



CONFIDENTIAL OFFERING MEMORANDUM

6212

W. Charleston Blvd.

LAS VEGAS, NV

CBRE



AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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ABOUT THE PROPERTY

SALE DETAILS	
Sales Price	\$2,450,000
Total SF	11,672
Price PSF	\$209.90
PROPERTY DETAILS	
Parcel #	138-35-803-003
Parcel Size	±0.77 Acres
Zoning	(C-1) Limited Commercial
Year Built	1985

6212 W. Charleston is a well-maintained office building located on West Charleston Boulevard in Las Vegas, built in 1985. Originally serving as a chiropractor's office, it boasts a charming, functional design that's in excellent condition.

The building features a classic mid-80s architectural style, with clean lines and a welcoming facade. The exterior likely includes a combination of brick and glass. There may be a modest, landscaped front area with some mature greenery, enhancing its curb appeal.

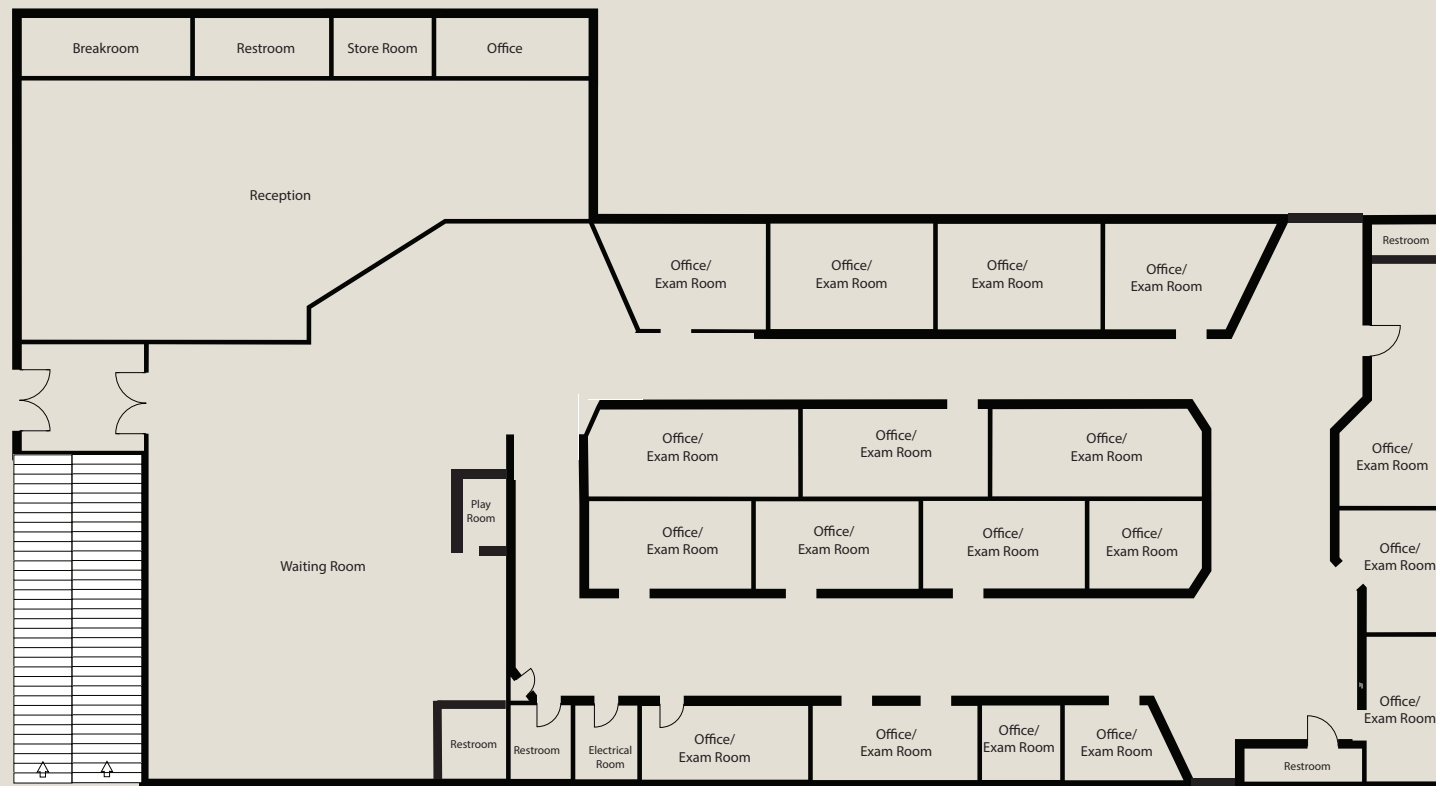
Inside, the layout has been thoughtfully designed for a healthcare or professional setting, with a spacious reception area, multiple private offices or treatment rooms, and large dedicated waiting area. The interior is likely well-preserved, with classic finishes and fixtures that reflect the building's original purpose but remain versatile enough for various uses.

The property benefits from its location on West Charleston, a major thoroughfare in Las Vegas, providing excellent visibility and accessibility. It's situated in a thriving commercial area with a mix of businesses, directly across the street from the CSN West Charleston campus, which could be advantageous for potential buyers looking to attract clients or customers.

Overall, this building represents a great opportunity for someone seeking a move-in-ready commercial space with a solid, well-maintained foundation and a prime location.

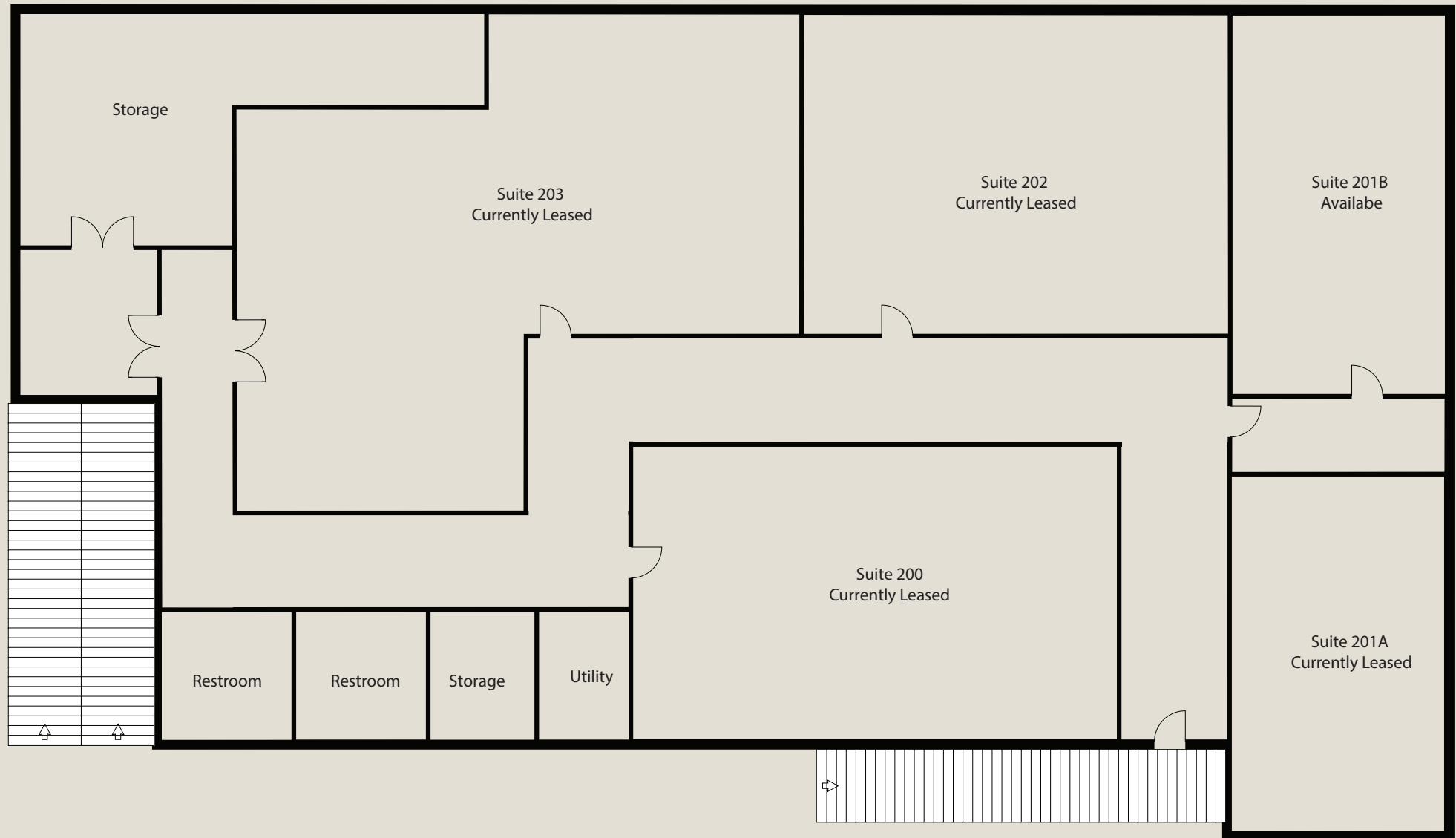


FLOOR PLAN FIRST FLOOR



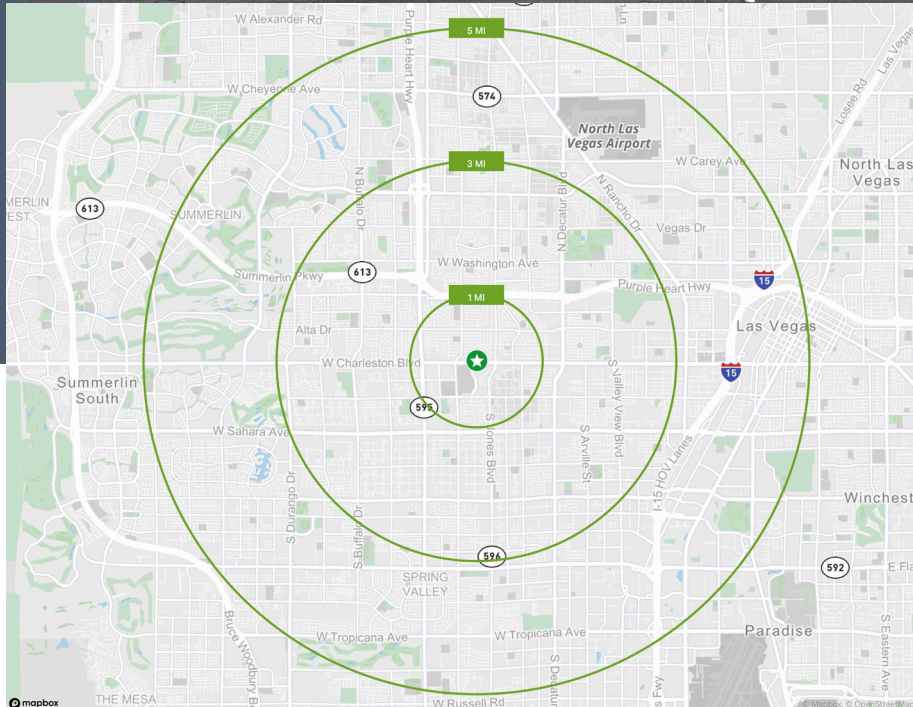
6212 West Charleston Blvd
Las Vegas, NV 89146
1st Floor
NOT TO SCALE

FLOOR PLAN SECOND FLOOR









AREA DEMOGRAPHICS

POPULATION

2024 Estimate

1-MILE

20,820

3-MILE

191,725

5-MILE

469,330

HOUSEHOLDS

2024 Estimate

1-MILE

7,030

3-MILE

73,550

5-MILE

188,535

INCOME

2024 Avg
Household Income

1-MILE

\$78,287

3-MILE

\$80,747

5-MILE

\$86,597



RENT ROLL





CURRENT PHYSICAL TENANTS

TENANT	MONTHLY RENT (\$)	ANNUAL RENT (\$)	EXPIRATION DATE
#200 Apululu Multi Services, LLC	\$950	\$11,400	Month to Month
#201A Weightloss	\$550	\$6,600	Month to Month
#201B Avaliable	\$600	\$7,200	Month to Month
#201 Reflexology	\$950	\$11,400	Month to Month
#203 Church	\$900	\$10,800	Month to Month
TOTAL RENTAL INCOME	\$3,950	\$47,400	

FINANCIAL ANALYSIS

CURRENT TOTAL INCOME	Monthly Rent	Annual Rent
Physical Tenants	\$3,950.00	\$47,400.00
TOTAL INCOME	\$3,950.00	\$47,400.00
CURRENT TOTAL EXPENSES	Monthly Total (\$)	Yearly Total (\$)
Water	(\$250.00)	(\$3,000.00)
ADT Security	(\$100.00)	(\$1,200.00)
Cox Cable	(\$203.00)	(\$2,436.00)
SW Gas	(\$100.00)	(\$1,200.00)
NV Energy	(\$600.00)	(\$7,200.00)
Republic Services	(\$170.00)	(\$2,040.00)
Sewer	(\$250.00)	(\$3,000.00)
TOTAL EXPENSES	(\$1,673.00)	(\$20,076)

TERM SHEET

MEADOWS BANK - LOAN ESTIMATE			
<p align="center">6212 W Charleston Ave Las Vegas, NV 89146 APN 138-35-803-003</p>			
SBA 504 LOAN ESTIMATE			
TOTAL PROJECT SUMMARY		TOTAL FINANCING AND EQUITY SUMMARY	
Land and/or Building	\$ -	Total Project Costs	\$ 2,534,200 100.00%
Architect/Professional	\$ -	Borrowers' Equity Injection	\$ 254,200 10.03%
Construction Contract	\$ -		0 \$ - 0.00%
Installed Equipment	\$ -	Total Amount Financed	\$ 2,280,000 89.97%
Interest Reserve	\$ -		
Contingency	\$ -	Conventional Loan	\$ 1,280,000 50.51%
Voucher Control Fee	\$ -	****Interim Bank Loan	\$ 1,000,000 39.46%
0 \$ -			
0 \$ -			
Land and/or Building	\$ 2,500,000		
Title and Escrow Fees	\$ 6,700 *		
Phase One	\$ 1,800 *		
Appraisal	\$ 5,000 *		
Deposit Misc. Exp.	\$ 1,000 *		
Packaging Fee	\$ -		
Document Fee	\$ 500 ***		
0 \$ -			
0 \$ -			
0 \$ -			
0 \$ -			
0 \$ -			
Interim Loan Fee	\$ 19,200 ***		
Conventional Loan Fee	\$ -		
Construction Loan Fee	\$ -		
Total Project Costs	\$ 2,534,200		
CDC's SBA 504 Loan		Conventional Loan	
\$ 1,029,000	LOAN AMOUNT	\$ 1,280,000	LOAN AMOUNT
6.04%	INTEREST RATE	6.91%	INTEREST RATE
300	LOAN AMORTIZATION (in months)	300	LOAN AMORTIZATION (in months)
300	LOAN TERM (in months)	300	LOAN TERM (in months)
10,9,8,7,6,5,4,3,2,1	PREPAYMENT PENALTY	Flat 5% for 5 Years	PREPAYMENT PENALTY
\$ 6,655	LOAN PAYMENT	\$ 9,052	LOAN PAYMENT
	BLENDED INTEREST RATE:	6.52%	BLENDED INTEREST RATE:
	TOTAL MONTHLY PRINCIPAL AND INTEREST PAYMENT	\$ 15,707	TOTAL MONTHLY PRINCIPAL AND INTEREST PAYMENT
Rate is set by the CDC, FIXED FOR LIFE OF LOAN CDC's loan includes estimated CDC fees of \$29000		Rate is 5-Yr. US Treas. Constant Maturities + 3.25%, 5 Year Interest Rate Adjust. 5-Yr. US Treas. Constant Maturities is Currently 3.66%, Subject to Change Loan has an Interest Rate Floor of 5.5%	
For More Information Call:			
Sales:		Financing:	
 <p>CBRE</p> <p>Paul Chaffee</p> <p>Office: (702) 369-4811 Cell: (702) 218-8404 Email: paul.chaffee@cbre.com</p>		 <p>MEADOWSBANK</p> <p>Eric Colvin</p> <p>Office: (702) 471-2045 Cell: (702) 528-3742 Email: ecolvin@meadowbank.bank</p>	
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6212

W. Charleston Blvd.

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