

**FOR SUBLEASE**

**806**

**S RANCHO DRIVE, SUITES 3 & 4  
LAS VEGAS, NV 89106**



**JARED A. BERGQUIST, LLC**

BRIDGE PRACTICE SALES  
BRIDGE COMMERCIAL REAL ESTATE

CONNECTING PEOPLE



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# ABSOLUTE DENTAL

## PROPERTY FEATURES

- Available End of October 2024
- Tenant will consider leaving much of the dental equipment for Sublessee Use
- 2,624 sf
- Rent: \$6,458.42 (Beginning 8/1/24)
- NNN \$1,109.04
- Lease Expires July 31, 2027

Use Not Limited to Dentistry

## Property Snapshot

860 S RANCHO DRIVE  
SUITES 3 & 4  
2,624 SF  
RENT: \$6,458.42 (BEGINNING 8/1/24)  
NNN: \$1,109.04

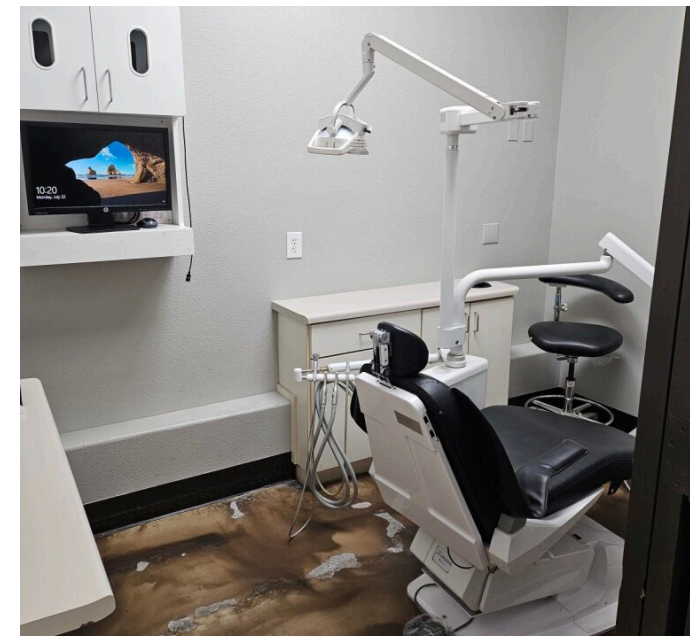
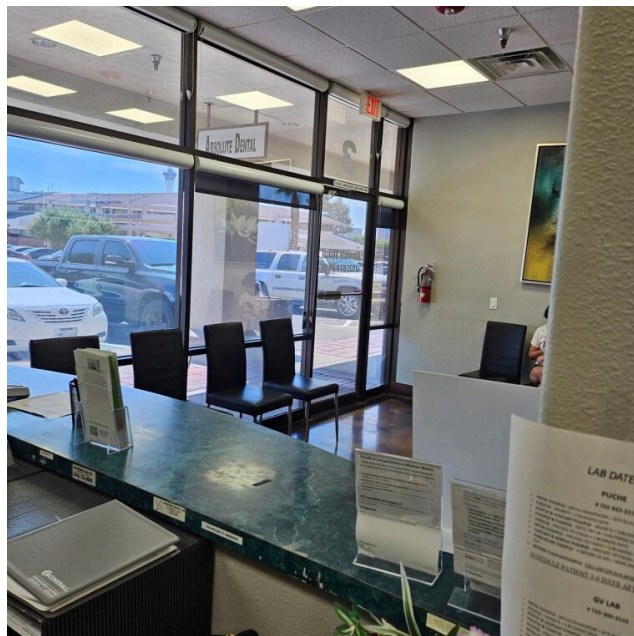
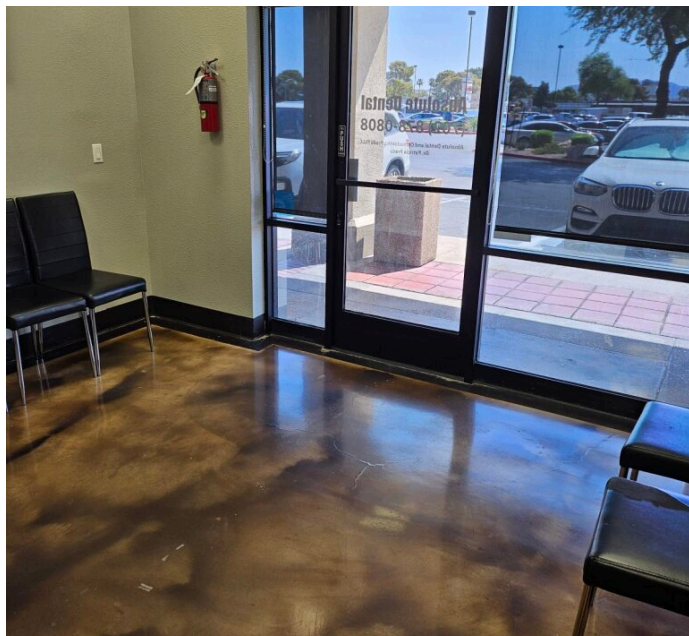
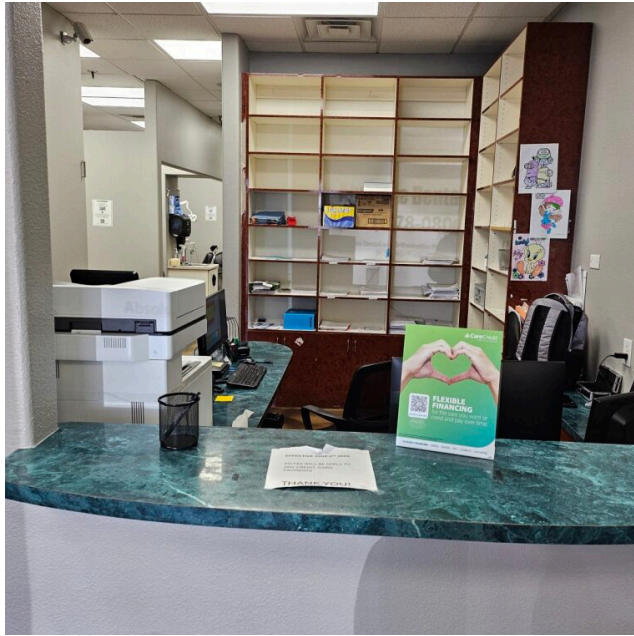
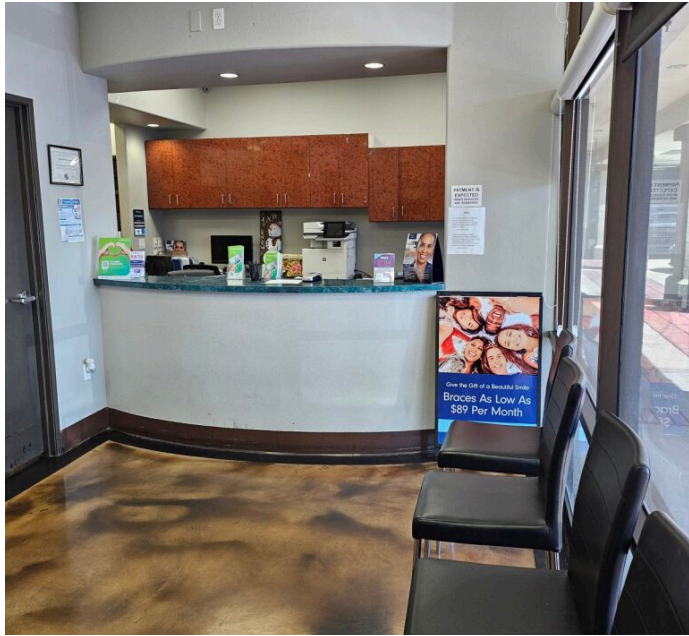
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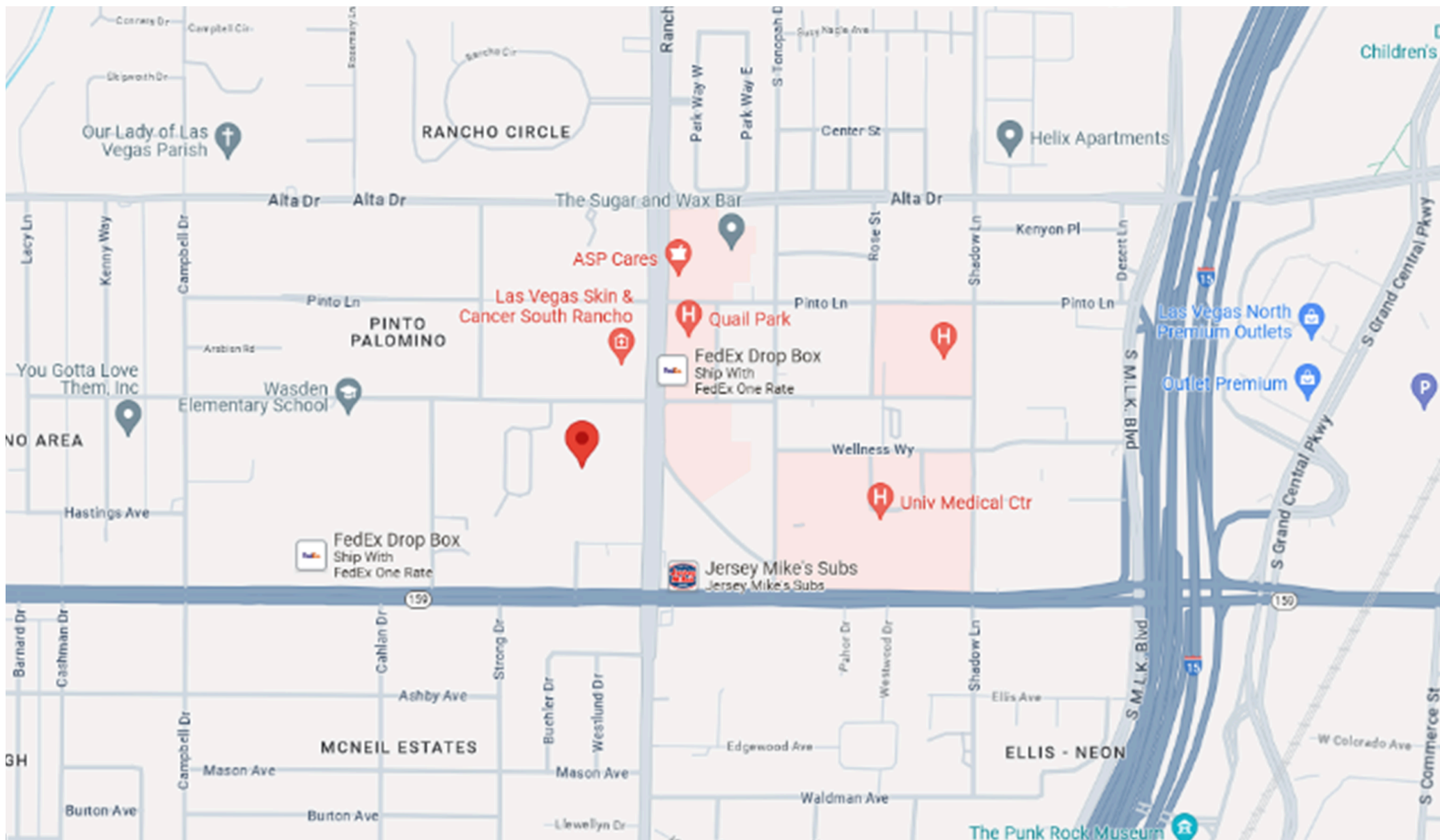


# Overview & Office Photos

















# Area Map

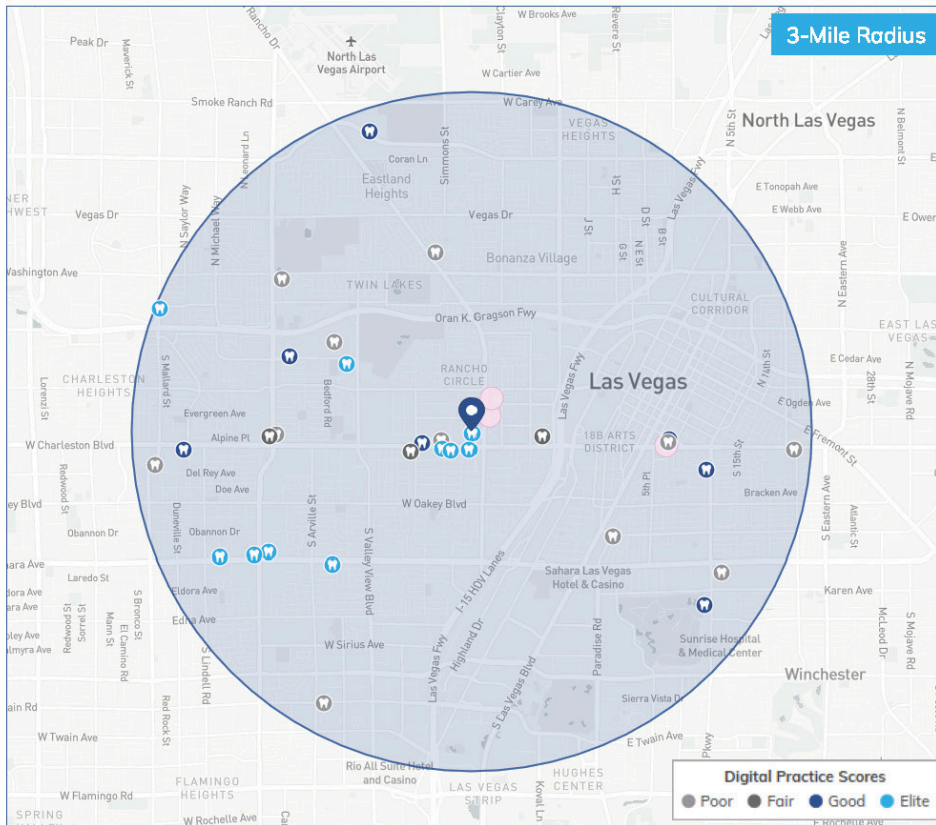




# Demographics

860 SOUTH RANCHO DRIVE, LAS VEGAS, NEVADA 89106  
GENERAL DENTIST

 <b>Population</b> 175,212	 <b>Employees</b> 142,457	 <b>Avg Household Size</b> 2.73
 <b>Household Income</b> \$38,796	 <b>Median Age</b> 36.9	 <b>Speaks English</b> 50.9%
 <b>Practices</b> 37	 <b>Observed Growth</b> 3.0%	 <b>Fee Index</b> \$\$\$\$\$
 <b>Saturation</b> 4,735	 <b>Home Ownership</b> 32.6%	 <b>Search Index</b> Q Q Q Q Q



## Who Lives in this Area

### Social Security Set (16.0%)

Over one third of householders in this segment are aged 65 or older and dependent on low, fixed incomes, primarily Social Security. Social Security Set is an older market located in metropolitan cities across the country. In the aftermath of the Great Recession, early retirement is now a dream for many approaching the retirement age; wage and salary income in this market is still robust. Residents live alone in low-rent, high rise buildings, located in or close to business districts that attract heavy daytime traffic. But they enjoy the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation.

### NeWest Residents (10.6%)

For this young Hispanic market, life has taken many turns recently. They are new to America and new to their careers, with new, young families. Many are new to the English language; more than a third of the households are linguistically isolated. NeWest Residents are ambitious and dream of a better life. They aren't ready to fully adopt the American way of life, but are willing to take risks for the benefit of their families. As the breadwinners, the men of the house work long hours in blue collar jobs, primarily in the service industry. Skilled workers steer toward construction and manufacturing sectors.

### Set to Impress (10.3%)

This segment is depicted by medium to large multi-unit apartments with lower than average rents. These apartments are often nestled into neighborhoods with other businesses or single-family housing. Nearly one in three residents is 20 to 34 years old, and over half of the homes are nonfamily households. Although many residents live alone, they preserve close connections with their family. Income levels are low; many work in food service while they are attending college. This group is always looking for a deal. They are very conscious of their image and seek to bolster their status with the latest fashion. Set to Impress is tapped into popular culture and the local music scene.

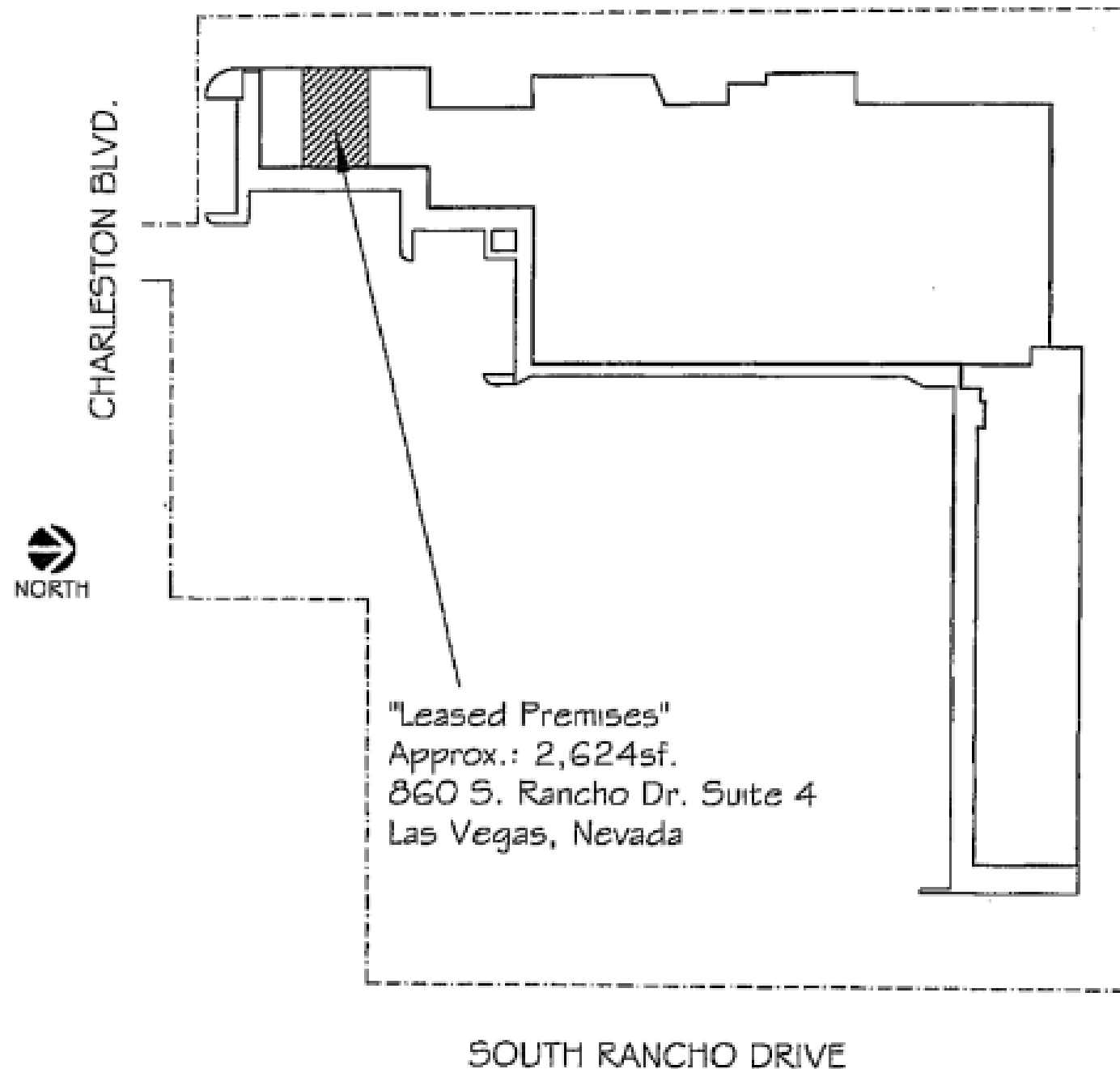
### Forging Opportunity (8.4%)

Family is central within these communities, bringing rich traditions to these neighborhoods in the urban outskirts. Dominating this market are younger families with children or single-parent households with multiple generations living under the same roof. These households balance their budgets carefully but also indulge in the latest trends and purchase with an eye to brands. Most workers are employed in skilled positions across the manufacturing, construction, or retail trade sectors.

### Urban Edge Families (7.8%)

Located throughout the South and West, most Urban Edge Families residents own their own homes, primarily single-family housing - out of the city, where housing is more affordable. Median household income is slightly below average (Index 91). The majority of households include younger married-couple families with children and, frequently, grandparents. Many residents are foreign born. Spending is focused more on the members of the house-hold than the home. Entertainment includes multiple televisions, movie rentals, and video games at home or visits to theme parks and zoos. This market is connected and adept at accessing what they want from the internet.

# Layout in Plaza





# 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!

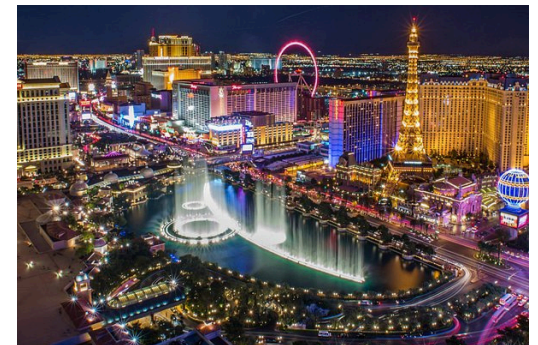
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## OUR SERVICES

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



*Contact Jared*