

Investment Highlights

- 21,003 SF Two-Tenant Medical Building
- Simon Medical Imaging recently executed a 5-Year Lease Extension
- Excellent Visibility with Frontage on Flamingo Rd
- Strategic Location Near Several Hospitals and Quick Access via the US 95 Freeway
- 75% leased to Simon Medical Imaging who has occupied the site for nearly 10 Years
- Value Add opportunity with 6,108 SF vacant surgery center with 2 Operating Rooms



Property Overview



List Price

\$5,500,000



Price/SF

\$261.87

Property Information

Property Name	SimonMed Imaging & miVIP
Address	3560 E Flamingo Rd
City/State/Zip	Las Vegas, NV 89121
Parcel ID	161-184-01-059
Rentable Area	21,003 SF
Lot Size	1.22 AC
Parking Spaces & Ratio	53 Spaces 7.31:1,000 SF
Access	Ingress / Egress on E Flamingo Rd
Traffic Counts	E Sahara Ave: 46,000 VPD (2023)
Year Built	1997
Zoning	C-1
Ownership	Fee Simple

Rent Roll

Unit	Tenant	GLA	% of GLA	Lease Start	Lease Expiration	Monthly Base Rent	Annual Base Rent	Annual CAM	Annual CAM/SF	Annual Gross Rent	Monthly Rent/SF	Options	Increases	Security Deposits
100 - 1st FL	Simon Medical Imagining (SMI, Inc)	9,255	44.1%	2/1/16	1/31/31	\$22,453.52	\$269,442.24	\$123,183.36	\$13.31	\$392,625.60	\$3.54	Two (2) by 5-Years	3% Annual	\$27,574.32
100 - 2nd FL	Simon Medical Imagining (SMI, Inc)	5,640	26.9%	2/1/16	1/31/31	-	-	-	-	-	-	-	-	-
105	Vacant	6,108	29.1%	_	-		-	-	-	-	-	-	-	-
	TOTALS	21,003				\$22,453.52	\$269,442.24	\$123,183.36	\$13.31	\$392,625.60	\$3.54			\$27,574.32

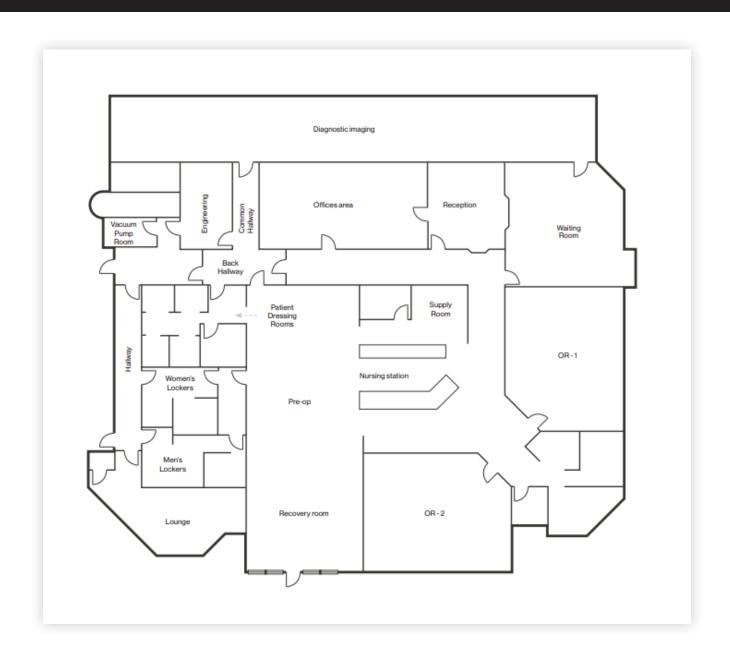


Property Demographics

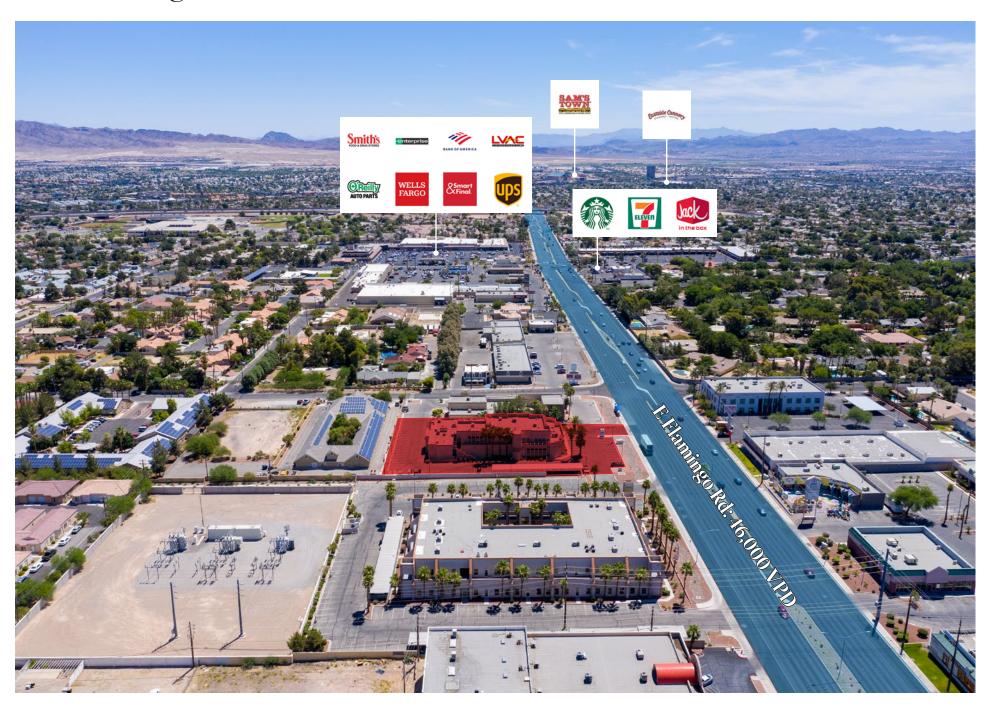
	1-Mile	3-Miles	5-Miles
Area Population (2023)	16,671	205,207	465,026
Total Households (2023)	7,107	84,297	183,059
Average Household Income (2023)	\$79,167	\$56,153	\$63,355



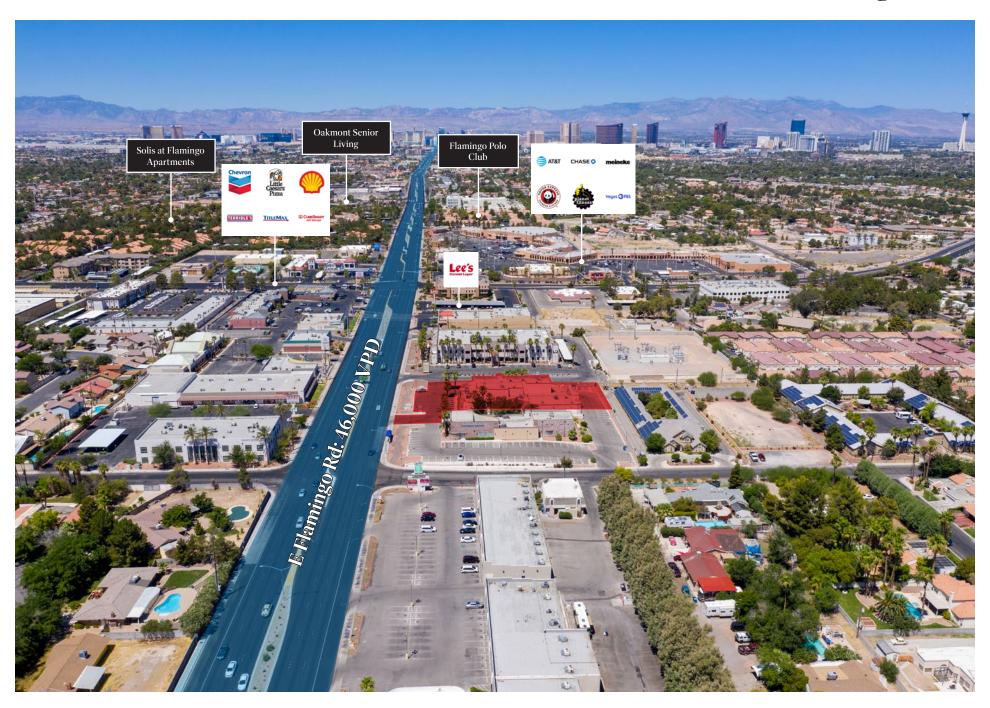
Vacant Surgery Center Floor Plan



Surrounding Retail



Surrounding Retail



































Nevada's Tax Advantage

One of the Nation's Most Business-Friendly States

Nevada is among the nation's most business-friendly states, offering many reasons for small businesses and corporations to conduct business in the state.

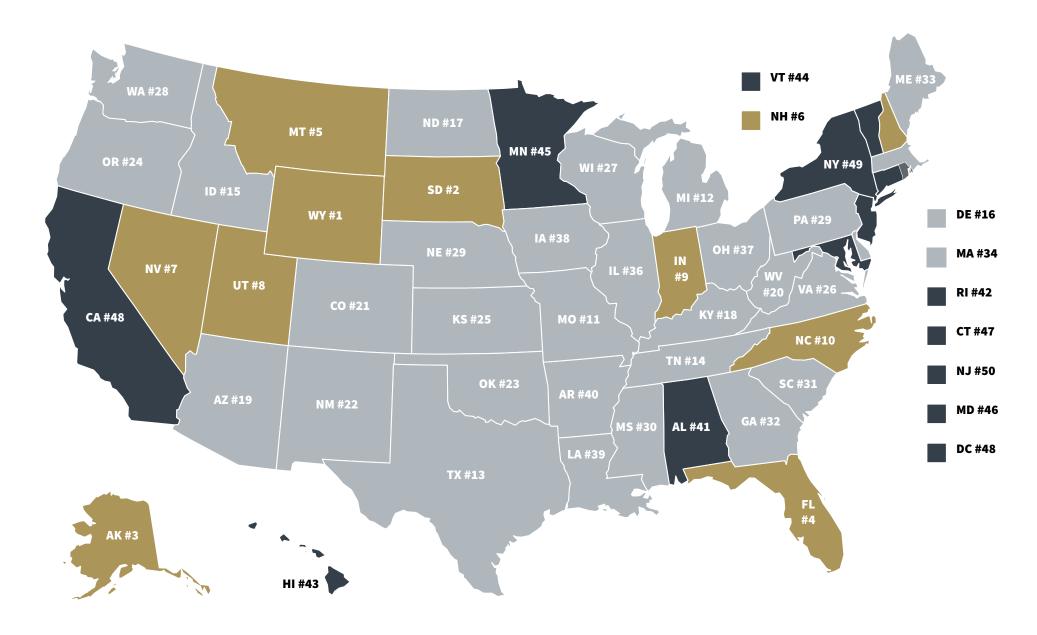
According to Tax Foundation's 2020 State Business Tax Climate Index, Nevada ranks 7th best. This independent study includes five areas of taxation including corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes (including both residential and commercial).

Some Tax Advantages Include:

- No Corporate Income Tax
- No Taxes on Corporate Shares
- No Franchise Tax
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax
- Competitive Sales and Property Tax Rates

- No Personal Income Tax
- Nominal Annual Fees
- No Franchise Tax on Income
- Nevada corporations may purchase, hold, sell or transfer shares of its own stock.
- Nevada corporations may issue stock for capital, services, personal property, or real estate, including leases and options. The directors may determine the value of any of these transactions, and their decision is final.

Source: https://www.nvsos.gov/sos/businesses/the-nevada-advantage



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 1,2022 (the beginning of Fiscal Year 2023).

Source: Tax Foundation



Las Vegas Market Overview

Las Vegas is considered one of the top entertainment cities of the world, thanks to its abundance of resorts, restaurants, shopping and entertainment options. Despite casinos temporarily closing because of the health crisis, prompting convention cancellations in 2020, travel to the market has already begun to recuperate. As the pandemic abates, Las Vegas is positioned to quickly recover back toward nationally prominent levels of tourism.

The Las Vegas-Henderson-Paradise MSA is one of the fastest-growing metros in the nation, with a population of nearly 2.3 million. The metro has become a fully diversified economy, with logistics groups, tech firms and manufacturing all taking advantage of Las Vegas' low cost of business and proximity to major West Coast markets.

Metro Highlights

Well-Paying Jobs

Office-using positions, most of them within the professional and business services sector, accounted for more than 20 percent of the metro's job count at the onset of 2022.

Strong Population Gains

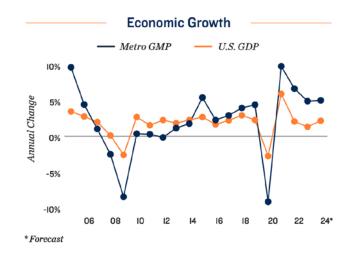
The metro continues to draw new residents amid the economic disruption caused by the pandemic. Over the next five years, Las Vegas' populace is forecast to increase by nearly 6 percent.

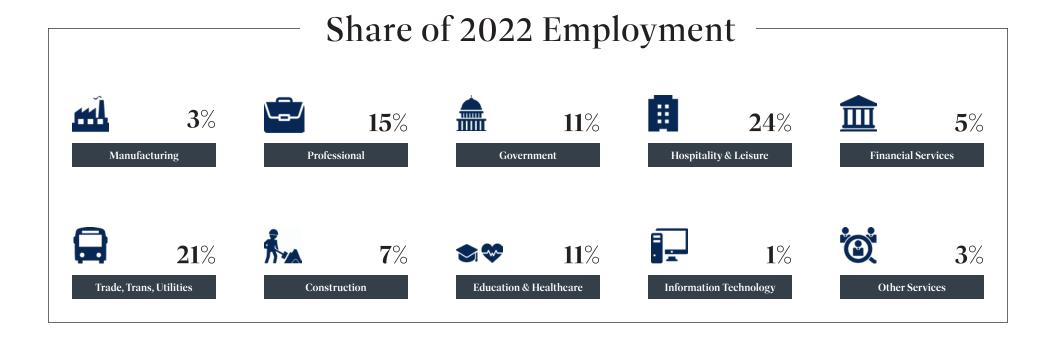
Vast Tourism Industry

Visitor volume fell below 20 million in 2020; however, the prior two years recorded annual totals that each exceeded the 40 million mark.

The Economy

- With all 10 of the nation's largest hotels located in Las Vegas, tourism and entertainment are the most significant drivers of the Las Vegas economy; however, the economy has diversified into distribution, back-office operations and manufacturing.
- The metro's business-friendly environment, access to Western markets, growing labor force and availability of high-speed data have attracted companies like Switch, Amazon, K2 Energy, Scientific Games, Tectonics, Virtual Guard, VadaTechand Zappos.
- The 2.3 million-square-foot Las Vegas Convention Center is one of the largest in the world and features a new underground people mover.





City Demographics

The population will expand by more than 125,000 residents over the next five years, resulting in the formation of nearly 52,700 households.

The homeownership rate of 53 percent is well below the national rate of 64 percent, creating a strong rental market.

Roughly 23 percent of the population ages 25 and older have attained a bachelor's degree, and 8 percent also hold a graduate or professional degree.

Population by Age (2022)		
0-4 Years	6%	
5-19 Years	19%	
20-24 Years	6%	
25-44 Years	29%	
45-64 Years	25%	
65+ Years	15%	

Quality of Life

With approximately 300 days of sunshine annually and an average temperature near 80 degrees, Clark County offers residents and visitors alike plenty to do besides enjoy the resorts and casinos.

Water-sports enthusiasts can take advantage of various activities at Lake Mead and the Colorado River, including boating, fishing, water skiing and sailing. Red Rock Canyon Conservation Area, located off the Strip, offers outstanding hiking and mountain-climbing opportunities. Las Vegas is home to the University of Nevada-Las Vegas (UNLV), which has received national recognition for its hotel management, criminal justice and social-work programs. The metro is also home to the NFL's Raiders, who play at the recently constructed Allegiant Stadium.

City Demographics & Projections					
2021 Population	2.3MM	5.5% Growth (2021-2026)*			
2021 Households	864K	6.3% Growth			
2021 Median Age	37.9 Years	U.S. Median: 38.6			
2021 Median Household Income	\$61,800	U.S. Median: \$66,400			

Sports















Education











Arts & Entertainment



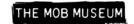












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