

10% Down Daycare, Kinder-Care, Pre-School, Adult Care, Church, Academy

1934 S Walnut Rd, Las Vegas, NV 89104

Listing ID: 30332719
Status: Active
Property Type: Special Purpose For Sale
(also listed as Office, Hospitality)
Special Purpose Type: Assembly/Meeting Place, School/University
Size: 3,732 SF
Sale Price: \$489,900
Sale Terms: Cash to Seller

Overview/Comments

- 100% available now for lease or purchase.
- * Qualifies for a 10% down owner/user SBA loan, 5.6% interest fixed for 10-25 years, w/ monthly payments as low as \$2,774 or only 74c per square foot
- For a long-term lease, the starting lease rate could be as low as 77c rent plus 30c per square foot operating expenses (property taxes, property insurance, etc...) for immediate occupancy.
- * Brand new roof
- APN 161-06-711-019, .42 acres parcel, 3,732 square foot building
- Next door to Walter V. Long PK-5 Elementary School with 1,000+ students
- Perfect location, past daycare w/ long legacy of community service
- On-site easy child drive-thru drop-off & pickup, ready for business
- Previously licensed and capable of caring for up to 75* children
- Friendly busy neighborhood, great access, signage, visibility, frontage
- On-site and street parking, security fenced playground, landscaping
- 1980 built, remodeled 1999, high-security w/ lock-outs, alarm, PA system
- Multiple: restrooms, showers, kitchen, sinks, storage, five large classrooms, five emergency exits
- Close to Jerome Mack Middle School and Chaparral High School.
- Could be child daycare, kinder care, adult day care, pre-school, Montessori, academy, church, meeting conference, convention, clubhouse, community center, office, Cub Boy Girl Scout Center
- Little Star Academy Child Care 2008-2018, closed for family reasons matters
- Clark County Zoned: SFR-1, Residential, 5-units per acre
- Clark County Land Use: 41.410 - Offices, Professional and Business
- E. Wyoming, S. Lamb, and I-95
- Owner /Broker / Developer



More Information Online

<http://www.catylist.com/listing/30332719>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	Clark County	Property Use Type:	Investment, Vacant/Owner-User
Tax ID/APN:	161-06-711-019	Building/Unit Size (RSF):	3,732 SF
Special Purpose Type:	Assembly/Meeting Place, School/University, Senior Housing	Land Area:	0.42 Acres
Zoning:	CLARK COUNTY ZONED: SFR-1, RESIDENTIAL, 5-UNITS PER ACRE	Sale Terms:	Cash to Seller

Area & Location

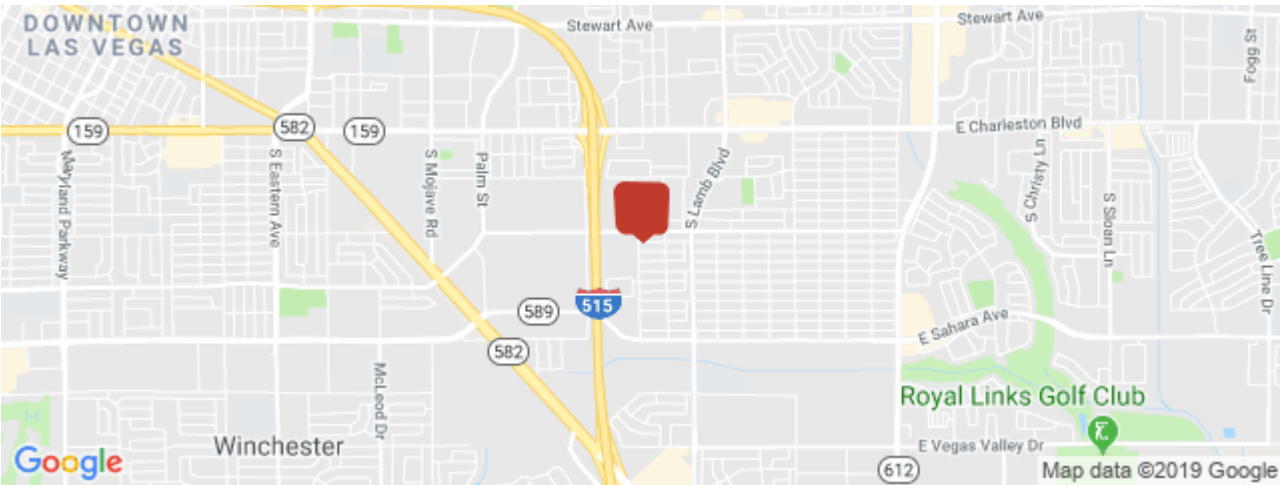
Property Located Between:	E. Wyoming and S. Lamb
Property Visibility:	Excellent
Largest Nearby Street:	E. Wyoming and S. Lamb

Building Related

Total Number of Buildings:	1	Year Renovated:	1999
Number of Stories:	1	Passenger Elevators:	0
Property Condition:	Average	Freight Elevators:	0
Year Built:	1980		

Location

Address:	1934 S Walnut Rd, Las Vegas, NV 89104	MSA:	Las Vegas-Henderson-Paradise
County:	Clark	Submarket:	Northeast (Retail)



Property Images



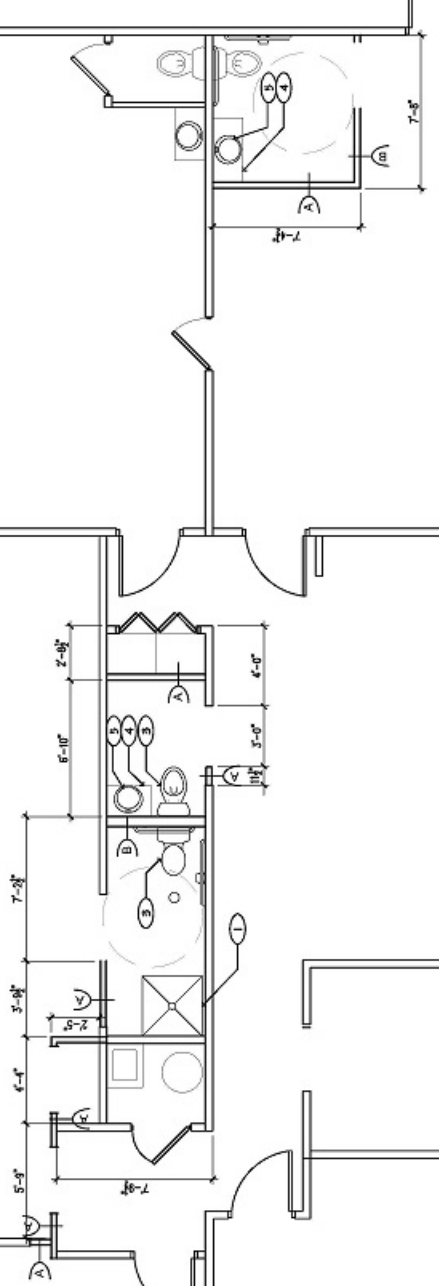
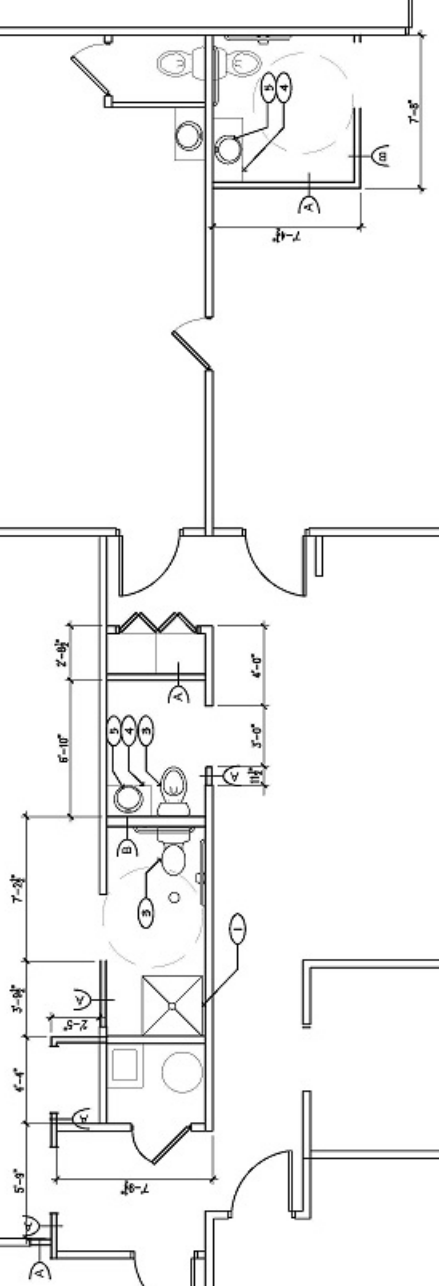
Gizmo

1934 S. Walnut LV 89104

3,732' sq ft

Suggested Remodeling Plan

Front





20180831_160220



20180831_160538



Google Earth



attachment2



20180831_160513



attachment3



20180831_160720



SBA 504 Loan Scenario

Open: Kater-Care, The School, Bull Cow, Church, Academy

Scenario as of: 10/20/19

Own the Business? Own the Building?

Purchase Price	\$489,900	1934 S Walnut Rd, Las Vegas, NV 89104	
Improvements	\$0	Building Size	3,732 sq ft
Other	\$0	Price per Sq Ft	\$131.27
Total Project Costs	\$489,900		

Fix Property Information:

702Michael Hawkes
 Great Bridge Properties
 702-642-4235 [M]
 702-642-4235 [O]
 702Michael@702Michael.com

90% SBA 504 Financing Example

Financing Package	Amount	Rate	Term	Amort	Monthly Payment
Bank 1st Mortgage	50% \$ 244,950	5.80%	30 Yrs	25 Yrs	\$ 1,540
SBA 504 2nd Mortgage*	40% \$ 195,960	5.75%	25 Yrs	25 Yrs	\$ 1,208
Down Payment	10% \$ 49,990				
*Includes Reserve 20% fee of \$9,990		5.55%		\$0.74 PSF	\$ 2,774

Monthly Costs	PSF	Monthly	Adjusted Monthly Costs	PSF	Monthly
Mortgage Payments	\$0.74	\$2,774	Total Monthly Payment	\$0.74	\$2,774
			Less: Depreciation	(\$0.22)	-\$637
Total Monthly Payment	\$0.74 PSF	\$2,774	Total Adjusted Monthly Payment	\$0.52 PSF	\$1,537

Out of Pocket Expenses

Cash Down Payment	10.0%	\$49,990
Estimated Bank Fees	1.5%	\$3,674
Estimated Appraisal & Environmental		\$5,820

Invest in Your Future: Equity Over First 10 Years

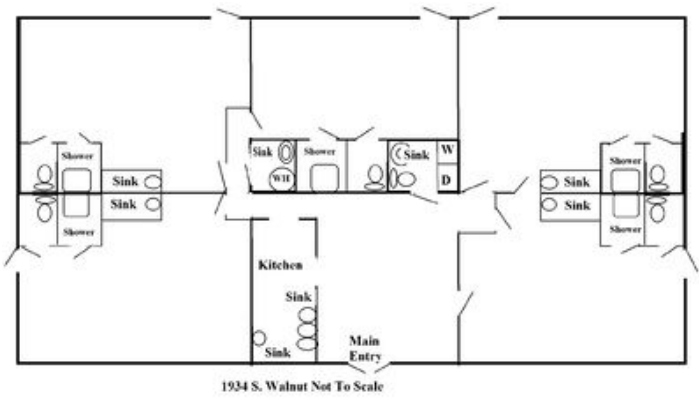
Assumptions:

- The following assumptions were made in the preparation of this sample: Please refer to your lender for specific values and terms to use.
- Real estate taxes and fees are estimated and vary depending on location.
- SBA rate is an of 100% Actual rate is set at borrower rate.
- 20% fee is estimated at 2.0% plus a \$2,500 appraisal. Fees are financed.
- Operating costs, life and insurance are estimated.
- Depreciation is estimated at an 80% bracket over 39 years.
- 90% LTV financing generally does not require additional collateral.

For more information contact your 504 loan experts:

Chris Hunter
 TMC Financing
 6167 - Business Development Office
 702-465-6073
 chris@tmcfinancing.com

attachment5



1934 S Walnut Floor Plan

SBA Proforma 1934 S Walnut Rd, Las Vegas, NV 89104 10.09

Property Contacts



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Demographics, Labor/Workforce, and Consumer Expenditures

1934 S Walnut Rd, Las Vegas, NV



Disclaimer: While we believe this information (via GeoLytics) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.

Population

Radius:	1 mile	3 miles	5 miles
2023 Projection	42,569	391,985	698,654
2018 Estimate	38,618	353,917	633,328
2015 Estimate	37,467	341,647	613,313
2010 Census	34,004	296,198	533,765
Growth 2018-2023	10.23%	10.76%	10.31%
Growth 2015-2018	3.07%	3.59%	3.26%
Growth 2010-2015	10.18%	15.34%	14.9%

Population (Male)

Radius:	1 mile	3 miles	5 miles
2023 Projection	21,098	193,242	349,254
2018 Estimate	19,201	174,652	317,683
2015 Estimate	18,617	168,692	308,231
2010 Census	17,464	152,401	275,809
Growth 2018-2023	9.88%	10.64%	9.94%
Growth 2015-2018	3.14%	3.53%	3.07%
Growth 2010-2015	6.6%	10.69%	11.76%

Population (Female)

Radius:	1 mile	3 miles	5 miles
2023 Projection	21,471	198,743	349,400
2018 Estimate	19,417	179,265	315,645
2015 Estimate	18,850	172,955	305,082
2010 Census	16,540	143,797	257,956
Growth 2018-2023	10.58%	10.87%	10.69%
Growth 2015-2018	3.01%	3.65%	3.46%
Growth 2010-2015	13.97%	20.28%	18.27%

Population by Age (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	4,388	41,124	71,656
Age 5 to 10	3,438	32,369	56,686
Age 10 to 15	3,034	28,686	50,622
Age 15 to 20	2,651	25,075	44,559
Age 20 to 25	2,433	23,035	41,072
Age 25 to 30	2,382	22,320	39,792
Age 30 to 35	2,345	21,707	38,981
Age 35 to 40	2,223	21,282	38,511
Age 40 to 45	2,233	21,286	38,611
Age 45 to 50	2,345	21,828	39,710
Age 50 to 55	2,171	20,184	36,784
Age 55 to 60	1,988	18,375	33,556
Age 60 to 65	1,748	15,767	28,852
Age 65 and over	5,239	40,879	73,936
Total Population	38,618	353,917	633,328
Median Age	32.15	31.61	32.07

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	11%	12%	11%
Age 5 to 10	9%	9%	9%
Age 10 to 15	8%	8%	8%
Age 15 to 20	7%	7%	7%
Age 20 to 25	6%	7%	6%
Age 25 to 30	6%	6%	6%
Age 30 to 35	6%	6%	6%
Age 35 to 40	6%	6%	6%
Age 40 to 45	6%	6%	6%
Age 45 to 50	6%	6%	6%
Age 50 to 55	6%	6%	6%
Age 55 to 60	5%	5%	5%
Age 60 to 65	5%	4%	5%
Age 65 and over	14%	12%	12%

Median Age (Male)

Radius:	1 mile	3 miles	5 miles
2010 Census	35.52	33.6	33.32

Median Age (Female)

Radius:	1 mile	3 miles	5 miles
2010 Census	36.66	34.46	34.05

High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	7,985	60,815	107,392
Some College, No Degree	4,609	43,504	80,375
Associate or Bachelor's Degree	1,044	11,854	20,135
Master's Degree	200	4,523	8,332
Professional School Degree	236	2,581	4,736
Doctorate Degree	83	1,806	3,372
Total High School Graduates Age 25+	14,157	125,083	224,342

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	56%	49%	48%
Some College, No Degree	33%	35%	36%
Associate or Bachelor's Degree	7%	9%	9%
Master's Degree	1%	4%	4%
Professional School Degree	2%	2%	2%
Doctorate Degree	1%	1%	2%








































Households

Radius:	1 mile	3 miles	5 miles
2023 Projection	14,494	129,425	232,337
2018 Estimate	13,393	118,117	212,531
2015 Estimate	13,172	114,984	207,189
2010 Census	12,195	100,878	182,676
Growth 2018-2023	8.22%	9.57%	9.32%
Growth 2015-2018	1.68%	2.72%	2.58%
Growth 2010-2015	8.01%	13.98%	13.42%

Average Household Size

Radius:	1 mile	3 miles	5 miles
2023 Projection	3.1	3.15	3.1
2018 Estimate	3.1	3.15	3.1
2015 Estimate	3.08	3.13	3.08
2010 Census	3.03	3.09	3.04
Growth 2018-2023	0.04%	-0%	0%
Growth 2015-2018	0.7%	0.56%	0.61%
Growth 2010-2015	1.69%	1.34%	1.32%

Households by Household Type and Size and Presence of Children (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles			
Family Households	8,499	76,914	136,326	Family Households		63%		65%		64%
Married-couple family	5,155	46,872	82,394	Married-couple family		38%		40%		39%
With own children under 18 years	2,472	24,183	41,999	With own children under 18 years		18%		20%		20%
No own children under 18 years	2,683	22,689	40,395	No own children under 18 years		20%		19%		19%
Male Householder: no wife present	1,173	10,170	18,162	Male Householder: no wife present		9%		9%		9%
With own children under 18 years	552	4,862	8,669	With own children under 18 years		4%		4%		4%
No own children under 18 years	621	5,308	9,493	No own children under 18 years		5%		4%		4%
Female Householder: no husband present	2,171	19,872	35,770	Female Householder: no husband present		16%		17%		17%
With own children under 18 years	1,155	11,350	20,401	With own children under 18 years		9%		10%		10%
No own children under 18 years	1,016	8,522	15,369	No own children under 18 years		8%		7%		7%
Nonfamily Households	4,894	41,203	76,205	Nonfamily Households		37%		35%		36%
1 Person households	3,738	30,970	57,013	1 Person households		28%		26%		27%
2+ Unrelated people	1,156	10,233	19,192	2+ Unrelated people		9%		9%		9%
Total Households	13,393	118,117	212,531							

Households by Household Income (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	4,459	34,404	60,865
\$25,000 to \$49,999	4,425	36,695	65,950
\$50,000 to \$74,999	2,296	23,828	42,591
\$75,000 to \$99,999	1,412	12,287	21,794
\$100,000 to \$124,999	479	5,332	9,454
\$125,000 to \$149,999	74	2,484	5,263
\$150,000 to \$199,999	209	2,245	4,485
\$200,000 or more	39	842	2,129
Total Households	13,393	118,117	212,531
Average Household Income	\$47,233.04	\$51,292.67	\$51,825.24
Median Household Income	\$43,535.49	\$46,151.57	\$46,417.86

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	33%	29%	29%
\$25,000 to \$49,999	33%	31%	31%
\$50,000 to \$74,999	17%	20%	20%
\$75,000 to \$99,999	11%	10%	10%
\$100,000 to \$124,999	4%	5%	4%
\$125,000 to \$149,999	1%	2%	2%
\$150,000 to \$199,999	2%	2%	2%
\$200,000 or more	0%	1%	1%

Households by Household Income (2023 Projection)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	4,740	37,645	66,595
\$25,000 to \$49,999	4,771	40,276	72,320
\$50,000 to \$74,999	2,527	26,205	46,649
\$75,000 to \$99,999	1,572	13,471	23,771
\$100,000 to \$124,999	532	5,830	10,292
\$125,000 to \$149,999	83	2,705	5,696
\$150,000 to \$199,999	228	2,413	4,794
\$200,000 or more	41	880	2,220
Total Households	14,494	129,425	232,337
Average Household Income	\$47,201.86	\$51,256.22	\$51,739.74
Median Household Income	\$45,125.06	\$47,342.97	\$47,554.33

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	33%	29%	29%
\$25,000 to \$49,999	33%	31%	31%
\$50,000 to \$74,999	17%	20%	20%
\$75,000 to \$99,999	11%	10%	10%
\$100,000 to \$124,999	4%	5%	4%
\$125,000 to \$149,999	1%	2%	2%
\$150,000 to \$199,999	2%	2%	2%
\$200,000 or more	0%	1%	1%













Per Capita Income

Radius:	1 mile	3 miles	5 miles
2018 Estimate	\$15,422.81	\$16,721.30	\$17,227.34
2015 Estimate	\$15,511.25	\$16,837.34	\$17,393.32
Growth 2015-2018	-0.57%	-0.69%	-0.95%


































Unemployment Rate

Radius:	1 mile	3 miles	5 miles
2018 Estimate	8.18%	7.73%	7.43%
2015 Estimate	13.27%	16.08%	16.29%
Growth 2015-2018	-38.36%	-51.92%	-54.4%













Population Age 16+ By Employment Status (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Labor Force	16,521	154,680	278,033	Labor Force	 61%	 63%	 63%
Civilian, Employed	15,180	142,778	257,545	Civilian, Employed	 56%	 58%	 58%
Civilian, Unemployed	1,341	11,902	20,488	Civilian, Unemployed	 5%	 5%	 5%
Not in Labor Force	10,617	91,340	166,187	Not in Labor Force	 39%	 37%	 37%
Total Population Age 16+	27,138	246,020	444,220				

Employed Civilian Population Age 16+ by Industry (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Agriculture, forestry, fishing and hunting, mining and construction	1,719	16,395	30,748	Agriculture, forestry, fishing and hunting, mining and construction	 11%	 11%	 12%
Manufacturing	566	5,381	9,504	Manufacturing	 4%	 4%	 4%
Wholesale & retail trade	2,183	19,705	33,541	Wholesale & retail trade	 14%	 14%	 13%
Transportation and warehousing, and utilities	670	5,201	10,492	Transportation and warehousing, and utilities	 4%	 4%	 4%
Information	140	1,851	3,643	Information	 1%	 1%	 1%
Finance, insurance, real estate and rental and leasing	393	3,469	6,034	Finance, insurance, real estate and rental and leasing	 3%	 2%	 2%
Professional, scientific, and technical services	1,047	12,456	24,971	Professional, scientific, and technical services	 7%	 9%	 10%
Educational, health and social services	1,626	15,114	27,140	Educational, health and social services	 11%	 11%	 11%
Arts, entertainment, recreation, accommodation and food services	5,500	50,555	88,106	Arts, entertainment, recreation, accommodation and food services	 36%	 35%	 34%
Other services (except public administration)	1,018	9,801	17,613	Other services (except public administration)	 7%	 7%	 7%
Public Administration	318	2,850	5,753	Public Administration	 2%	 2%	 2%
Total Employed Civilian Population Age 16+	15,180	142,778	257,545				

Housing Units by Tenure (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Vacant Housing Units	3,980	27,738	68,388	Vacant Housing Units	 23%	 19%	 24%
Occupied Housing Units	13,393	118,117	212,531	Occupied Housing Units	 77%	 81%	 76%
Owner-Occupied	7,382	54,210	95,185	Owner-Occupied	 42%	 37%	 34%
Renter-Occupied	6,011	63,907	117,346	Renter-Occupied	 35%	 44%	 42%
Total Housing Units	17,373	145,855	280,919				