

FOR SALE

Office – 6,000 SF

4130 N MARTIN L KING BLVD, NORTH LAS VEGAS NV 89032



Medical/Behavioral Health Office With Turnkey Buildout



PRICE: \$1,300,000

Mario Joyner
Commercial & Residential
S.017762
702.712.3854
mario.joyner@cbvegas.com

John McClelland
Commercial Real Estate Advisor
S.0169443
702.505.6354
john.mcclelland@cbvegas.com

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



SUMMARY



PROPERTY DESCRIPTION

Turnkey medical/behavioral health office. Well-located office space within a modern professional office park. Park at Northpointe is situated on Martin Luther King Boulevard near Craig Road in the growing North Las Vegas submarket. The property offers an excellent opportunity for professional or medical users, supported by expanding client potential driven by nearby residential development and recent housing completions.

PROPERTY HIGHLIGHTS

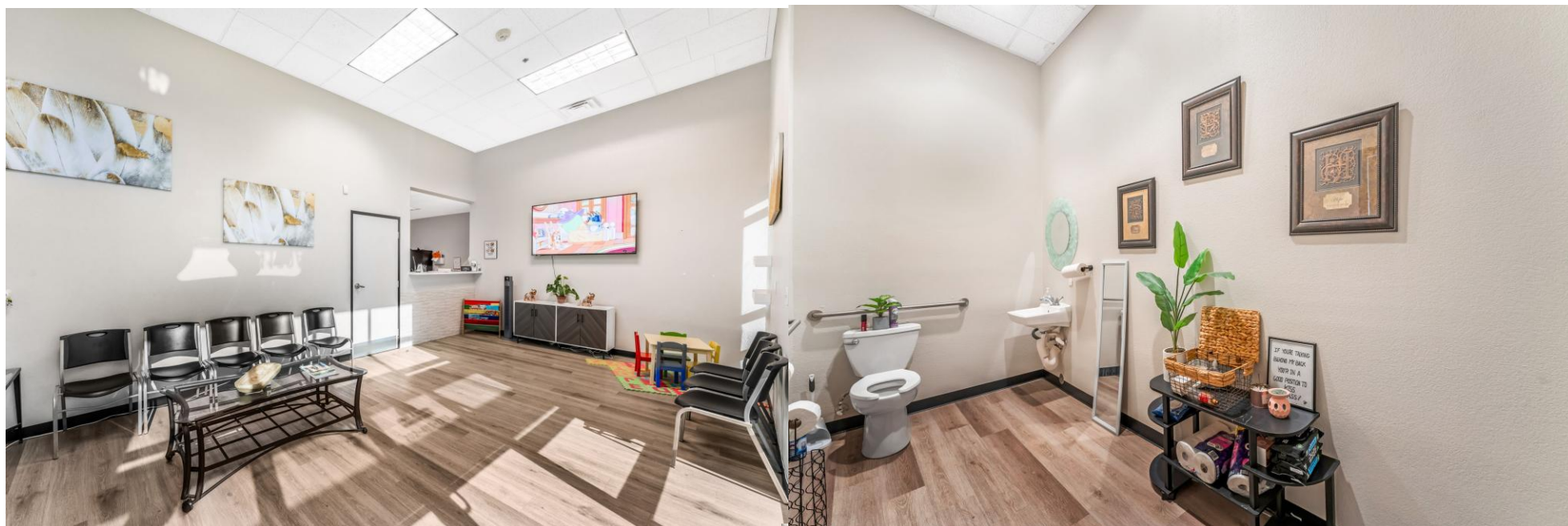
- Multiple treatment/therapy offices
- Sensory/therapy room
- Dual waiting room/reception
- Growing submarket
- Rare footprint for this submarket
- Bright spaces and corridors

OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size*:	6,000 SF (GLA)
Year Built:	2007

*Clark County Assessor.



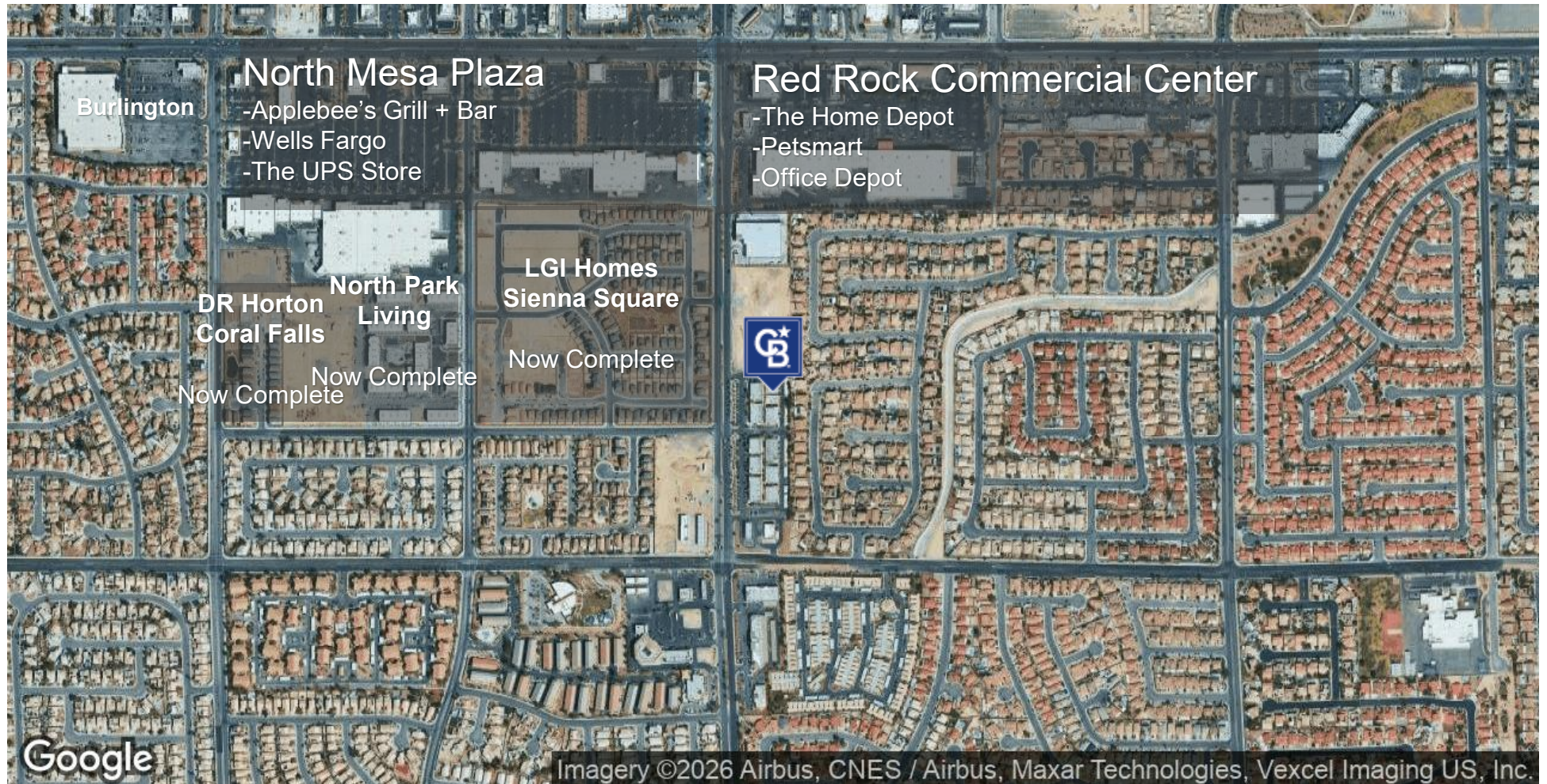




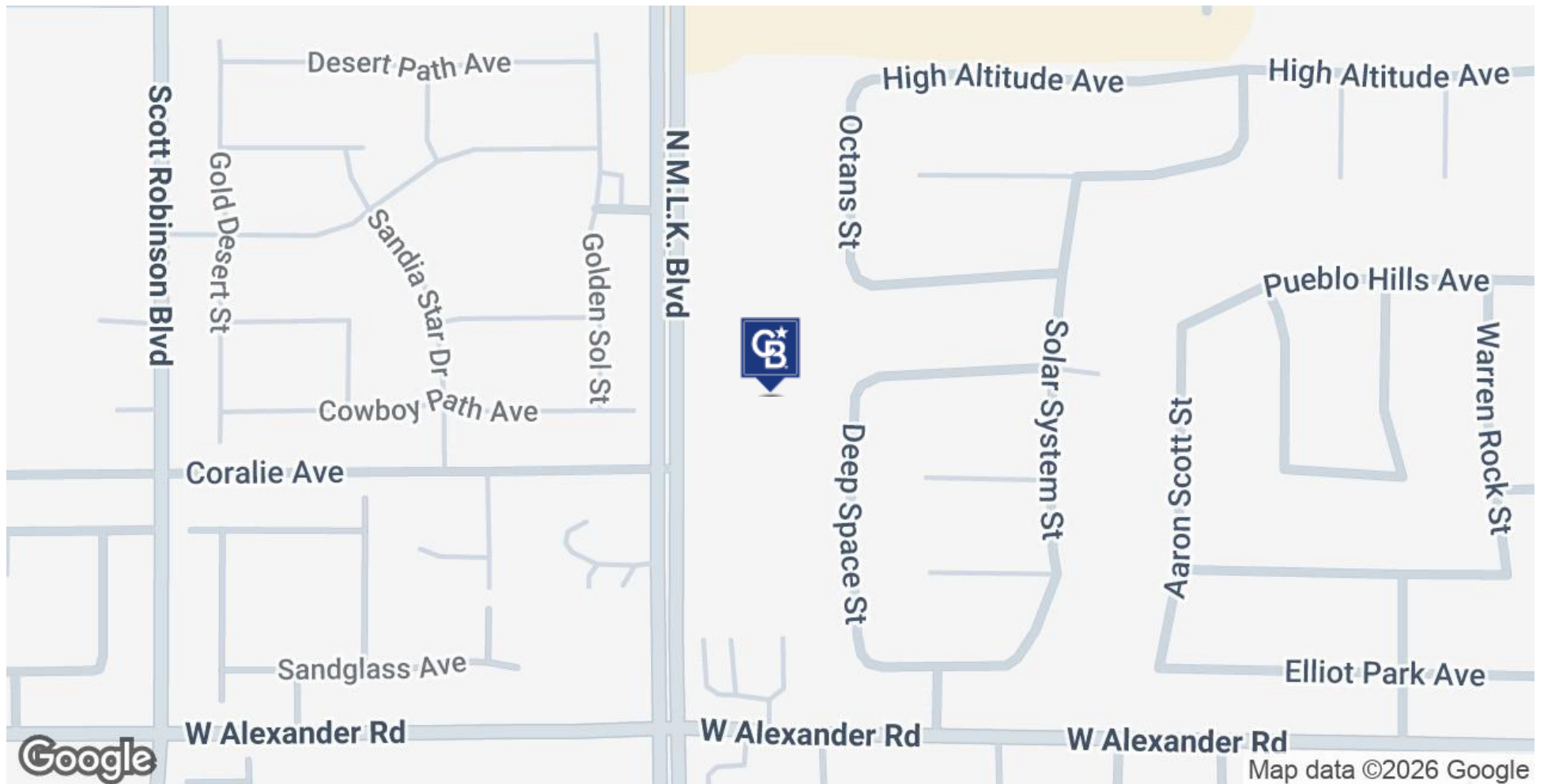




AREA HIGHLIGHTS



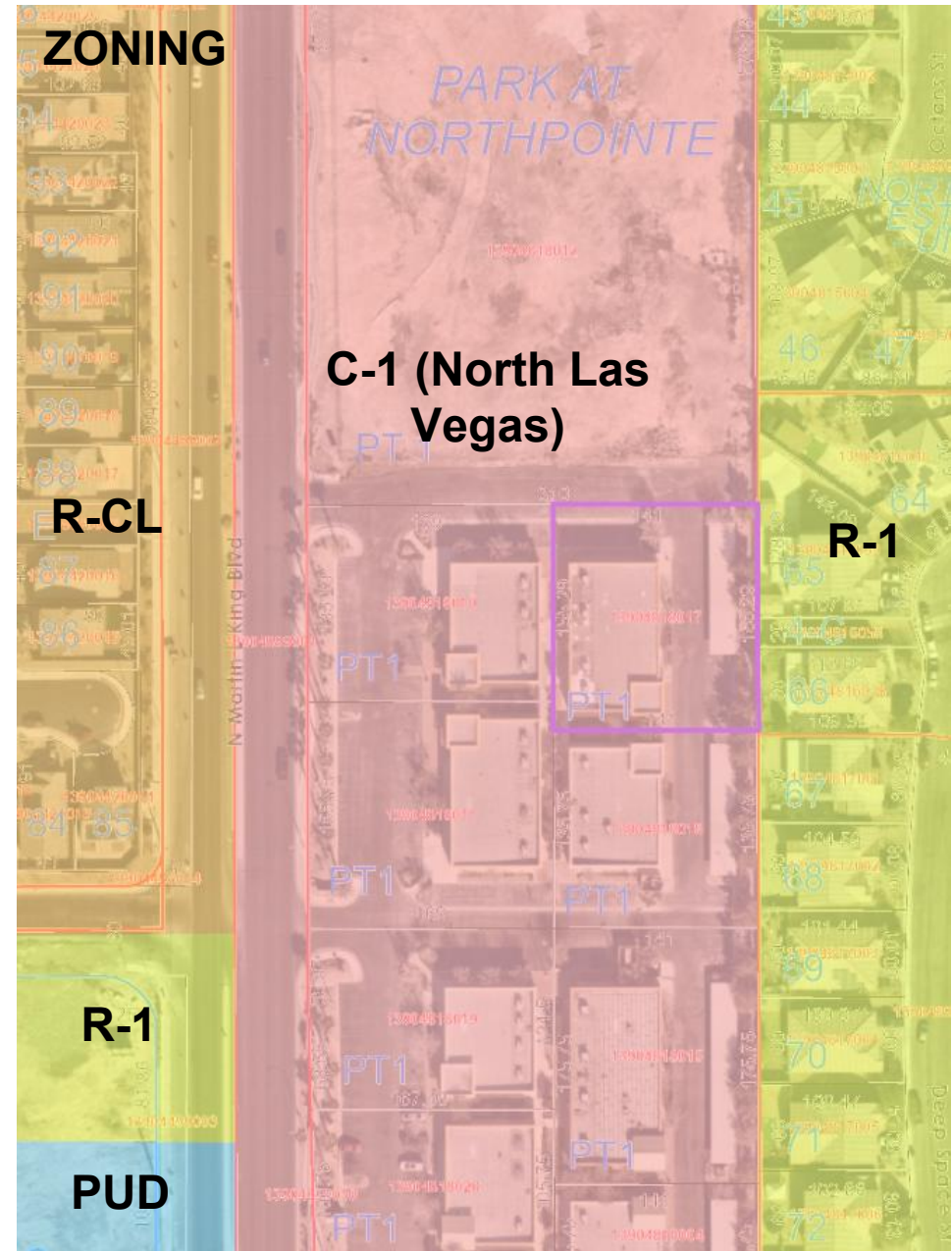
major cross streets



OFFICE COMPLEX



Commercial Association Dues are \$0.27 per square-foot monthly.

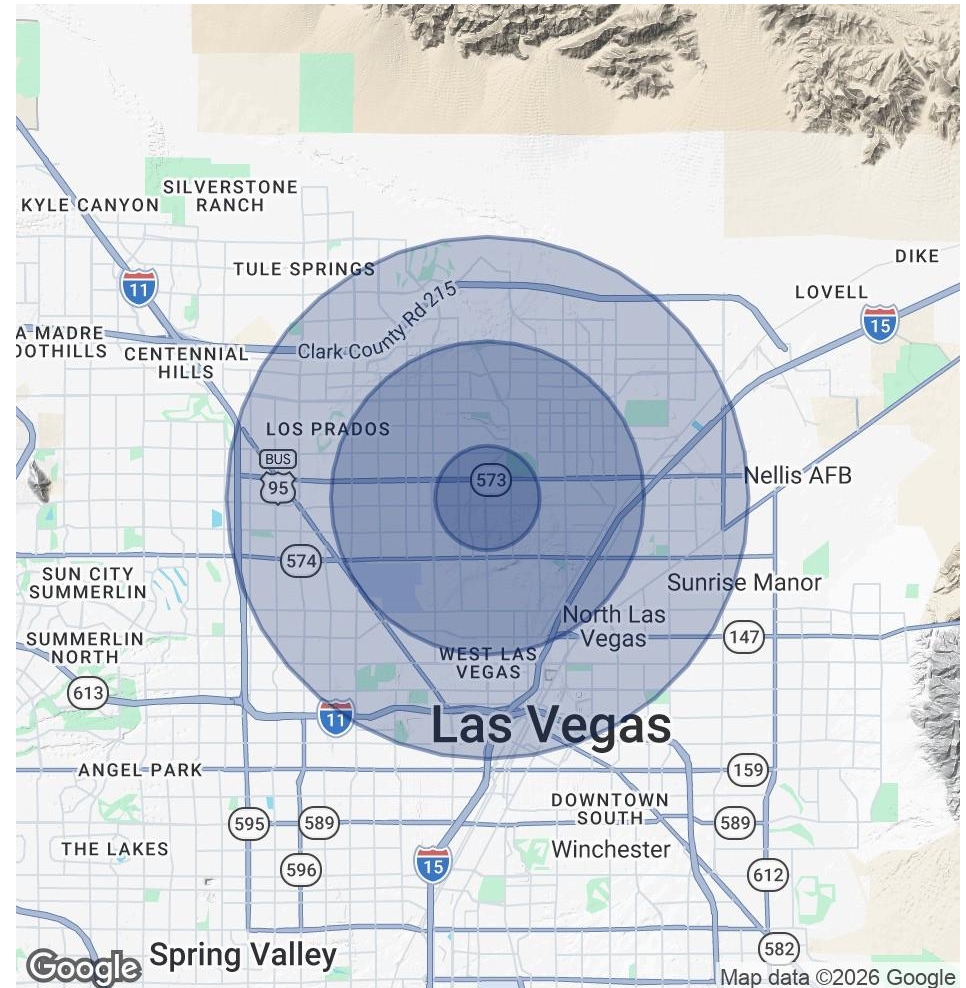


DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,144	132,119	370,064
Average Age	28.9	31.2	31.7
Average Age (Male)	28.4	30.6	31.2
Average Age (Female)	30	31.9	32.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,632	41,885	116,398
# of Persons per HH	3	3.2	3.2
Average HH Income	\$66,280	\$68,378	\$63,750
Average House Value	\$237,174	\$236,766	\$250,192

2020 American Community Survey (ACS)



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