

**FOR SALE**  
**6430**  
**MEDICAL CENTER STREET**  
**LAS VEGAS, NV 89148**



**JARED A. BERGQUIST, LLC**

BRIDGE PRACTICE SALES  
BRIDGE COMMERCIAL REAL ESTATE

**CONNECTING PEOPLE**



**JARED A. BERGQUIST, CCIM**

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## PROPERTY FEATURES

- Owner User acquisition with income
- Tenant occupies 4,421 square feet
- Tenant NOI is \$134,222 (effectively 1.1.25)
- Lease exp 10.2031
- Vacancy is 3,244 square feet
- Vacancy partially vanilla shell/built out
- Property built in 2004

6430 MEDICAL CENTER STREET  
7,665 SF

ASKING PRICE:

\$3,450,000

TENANT: 6% CAP USED  
VACANCY: \$375 PSF USED  
BLENDED PSF PRICE: \$509

702.521.9953

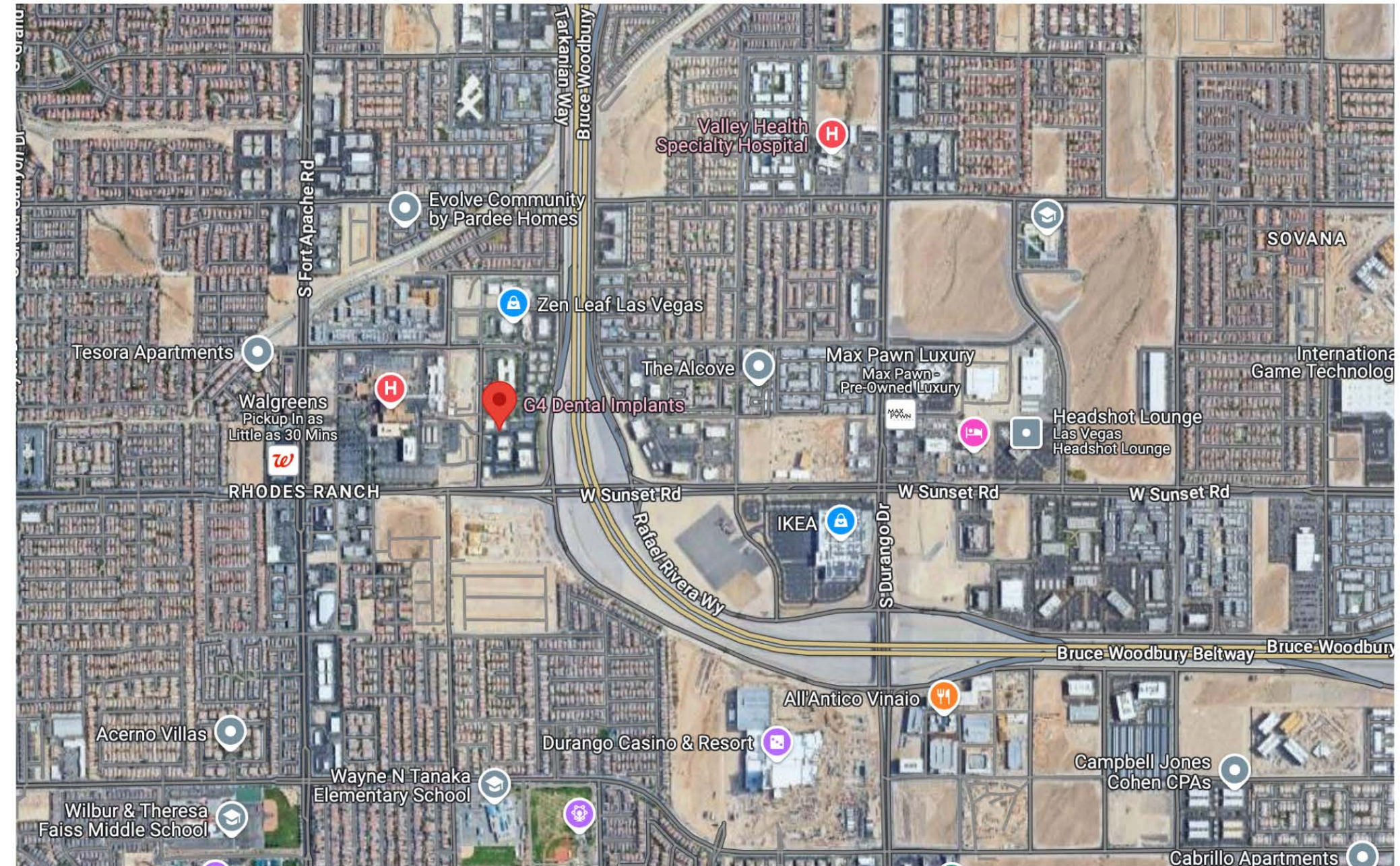
INFO@JAREDBERGQUIST.COM  
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# Overview & Office Photos



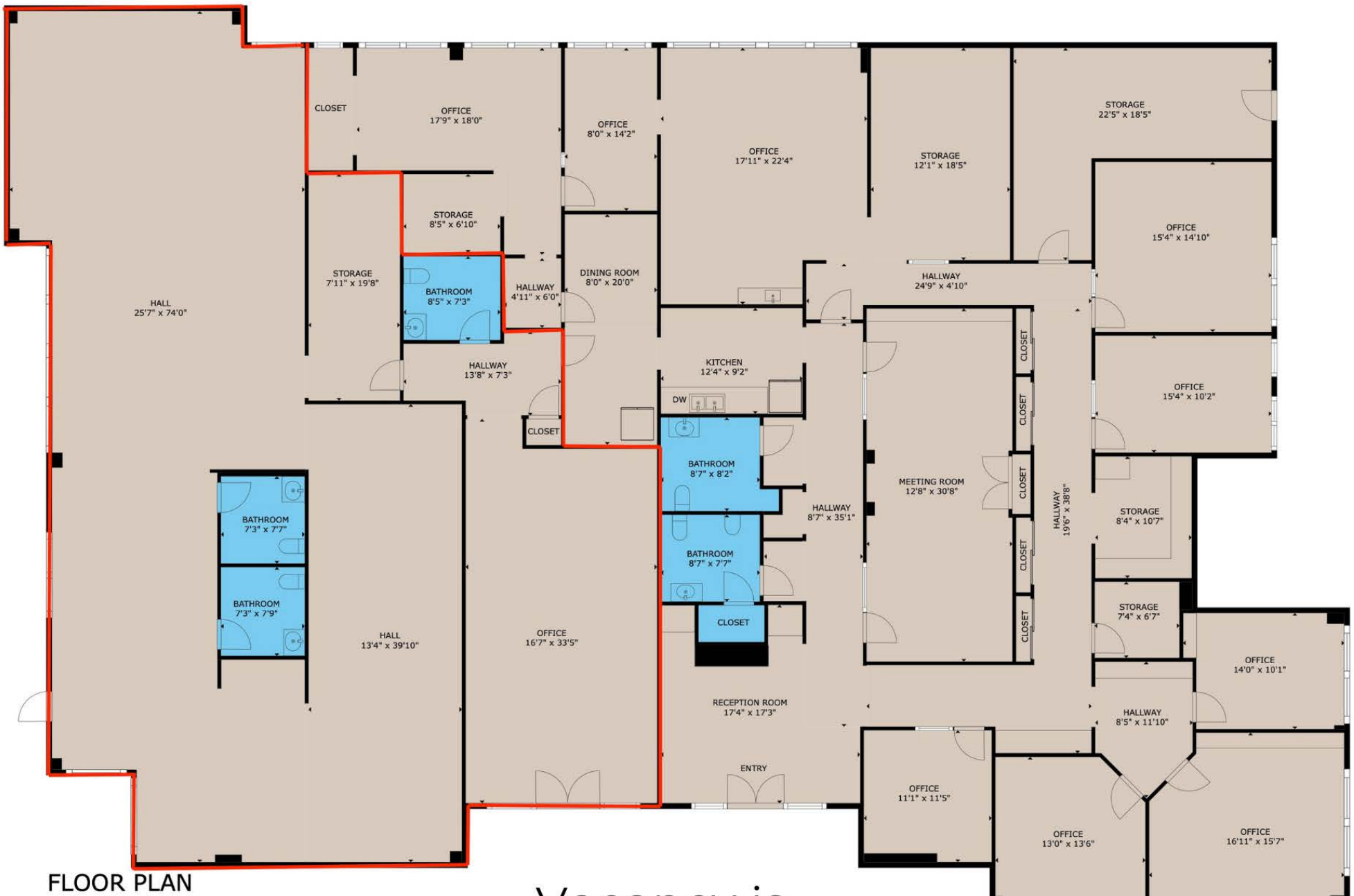
# Area Map





FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN: 7,545 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR PLAN

Vacancy is  
outlined in red

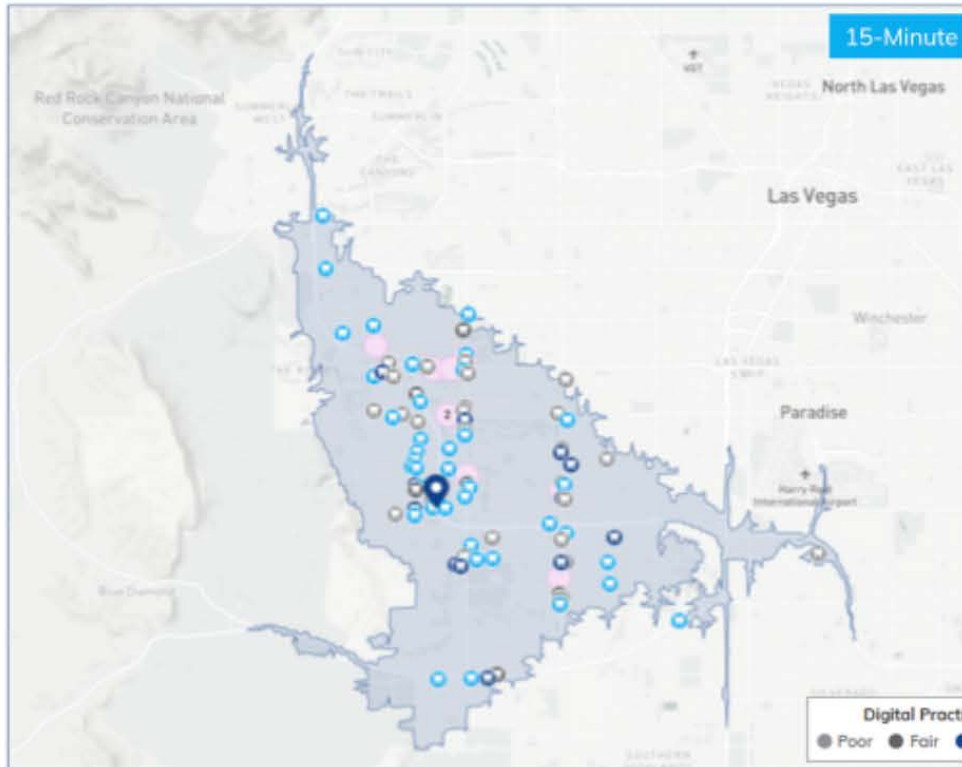
All square footage calculations to be  
verified by Buyer

# Demographics

START · BUY · GROW

6430 MEDICAL CENTER STREET, LAS VEGAS, NEVADA 8914  
GENERAL DENTIST

Population 243,118	Employees 82,196	Avg Household Size 2.59
Household Income \$77,274	Median Age 38.3	Speaks English 63.0%
Practices 100	Observed Growth 3.8%	Fee Index \$\$\$\$\$\$
Saturation 2,431	Home Ownership 59.1%	Search Index Q Q Q Q Q



## Who Lives in this Area

### Up and Coming Families (37.0%)

This segment is a market in transition - younger, more ethnically diverse and mobile than the previous generation. Up and Coming Families are ambitious, working hard to get ahead, willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.

### Bright Young Professionals (22.4%)

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.

### Boomburbs (6.7%)

This is the new growth market, with a profile similar to the original: young professionals with families that have opted to trade up to the newest housing in the suburbs. The original Boomburbs began growing in the 1990s and continued through the peak of the housing boom. Most of those neighborhoods are fully developed now. This is an affluent market, but with a higher proportion of mortgages. Rapid growth still distinguishes the Boomburbs, although the boom is more subdued now than it was 10 years ago.

### Home Improvement (5.6%)

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.

### In Style (3.7%)

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.

# Tenant Bio



Leon Capital Group is a holding company overseeing twelve independently-managed subsidiaries in the three divisions: financial services, healthcare and real estate. Leon is not a private equity fund, it operates as a family holding company that takes the lead conceiving, developing, owning, and operating businesses.

Founded as a modest real estate development company in Texas, Leon has since evolved into a diverse holding company, capable of operating successfully across multiple geographies and industries. Today, Leon's subsidiaries and externally managed companies encompass ~ 4,000 employees.

Our focus on value creation has put us in a position to use our own capital to grow businesses of all sizes in a range of industries with a focus on our passion for building long-term platform investments. Our permanent capital base allows us to invest in companies for a long period of time, which underpins our buy to build strategy as opposed to a traditional private equity model of buying to sell - buying to build is a philosophy we have had since inception. Our history over the last 15 years has led to work on ~800 transactions representing ~\$10 billion of equity value, which has provided us with the experience to navigate nearly every situation.



# 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