

THE VILLAS

Professional Office Building



FOR SALE

A ±20,728 SF two-story office building in central Las Vegas, mixed multi-tenant use.

3690 S EASTERN AVE, LAS VEGAS, NV 89169

±6,980 SF
FIRST FLOOR OFFICE AREA

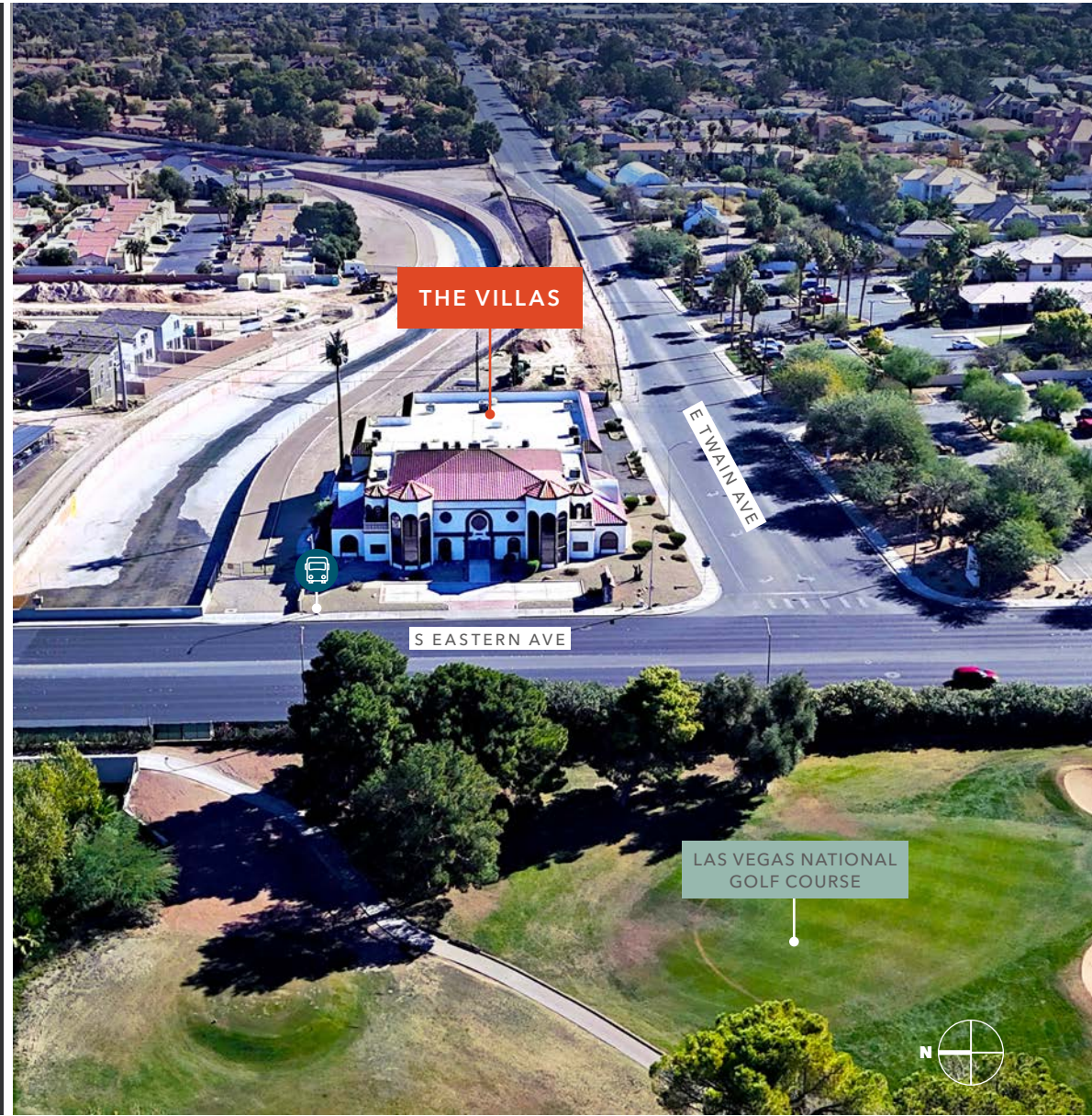
±13,748 SF
SECOND FLOOR OFFICE AREA

Building Features

SALE PRICE	\$3,750,000 / \$180 PSF
CATEGORY	Office - Two Story Multi-Tenant
PROPERTY ADDRESS	3690 S Eastern Ave, Las Vegas, NV 89169
APN	162-13-203-001
PROPERTY SIZE (SF)	±20,728 SF
LOT SIZE	0.84 AC (36,590 SF)
YEAR BUILT	1987
STORIES	2
ELEVATOR	1
ZONING	(CP) Commercial Professional
PARKING SPACES	Covered parking area ±8,098 SF 70 total parking spaces
STORAGE BAY	With roll-up door cell tower N.A.P.

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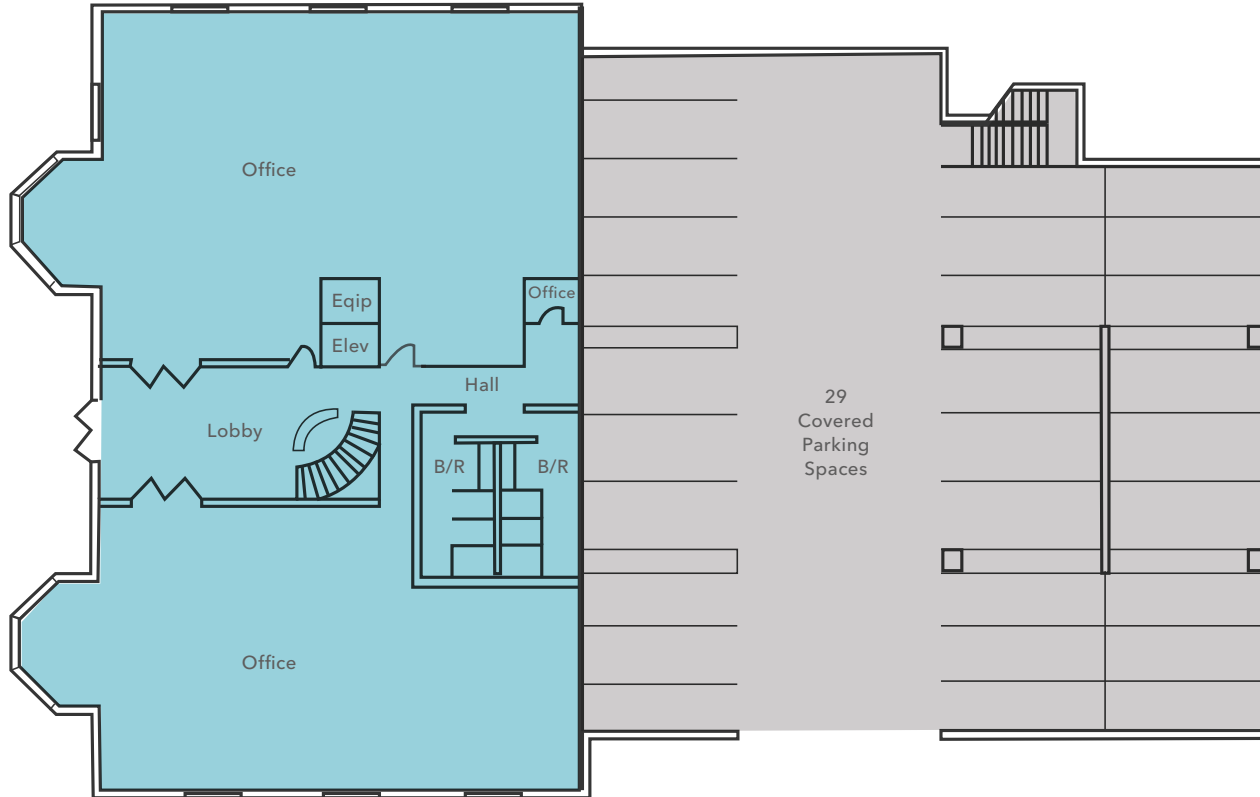
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BUILDING LEVELS



FIRST FLOOR PLAN WITH COVERED PARKING LOT



±6,980 SF

FIRST FLOOR OFFICE AREA

±8,098 SF

COVERED PARKING AREA

29

OUT OF 70 COVERED PARKING SPACES



FLOOR PLAN NOT TO SCALE

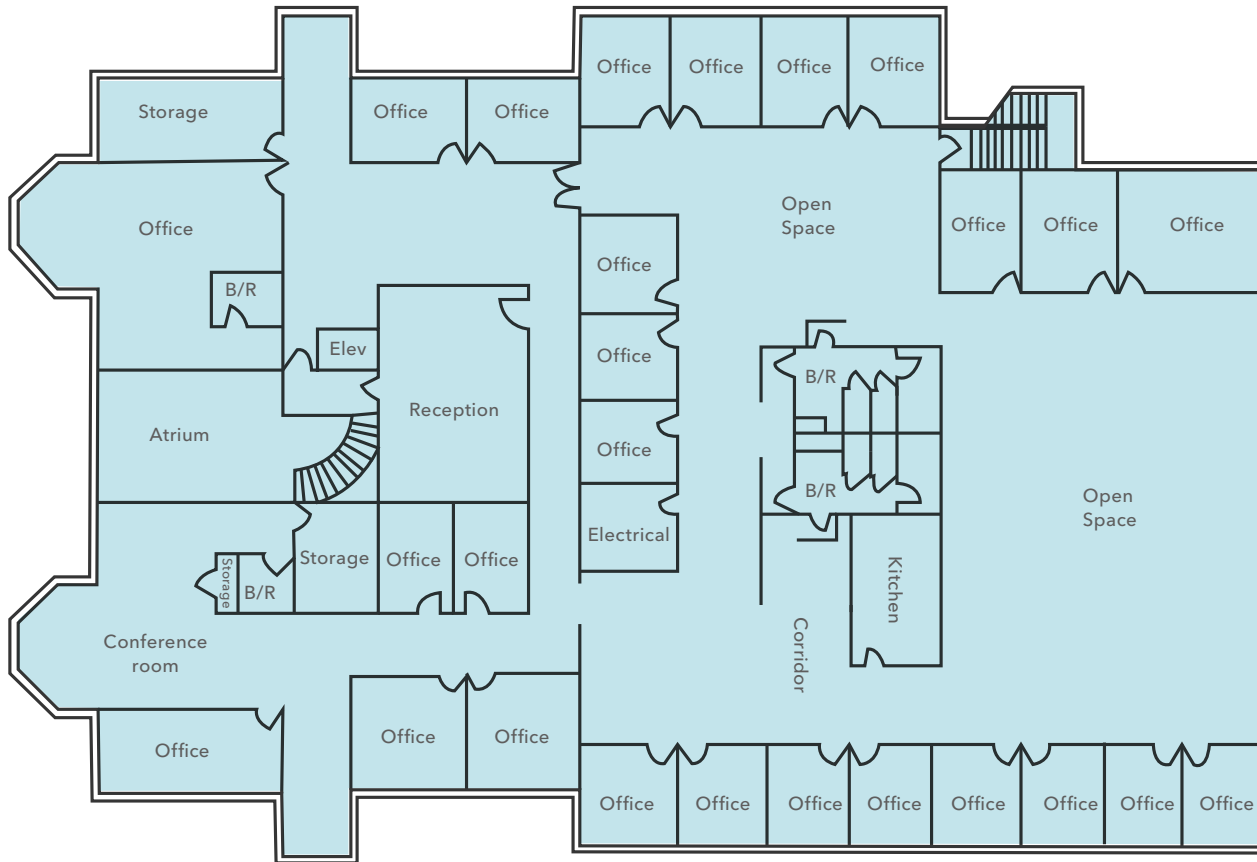
SECOND FLOOR PLAN

+13,748 SF

SECOND FLOOR

+20,728 SF

TOTAL FOR BOTH FLOORS



FLOOR PLAN NOT TO SCALE

SITE PLAN

70

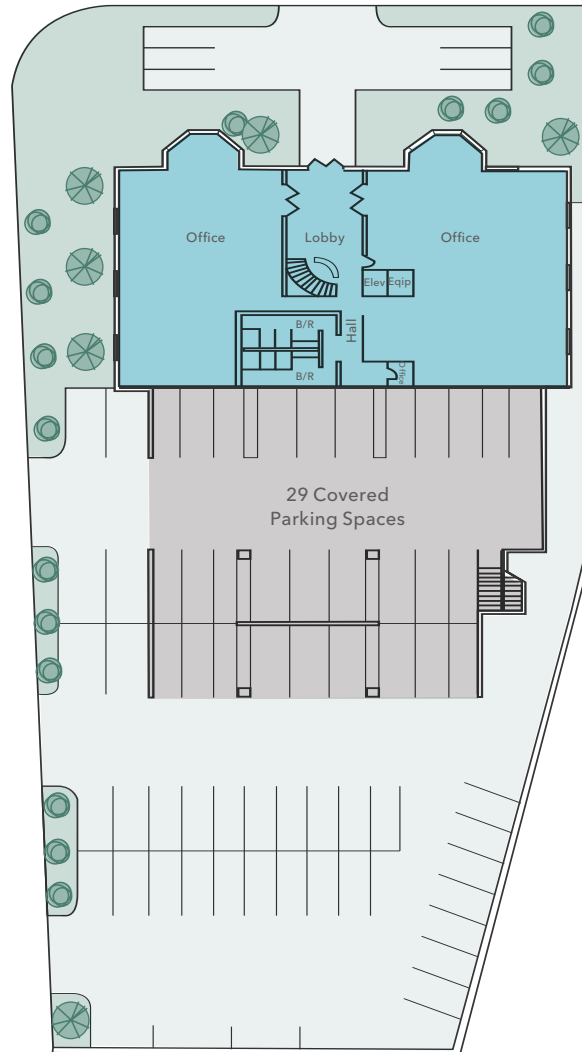
TOTAL PARKING SPACES

29

COVERED PARKING SPACES

41

OUTSIDE PARKING SPACES



AERIAL PHOTOS



+20,728 SF COMMERCIAL BLDG



LOAN TYPE: SBA 504

PROJECT COST

DROP-IN PURCHASE PRICE AND THE WORK-UP WILL FOLLOW	\$180 per SF	\$3,750,000
CDC DEBENTURE FEE (1.15% TOTAL BY CDC)		\$17,250*
CDC ORGINATION FEE (1.50% TOTAL BY CDC)		\$2,500*
BANK LOAN FEE (1.0% APPROX)		\$18,924*
OTHER FEES: APPRAISAL, ENVIROMENT, TITLE, LEGAL		\$13,500*
TOTAL PROJECT COSTS		\$3,802,174
CASH DOWN PAYMENT (10%)		\$380,217
TOTAL LOAN AMOUNT (INCLUDES 1ST & 2ND MORTGAGE)		\$3,421,956

* estimate

LOAN DETAILS

	MIDFIRST 1st Mortgage	SBA 504 2nd Mortgage	COMBINED Loans
LOAN AMOUNT	\$1,891,504	\$1,530,453	\$3,421,956
LOAN RATE	6.75%	5.72%	6.29%
LOAN TERM (IN YEARS)	25	25	
AMORTIZATION TERM (IN YEARS)	25	25	
MONTHLY PAYMENT	\$13,069	\$9,600	\$22,669
MONTHLY OCCUPANCY COST (P+I)			\$1.09 per SF

The above figures are for discussion purposes only and are subject to change. This is not an offer or commitment to lend. All credit decisions are subject to credit qualification



PROPERTY FACING AERIALS



3690 S EASTERN AVE

DOWNTOWN LAS VEGAS

W CHARLESTON BLVD

LAS VEGAS BLVD

MARYLAND PKWY

SPENCER ST

THE LAS VEGAS COUNTRY CLUB



LAS VEGAS CONVENTION CENTER

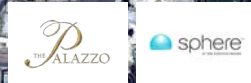


W DESERT INN RD

S DECATUR RD

E DESERT INN RD

THE VILLAS



LAS VEGAS NATIONAL GOLF COURSE



W FLAMINGO RD

ARVILLE ST

CITY VIEW



E FLAMINGO RD

UNIVERSITY OF NEVADA LAS VEGAS

HARMON AVE



THE STATIONS ±96 AC E-M



TROPICANA I-15 INTERCHANGE PROJECT



TROPICANA AVE

KIDDER MATHEWS

AVAILABLE FOR SALE

DEMOGRAPHICS

POPULATION

	3 Mile	5 Miles	7 Miles
2025 TOTAL	203,355	483,364	852,101
2030 PROJECTION	199,243	477,344	844,952
2020 CENSUS	194,655	477,981	845,970
PROJECTED GROWTH 2025 - 2030	-4.112	-6.020	-7.149
AVERAGE AGE	37.8	36.4	36.3

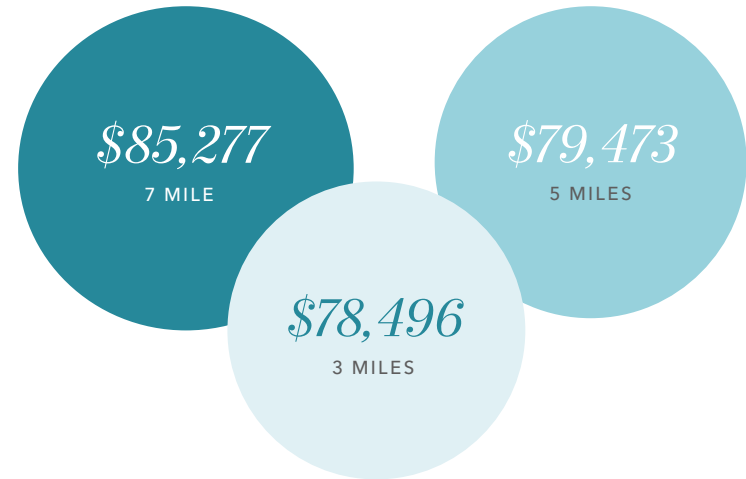
EMPLOYMENT & INCOME

	3 Mile	5 Miles	7 Miles
2025 MEDIAN HH INCOME	\$57,544	\$59,049	\$64,594
2030 PER CAPITA INCOME	\$55,809	\$57,696	\$63,258
TOTAL BUSINESSES	8,859	22,689	35,977
TOTAL EMPLOYEES	97,823	270,977	403,490

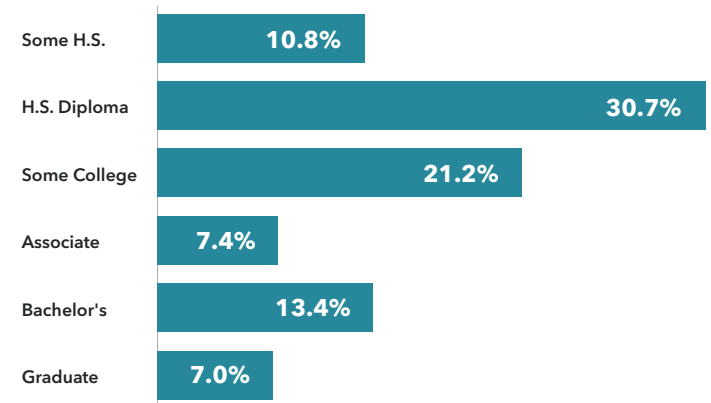
HOUSEHOLDS

	3 Mile	5 Miles	7 Miles
2025 TOTAL	88,201	194,204	327,564
2030 PROJECTED	87,252	194,203	328,959
2020 CENSUS	81,396	181,924	310,407
GROWTH 2025 - 2030	943	998	2,277
OWNER-OCCUPIED VALUE	\$360,632	\$366,164	\$380,538
RENTER-OCCUPIED VALUE	\$1,266	\$1,297	\$1,326

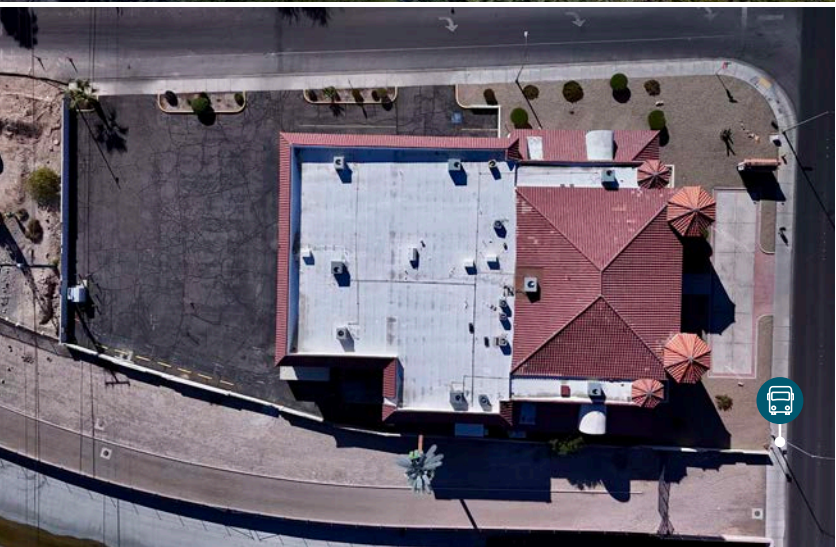
AVERAGE HOUSEHOLD INCOME



EDUCATION



Data Source: ©2025, Sites USA



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*For more information on
this property, please contact*

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