

FOR SALE

3167

E WARM SPRINGS ROAD

SUITE 200

LAS VEGAS, NV 89120



JARED A. BERGQUIST, LLC

BRIDGE PRACTICE SALES
BRIDGE COMMERCIAL REAL ESTATE

CONNECTING PEOPLE



JARED A. BERGQUIST, CCIM

Business Broker

Commercial Real Estate

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PROPERTY FEATURES

- 1,907 sf
- 3 Fully Equipped OPs
- Fully Built-Out Dental Facility (no staff or patients)
- Price Includes All Dental Equipment (list available upon request)
- All Equipment is New with Exception of Compressor (10 years - used for 3)

ABOUT PROPERTY

Brand New Dental Facility in quiet, clean professional business complex.
Located on residential high traffic street front.

Asking Price Includes the Real Estate and Dental Equipment

Property Snapshot

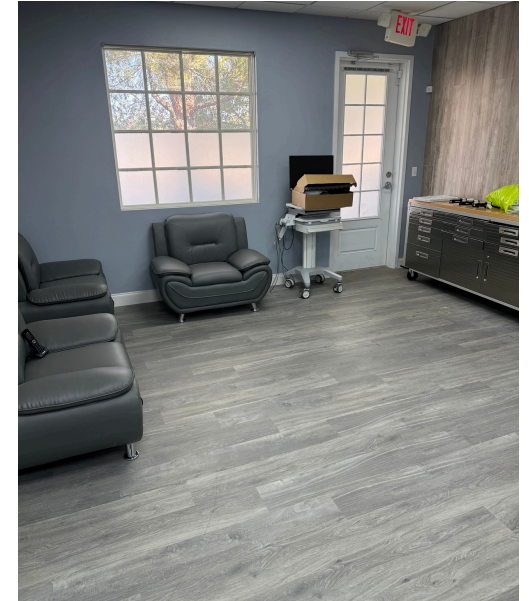
3167 E WARM SPRINGS ROAD
SUITE 200
1,907 SF
\$895,000

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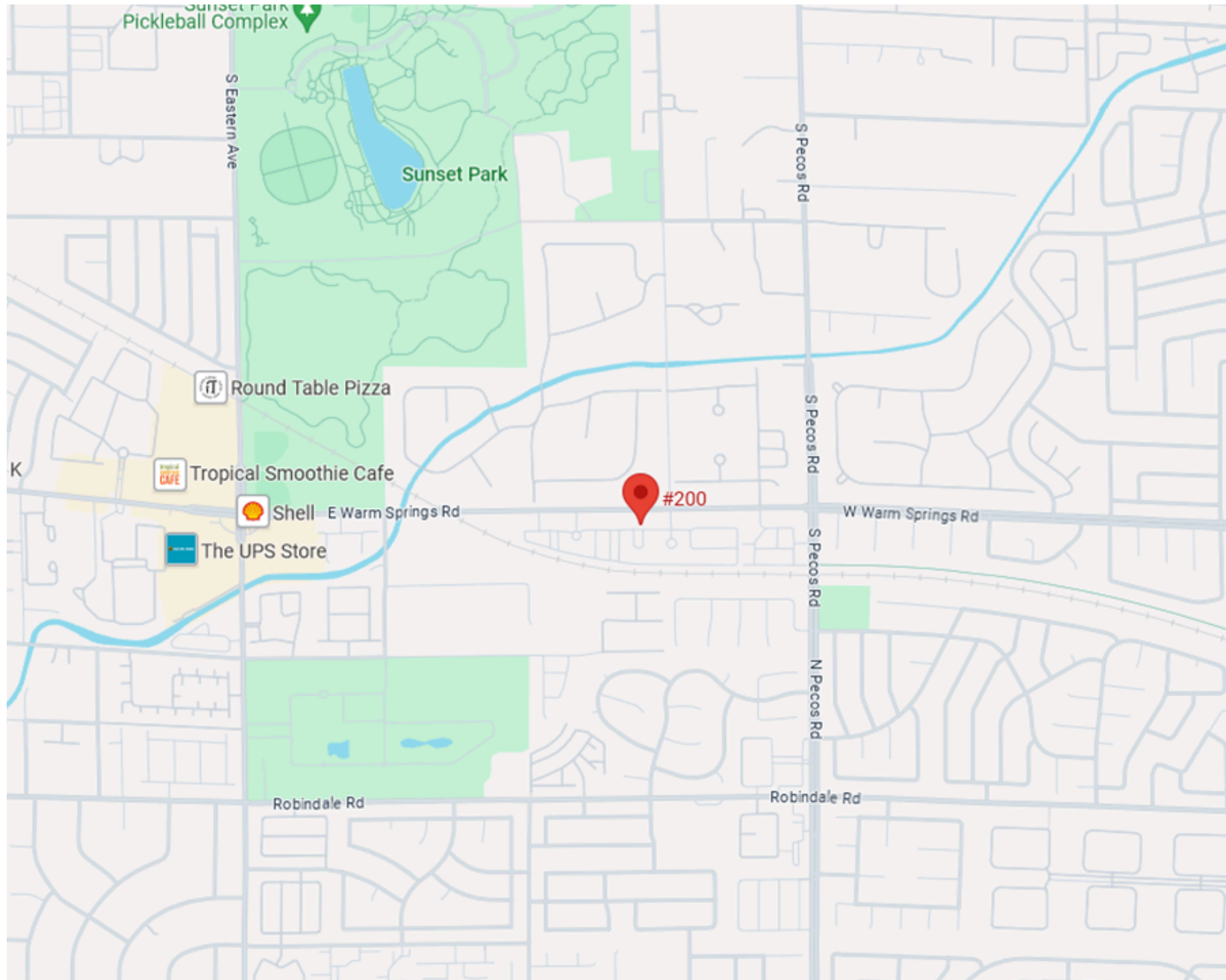
Overview & Office Photos



Overview & Office Photos



Area Map

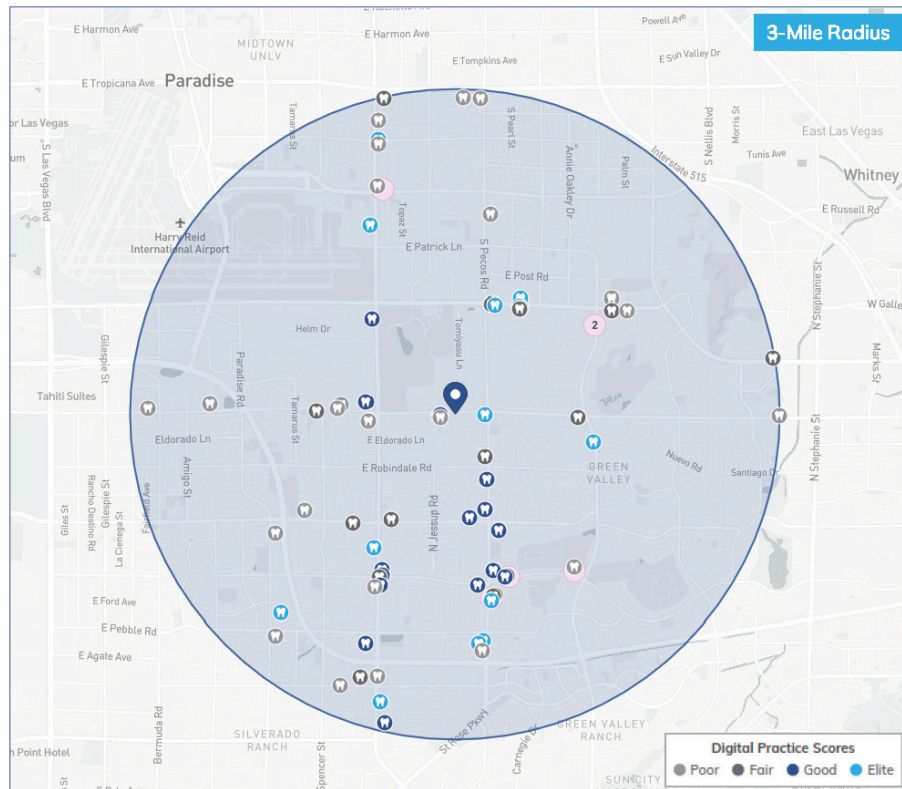


Demographics



3167 EAST WARM SPRINGS ROAD, LAS VEGAS, NEVADA 89120
GENERAL DENTIST

Population 133,567	Employees 67,833	Avg Household Size 2.61
Household Income \$89,960	Median Age 39.5	Speaks English 71.9%
Practices 77	Observed Growth 2.0%	Fee Index \$\$\$\$\$
Saturation 1,735	Home Ownership 57.6%	Search Index Q Q Q Q Q



Who Lives in this Area

Home Improvement (18.6%)

Married-couple families occupy well over half of these suburban households. Most Home Improvement residences are single-family homes that are owner occupied, with only one fifth of the households occupied by renters. Education and diversity levels are similar to the US as a whole. These families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

Bright Young Professionals (13.1%)

This large market is primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. One out of three householders is under the age of 35. Bright Young Professionals are slightly more diverse and couples dominate this market, with more renters than homeowners. Over two-fifths of households are single-family dwellings; over a third reside in 5+ unit buildings. Labor force participation is high, generally white collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value and average rent are close to the US values.

In Style (11.6%)

These denizens embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. They are connected and make full use of the advantages of mobile devices. Professional couples or single households without children, they have the time to focus on their homes and their interests. The population is slightly older, and already planning for their retirement.

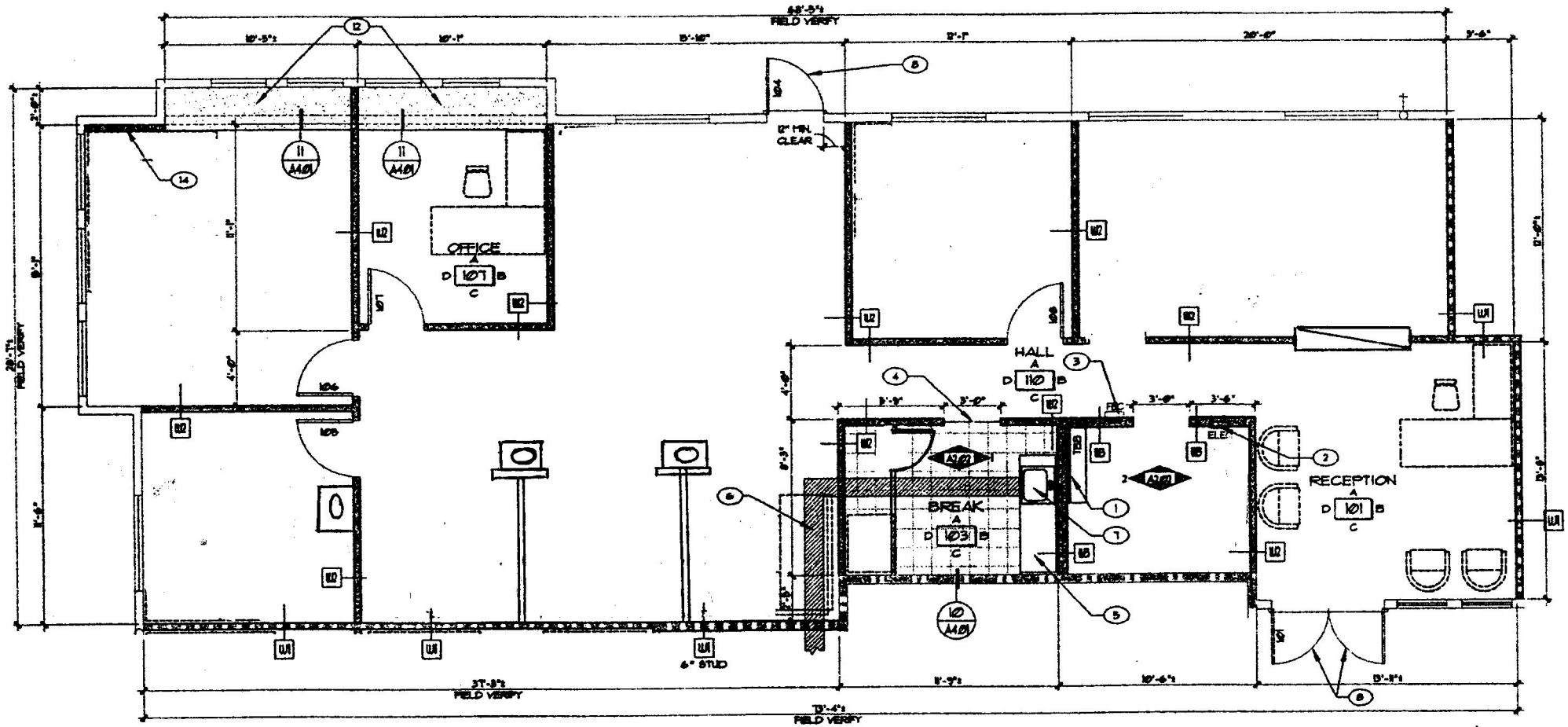
Old and Newcomers (8.5%)

This market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, economy over acquisition. Old and Newcomers are neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support environmental causes and Starbucks. Age is not always obvious from their choices.

Young and Restless (8.1%)

Gen Y comes of age: Well-educated young workers, some of whom are still completing their education, employed in professional/technical occupations, as well as sales and office/administrative support roles. These residents are not established yet, but striving to get ahead and improve themselves. This market ranks in the top 5 for renters, movers, college enrollment, and labor force participation rate. Almost 1 in 5 residents move each year. Close to half of all householders are under the age of 35, the majority living alone or in shared nonfamily dwellings. Median household income is still below the US. Smart phones are a way of life, and they use the Internet extensively. Young and Restless consumers are diverse, favoring densely-populated neighborhoods in large metropolitan areas; over 50% are located in the South (almost a fifth in Texas), with the rest chiefly in the West and Midwest.

Floor Plans



A FLOOR PLAN
 scale: 1/4" = 1'-0"

USEABLE AREA: 2,003 SF



About Us



For the last two decades the dental industry has been Jared's professional focus. With hundreds of transactions completed in both commercial real estate and practice sales, the dental community has come to trust Jared as someone who is honest, ethical, and professional.

Jared has found even more success in his personal life. He is married to his dream girl and has six wonderful children ranging from 2 to 20 years old. Jared thoroughly enjoys sports; both watching and playing. He also enjoys hiking, mountain biking and going to the gym. He takes pleasure in a little karaoke from time to time as he channels his long love of music and performing, which he did quite often growing up. Jared spent two years living in Korea where he learned to speak Korean and formed a strong love for the Korean people and the food!

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OUR SERVICES

- Dental Practice Transitions
 - Real Estate
 - Lease Renewal
- Market Valuations
- Practice Relocation
 - Lender Referrals
- Professional Referrals



Contact Jared