



## \$2,950,000

### Property Highlights

- 12,000 square foot building on 1.02 acres of land
- Sanctuary engineered for 2nd story construction
- Includes a 4,500 square foot sanctuary with a maximum seating capacity of 450 seats
- Unique property on E Patrick currently used as a church with huge potential for other uses
- Office/common space in the front including 2 offices, dining room, meeting room, kitchen, and storage
- Convenient access to McCarran Airport and Green Valley/Henderson
- 3 phase power

# TABLE OF CONTENTS

3910 EAST PATRICK LANE



"Serving Those Who Serve Others"

**EXP COMMERCIAL NV**  
10845 Griffith Peak Dr  
Las Vegas, NV 89135

**DAN KLATT**  
EXP COMMERCIAL | CHURCH GUY  
O: (702) 592-5324  
C: (702) 592-5324  
dan@churchguy.net  
S.56597, Nevada

## 1 - PROPERTY SUMMARY

Property Summary 4

## 2 - PROPERTY PHOTOS

property photos 6

## 3 - MAPS / DEMOGRAPHICS

Demographics 12

Location Maps 13

## 4 - AGENT PROFILE

Professional Bio 15

Disclaimer 16

3910 EAST PATRICK LANE

# PROPERTY SUMMARY

1

PROPERTY SUMMARY 4

# PROPERTY SUMMARY

3910 EAST PATRICK LANE



## Property Summary

Building SF:	12,000
Lot Size:	1.02 Acres
Signage:	Yes
Parking:	68
Parking Ratio:	6:1
Year Built:	1980
Renovated:	2023

## Property Highlights

- 12,000 square foot building on 1.02 acres of land
- Sanctuary engineered for 2nd story construction
- Includes a 4,500 square foot sanctuary with a maximum seating capacity of 450 seats
- Unique property on E Patrick currently used as a church with huge potential for other uses
- Well maintained
- Office/common space in the front including 2 offices, dining room, meeting room, kitchen, and storage
- Convenient access to McCarran Airport & Green Valley/Henderson
- Phase 3 power

### EXP COMMERCIAL NV

10845 Griffith Peak Dr  
Las Vegas, NV 89135



"Serving Those Who Serve Others"

### DAN KLATT

eXp Commercial | CHURCH GUY NETWORK  
O: (702) 592-5324  
C: (702) 592-5324  
dan@churchguy.net  
S.56597, Nevada

3910 EAST PATRICK LANE

PROPERTY PHOTOS

2

PROPERTY PHOTOS 6

# PROPERTY PHOTOS

3910 EAST PATRICK LANE



**EXP COMMERCIAL NV**  
10845 Griffith Peak Dr  
Las Vegas, NV 89135

BROKERED BY  
**exp**<sup>®</sup> CHURCH GUY  
COMMERCIAL NETWORK  
"Serving Those Who Serve Others"

**DAN KLATT**  
eXp Commercial | CHURCH GUY NETWORK  
O: (702) 592-5324  
C: (702) 592-5324  
dan@churchguy.net  
S.56597, Nevada

# PROPERTY PHOTOS

3910 EAST PATRICK LANE



**EXP COMMERCIAL NV**  
10845 Griffith Peak Dr  
Las Vegas, NV 89135

BROKERED BY  
**exp**<sup>®</sup> **CHURCH GUY**  
COMMERCIAL **NETWORK**  
"Serving Those Who Serve Others"

**DAN KLATT**  
eXp Commercial | CHURCH GUY NETWORK  
O: (702) 592-5324  
C: (702) 592-5324  
dan@churchguy.net  
S.56597, Nevada

# PROPERTY PHOTOS

3910 EAST PATRICK LANE



**EXP COMMERCIAL NV**  
10845 Griffith Peak Dr  
Las Vegas, NV 89135

**exp** COMMERCIAL  
**CHURCH GUY NETWORK**  
"Serving Those Who Serve Others"

**DAN KLATT**  
eXp Commercial | CHURCH GUY NETWORK  
O: (702) 592-5324  
C: (702) 592-5324  
dan@churchguy.net  
S.56597, Nevada



# PROPERTY PHOTOS

3910 EAST PATRICK LANE



**EXP COMMERCIAL NV**  
10845 Griffith Peak Dr  
Las Vegas, NV 89135

BROKERED BY  
**exp**<sup>®</sup> CHURCH GUY  
COMMERCIAL NETWORK  
"Serving Those Who Serve Others"

**DAN KLATT**  
eXp Commercial | CHURCH GUY NETWORK  
O: (702) 592-5324  
C: (702) 592-5324  
dan@churchguy.net  
S.56597, Nevada

# PROPERTY PHOTOS

3910 EAST PATRICK LANE



**EXP COMMERCIAL NV**  
10845 Griffith Peak Dr  
Las Vegas, NV 89135

BROKERED BY  
**exp**<sup>®</sup> **CHURCH GUY**  
COMMERCIAL **NETWORK**  
"Serving Those Who Serve Others"

**DAN KLATT**  
eXp Commercial | CHURCH GUY NETWORK  
O: (702) 592-5324  
C: (702) 592-5324  
dan@churchguy.net  
S.56597, Nevada

3910 EAST PATRICK LANE

# MAPS / DEMOGRAPHICS

3

DEMOGRAPHICS 12

LOCATION MAPS 13

# DEMOGRAPHICS

3910 EAST PATRICK LANE



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	6,053	78,781	201,781	Median	\$69,449	\$53,083	\$54,229
Female	6,297	79,809	202,646	< \$15,000	479	6,085	16,556
Total Population	12,350	158,590	404,427	\$15,000-\$24,999	436	5,971	16,593
				\$25,000-\$34,999	541	6,502	18,261
<b>Age</b>				\$35,000-\$49,999	1,027	11,223	26,050
Ages 0-14	2,188	31,465	81,029	\$50,000-\$74,999	990	13,926	34,413
Ages 15-24	1,272	18,798	47,599	\$75,000-\$99,999	696	7,996	20,762
Ages 25-54	5,326	64,320	160,752	\$100,000-\$149,999	607	6,916	17,401
Ages 55-64	1,610	19,774	49,092	\$150,000-\$199,999	314	2,281	5,860
Ages 65+	1,954	24,233	65,955	> \$200,000	148	1,663	4,015
				<b>Housing</b>			
<b>Race</b>				Total Units	6,109	72,543	192,483
White	8,724	104,663	258,740	Occupied	5,547	65,003	166,624
Black	865	11,421	31,522	Owner Occupied	2,562	32,976	84,796
Am In/AK Nat	18	406	1,127	Renter Occupied	2,985	32,027	81,828
Hawaiian	52	630	1,353	Vacant	562	7,540	25,859
Hispanic	3,162	52,571	133,599				
Multi-Racial	3,688	63,616	163,554				

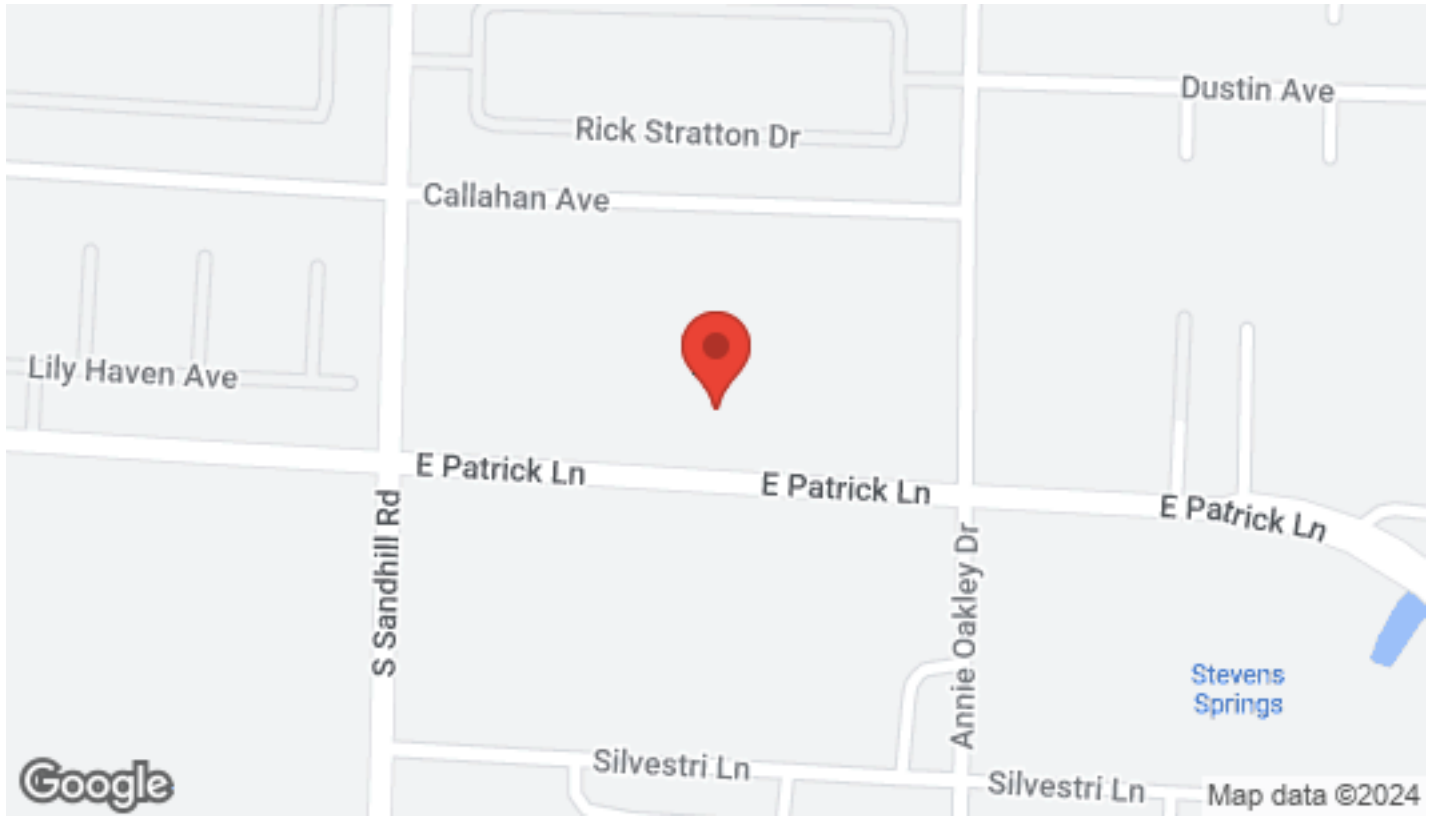
**EXP COMMERCIAL NV**  
10845 Griffith Peak Dr  
Las Vegas, NV 89135

BROKERED BY  
**exp**<sup>®</sup> CHURCH GUY  
COMMERCIAL NETWORK  
"Serving Those Who Serve Others"

**DAN KLATT**  
eXp Commercial | CHURCH GUY NETWORK  
O: (702) 592-5324  
C: (702) 592-5324  
dan@churchguy.net  
S.56597, Nevada

# LOCATION MAPS

3910 EAST PATRICK LANE



**EXP COMMERCIAL NV**  
10845 Griffith Peak Dr  
Las Vegas, NV 89135

BROKERED BY  
**exp** **CHURCH GUY**  
COMMERCIAL **NETWORK**  
"Serving Those Who Serve Others"

**DAN KLATT**  
eXp Commercial | CHURCH GUY NETWORK  
O: (702) 592-5324  
C: (702) 592-5324  
dan@churchguy.net  
S.56597, Nevada

3910 EAST PATRICK LANE

# AGENT PROFILE

4

PROFESSIONAL BIO 15

DISCLAIMER 16

# PROFESSIONAL BIO

3910 EAST PATRICK LANE



## DAN KLATT

eXp Commercial | CHURCH GUY NETWORK



eXp Commercial NV  
10845 Griffith Peak Dr  
Las Vegas, NV 89135  
O: (702) 592-5324  
C: (702) 592-5324  
dan@churchguy.net  
S.56597, Nevada

### CHURCH GUY NETWORK®

We are a Christian professional firm offering: Real Estate | Certified Church Consultant Services, and Business Planning for CHURCHES ONLY since 2003

#### Experience

##### CHURCH GUY NETWORK

eXp Commercial Real Estate Agent  
Las Vegas, NV 89103  
August 10, 2009 – Present

##### Albright Callister & Associates

Churches Churches Churches  
December 2008 - January 2022

Specializing Exclusively in Churches and Church properties including Schools, Day Care Centers and Youth facilities

##### Las Vegas Commercial & Business Sales

Business Broker, Church Real Estate Specialist  
July 20, 2003 – December 3, 2008

##### Vacation, travel, and Real Estate School

October 30, 2002 – July 20, 2003

##### Glorified Bodies, Inc. | 3569 Boulder Hwy, Las Vegas, NV 89121

Founder & President

November 15, 1976 – October 30, 2002 (26 years)

Leading the company with years of experience and expertise, Glorified Bodies was an auto body collision business known for its exacting quality standards and its production of some of the most beautiful show cars in the U.S. as evident by the numerous first place trophies in national and regional car shows. The position entailed close supervision and management of every department, training employees to adhere to company policy regarding their respective positions.

The company was sold in 2002 and now goes by the name of Sudden Impact Auto Body today.

##### Cara Collision & Glass (Glorified Bodies, Inc., merger)

Principal / National Training Coordinator

June 15, 1998 – September 15, 2001

As a Principal of a \$40M a year enterprise, we were able to acquire locations of collision shops in various cities in Nevada and throughout the Midwest. Together with six other industry colleagues, formed a company merging our 15 respective existing locations and then acquiring 12 additional locations resulting in 27 locations in 5 states.

Being the only one within our principal group with the entire spectrum of experience from bookkeeping, legal, repair & refinishing I assumed the role of National Training Coordinator. Also designed and spearheaded a wide area network to link each location to our corporate headquarters. The company was eventually sold to a group of investors.

##### Nevada Auto Body Association

President

August 1986 – 1990

## DISCLAIMER

3910 EAST PATRICK LANE



All materials and information received or derived from eXp Commercial NV its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither eXp Commercial NV its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. eXp Commercial NV will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. eXp Commercial NV makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. eXp Commercial NV does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by eXp Commercial NV in compliance with all applicable fair housing and equal opportunity laws.

### EXP COMMERCIAL NV

10845 Griffith Peak Dr  
Las Vegas, NV 89135



"Serving Those Who Serve Others"

### PRESENTED BY:

#### DAN KLATT

eXp Commercial | CHURCH GUY NETWORK

O: (702) 592-5324

C: (702) 592-5324

dan@churchguy.net

S.56597, Nevada

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.