountainsbleau Las Vegas – 3,780 Room Hotel (2023 Completion)
  - ~ Majestic Las Vegas - \$850 Million, 720 Room Hotel Across from the Convention Center (2024 Completion)
  - ~ Dream Las Vegas - \$500 Million, 527 Room Hotel (2024 Completion)
  - ~ Elon Musk’s The Boring Co. Constructing the Las Vegas Loop Underground Transit System
  - ~ The Boring Co. Constructing an \$8 Billion Speed Rail Project Spanning 29 Miles and 51-Stations
- World’s Largest Sports Arena Developer (Oak View Group) Acquired 25+ Acres for \$3 Billion in March 2022
  - ~ “20,000 Seat Sports Arena, Casino, Hotel & Amphitheater Breaking Ground 2023”
- Recently Completed Projects Include:
  - ~ \$1.84B Allegiant Stadium (NFL’s Raiders Football Team)
  - ~ Google’s \$1.2 Billion Data Center – Broke Ground in July 2019
  - ~ Resorts World - \$4 Billion, 3,506 Room Hotel and Casino (Opened 2021)



\$1.9B MSG Sphere Las Vegas



Fountainsbleau Las Vegas





Clark County's estimated population is 2,388,515 with a growth rate of 1.73% in the past year according to the most recent U.S.census data.

## LOCATION OVERVIEW

Clark County is dynamic and innovative, dedicated to providing top-quality service with integrity, respect and accountability. With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark is the nation's 11th-largest county and provides extensive regional services to more than 2.3 million citizens and an average of more than 45 million visitors a year. Included are the nation's 7th-busiest airport, air quality compliance, social services and the state's largest public hospital, University Medical Center. The County also provides municipal services that are traditionally provided by cities to 1 million residents in the unincorporated area. Those include fire protection, roads and other public works, parks and recreation, and planning.



**2.3**  
Million  
Residents



**11th**  
Largest County  
in the Nation



**45**  
Million  
Visitors a Year



**7th**  
Busiest Airport  
in the Nation

## LOCATION OVERVIEW

The famed Las Vegas Strip sits at the heart of Clark County featuring unparalleled attractions like dancing fountains, a replica of the renowned Eiffel Tower, an erupting volcano and some of the world's largest and most beautiful resorts. Millions of people visit annually to enjoy our fine restaurants, shop a dazzling array of stores and relax at our luxurious spas. Las Vegas boasts more than 147,000 hotel rooms and is among the world's top convention destinations.

Nevada has no shortage of compelling landscapes, and Clark County is no different. Mt. Charleston and skiing are just 45 minutes away, and Red Rock National Conservation Area beckons on the western fringe of the Las Vegas Valley. Lake Mead National Recreation Area, located 30 miles southeast of Las Vegas, caters to boaters, swimmers, fishermen, hikers, wildlife photographers and roadside sightseers. Meanwhile, gambling is offered in the destinations of Mesquite, Primm and Laughlin, located on the sun-drenched Colorado River.





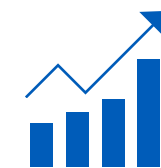
Population of **667,679**

**Las Vegas is the largest city in Nevada with a larger population than Reno and Carson City combined.**

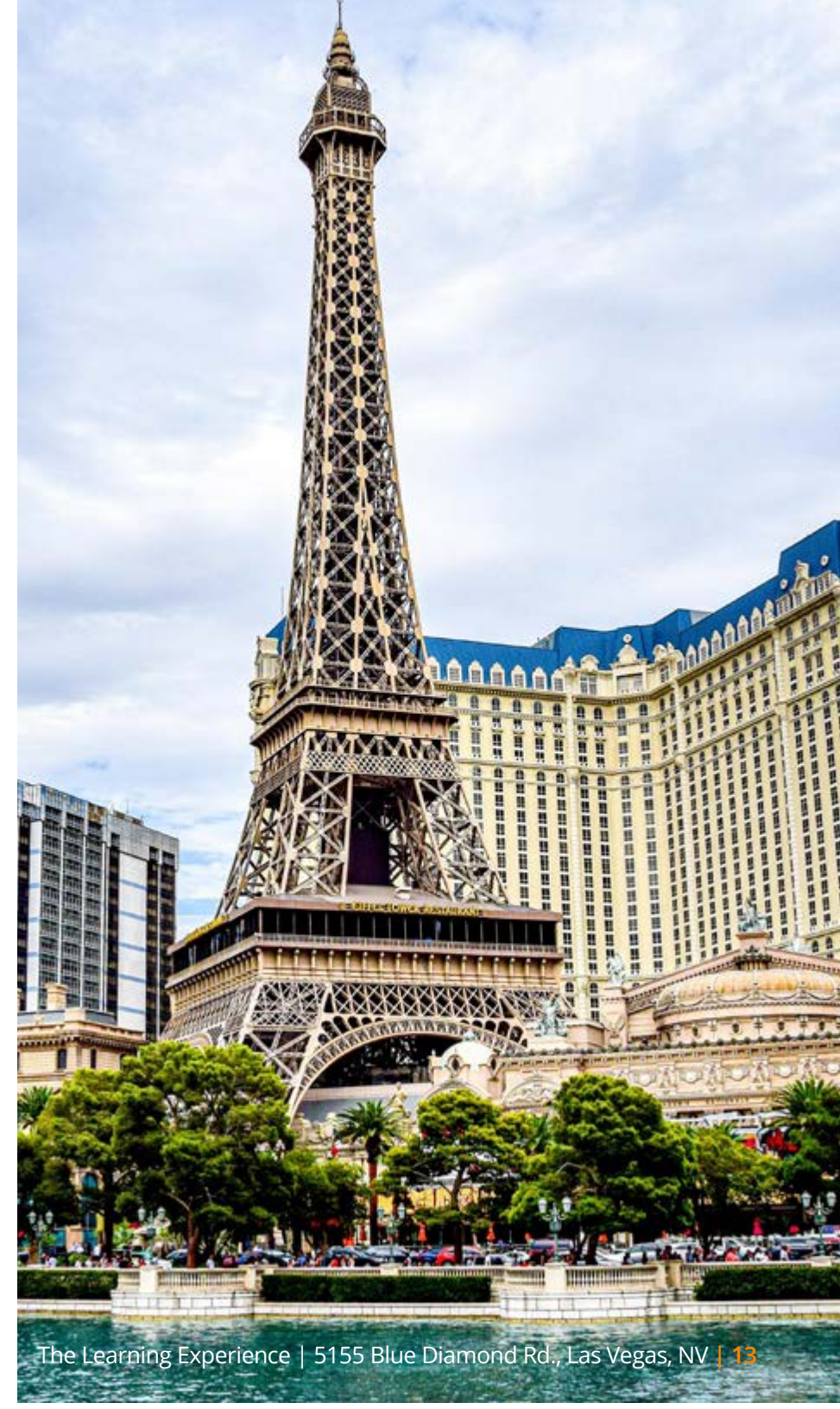
## **CITY OF LAS VEGAS**

Las Vegas is the 26th-most populous city in the United States, the most populous city in the state of Nevada, and the county seat of Clark County. The city anchors the Las Vegas Valley metropolitan area and is the largest city within the greater Mojave Desert. Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife. The Las Vegas Valley as a whole serves as the leading financial, commercial, and cultural center for Nevada.

The city bills itself as The Entertainment Capital of the World, and is famous for its luxurious and extremely large casino-hotels together with their associated activities. 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.



**2nd Fastest Growing City in U.S.  
from 2010 – 2020  
Over 18% Population Growth**





**TOURISM**

The travel and tourism industry represents an economic impact of nearly \$63.6 billion, representing nearly 58 percent of the region's gross product and supporting nearly half a million jobs, or 44 percent of Southern Nevada's total workforce.



**32 Million**

2021 VISITORS  
TO LAS VEGAS ANNUALLY

**2.2 Million**

CONVENTION ATTENDANCE

**VISITOR VOLUME**

In 2021, over 32 million people visited Las Vegas up from 19 million in 2020. These high visitation numbers translate into significant economic impacts throughout the Southern Nevada community.

**How many people travel to the Las Vegas area?**

Visitor Volume

**32.2M**

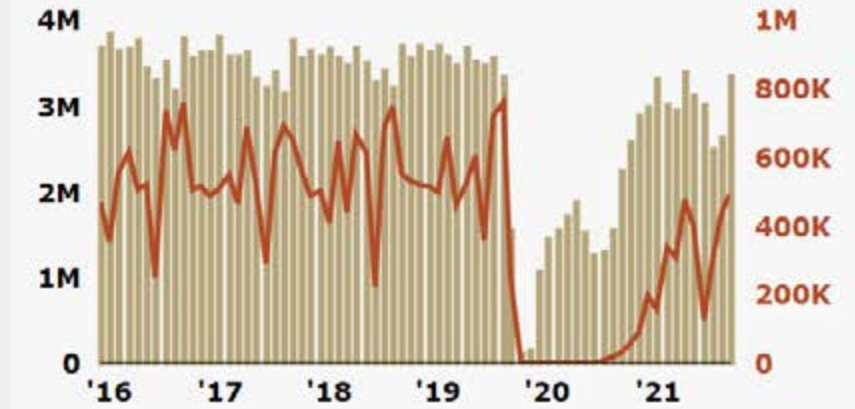
▲ 69.4%

Convention Attendance

**2.2M**

▲ 27.7%

2021 Annual Total



Las Vegas is home to some of the best resort-hotels in the world.



**150,487**

Hotel Rooms



**\$137.38**

Average Daily Room Rate (ADR)

**36.2M**

Room Nights Occupied

2021 Annual Average



### TRANSPORTATION

Interstates 15, 515, and US 95 lead out of the city in four directions. Two major freeways – Interstate 15 and Interstate 515/U.S. Route 95 – cross in downtown Las Vegas. I-15 connects Las Vegas to Los Angeles, and heads northeast to and beyond Salt Lake City.

### MCCARRAN INTERNATIONAL AIRPORT

McCarran International Airport is the primary commercial airport serving the Las Vegas Valley, a major metropolitan area in Nevada. It is in Paradise, about 5 miles south of Downtown Las Vegas. The airport is owned by Clark County and operated by the Clark County Department of Aviation. The airport has nonstop air service to destinations in North America, Europe, and Asia.



### LARGEST CONVENTIONS HELD IN LAS VEGAS ANNUALLY

- 
**CONSUMER ELECTRONICS SHOW**  
 Consumer Electronics Show (CES), which takes place the second week of January, with upwards of 180,000 attendees.
- 
**SPECIALTY EQUIPMENT MARKET ASSOCIATION**  
 Specialty Equipment Market Association (SEMA), which attracts 160,000 people in the automotive, truck and SUV, powersports and RV markets.
- 
**CONEXPO/CONAGG**  
 ConExpo/ConAGG is North America's largest construction trade show, attracting 130,000.
- 
**NATIONAL ASSOCIATION OF BROADCASTERS**  
 National Association of Broadcasters (NAB) in early to mid-April with 100,000-plus attendees from the media, entertainment, and technology industries.
- 
**MAGIC**  
 The Men's Apparel Guild of California, or MAGIC, also picks February in Las Vegas to offer a preview the season's fashion offerings to more than 85,000 attendees.



### COLLEGES AND UNIVERSITIES

The College of Southern Nevada (the third largest community college in the United States by enrollment) is the main higher education facility in the city. Other institutions include the University of Nevada School of Medicine, with a campus in the city, and the for-profit private school Le Cordon Bleu College of Culinary Arts. Educational opportunities exist around the city; among them are the University of Nevada, Las Vegas and Nevada State College, Desert Research Institute, The International Academy of Design & Technology Las Vegas and Touro University Nevada.

Workforce Summary  
**Labor force of 304,582**





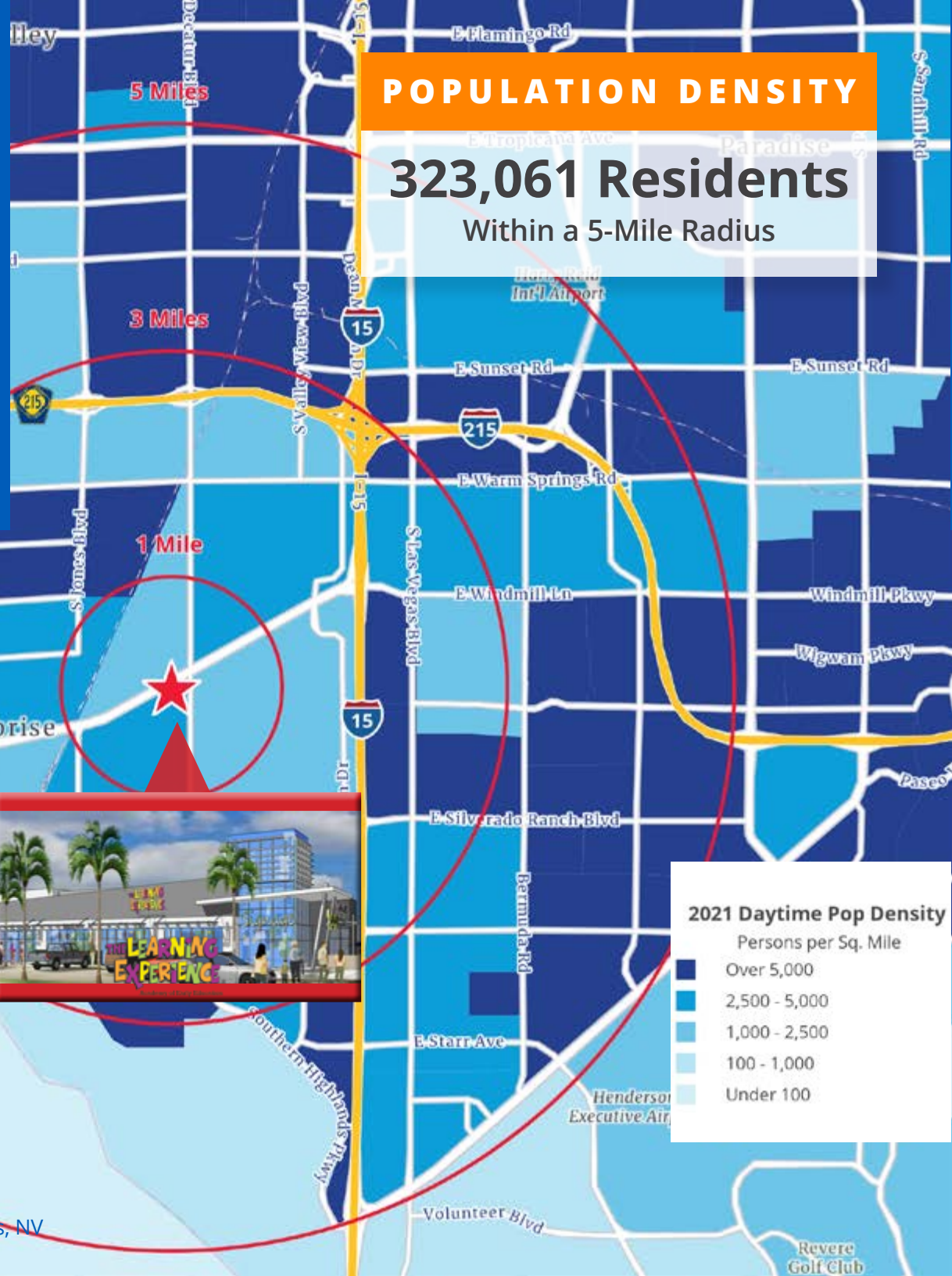
### Population

	1-Mile	3-Mile	5-Mile
Estimated Population (2022)	10,121	113,828	323,061
Projected Population (2027)	10,377	118,379	339,020



### Households

	1-Mile	3-Mile	5-Mile
Estimated Households (2022)	3,201	41,406	119,521
Projected Households (2027)	3,287	43,180	125,792



### Income

	1-Mile	3-Mile	5-Mile
Avg. Household Income (2022)	\$100,629	\$117,837	\$113,371
Median Household Income (2022)	\$127,040	\$89,614	\$86,595



### Business Facts

	1-Mile	3-Mile	5-Mile
Total # of Businesses (2022)	185	2,694	10,504
Total # of Employees (2022)	2,051	34,280	150,748





# Investment Contacts

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