

KINETIC[®]
Property Advisors
Energy Behind Every Deal

700 E. Silverado Ranch Blvd.
Las Vegas, Nevada 89123

**High-Visibility Space.
Built for What's Next.**





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Premier Space. Prominent Corner. Powerful Location.



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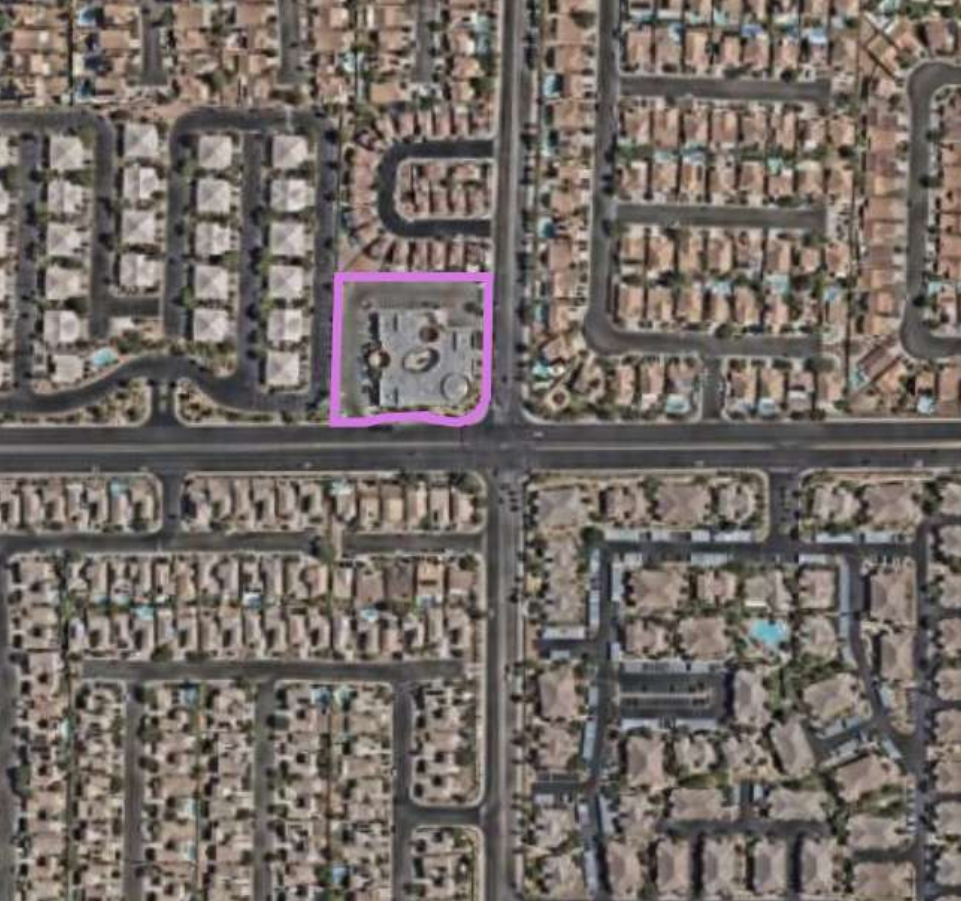


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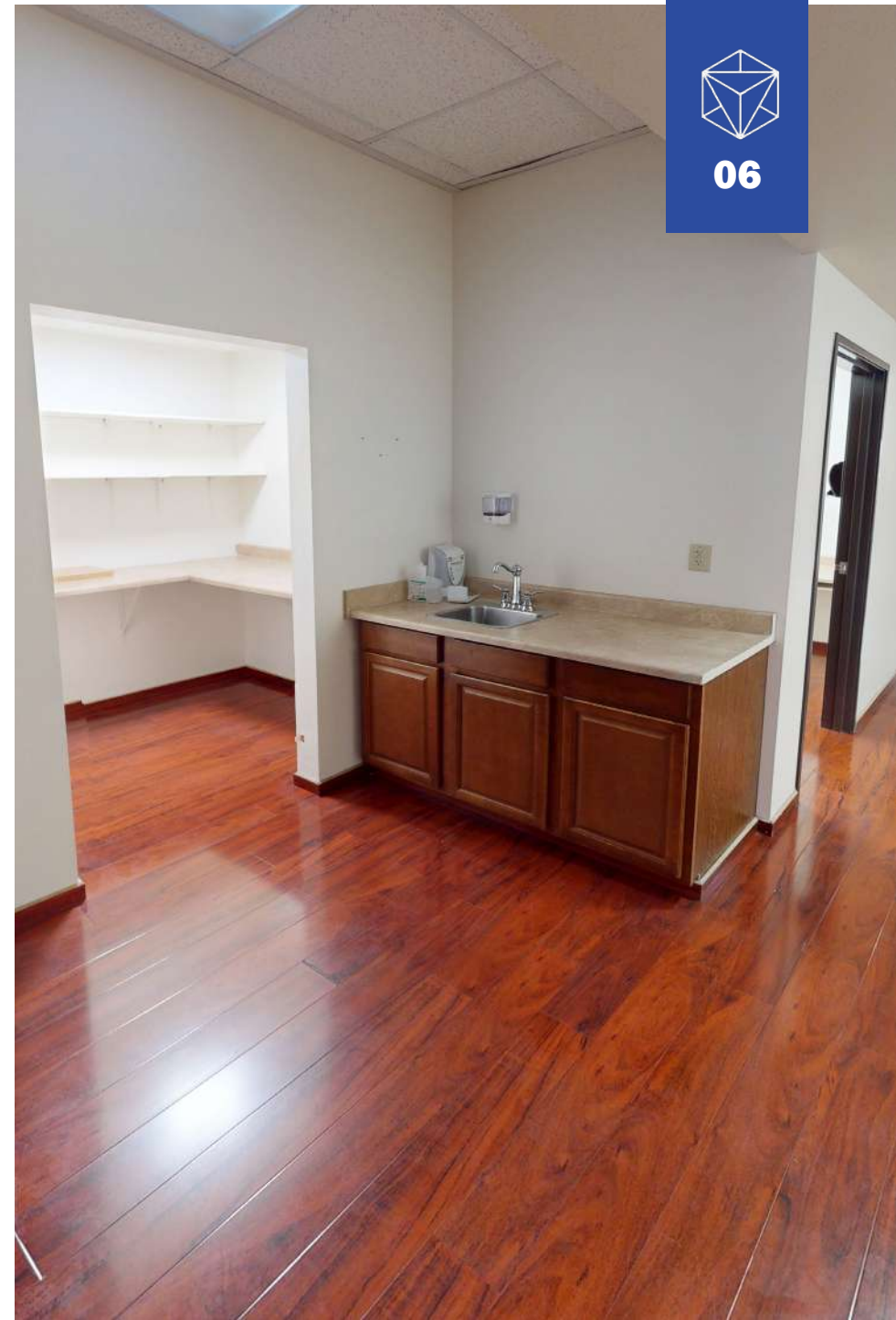


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Property Address	700 E. Silverado Ranch Blvd. Las Vegas, NV 89123
Property Type	Medical Office
Parcel Number	177-22-404-002
Parcel Size	1.82 Acres
Rentable Sq. Ft.	+/- 1,948
Zoning	Commercial Professional (CP)
Parking	Private
Parking Ratio	4:1000 SF
Year Built	2007



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OPPORTUNITY OVERVIEW



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Base Rent

\$1.75 PSF NNN

CAM

\$0.43 PSF

Size

1,948 SF

Product Type

Medical Office

Jurisdiction

Clark County

±1,948 SF Turnkey Medical Office Suite

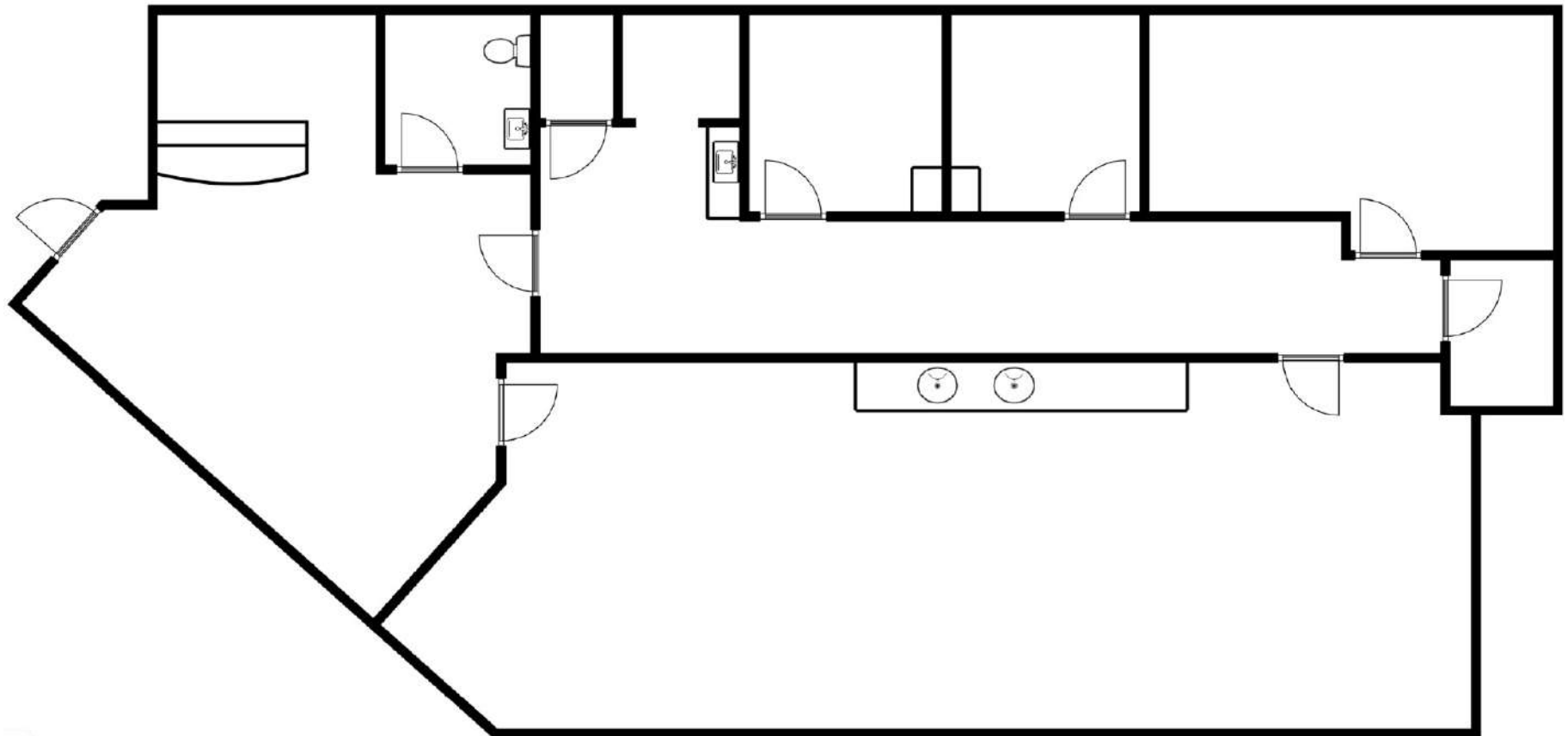
- Functional existing buildout designed to support a variety of medical, wellness, and professional users.
- Existing exam/treatment rooms, plumbing, cabinetry, sinks, reception and administrative areas can significantly reduce upfront improvement costs.
- Thoughtful configuration provides separation between reception, clinical, administrative and staff functions.
- Positioned along the highly traveled Silverado Ranch corridor with convenient access to surrounding residential communities and major transportation routes.
- Private on-site parking provides convenient access for patients, employees and visitors.
- More than 144,000 residents within three miles and approximately 357,000 within five miles, providing a substantial surrounding patient base.
- Attractive lease economics for a built-out medical office opportunity in the South Las Vegas market.



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Suite 140: 1,948 SF

FLOORPLAN





Professional Transaction Management

-  *Full-service representation from initial tour through lease execution, ensuring a streamlined and efficient process.*
-  *Advisory on layout functionality, growth planning, and alignment of the space with operational needs.*
-  *Clear breakdown of lease economics, including rent structure, operating expenses, and long-term occupancy costs.*
-  *Strategic positioning of LOIs and lease terms to protect tenant interests and optimize deal outcomes.*
-  *Direct interface with ownership to manage communication, approvals, and deal momentum.*
-  *Guidance on tenant improvements, contractor coordination, and delivery timelines.*



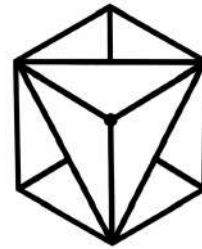
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DEMOGRAPHIC HIGHLIGHTS

		1 Mile	3 Mile	5 Mile	
population		2025 Projection	22,087	144,238	357,485
		2019 Estimate	18,782	124,713	320,311
		2010 Census	10,766	87,548	255,560
		Growth 2019 - 2024	3.29%	2.95%	2.22%
			6.20%	3.90%	2.47%
households		2025 Projection	7,945	54,951	146,705
		2019 Estimate	6,818	47,782	123,374
		2010 Census	3,993	34,287	100,480
		Growth 2019 - 2024	3.11%	2.84%	2.07%
household income		2025 Average Household Income	\$72,787	\$88,325	\$86,469
businesses		# of Businesses	749	4,323	9,658
		# of Employees	8,281	42,331	91,762



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Kinetic Deal Acceleration System[™]