

For LEASE
3650 S Eastern Ave Unit #220
Las Vegas, NV 89169



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PROPERTY FEATURES

- Owner User
- Current tenant vacates May 15, 2025
- Vacancy partially vanilla shell/built out
- Property built in 2004

6430 MEDICAL CENTER STREET
7,665 SF

ASKING PRICE:
\$874,000

Property Snapshot

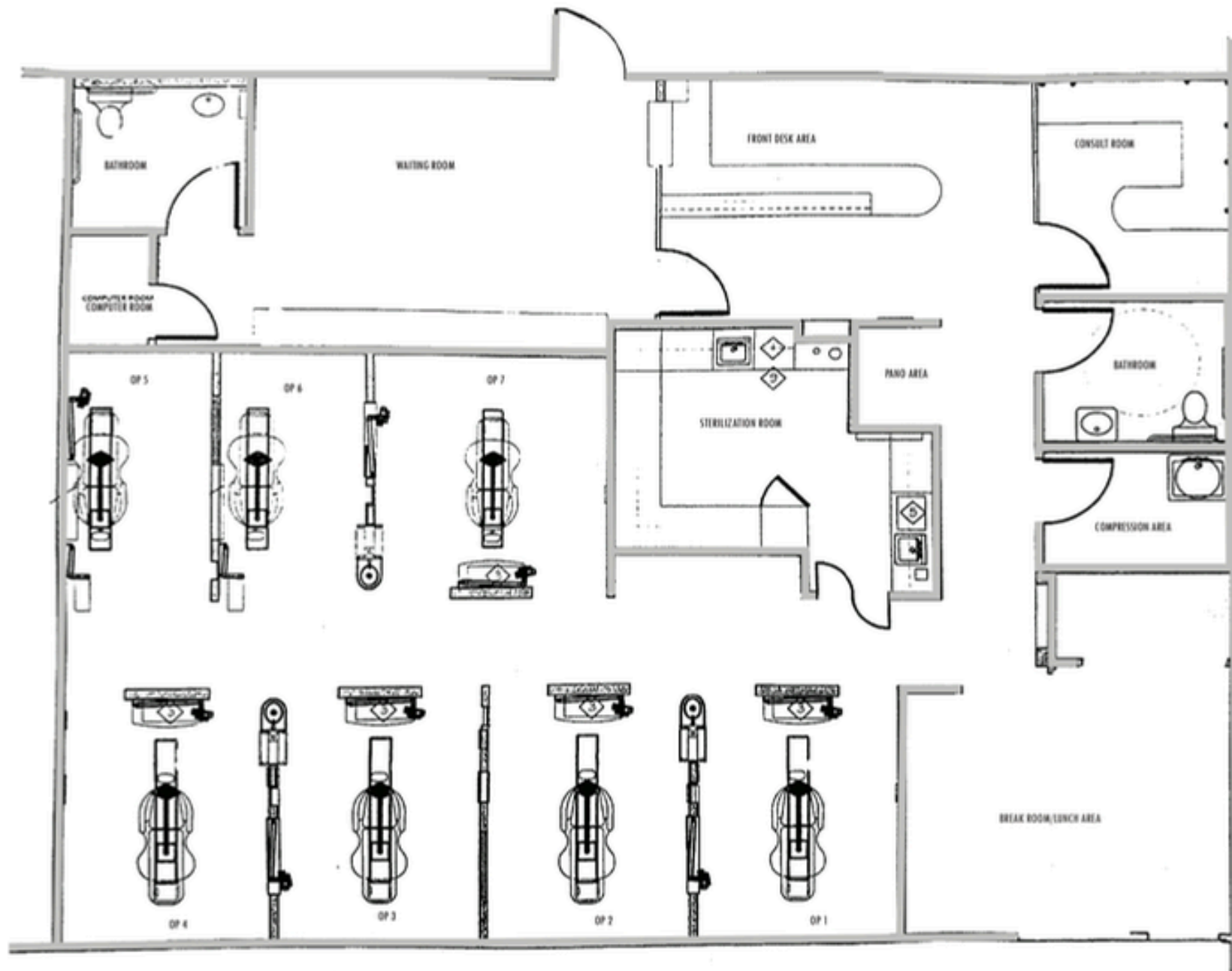
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Overview & Office Photos

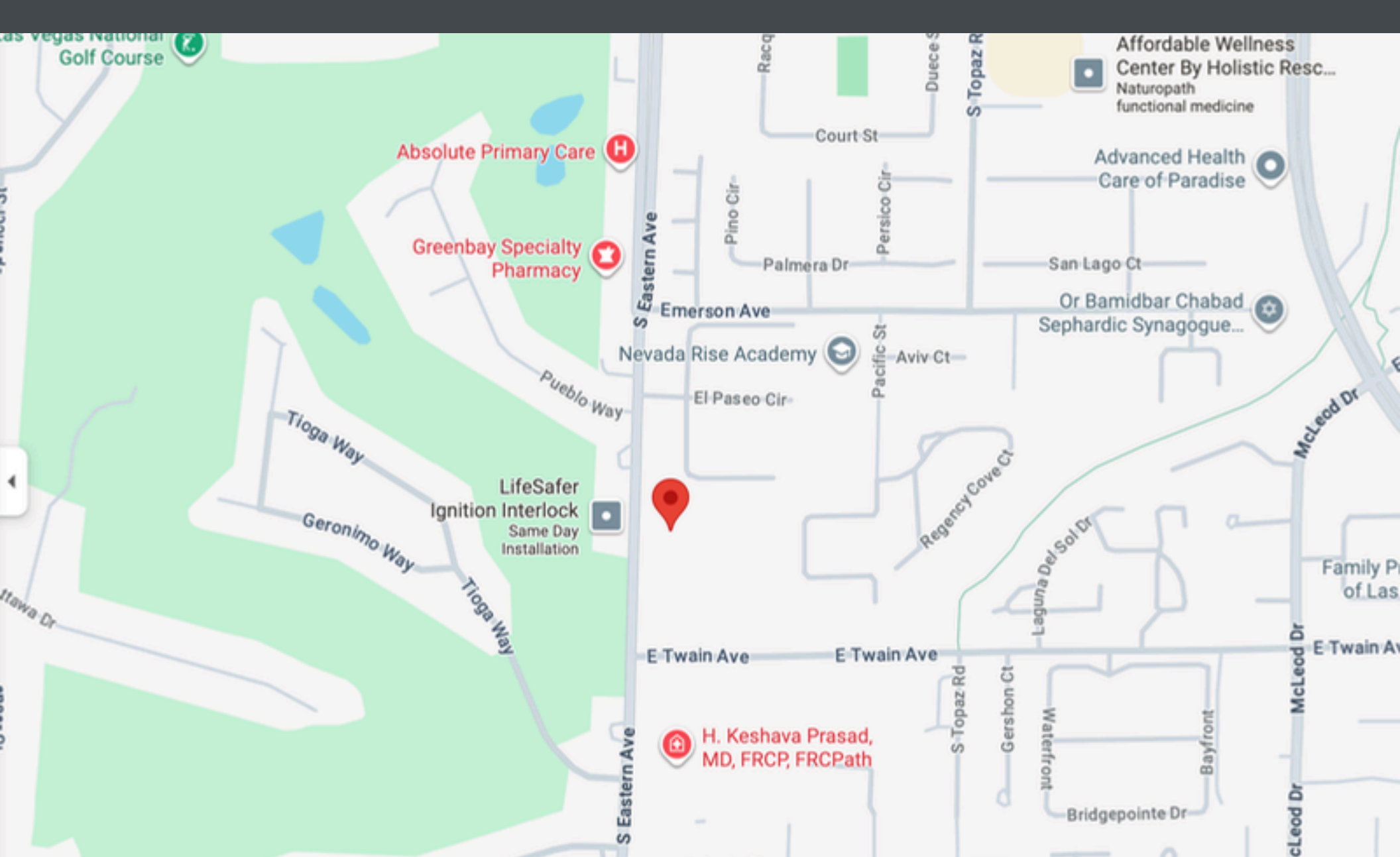




FLOOR PLAN

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













Area Map

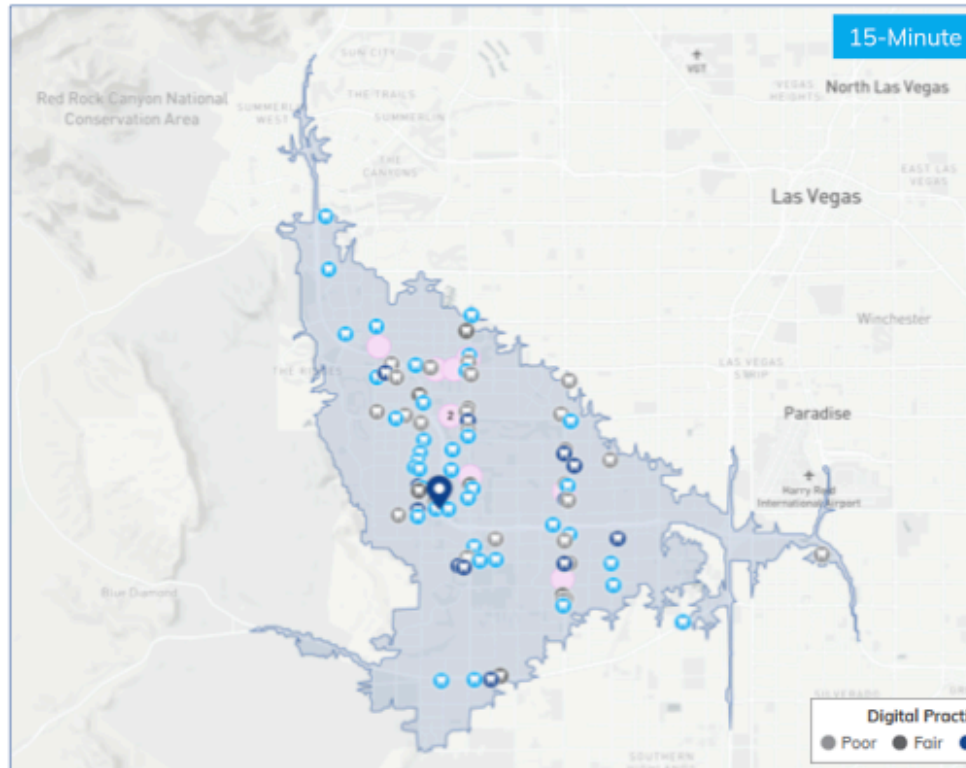


Demographics

START • BUY • GROW

6430 MEDICAL CENTER STREET, LAS VEGAS, NEVADA 89149
GENERAL DENTIST

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

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 5 to 22 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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Jared Bergquist LLC
Bridge Practice Sales
Bridge Commercial Real Estate

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OUR SERVICES

- Dental Practice Transitions
 - Real Estate
 - Lease Renewal
- Market Valuations
- Practice Relocation
 - Lender Referrals
- Professional Referrals



Contact Jared