

FOR SUBLEASE

1825

**VILLAGE CENTER CIRCLE, SUITE 150
LAS VEGAS, NV 89134**



JARED A. BERGQUIST, LLC

BRIDGE PRACTICE SALES
BRIDGE COMMERCIAL REAL ESTATE

CONNECTING PEOPLE



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Harmony Dental

1825

PROPERTY FEATURES

- APN: 138-19-721-002
- Over 7 years remaining on lease with three 5-yr options
- Move-In Ready
- High-End Dental Practice Build Out
- 6 OPs
- Rent includes 3 covered parking spaces
- 2,822 sf
- Current Rent:\$2.50 sf with \$0.80 NNN (annual adjustments)
- 3D Tour Available Upon Request

DENTAL EQUIPMENT HAS BEEN REMOVED

Property Snapshot

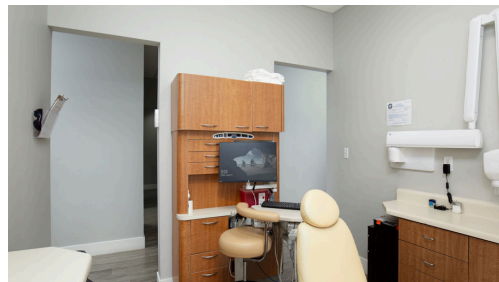
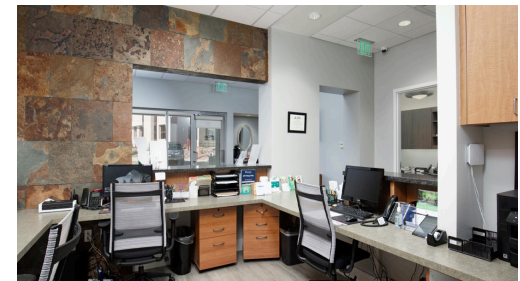
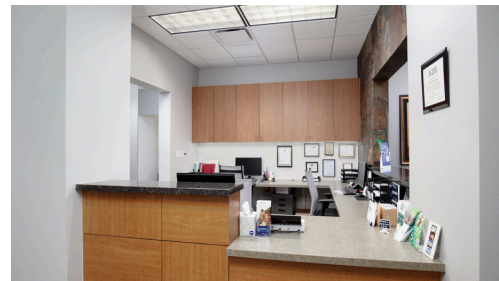
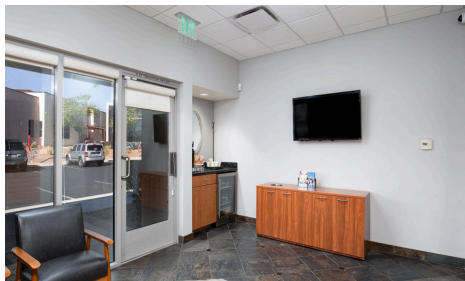
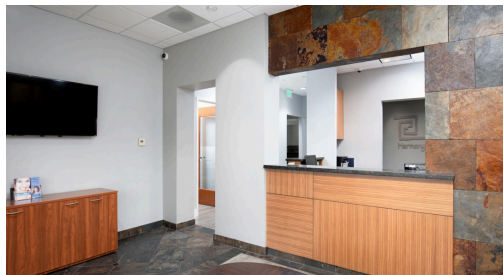
1825 VILLAGE CENTER CIRCLE
SUITE 150
2,822 SF
\$2.50 SF W/\$0.80 NNN

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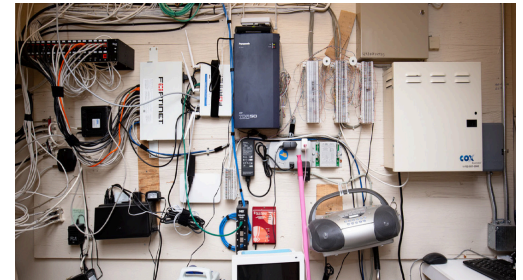
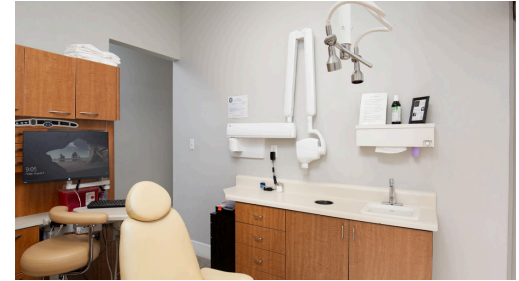
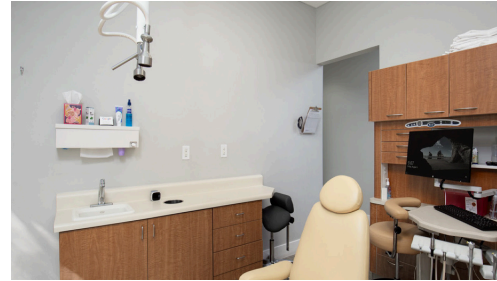
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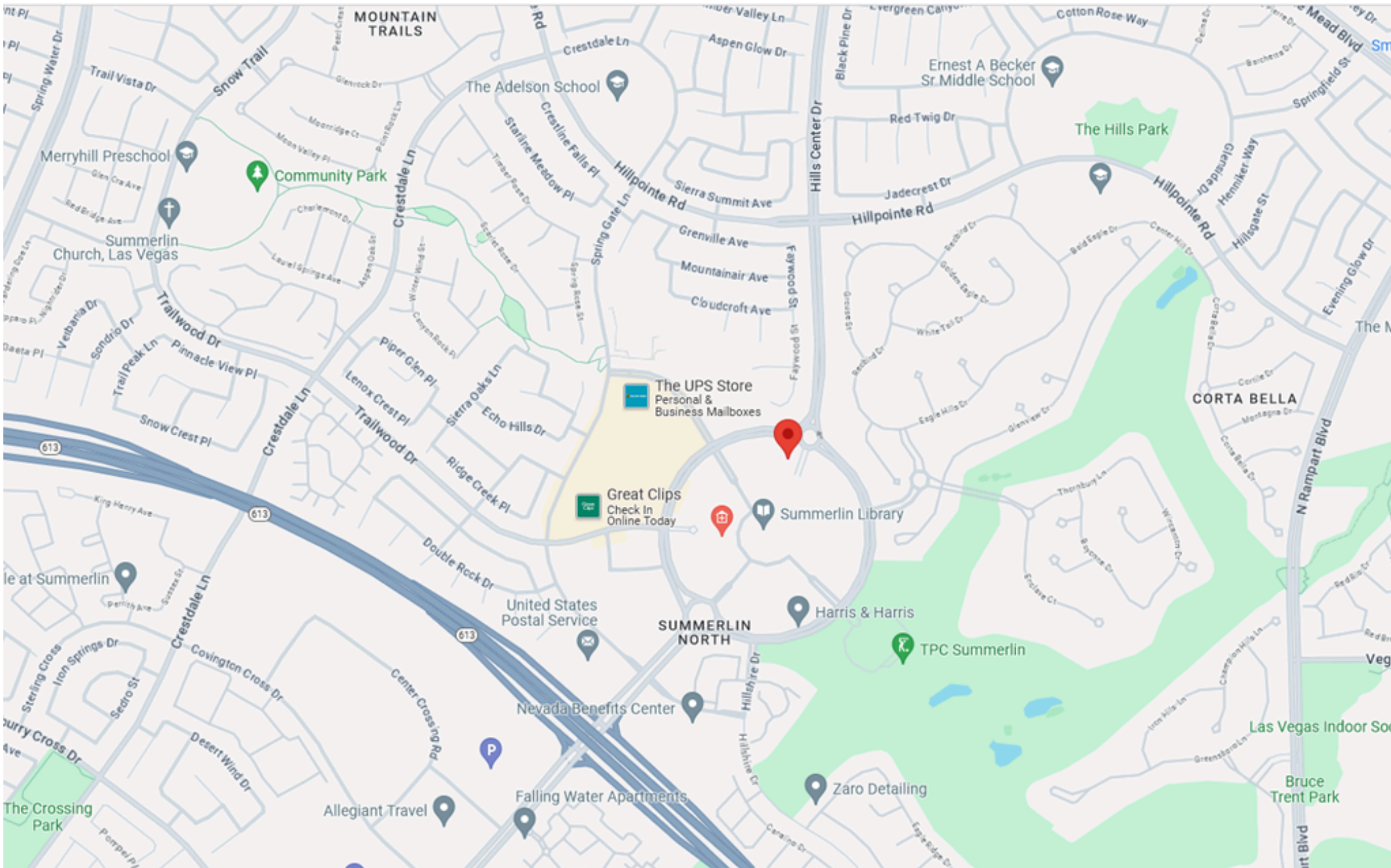
Overview & Office Photos



Overview & Office Photos



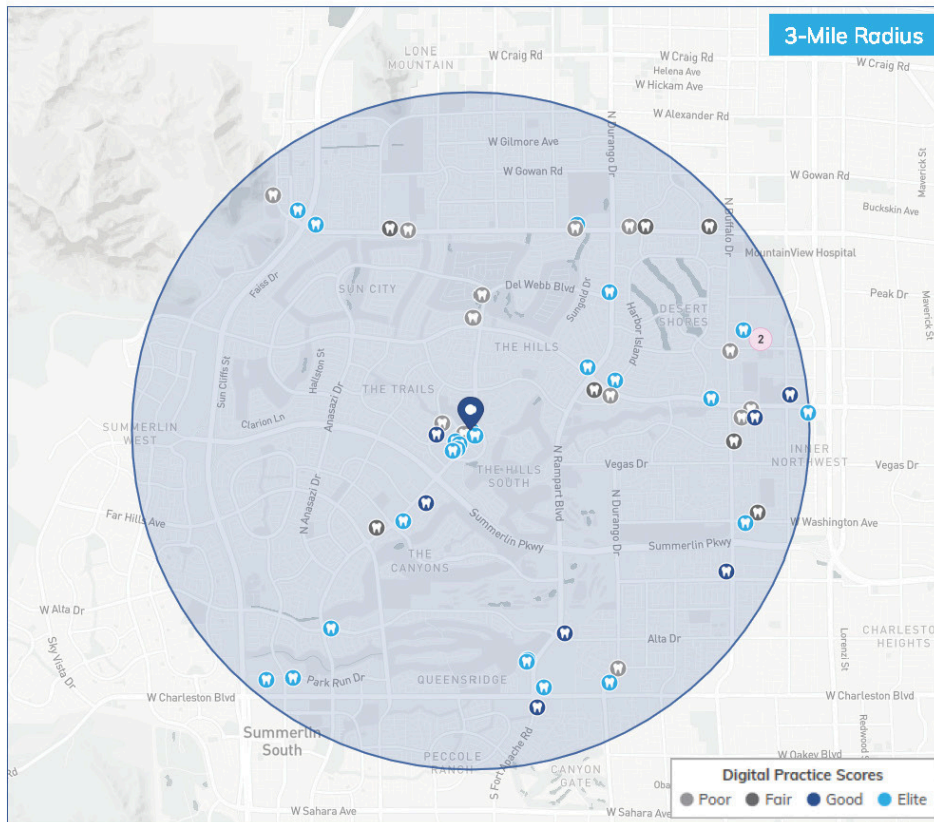
Area Map



Demographics

1825 VILLAGE CENTER CIRCLE, LAS VEGAS, NEVADA 89134
GENERAL DENTIST

Population 145,610	Employees 45,755	Avg Household Size 2.43
Household Income \$74,805	Median Age 45.7	Speaks English 72.5%
Practices 54	Observed Growth 3.2%	Fee Index \$\$\$\$\$
Saturation 2,696	Home Ownership 66.0%	Search Index QQQQQ



Who Lives in this Area

The Elders (11.6%)

With a median age of 71.8 years, this is Tapestry's oldest market. The Elders favor communities designed for senior or assisted living, primarily in warmer climates with seasonal populations. Most of these householders are home owners, although their housing varies from mobile homes to single-family residences to high-rise apartments. These seniors are informed, independent and involved.

Workday Drive (10.9%)

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

Home Improvement (8.0%)

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.

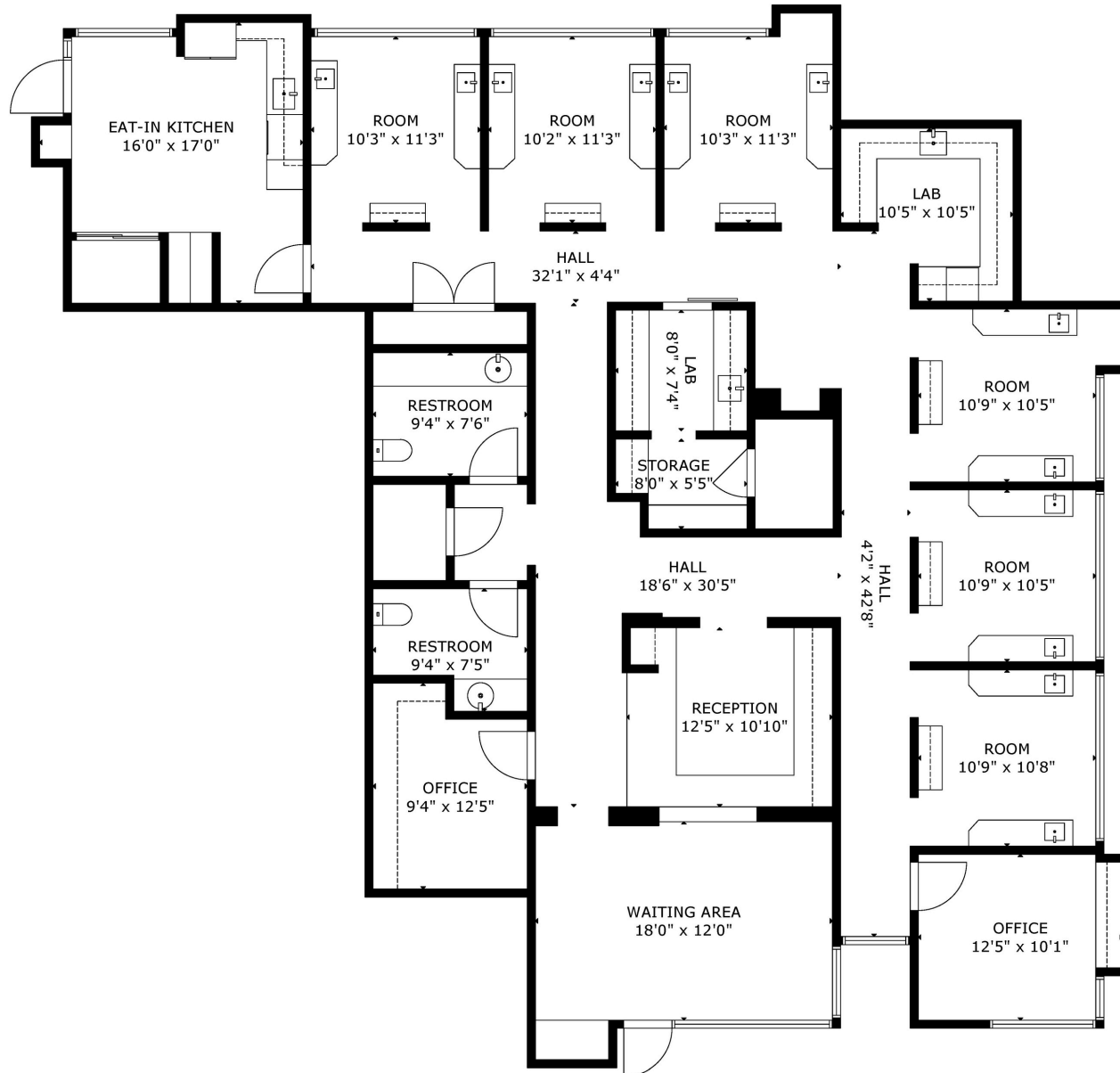
Bright Young Professionals (7.3%)

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.

Old and Newcomers (6.0%)

This market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, economy over acquisition. Old and Newcomers are neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support environmental causes and Starbucks. Age is not always obvious from their choices.

Floor Plans



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!

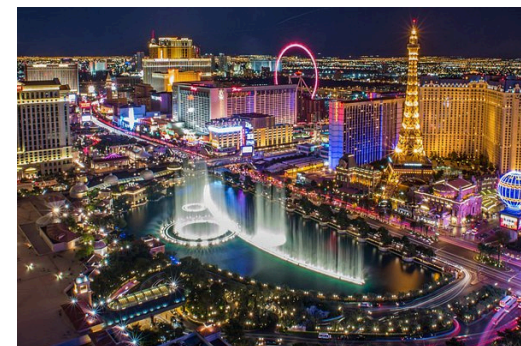
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OUR SERVICES

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



Contact Jared