

INVESTMENT PROPERTY FOR SALE

6090 SOUTH FORT APACHE ROAD,
SUITE 120 LAS VEGAS, NV 89148

ASKING PRICE: \$1,500,000

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JARED A. BERGQUIST, LLC

BRIDGE PRACTICE SALES
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BUILDING SUMMARY

- **Address:** 6090 South Fort Apache Road, Suite 120, Las Vegas, NV 89148
- **Building Size:** 2,640 SF single-story office building
- **Building Type:** Class B professional/medical office
- **Availability:** Fully leased to Hillside Dental, providing stable investment income



***Size: Approximately
2,640 SF***

EXISTING TENANT

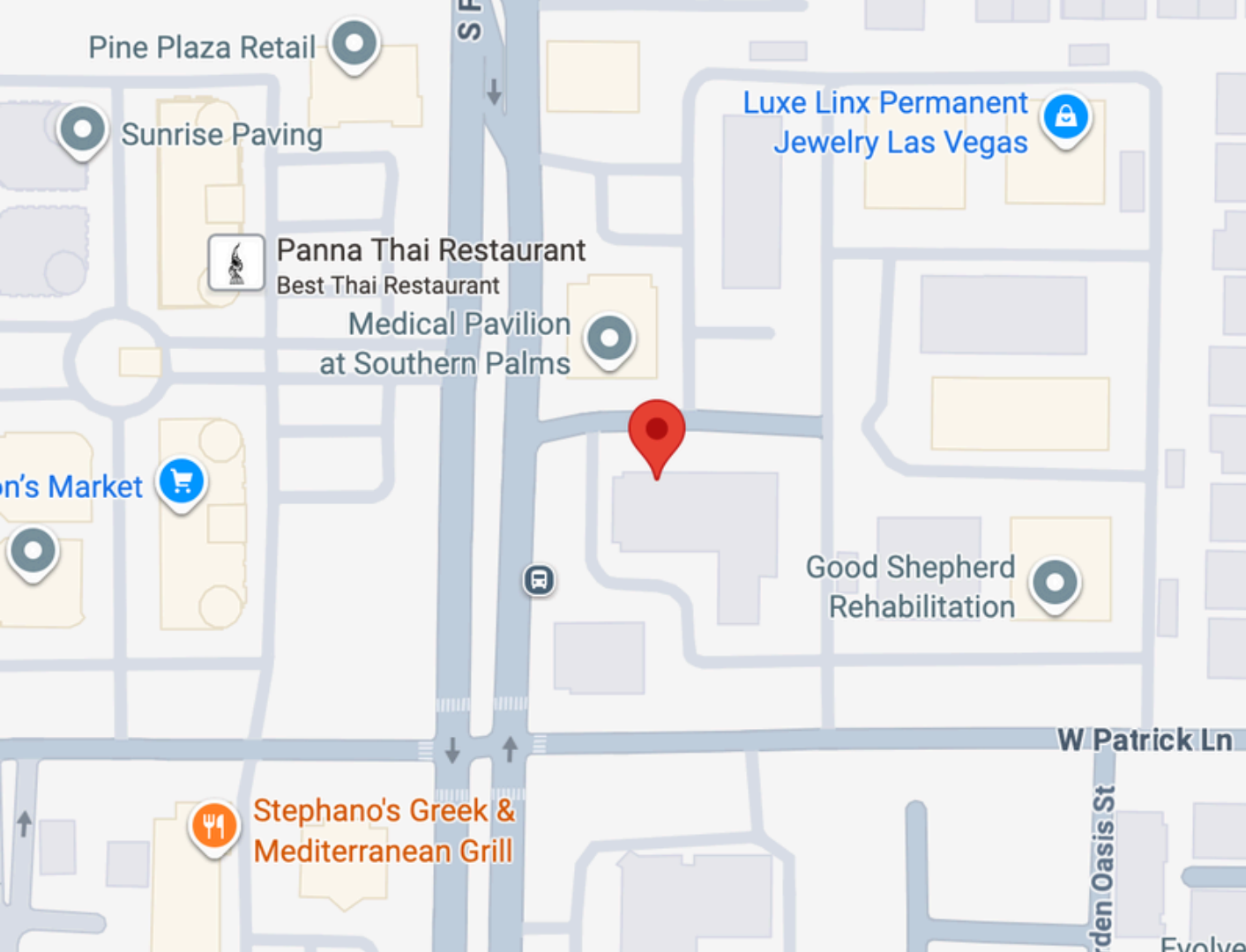
- **Lease Expiration Date:** April 1, 2027
- **Base Rent:** \$6,581.82/\$2.49 PSF
- **NNNs:** \$1,249.63/\$.47 PSF
 - Association Dues: \$749.28
 - Insurance: \$232.00
 - Tax: \$268.35
- **Annual Base Rent Increase:** 3%
- **Property Square Footage:** 2,640 SF
- **Options to Renew:** Three Five Year options remain





KEY FEATURES

- **Prime Location:** Spring Valley area with easy access to I-215 Beltway and Southern Hills Hospital
- **Parking:** Approximately 75 surface spaces for staff and clients
- **Stable Tenant:** Hillside Dental remains fully operational under a long-term lease
- **Investment Appeal:** Turn-key medical office with reliable cash flow and long-term potential
- **Professional/Medical Hub:** Close to complementary medical and professional services, increasing property visibility and tenant demand



AMENITIES AND LOCATION

Signage & Visibility:

Prominent building and monument signage opportunities with excellent visibility

Parking

Ample surface and covered parking with easy patient access.

24-Hour Access:

Increased flexibility for operations and client scheduling

Excellent Location

Convenient access to US-95 and major surface streets, surrounded by strong residential and retail amenities.

Transit Access:

Situated near bus lines for convenient staff and patient access

WHY IT STANDS OUT

- **Prime Location:** Near I-215 Beltway and Southern Hills Hospital.
- **Flexible Layouts:** Ideal for medical, dental, or professional offices.
- **Ample Parking:** 75 surface spaces for staff and clients.
- **Modern Office:** Built in 2007, Class B, single-story.
- **Healthcare Synergy:** Close to other medical offices and hospitals.





FUNCTIONAL LAYOUT HIGHLIGHTS

Suite Size: ±2,640 SF

Flexible Configuration: 6 operatories, private offices, consultation rooms, and support areas

Existing Infrastructure: Equipped with plumbing, electrical, and mechanical systems suitable for dental or medical use

Natural Light: Large perimeter windows create bright, inviting spaces

Workflow Optimized: Thoughtful circulation between reception, treatment, and staff areas

Accessibility: Ground-floor suite with ADA-compliant access



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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!

OUR SERVICES

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

OUR CONTACT

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VIEW OUR INTERACTIVE MAP, SHOWING ALL OF OUR
AVAILABLE PROPERTIES

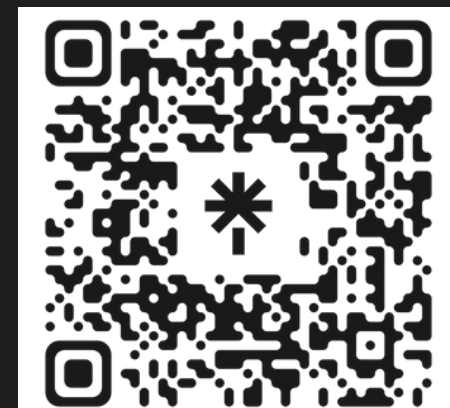
SCAN
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