

THE VILLAS

*Professional Office
Building*



FOR SALE

*A ±20,728 SF two-story office building in
central Las Vegas, mixed multi-tenant use.*

3690 S EASTERN AVE, LAS VEGAS, NV 89169

±6,980 SF
FIRST FLOOR OFFICE AREA

±13,748 SF
SECOND FLOOR OFFICE AREA

Building Features

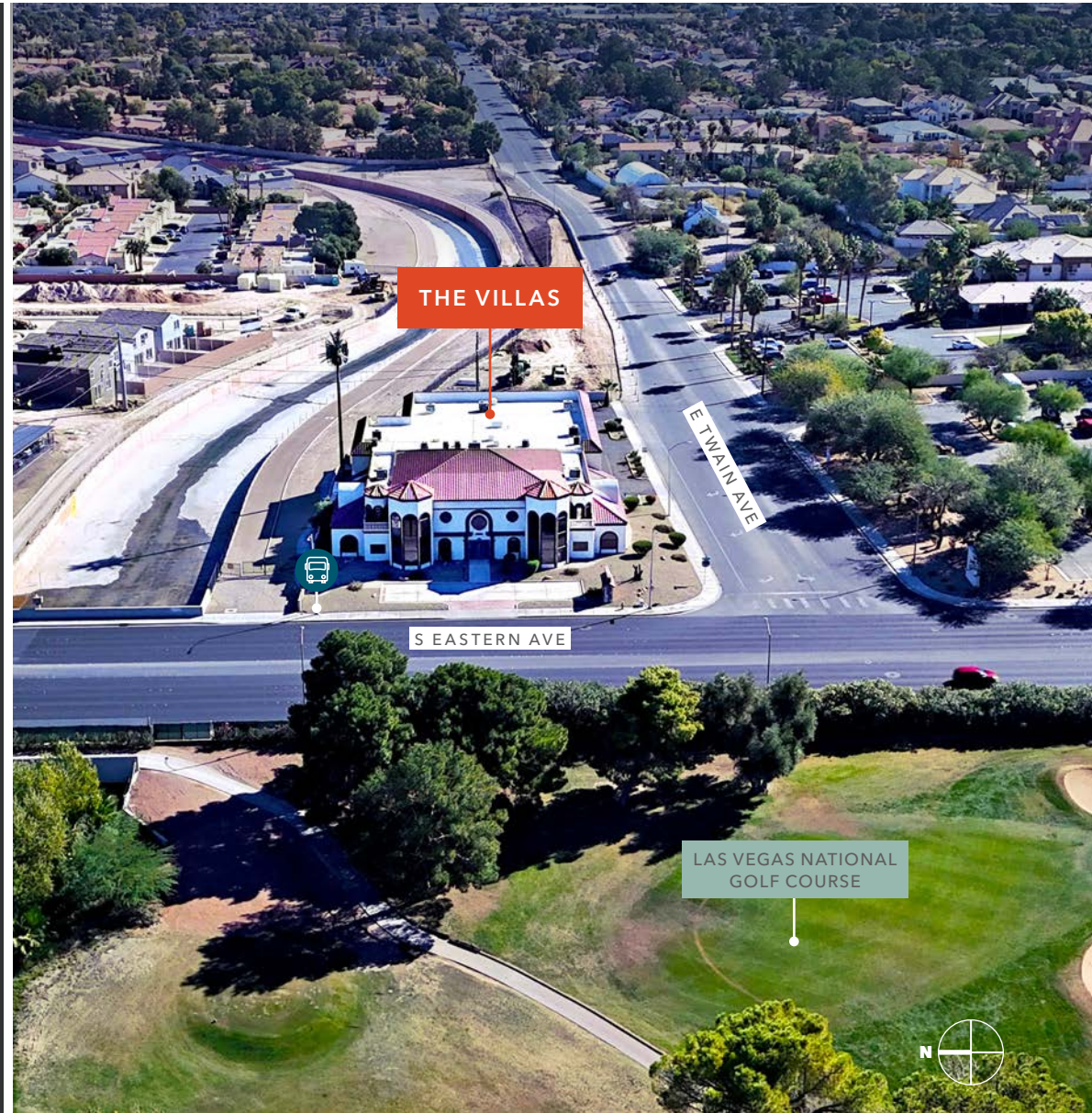
SALE PRICE	\$4,249,240 / \$205 PSF
CATEGORY	Office - Two Story Multi-Tenant
PROPERTY ADDRESS	3690 S Eastern Ave, Las Vegas, NV 89169
APN	162-13-203-001
PROPERTY SIZE (SF)	±20,728 SF
LOT SIZE	0.84 AC (36,590 SF)
YEAR BUILT	1987
STORIES	2
ELEVATOR	1
ZONING	(CP) Commercial Professional
PARKING SPACES	Covered parking area ±8,098 SF 70 total parking spaces
STORAGE BAY	With roll-up door cell towner N.A.P.

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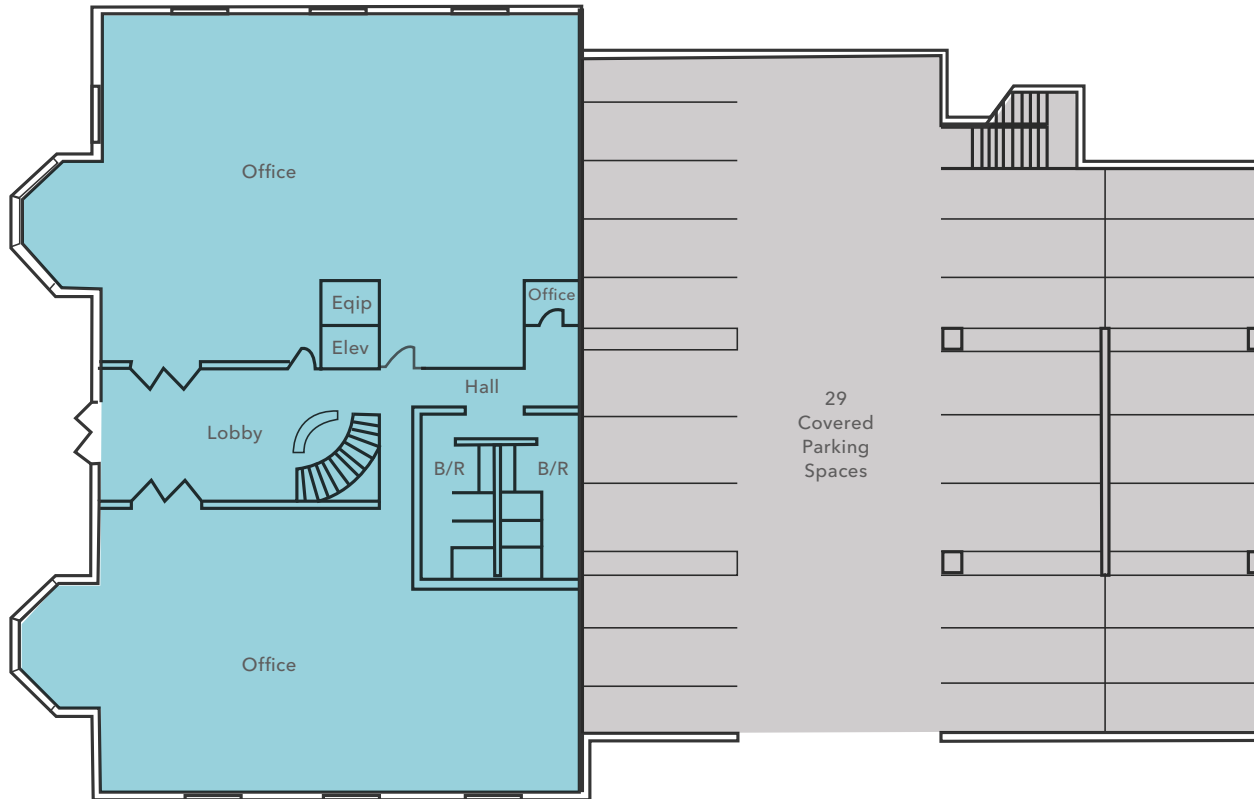
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BUILDING LEVELS



FIRST FLOOR PLAN WITH COVERED PARKING LOT



FLOOR PLAN NOT TO SCALE

AVAILABLE FOR SALE

±6,980 SF

FIRST FLOOR OFFICE AREA

±8,098 SF

COVERED PARKING AREA

29

OUT OF 70 COVERED PARKING SPACES



KIDDER MATHEWS

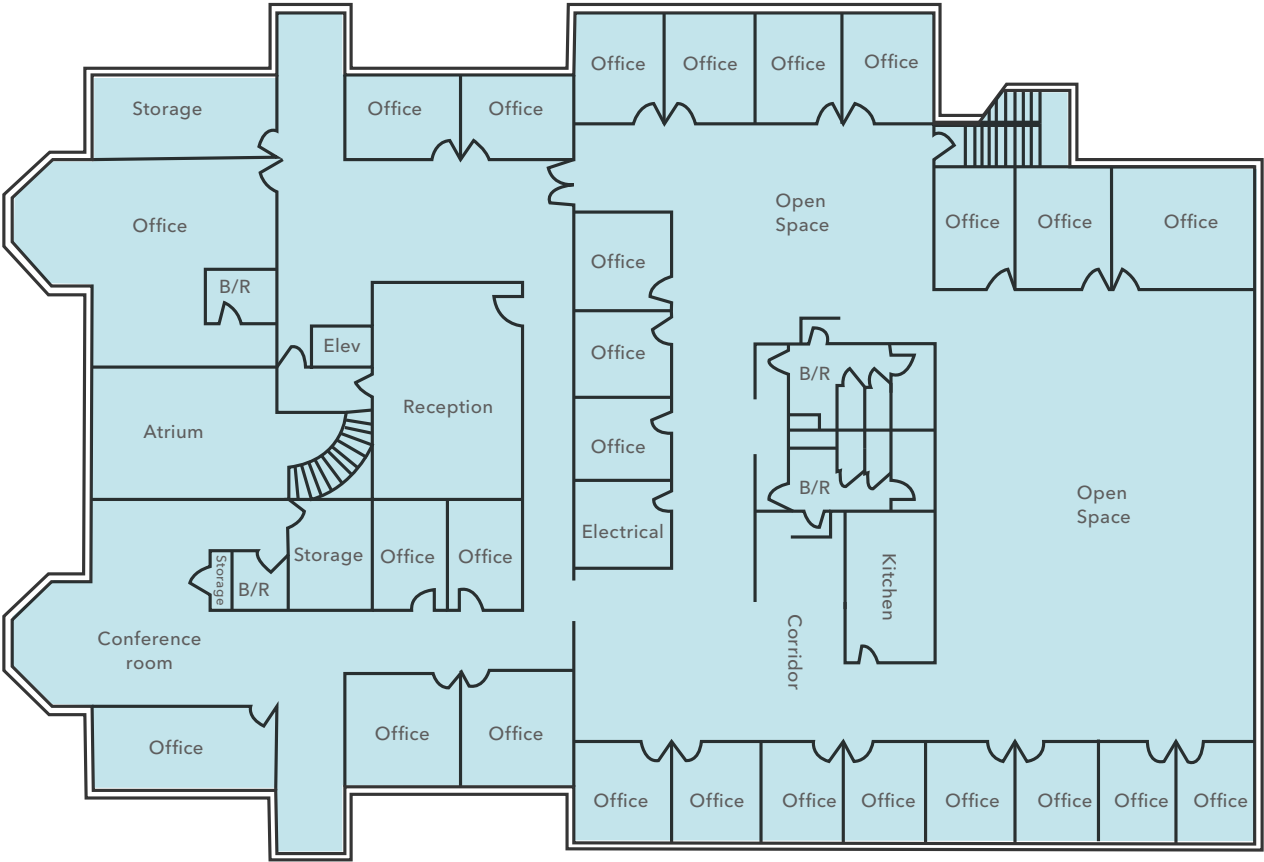
SECOND FLOOR PLAN

±13,748 SF

SECOND FLOOR

±20,728 SF

TOTAL FOR BOTH FLOORS



FLOOR PLAN NOT TO SCALE

AVAILABLE FOR SALE

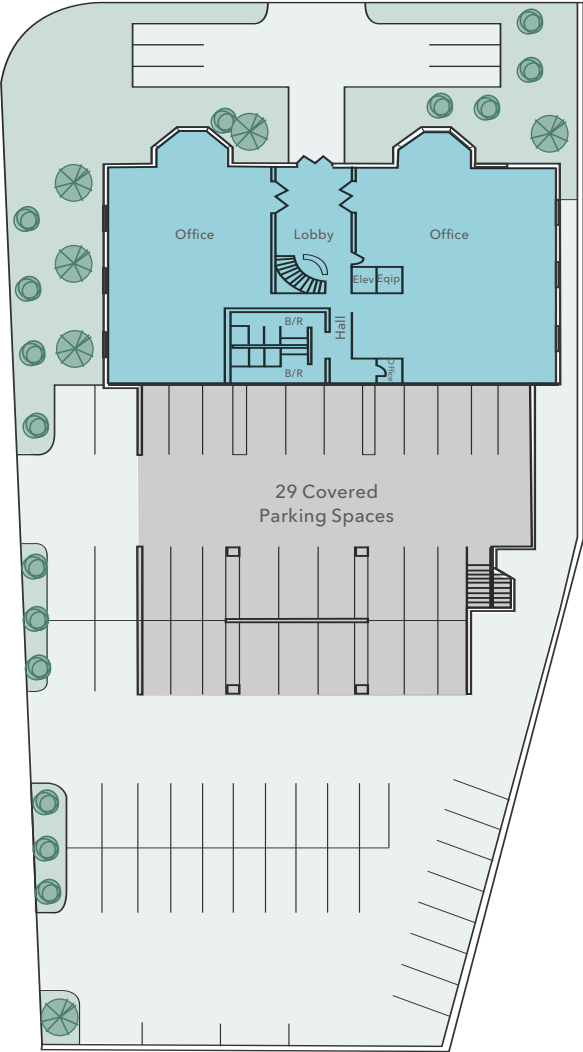
KIDDER MATHEWS

SITE PLAN

70
TOTAL PARKING SPACES

29
COVERED PARKING SPACES

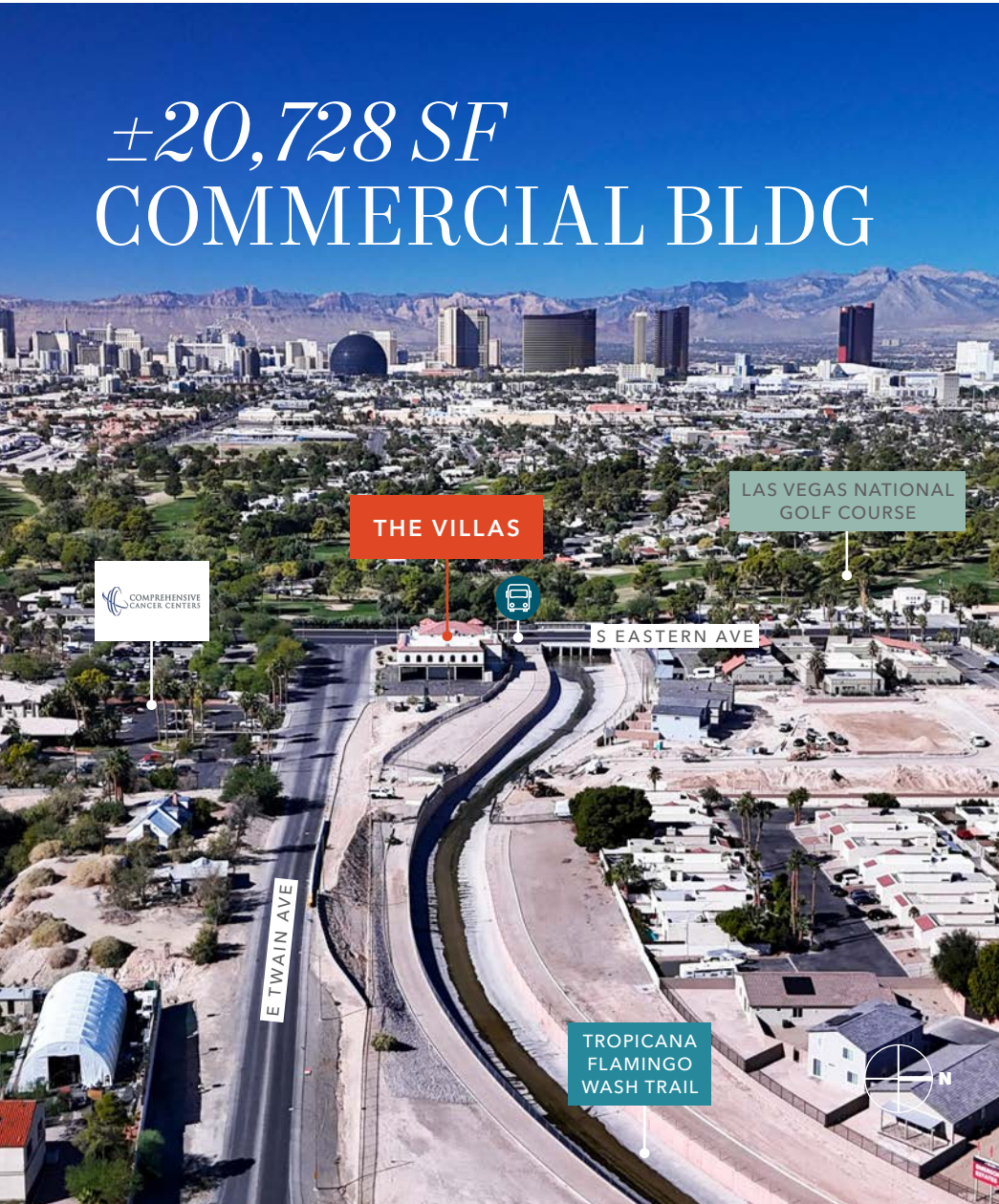
41
OUTSIDE PARKING SPACES



AERIAL PHOTOS



±20,728 SF COMMERCIAL BLDG



AVAILABLE FOR SALE

LOAN TYPE: SBA 504

PROJECT COST

DROP-IN PURCHASE PRICE AND THE WORK-UP WILL FOLLOW	\$205 per SF	\$4,249,240
CDC DEBENTURE FEE (1.15% TOTAL BY CDC)		\$19,547*
CDC ORGINATION FEE (1.50% TOTAL BY CDC)		\$2,500*
BANK LOAN FEE (1.0% APPROX)		\$21,432*
OTHER FEES: APPRAISAL, ENVIROMENT, TITLE, LEGAL		\$13,500*
TOTAL PROJECT COSTS		\$4,306,219
CASH DOWN PAYMENT (10%)		\$430,622
TOTAL LOAN AMOUNT (INCLUDES 1ST & 2ND MORTGAGE)		\$3,875,597

* estimate

LOAN DETAILS

	MIDFIRST 1st Mortgage	SBA 504 2nd Mortgage	COMBINED Loans
LOAN AMOUNT	\$2,142,250	\$1,733,347	\$3,875,597
LOAN RATE	6.62%	5.88%	6.29%
LOAN TERM (IN YEARS)	25	25	
AMORTIZATION TERM (IN YEARS)	25	25	
MONTHLY PAYMENT	\$14,626	\$11,041	\$25,667
MONTHLY OCCUPANCY COST (P+I)			\$1.24 per SF

The above figures are for discussion purposes only and are subject to change. This is not an offer or commitment to lend. All credit decisions are subject to credit qualification



KIDDER MATHEWS

PROPERTY FACING AERIALS





3690 S EASTERN AVE

POSITIONED NEAR THE *HEART OF GROWTH*

Located just off E. Flamingo Rd./ E. Desert Inn Rd. and minutes from the 215 and I-15 corridors, The Villas offer exceptional connectivity throughout the Las Vegas Valley. The property provides quick access to the Las Vegas Strip, Harry Reid International Airport, UNLV, and the Convention Center—making it an ideal location for businesses seeking central, high-visibility positioning.

As Las Vegas continues to reinvest in its core commercial corridors, The Villas benefit from its placement within a dense hub of medical, professional services, and government activity. With close proximity to the UNLV Campus, Hughes Center, the Airport, and major civic and medical institutions, well-positioned to capture ongoing infrastructure enhancements and long-term urban development initiatives.



DOWNTOWN
LAS VEGAS

W CHARLESTON BLVD

MARYLAND PKWY

SPENCER ST

THE LAS VEGAS
COUNTRY CLUB

SUNRISE
HOSPITAL & MEDICAL CENTER
A Sunrise Health System Hospital

LAS VEGAS
CONVENTION CENTER

W DESERT INN RD

S DECATUR RD

INTERSTATE
15

THE PALAZZO

SPHERE

CAESARS
PALACE
LAS VEGAS

THE VENETIAN
LAS VEGAS

BELLAGIO
LAS VEGAS

CITYCENTER
LAS VEGAS

THE COSMOPOLITAN
OF LAS VEGAS

MGM GRAND

A's

E DESERT INN RD

THE VILLAS

LAS VEGAS NATIONAL
GOLF COURSE

COMPREHENSIVE
CANCER CENTERS

Formula 1

E FLAMINGO RD

UNIVERSITY OF
NEVADA LAS VEGAS

UNLV

S EASTERN AVE

W FLAMINGO RD

ARVILLE ST

CITY VIEW

THE STATIONS
±96 AC E-M

THE OJLANS

TROPICANA AVE

TROPICANA I-15
INTERCHANGE PROJECT

HARMON AVE

AVAILABLE FOR SALE

KIDDER MATHEWS

DEMOGRAPHICS

POPULATION

	3 Mile	5 Miles	7 Miles
2025 TOTAL	203,355	483,364	852,101
2030 PROJECTION	199,243	477,344	844,952
2020 CENSUS	194,655	477,981	845,970
PROJECTED GROWTH 2025 - 2030	-4.112	-6.020	-7.149
AVERAGE AGE	37.8	36.4	36.3

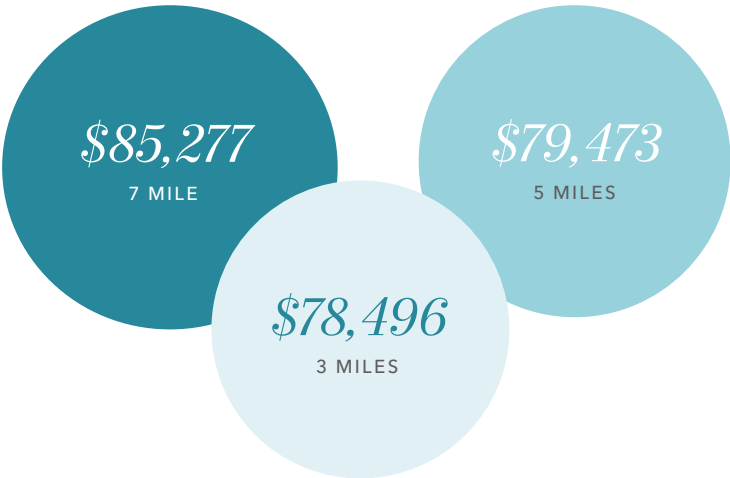
EMPLOYMENT & INCOME

	3 Mile	5 Miles	7 Miles
2025 MEDIAN HH INCOME	\$57,544	\$59,049	\$64,594
2030 PER CAPITA INCOME	\$55,809	\$57,696	\$63,258
TOTAL BUSINESSES	8,859	22,689	35,977
TOTAL EMPLOYEES	97,823	270,977	403,490

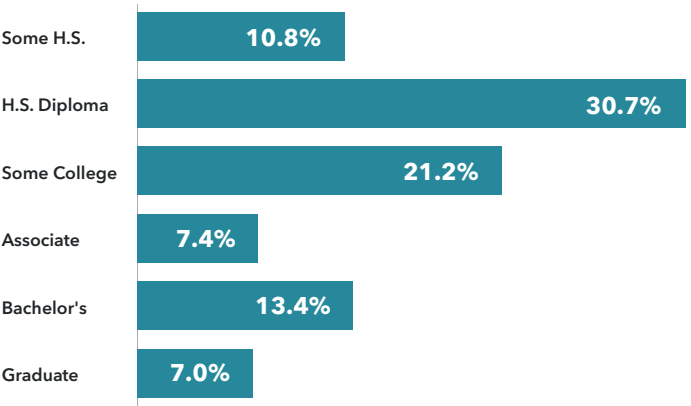
HOUSEHOLDS

	3 Mile	5 Miles	7 Miles
2025 TOTAL	88,201	194,204	327,564
2030 PROJECTED	87,252	194,203	328,959
2020 CENSUS	81,396	181,924	310,407
GROWTH 2025 - 2030	943	998	2,277
OWNER-OCCUPIED VALUE	\$360,632	\$366,164	\$380,538
RENTER-OCCUPIED VALUE	\$1,266	\$1,297	\$1,326

AVERAGE HOUSEHOLD INCOME



EDUCATION



Data Source: ©2025, Sites USA



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*For more information on
this property, please contact*

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