



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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PROVIDENCE DENTAL ABSOLUTE NNN INVESTMENT

6810 S FORT APACHE RD
LAS VEGAS, NV 89148

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TABLE OF CONTENTS

- 4 INVESTMENT SUMMARY
- 5 PROPERTY FEATURES
- 6 SITE PLAN
- 8 OVERALL MAP
- 9 TENANT MAP
- 10 TENANT PROFILE
- 11 DEMOGRAPHICS
- 15 AREA OVERVIEW



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MOUNTAIN WEST
COMMERCIAL REAL ESTATE

CONFIDENTIALITY AND DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 6810 South Fort Apache Road, Las Vegas, NV 89148. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

INVESTMENT SUMMARY & HIGHLIGHTS

PRICING

PURCHASE PRICE	\$4,225,920
NET OPERATING INCOME	\$211,296
CAP RATE	5.00% (Providence Dental)

LEASE INFORMATION

TENANT TRADE NAME	Providence Dental
LEASE TYPE	Absolute NNN Lease
LEASE COMMENCEMENT	4/1/2024
LEASE EXPIRATION	3/31/2034
LEASE TERM	10 Years
LEASE TERM REMAINING	5 Years
RENTAL INCREASES	10% Every 5 Years
EXTENSION OPTIONS	Three, 5-Year
PROPERTY TAXES	Tenant Reimburses
INSURANCE	Tenant Reimburses
UTILITIES	Tenant Reimburses
MAINTENANCE	Tenant Reimburses

PROPERTY INFORMATION

PROPERTY ADDRESS	6810 S Fort Apache Rd Las Vegas, NV, 89148
GROSS LEASABLE AREA (SF)	4,402
LAND SIZE (AC)	0.6
YEAR BUILT	2023

Mountain West is proud to present the opportunity to acquire a **4,402 SF** freestanding Dentist in the Southwest market of Las Vegas. The property is located in front of a brand new shopping center on a heavily trafficked corridor.

The site is two blocks away from the brand new Durango Station Casino & Resort and the mixed use project called Uncommons. The property is located at the intersection of Fort Apache Rd & Maule Ave, on a busy retail corridor with many traffic drivers, such as Cowabunga Canyon Waterpark (0.2 Miles) Durango Station Casino (0.7 Miles), Uncommons (1 Mile), Sunrise Hospital (0.5 Miles) IKEA (0.8 Miles) Walmart, Lowes, Ross, Hobby Lobby & More (2 Miles). There are 7 schools in a 2-mile radius of the site and lots of families in this affluent demographic community.

The subject property allows a potential investor the ability to enter into an outstanding trade area with a strong regional dentist group (16 locations) in a brand new **ten (10) year lease, three (3) five (5) year options**.

10- YEAR CAP RATE MATRIX/RENT TABLE 4,402 SF \$4.00/SF

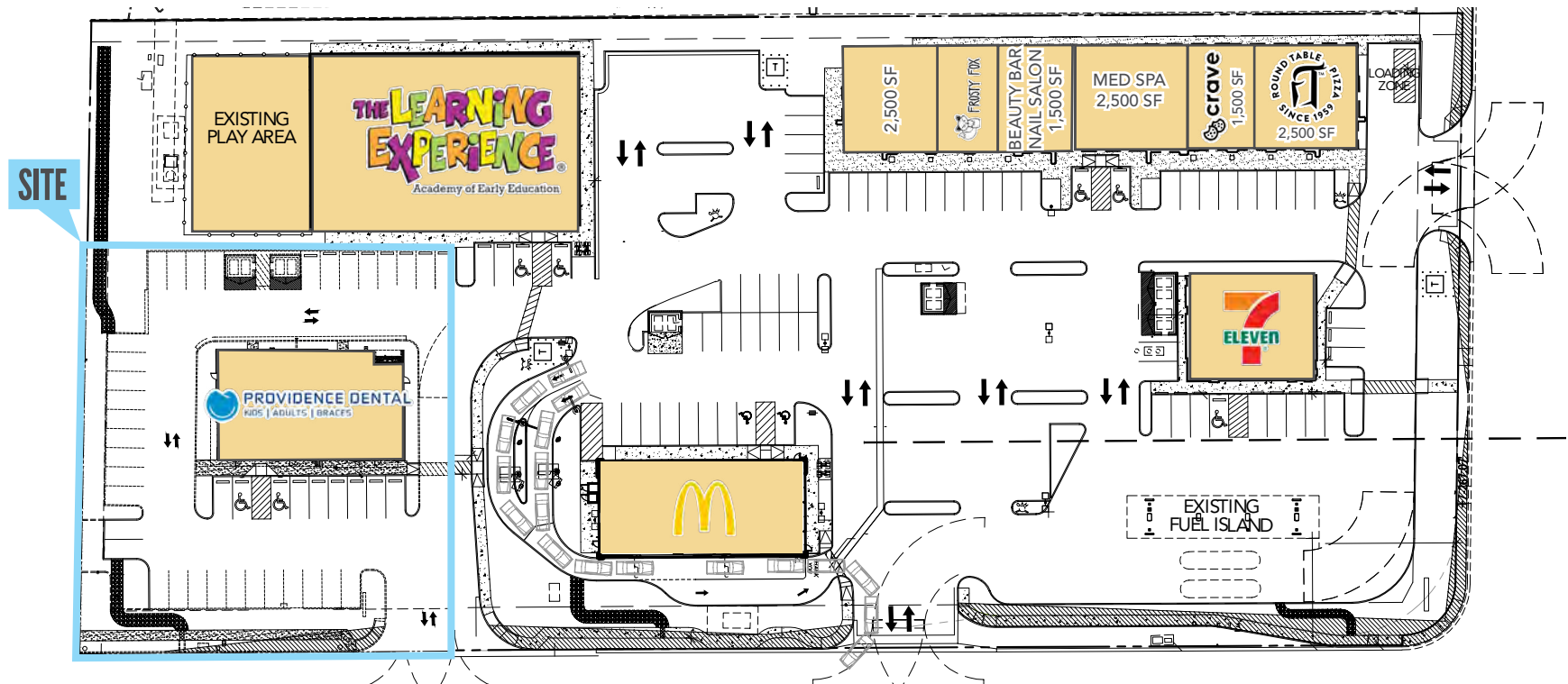
ASKING PRICE: \$4,225,920		INCREASES - 10% EVERY 5 YEARS			
YEARS	\$/SF MONTHLY	\$/SF ANNUALLY	MONTHLY NOI/ BASE RENT	ANNUAL NOI/ BASE RENT	CAP RATE
2024-2029	\$4.00	\$48.00	\$17,608.00	\$211,296.00	5.00%
2029-2034	\$4.40	\$52.80	\$19,368.80	\$232,425.60	5.50%

PROPERTY FEATURES & LAND OVERVIEW

- No State Income Tax
- Strong Regional Dentist - Providence Dental (16 locations)
- Traffic Counts:
Fort Apache: 25,000 Vehicles Per Day
Maule: 4,000 Vehicles Per Day
- Strong Tenant Mix:
McDonalds
7/11
The Learning Experience
- Growth Market
- The Southwest submarket has seen tremendous growth and new development in the last 24 months. Durango Station Casino, Uncommons, UNLV Research Park, The Bend (under construction), Lifetime Athletic (Planned) which are all underway, completed or breaking ground in the next 12 months.

LAND OVERVIEW

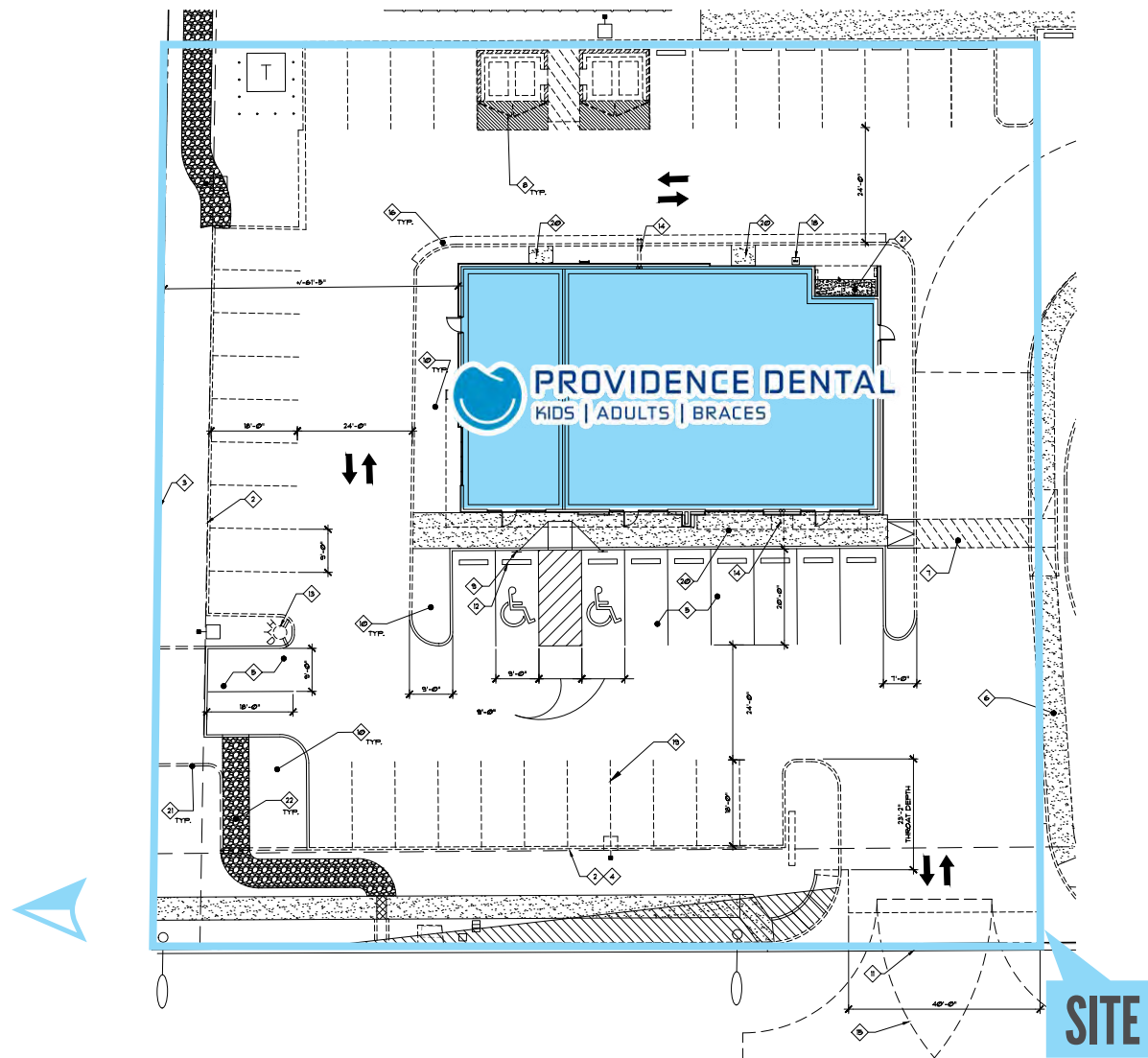
APN #	ADDRESS	ACRES	SF
17605226008	6810 S Fort Apache Rd Las Vegas, NV, 89148	0.6 Acres	4,402



S. FORT APACHE ROAD

Mountain West Commercial | Office 801.456.8800 | www.mtnwest.com

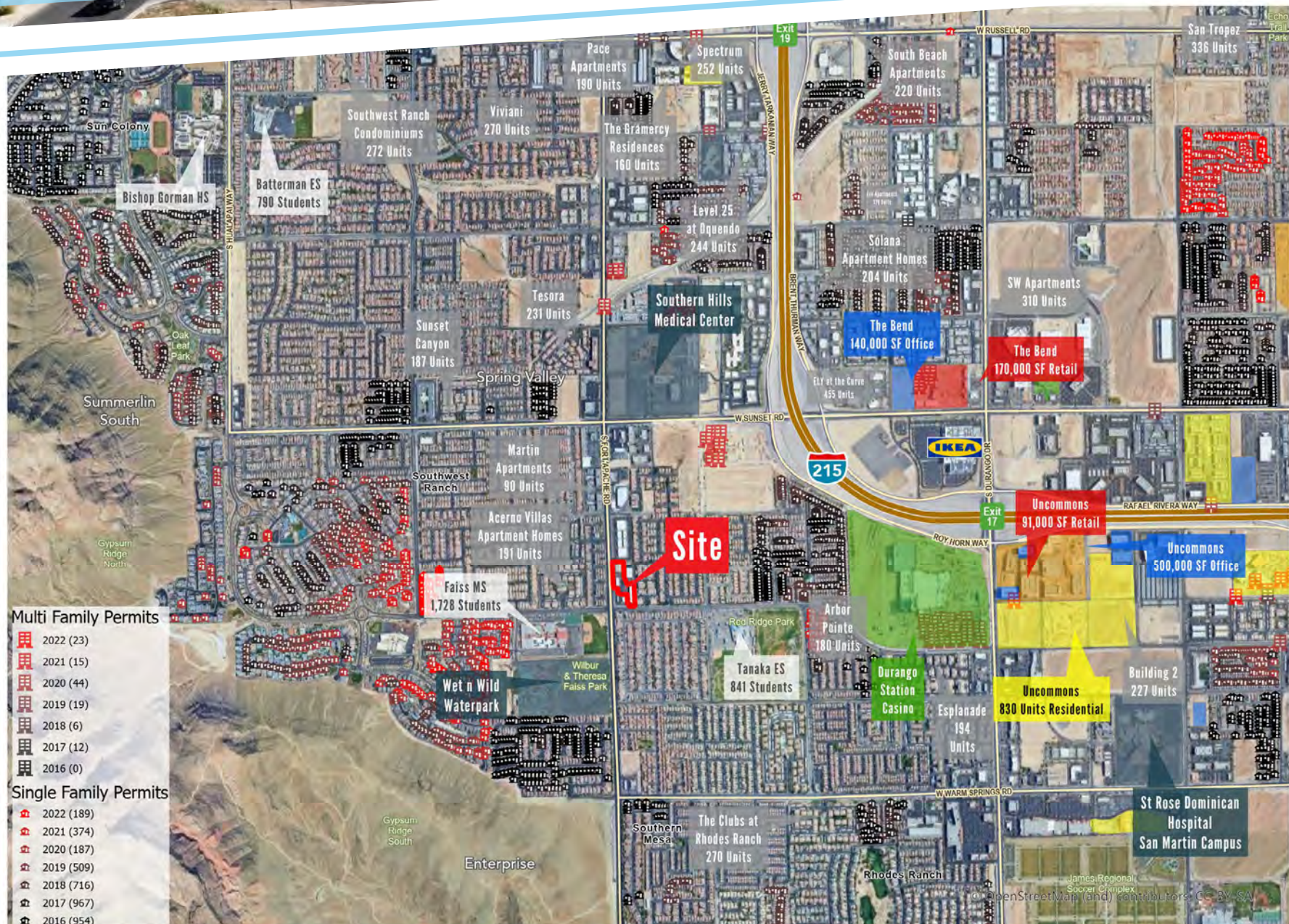
SITE PLAN



FACING NORTHEAST



OVERALL



MAJOR TENANTS



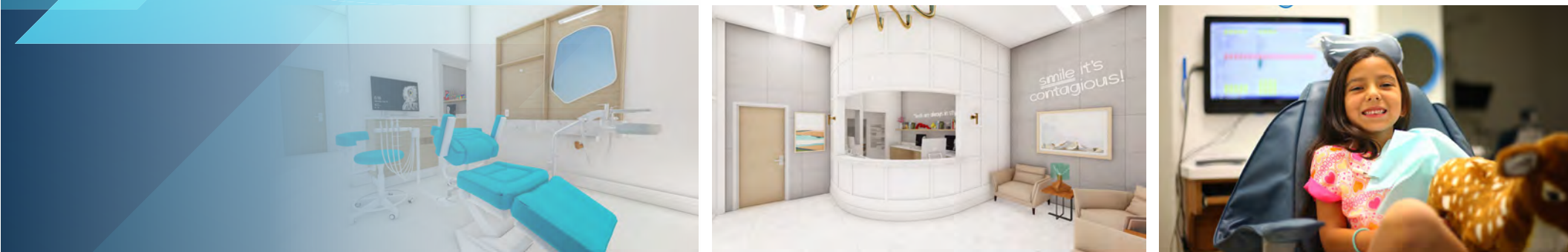
TENANT PROFILE



Providence Dental is fast growing regional dentistry with 16 locations open and operating with another 5 locations under development. Focused on premium, high growth locations, Providence Dental has grown rapidly since 2021 to become one of the top dental providers in the state. As a distinguished, multi-specialty care provider committed to delivering an exceptional, first-class patient experience. Offering a comprehensive range of services catering to pediatric, adult, and orthodontic needs, Providence Dental sets itself apart by providing a blend of comfort and convenience in a welcoming neighborhood setting. The business model is strategically designed for sustainable growth, ensuring an impressive payback period of approximately three to four years, with an outstanding five-year-cash-on-return exceeding two times the initial investment. Through intense training and ongoing mentorship programs, our clinical staff cultivates the essential skill set for success, while practicing doctors gain financial and professional lifestyle benefits. Upon entering Providence Dental, patients are welcomed by the exceptional staff, dedicated to enhancing the overall dental experience during each visit.

The dynamic partnership of Dr. Vic Dhillon and Dr. Michael Alterman provides an unparalleled 40 years of operational expertise, demonstrated by successfully establishing and managing over 70 offices across states such as NV, AZ, CA, TX, and NC. Dr. Dhillon, a distinguished Pediatric Dental Specialist, attracts families, particularly mothers seeking high-quality dental care and orthodontics for their children. Dr. Alterman, an experienced General Dentist and operator, strategically markets his business to draw in a significant number of patients from various employer groups. Having previously created Nevada's first and largest multi-specialty, multi-location dental office network, which was acquired by a Private Equity Firm for \$80 million in 2016, both Dr. Dhillon and Dr. Alterman remain devoted to their vision to provide a first-class organization. Their commitment revolves around providing patients with comfortable and convenient neighborhood settings, all while delivering exceptional dental care at affordable price.

TENANT PROFILE



CULTURE OF EXCELLENCE: MISSION, VISION, CORE VALUES

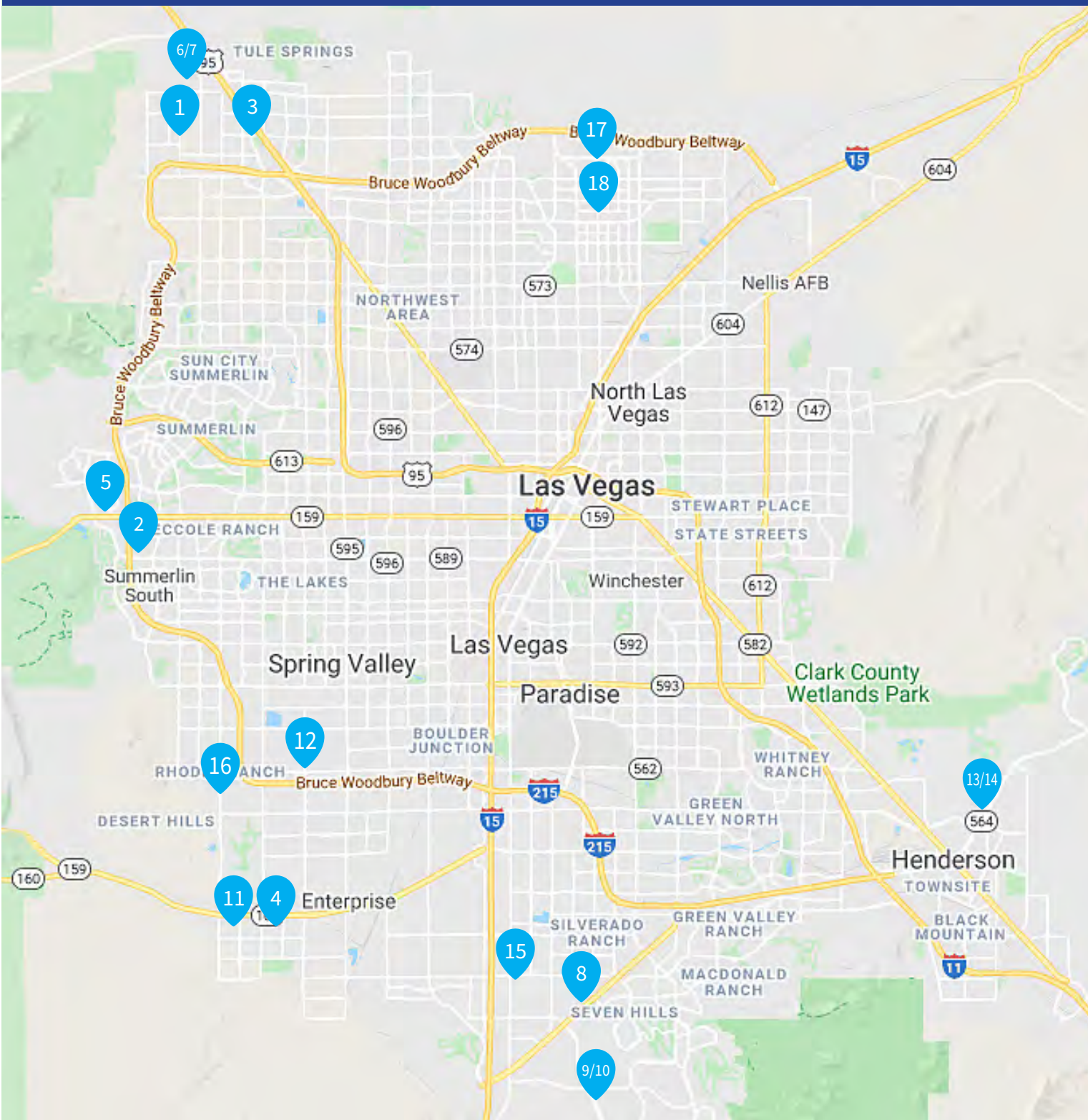
MISSION: Our mission is to provide our patients with best possible care in a comfortable, affordable and friendly environment.

VISION: Our vision is to be a first class dental organization that focuses on patients in a comfortable and convenient neighborhood setting at affordable prices.

VALUES: From the minute a patient walks into **Fort Apache** Family Dental & Orthodontics they will be greeted with caring staff that will enhance each step of the dental experience. Each patient will experience:

- A friendly, warm environment for patients and their families.
- A thorough explanation of the treatment needed and financial options available.
- Doctors and an office team that will genuinely care about each patient's needs and treat each patient with respect.
- A sincere appreciation for the patients that choose our office as their dentist of choice.

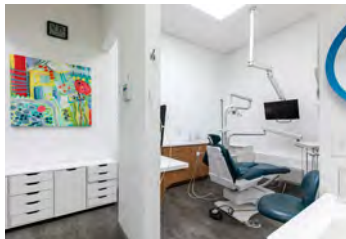
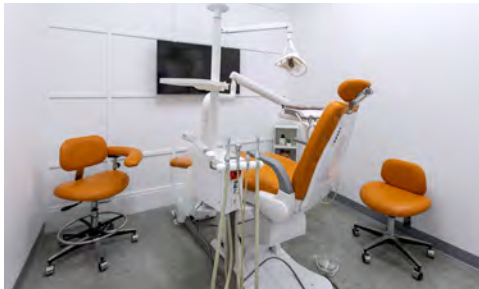
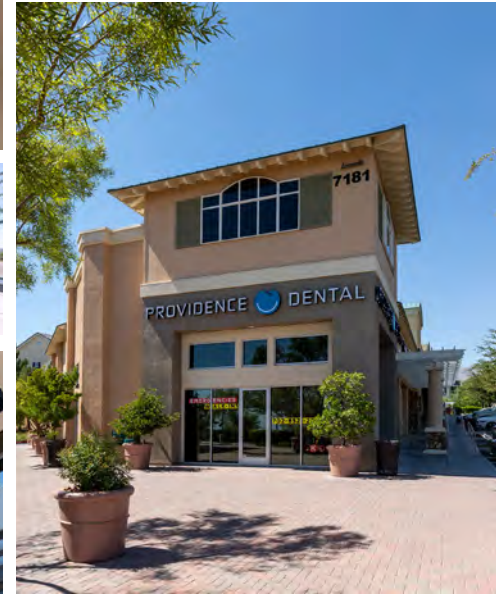
LAS VEGAS VALLEY CURRENT AND UPCOMING LOCATIONS



- 1. Providence Dental & Orthodontics**
7181 N Hualapai Way, Las Vegas, NV 89166
- 2. Summer Dental & Orthodontics**
10965 Lavender Hill Dr, Las Vegas, NV 89135
- 3. Just for Kids Dentistry & Orthodontics**
7140 N Durango Dr, Las Vegas, NV 89149
- 4. Just for Kids Dentistry & Orthodontics**
7855 Blue Diamond Rd, Las Vegas, NV 89178
- 5. Red Rock Kids Dental**
11700 W Charleston Blvd, Las Vegas, NV 89135
- 6. Canyon Family Dentistry & Orthodontics**
9800 W Skye Canyon Park Dr,
Las Vegas, NV 89166
- 7. Go Kids Dental & Orthodontics**
9650 W Skye Canyon Park Dr,
Las Vegas, NV 89124
- 8. West Henderson Dental & Orthodontics**
3520 St Rose Pkwy, Henderson, NV 89052
- 9. Inspirada Dental & Orthodontics**
2380 Via Inspirada, Henderson, NV 89044
- 10. Hello Kids Dental & Orthodontics**
2380 Via Inspirada, Henderson, NV 89044
- 11. Edge Dental & Orthodontics**
9015 Blue Diamond Rd, Las Vegas, NV 89178
- 12. Buffalo 215 Dental & Orthodontics**
6530 S Buffalo Dr, Las Vegas, NV 89113
- 13. Cadence Family Dental & Orthodontics**
845 E Lake Mead Pkwy, Henderson, NV 89015
- 14. Cadence Kids Dental**
845 E Lake Mead Pkwy, Henderson, NV 89015
Opening February 2024
- 15. Las Vegas Blvd Dental & Orthodontics**
10508 S Las Vegas Blvd, Las Vegas, NV 89183
Opening March 2024
- 16. Ft Apache Dental & Orthodontics**
6830 Ft Apache Rd, Las Vegas, NV 89148
Opening April 2024
- 17. Sedona Ranch Dental & Orthodontics**
5575 N 5th St, North Las Vegas, NV 89031
Opening May 2024
- 18. North Las Vegas Kids Dental & Orthodontics**
6620 N 5th St, North Las Vegas, NV 89084
Opening November 2024

TENANT PROFILE

OUR LOCATIONS



DEMOGRAPHICS

POPULATION



1 MILE
23,648
2023 EST.
POPULATION

3 MILES
125,957
2023 EST.
POPULATION

5 MILES
302,367
2023 EST.
POPULATION



1 MILE
27,147
2028 EST.
POPULATION

3 MILES
146,402
2028 EST.
POPULATION

5 MILES
341,437
2028 EST.
POPULATION

HOUSEHOLDS & MEDIAN INCOME



1 MILE
9,318
2023 EST.
HOUSEHOLDS

3 MILES
48,235
2023 EST.
HOUSEHOLDS

5 MILES
115,512
2023 EST.
HOUSEHOLDS

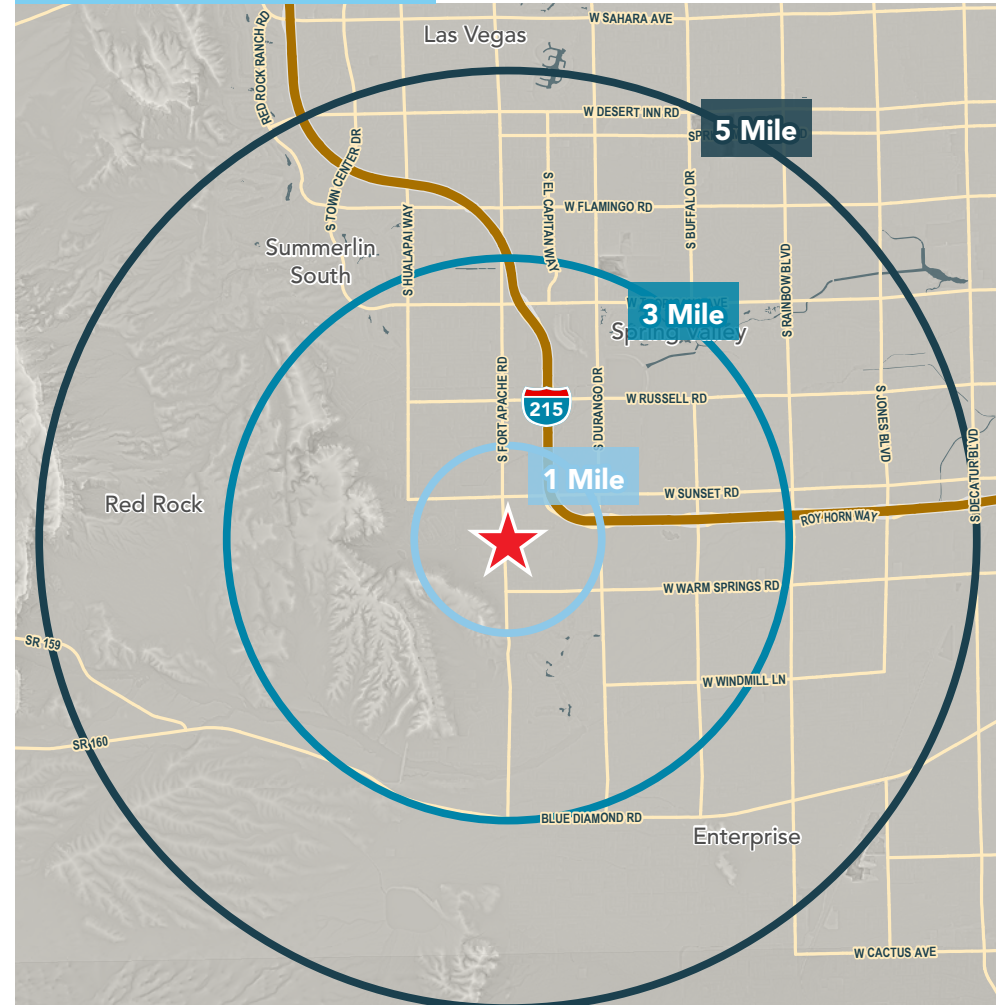


1 MILE
\$84,017
2023 EST.
INCOME

3 MILES
\$87,452
2023 EST.
INCOME

5 MILES
\$85,132
2023 EST.
INCOME

BUFFERS - 1, 3, 5 MILES



WHY LAS VEGAS?

POPULATION GROWTH

3RD

Out of all 50 US States
Source: ibisworld.com

VISITOR VOLUME

38.8M

2022 Annual Total
Source: lvcva.com

CONVENTION ATTENDANCE

5M

2022 Annual Total
Source: lvcva.com

OVERVIEW OF THE NEVADA ECONOMY

In 2022, the state of Nevada has a population of 3,179,324, having grown an annualized 1.4% over the five years to 2022, which ranks it 3rd out of all 50 US states by growth rate. Nevada's gross state product (GSP) in 2022 reached \$159.5b, with growth of 1.8% over the 5 years to 2022. Businesses in Nevada employed a total of 3,182,853 people in 2022, with average annual employment growth over the

past five years of 1.5%. The top three sectors by total employment are Real Estate and Rental and Leasing, Accommodation and Food Services, Retail Trade, while the unemployment rate across the state in 2022 was 4.8%.

source: ibisworld.com



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

VISITOR SPENDING

\$36.1B

2021 Annual Total
Source: lvcva.com



TOTAL ECONOMIC IMPACT

\$60.6B

2021 Annual Total
Source: lvcva.com

NEVADA IS A ONE-OF-A-KIND STATE

It is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce development, education and infrastructure in place to support our economic development.

Nevada is a state to visit and an astonishing place to live. It captivates

visitors and residents with all the adventures and entertainment Las Vegas has to offer as the capital of tourism, conventions, meetings and special events has to offer, but it also offers natural beauty and year-round recreational opportunities like skiing, golfing, hiking, fishing and swimming at Lake Tahoe.

source: goed.nv.gov

HOW TO GET TO LAS VEGAS?

**HARRY REID INTERNATIONAL
AIRPORT PASSENGERS**

57.6M

2023 Annual Total
Source: Clark County Department of Aviation



**AVERAGE DAILY AUTO
TRAFFIC COUNTS**

45,694

NV/CA Border
2022 Annual Total
Source: lvcva.com



LAS VEGAS ECONOMIC TRENDS

STATISTIC	2018	2019	2020	2021	2022	2023
Visitor Volume	42,116,800	42,523,700	19,031,100	32,231,300	38,829,300	40,829,900
Gaming Revenue	\$10.3 Billion	\$10.4 Billion	\$6.5 Billion	\$11.4 Billion	\$12.8 Billion	\$13.3 Billion*
Total Occupancy	88.2%	88.9%	42.1%	66.8%	79.2%	83.5%
Average Daily Room Rates	\$129	\$133	\$120	\$137	\$171	\$191
Convention Attendees	6,501,800	6,649,100	1,727,200	2,206,400	4,991,500	5,986,700
Enplaned/ Deplaned Passengers	49,716,584	51,537,638	22,201,479	39,710,493	52,667,741	57,625,835*
Available Room Inventory	149,158	149,422	143,117	150,487	150,857	154,662

*Annualized



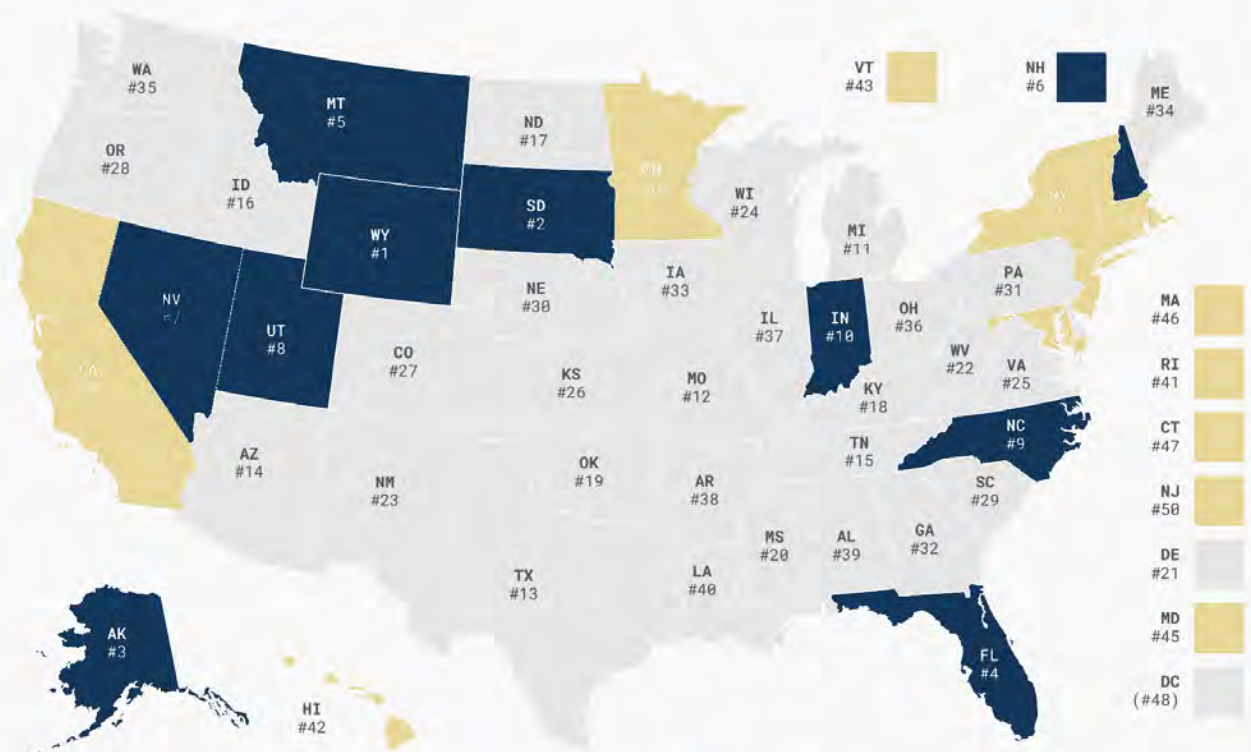
2024 State Business Tax Climate Index

OVERALL RANK
7TH

CORPORATE TAX RANK
25TH

INDIVIDUAL INCOME TAX RANK
5TH

PROPERTY TAX RANK
4TH



10 Best Business Tax Climates

10 Worst Business Tax Climates

Note: A rank of 1 is best, 50 is worst. D.C.'s score and rank do not affect other states. The report shows tax systems as of July 1, 2023 (the beginning of Fiscal Year 2024).
Source: Tax Foundation.

THE STRONGEST TOURISM GROWTH TRAJECTORY IN THE WORLD



FORMULA ONE
GRAND PRIX
RACES THRU 2032



HOME OF THE
NFL SUPERBOWL
2024



TOP TICKET SALES
LV RAIDERS
NFL REVENUE RANKS



HOME OF THE
WNBA ALL STAR GAME
2023



HOME OF THE
WRANGLER NFR
PROFESSIONAL RODEO



THE TOP
BOXING CAPITAL
OF THE WORLD



HOME OF THE
UFC HEADQUARTERS
LAS VEGAS, NV



2022 WNBA
WORLD CHAMPS
LAS VEGAS ACES



HOME OF THE
GOLDEN KNIGHTS
TOP 5 NHL PRICE & DEMAND

Las Vegas is developing a strong reputation as a top-tier sports destination, and has established a legitimate claim to the title of "Greatest Arena in the World."

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