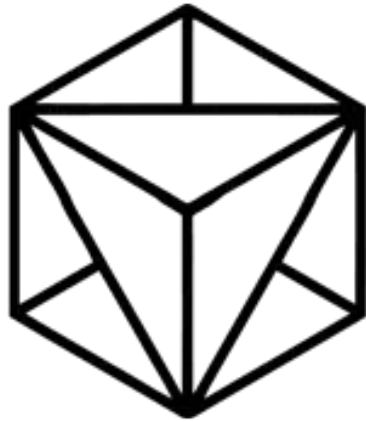


KINETIC[®]
Property Advisors
Energy Behind Every Deal

3650 S. Eastern Ave. Suite 220
Las Vegas, Nevada 89121

TURNKEY 7-OPERATORY DENTAL OFFICE
+/- 2,061 SF | Las Vegas, NV





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TURNKEY 7-OPERATORY DENTAL OFFICE | 2,061 SF



CONTENTS





06	Property Details
08	Opportunity Overview
09	Floorplan
10	Transaction Management
12	Demographics



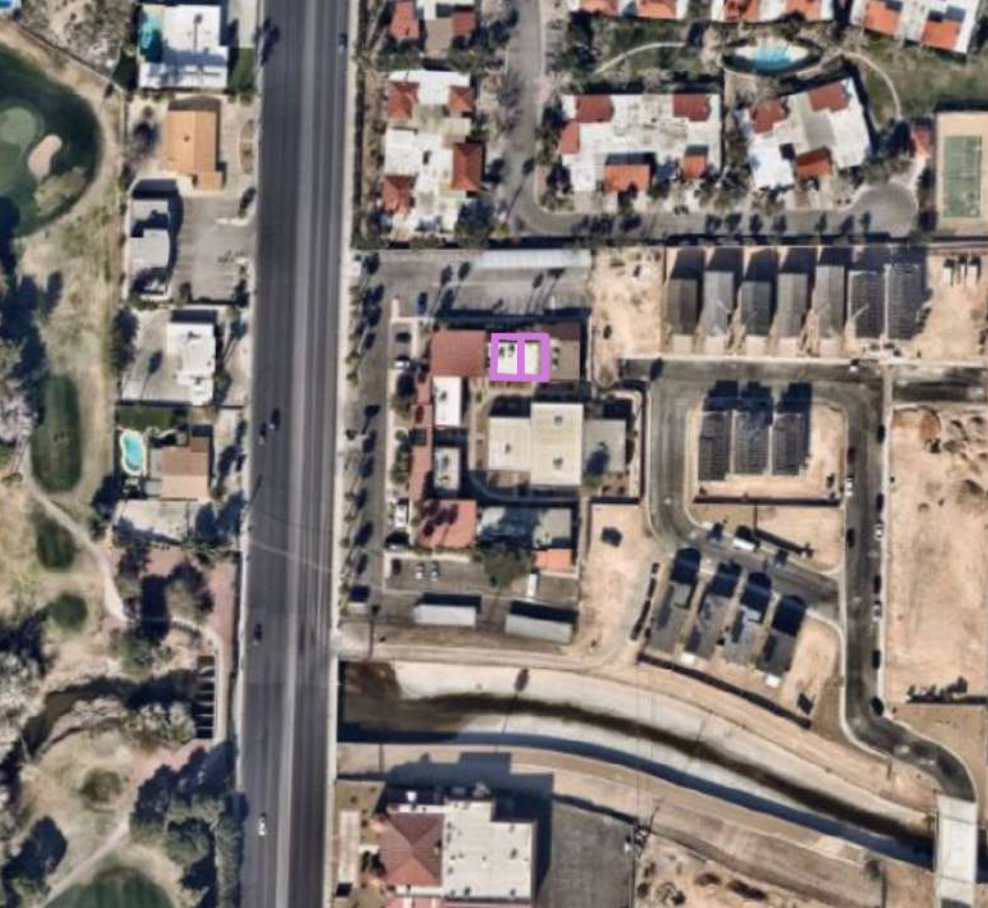
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EXIT

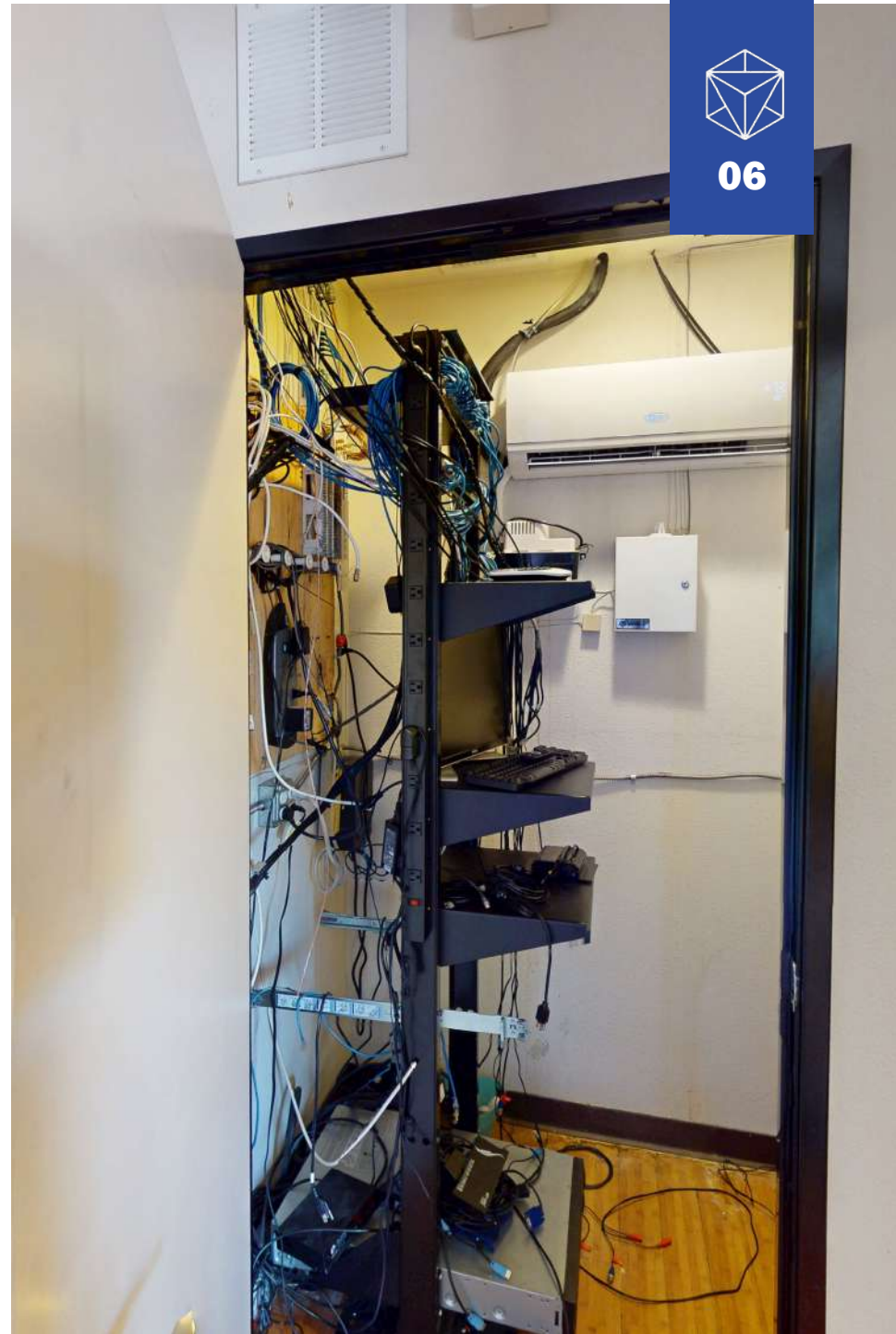


Gold Investigator Powder





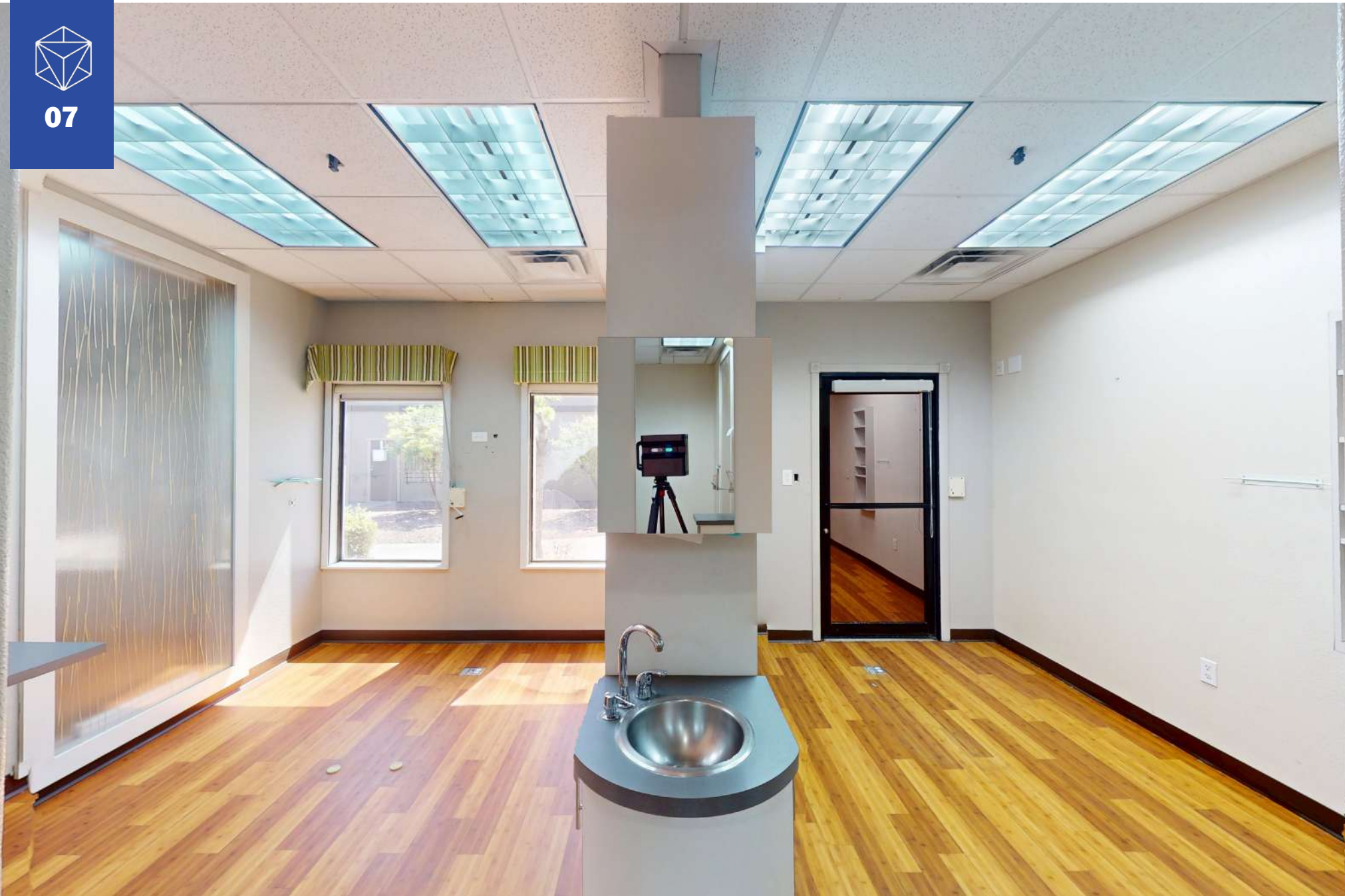
Property Address	3650 S. Eastern Ave. Suite 220 Las Vegas, NV 89121
Property Type	Medical/Dental Office
Parcel Number	162-13-213-014
Parcel Size	.04 Acres
Rentable Sq. Ft.	+/-2,016
Zoning	Commercial Professional (C-P)
Parking	Private Lot
Parking Ratio	4:1000 SF
Year Built	1983



06



07



OPPORTUNITY OVERVIEW



08

Asking Price

\$600,000

Square Feet

2,061

PPSF

\$291

Product Type

Medical/Dental

Jurisdiction

Clark County

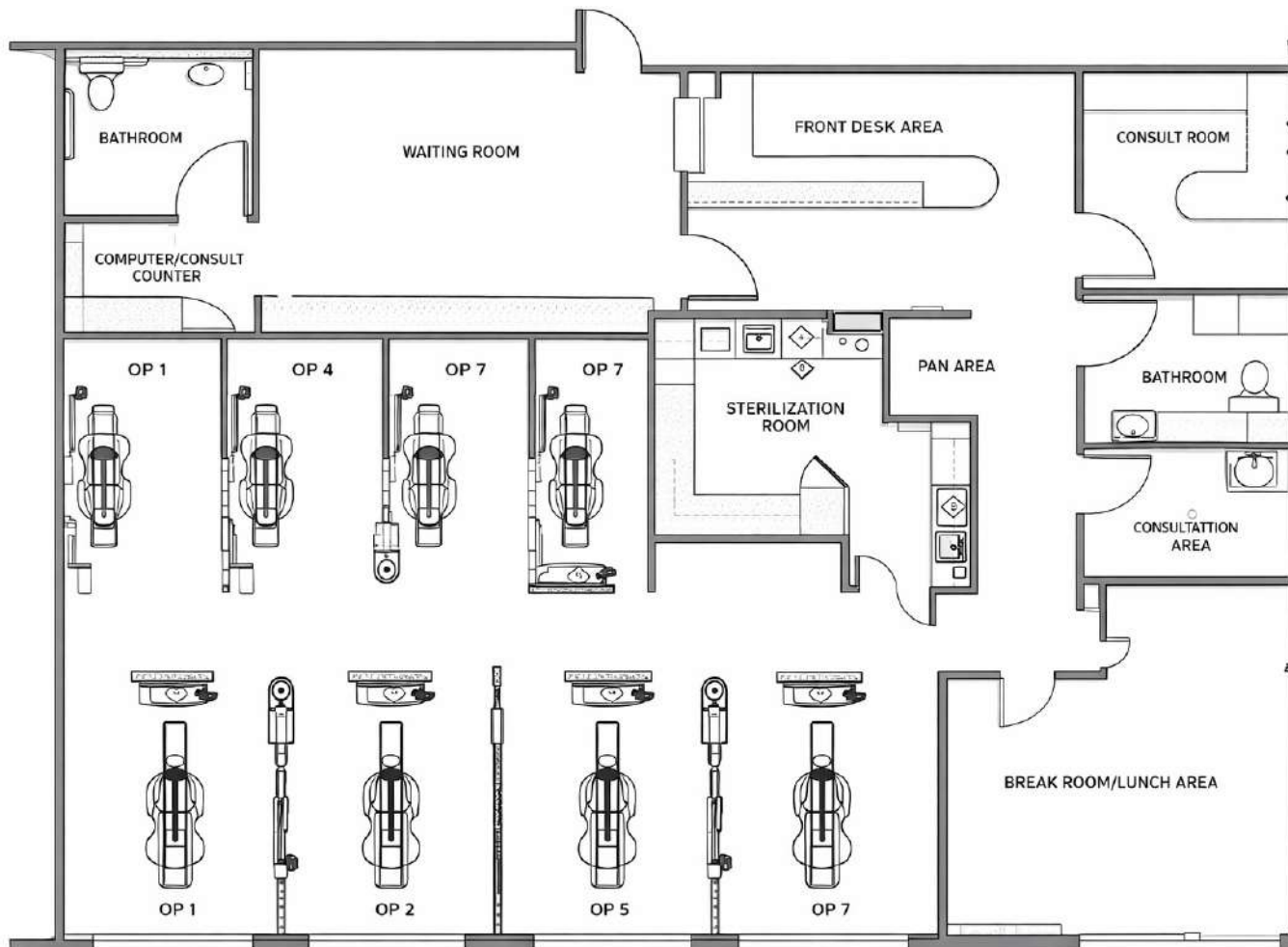
OFFERED BELOW REPLACEMENT COST WITH EXISTING DENTAL BUILD-OUT IN PLACE

- ±2,061 SF fully built-out dental office within an established professional office park. Efficiently designed suite configured for dental use, offering a functional layout that supports patient flow and day-to-day operations.
- Turnkey 7-operator layout designed for immediate usability. The existing build-out allows for immediate occupancy with minimal downtime, ideal for an owner-user or practice expansion.
- Well-balanced floor plan with clear separation of clinical and administrative areas. Features include a reception and waiting area, multiple operatories, central sterilization room, consultation space, lab/panoramic area, restrooms, and break room.
- Existing infrastructure in place to support dental operations. Improvements include built-in cabinetry, plumbing throughout operatories, and defined workstations, reducing upfront capital expenditure.
- Efficient workflow and patient experience design. The layout promotes smooth staff movement while maintaining a comfortable and professional environment for patients.
- Located in a professionally zoned (C-P) corridor with convenient access. Positioned within a central Las Vegas submarket with a parking ratio of approximately 4:1,000, providing accessibility for both staff and patients.








09

FLOORPLAN





Professional Transaction Management

-  *Clear and timely communication throughout the transaction.
Buyers can expect prompt updates, direct access, and transparent communication at every stage of the process.*
-  *Organized and efficient due diligence process
All property information is structured and readily accessible, allowing buyers to move through due diligence with clarity and confidence.*
-  *Straightforward timelines and defined next steps
Each phase of the transaction is clearly outlined, helping buyers understand expectations and maintain momentum toward closing.*
-  *Responsive support from contract to closing
Hands-on oversight ensures questions are addressed quickly and issues are resolved efficiently as they arise.*
-  *Coordinated execution to ensure a smooth and predictable closing experience
All parties are aligned and managed throughout the transaction to minimize friction and deliver a seamless path to closing.*







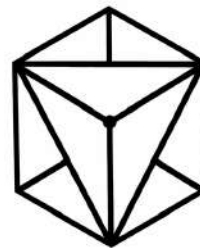
11





DEMOGRAPHIC HIGHLIGHTS

		1 Mile	3 Mile	5 Mile	
population		2025 Projection	22,087	144,238	357,485
		2019 Estimate	18,782	124,713	320,311
		2010 Census	10,766	87,548	255,560
		Growth 2019 - 2024	3.29%	2.95%	2.22%
			6.20%	3.90%	2.47%
households		2025 Projection	7,945	54,951	146,705
		2019 Estimate	6,818	47,782	123,374
		22010 Census	3,993	34,287	100,480
		Growth 2019 - 2024	3.11%	2.84%	2.07%
household income		2025 Average Household Income	\$72,787	\$88,325	\$86,469
businesses		# of Businesses	749	4,323	9,658
		# of Employees	8,281	42,331	91,762



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PRESENTED BY

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