

# Fountain Park – Professional Office

\$200,000 SELLER IMPROVEMENT  
ALLOWANCE AVAILABLE

OFFERING MEMORANDUM

3650 S Eastern ave  
Las Vegas, NV 89169



# Fountain Park – Professional Office

## CONTENTS

### 01 Executive Summary

Investment Summary

### 02 Property Description

Property Features

Property Images

### 03 Sale Comps

Sale Comps

Sale Comps Summary

### 04 Demographics

General Demographics

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|    |                    |
|----|--------------------|
| 01 | Executive Summary  |
|    | Investment Summary |

## OFFERING SUMMARY

|                        |                                          |
|------------------------|------------------------------------------|
| ADDRESS                | 3650 S Eastern ave<br>Las Vegas NV 89169 |
| COUNTY                 | Clark                                    |
| MARKET                 | Las Vegas                                |
| NET RENTABLE AREA (SF) | 4,400 SF                                 |
| YEAR BUILT             | 1983                                     |
| YEAR RENOVATED         | 2024                                     |
| APN                    | 162-13-213-001 thru 003                  |
| OWNERSHIP TYPE         | Fee Simple                               |

## FINANCIAL SUMMARY

|           |             |
|-----------|-------------|
| PRICE     | \$1,650,000 |
| PRICE PSF | \$375.00    |

| DEMOGRAPHICS           | 1 MILE   | 3 MILE   | 5 MILE   |
|------------------------|----------|----------|----------|
| 2025 Population        | 17,108   | 200,195  | 475,876  |
| 2025 Median HH Income  | \$65,746 | \$53,053 | \$54,671 |
| 2025 Average HH Income | \$86,388 | \$74,415 | \$75,103 |

## OWNER-USER & INVESTMENT HIGHLIGHTS

- Approximately 4,400 SF professional/medical office with 14 private offices, exam rooms, or treatment areas
- Up to \$200,000 Seller Improvement Allowance available, subject to purchase agreement
- Potential SBA financing with as little as 10% down for qualified owner-users
- Occupy the space you need and potentially rent unused offices for additional income
- Central Las Vegas location on S Eastern Ave between Flamingo Rd and Desert Inn Rd
- Opportunity to purchase two adjoining rented office properties for additional investment income

02

## Property Description

Property Features

Property Images

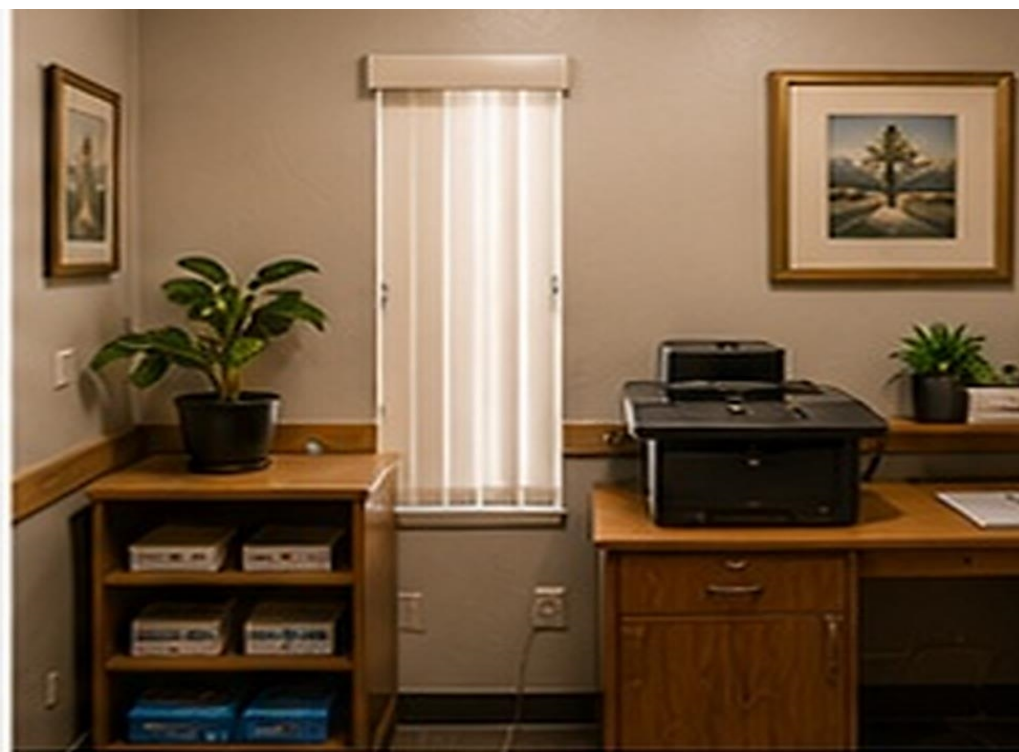
| PROPERTY FEATURES        |       |
|--------------------------|-------|
| NET RENTABLE AREA (SF)   | 4,400 |
| YEAR BUILT               | 1983  |
| YEAR RENOVATED           | 2024  |
| # OF PARCELS             | 4     |
| ZONING TYPE              | C-P   |
| BUILDING CLASS           | A     |
| LOCATION CLASS           | A     |
| NUMBER OF STORIES        | 1     |
| NUMBER OF BUILDINGS      | 1     |
| NUMBER OF PARKING SPACES | 25    |





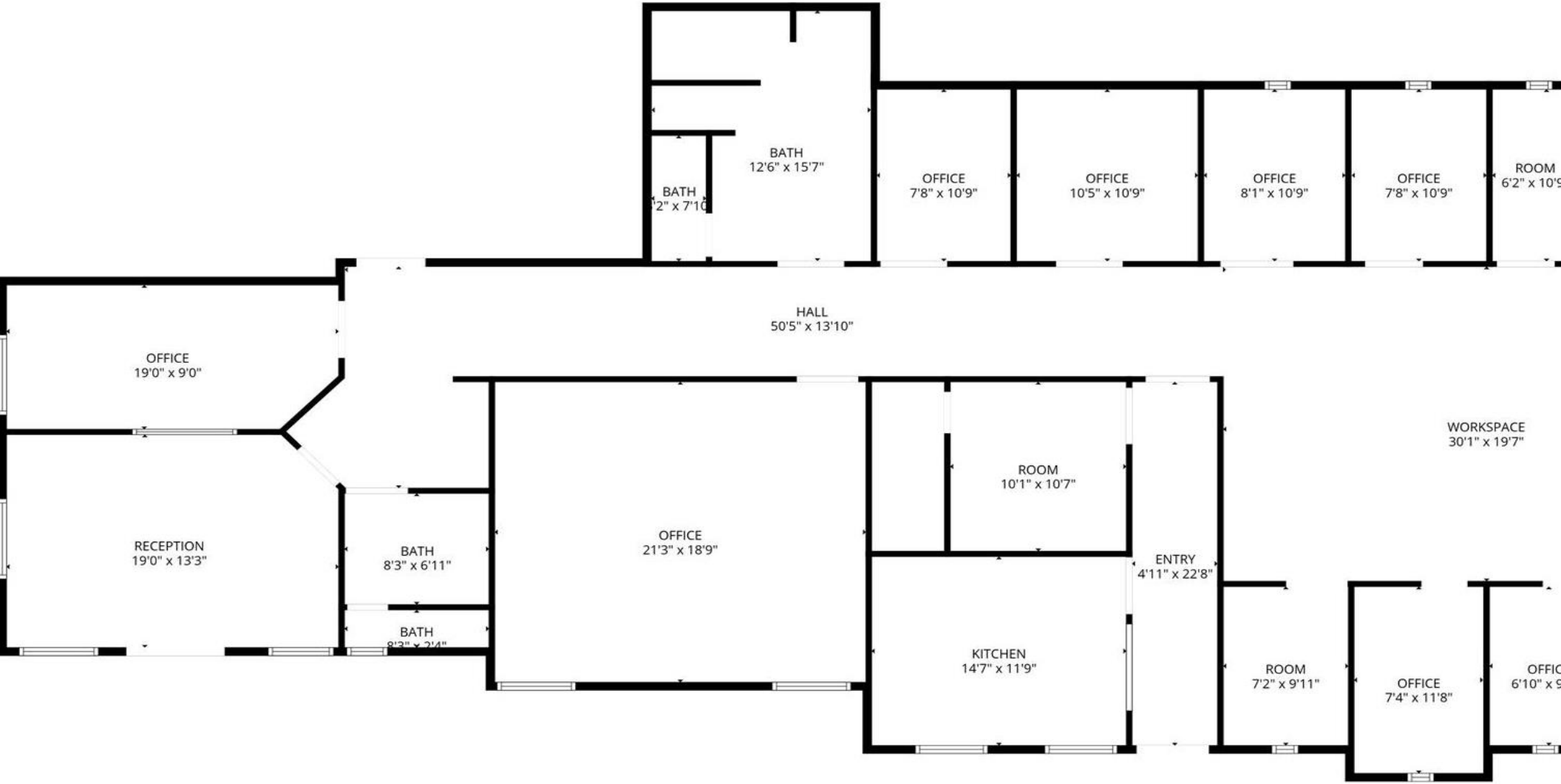






47 restrooms in

20 conference rooms in



03

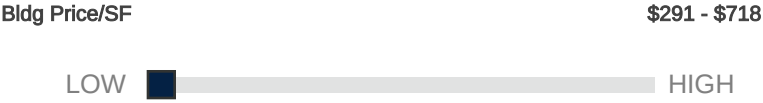
## Sale Comps

Sale Comps

Sale Comps Summary

1

|             |             |
|-------------|-------------|
| BUILDING SF | 5,000       |
| LAND ACRES  | .51         |
| YEAR BUILT  | 2004        |
| SALE PRICE  | \$1,455,000 |
| PRICE PSF   | \$291.00    |
| DISTANCE    | 13.6 miles  |



**Notes** Medical office owner-user sale.

2471 Professional Court

2471 Professional Court  
Las Vegas, NV 89128

2

|             |             |
|-------------|-------------|
| BUILDING SF | 5,136       |
| LAND ACRES  | .41         |
| SALE PRICE  | \$3,100,000 |
| PRICE PSF   | \$603.58    |
| OCCUPANCY   | 100%        |
| DISTANCE    | 5.0 miles   |



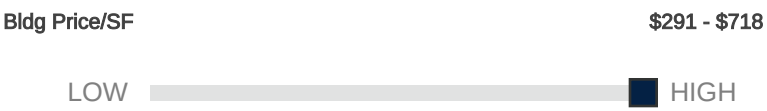
**Notes** 2025 office sale. Fully occupied at time of sale.

2970 W Sahara Ave

2970 W Sahara Ave  
Las Vegas, NV 89102

3

|              |             |
|--------------|-------------|
| BUILDING SF  | 4,176       |
| LAND ACRES   | .35         |
| YEAR BUILT   | 2006        |
| SALE PRICE   | \$3,000,000 |
| PRICE PSF    | \$718.39    |
| CLOSING DATE | 5/1/2025    |
| DISTANCE     | 12.6 miles  |



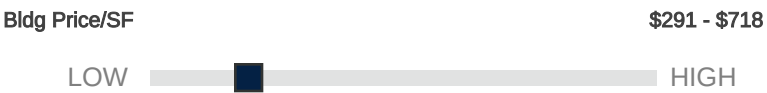
**Notes** Owner-user office sale. Buyer planned to occupy the building.

10781 W Twain Ave  
10781 W Twain Ave  
Las Vegas, NV 89135

S



|              |             |
|--------------|-------------|
| BUILDING SF  | 4,400       |
| YEAR BUILT   | 1983        |
| ASKING PRICE | \$1,650,000 |
| PRICE PSF    | \$375.00    |



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|          | PROPERTY                                                                                                                                                                    | BLDG SF | SALE PRICE  | PSF      | BUILT | CLOSE DATE | DISTANCE (mi) |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------------|----------|-------|------------|---------------|
| 1        | 2471 Professional Court<br>2471 Professional Court<br>Las Vegas, NV 89128                                                                                                   | 5,000   | \$1,455,000 | \$291.00 | 2004  |            | 13.60         |
| 2        | 2970 W Sahara Ave<br>2970 W Sahara Ave<br>Las Vegas, NV 89102                                                                                                               | 5,136   | \$3,100,000 | \$603.58 |       |            | 5.00          |
| 3        | 10781 W Twain Ave<br>10781 W Twain Ave<br>Las Vegas, NV 89135                                                                                                               | 4,176   | \$3,000,000 | \$718.39 | 2006  | 5/1/2025   | 12.60         |
| AVERAGES |                                                                                                                                                                             | 4,771   | \$2,518,333 | \$537.66 |       |            |               |
| S        |  <p>Fountain Park – Professional Office<br/>3650 S Eastern ave<br/>Las Vegas, NV 89169</p> | 4,400   | \$1,650,000 | \$375.00 | 1983  |            |               |

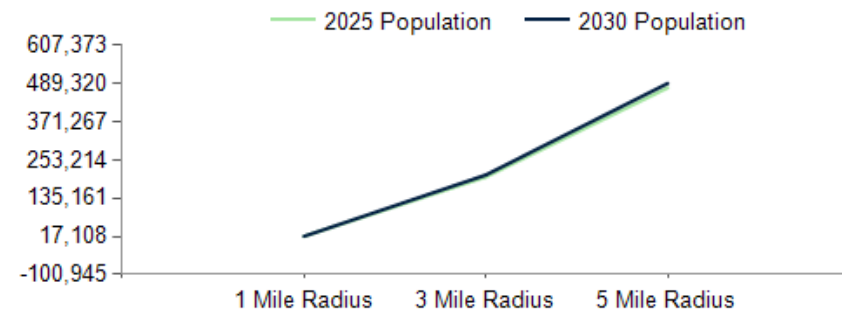
04

## Demographics

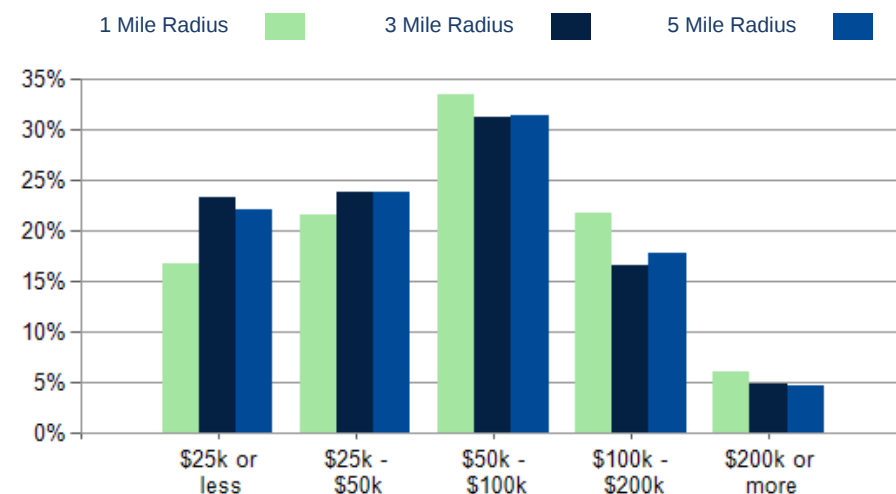
General Demographics

| POPULATION                         | 1 MILE | 3 MILE  | 5 MILE  |
|------------------------------------|--------|---------|---------|
| 2000 Population                    | 15,257 | 196,977 | 444,406 |
| 2010 Population                    | 16,635 | 186,416 | 455,598 |
| 2025 Population                    | 17,108 | 200,195 | 475,876 |
| 2030 Population                    | 17,259 | 206,693 | 489,320 |
| 2025 African American              | 2,201  | 31,740  | 72,276  |
| 2025 American Indian               | 224    | 2,908   | 7,352   |
| 2025 Asian                         | 1,868  | 15,030  | 35,266  |
| 2025 Hispanic                      | 7,041  | 89,835  | 233,205 |
| 2025 Other Race                    | 3,657  | 48,569  | 131,915 |
| 2025 White                         | 5,991  | 65,941  | 144,133 |
| 2025 Multiracial                   | 3,025  | 34,434  | 81,046  |
| 2025-2030: Population: Growth Rate | 0.90%  | 3.20%   | 2.80%   |

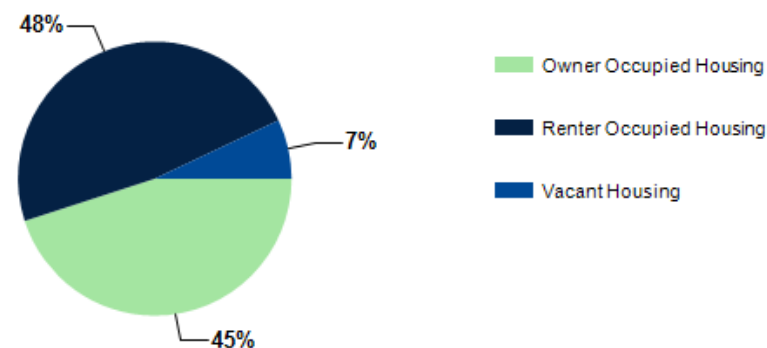
| 2025 HOUSEHOLD INCOME | 1 MILE   | 3 MILE   | 5 MILE   |
|-----------------------|----------|----------|----------|
| less than \$15,000    | 583      | 11,139   | 23,977   |
| \$15,000-\$24,999     | 587      | 8,878    | 17,877   |
| \$25,000-\$34,999     | 585      | 9,366    | 19,936   |
| \$35,000-\$49,999     | 919      | 11,119   | 25,353   |
| \$50,000-\$74,999     | 1,251    | 15,916   | 35,487   |
| \$75,000-\$99,999     | 1,079    | 10,826   | 24,063   |
| \$100,000-\$149,999   | 1,006    | 10,031   | 24,664   |
| \$150,000-\$199,999   | 510      | 4,258    | 8,968    |
| \$200,000 or greater  | 423      | 4,166    | 9,090    |
| Median HH Income      | \$65,746 | \$53,053 | \$54,671 |
| Average HH Income     | \$86,388 | \$74,415 | \$75,103 |



## 2025 Household Income



## 2025 Own vs. Rent - 1 Mile Radius

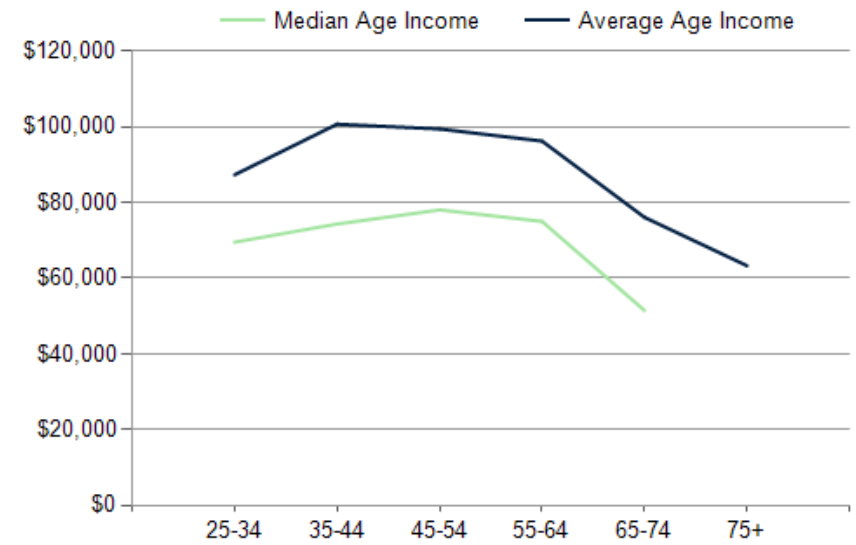
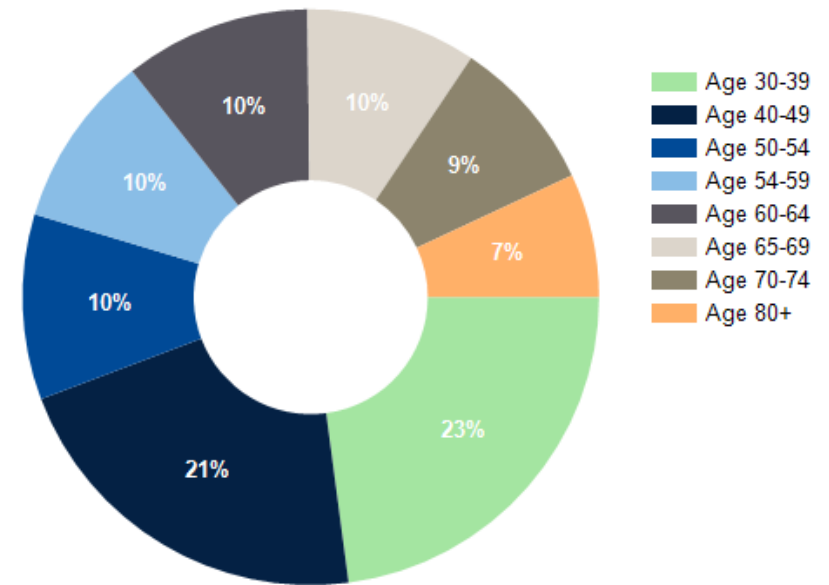


Source: esri

| 2025 POPULATION BY AGE    | 1 MILE | 3 MILE  | 5 MILE  |
|---------------------------|--------|---------|---------|
| 2025 Population Age 30-34 | 1,202  | 15,130  | 36,690  |
| 2025 Population Age 35-39 | 1,223  | 14,240  | 33,347  |
| 2025 Population Age 40-44 | 1,132  | 13,476  | 31,501  |
| 2025 Population Age 45-49 | 1,127  | 12,656  | 29,130  |
| 2025 Population Age 50-54 | 1,101  | 12,961  | 29,633  |
| 2025 Population Age 55-59 | 1,029  | 12,182  | 27,932  |
| 2025 Population Age 60-64 | 1,106  | 12,511  | 27,604  |
| 2025 Population Age 65-69 | 1,014  | 11,150  | 24,729  |
| 2025 Population Age 70-74 | 916    | 9,218   | 20,170  |
| 2025 Population Age 75-79 | 736    | 7,059   | 15,291  |
| 2025 Population Age 80-84 | 448    | 4,047   | 8,877   |
| 2025 Population Age 85+   | 377    | 3,070   | 6,288   |
| 2025 Population Age 18+   | 14,135 | 161,400 | 374,541 |
| 2025 Median Age           | 42     | 39      | 38      |
| 2030 Median Age           | 43     | 40      | 39      |

| 2025 INCOME BY AGE             | 1 MILE    | 3 MILE   | 5 MILE   |
|--------------------------------|-----------|----------|----------|
| Median Household Income 25-34  | \$69,515  | \$59,446 | \$60,043 |
| Average Household Income 25-34 | \$87,307  | \$77,136 | \$76,598 |
| Median Household Income 35-44  | \$74,314  | \$59,220 | \$60,939 |
| Average Household Income 35-44 | \$100,710 | \$84,378 | \$85,143 |
| Median Household Income 45-54  | \$78,040  | \$60,972 | \$63,145 |
| Average Household Income 45-54 | \$99,421  | \$85,302 | \$86,815 |
| Median Household Income 55-64  | \$75,000  | \$54,401 | \$55,648 |
| Average Household Income 55-64 | \$96,226  | \$79,444 | \$79,564 |
| Median Household Income 65-74  | \$51,443  | \$40,354 | \$41,764 |
| Average Household Income 65-74 | \$76,071  | \$64,370 | \$65,203 |
| Average Household Income 75+   | \$63,285  | \$55,591 | \$54,960 |

Population By Age



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