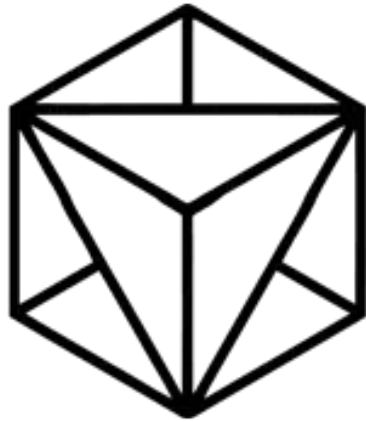


**KINETIC**<sup>®</sup>  
Property Advisors  
Energy Behind Every Deal

3650 S. Eastern Ave. Suite 220  
Las Vegas, Nevada 89121

**TURNKEY 7-OPERATORY DENTAL OFFICE**  
**+/- 2,061 SF | Las Vegas, NV**





**KINETIC**<sup>®</sup>

Property Advisors

Energy Behind Every Deal

## Disclaimer

This Broker's Price Opinion ("BPO") has been prepared by Kinetic Property Advisors LLC dba Kinetic Property Advisors ("Kinetic") for informational purposes only and reflects a broker's opinion of value, not a formal appraisal.

All information has been obtained from sources deemed reliable however Kinetic makes no representations or warranties, express or implied, as to its accuracy or completeness. Information is subject to errors, omissions, and change without notice.

Kinetic has not independently verified the condition of the property, financial data, lease information, tenant status, legal compliance, or the presence of hazardous materials. Prospective parties are encouraged to conduct their own independent due diligence.

## Non-Endorsement

Kinetic Property Advisors LLC, dba Kinetic Property Advisors ("Kinetic"), and its logo are proprietary marks of Kinetic Property Advisors LLC.

All design, artwork, and photographs contained herein may not be copied, reproduced, or used without the prior written consent of Kinetic Property Advisors LLC and/or its affiliates.

Kinetic Property Advisors LLC © 2026. All rights reserved.

# TURNKEY 7-OPERATORY DENTAL OFFICE | 2,061 SF



# CONTENTS





|    |                        |
|----|------------------------|
| 06 | Property Details       |
| 08 | Opportunity Overview   |
| 09 | Floorplan              |
| 10 | Transaction Management |
| 12 | Demographics           |



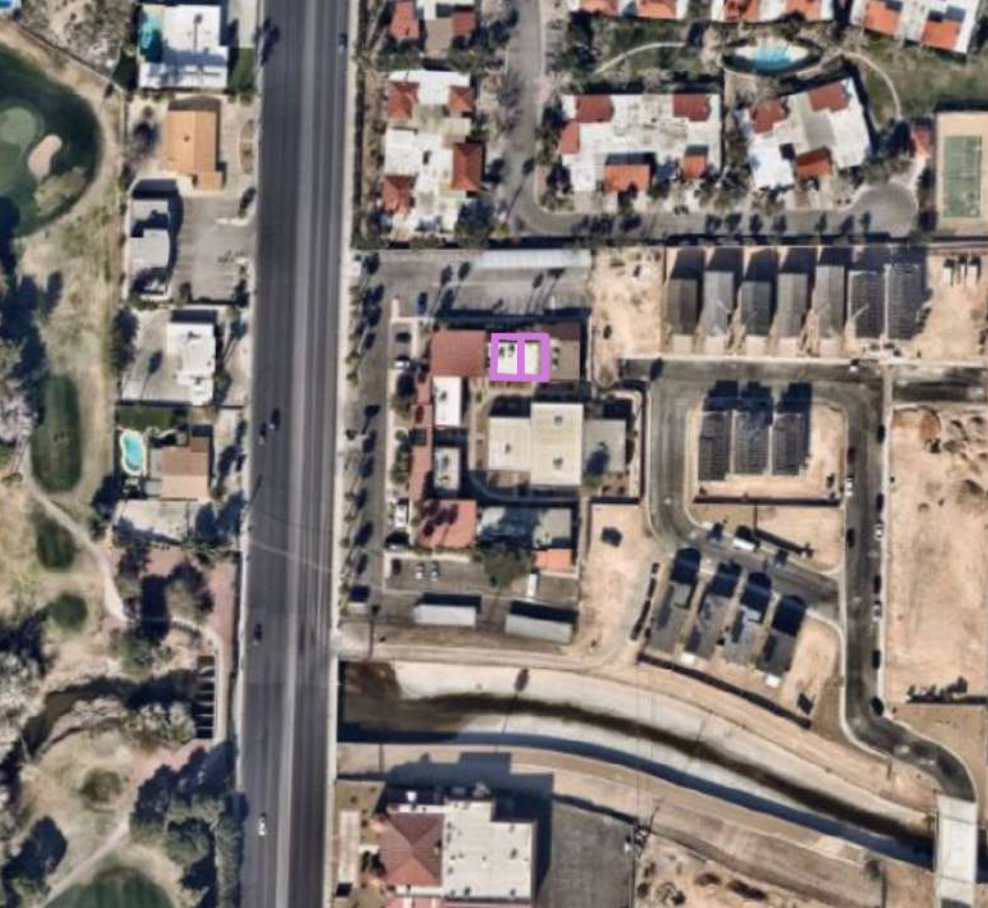
05

EXIT

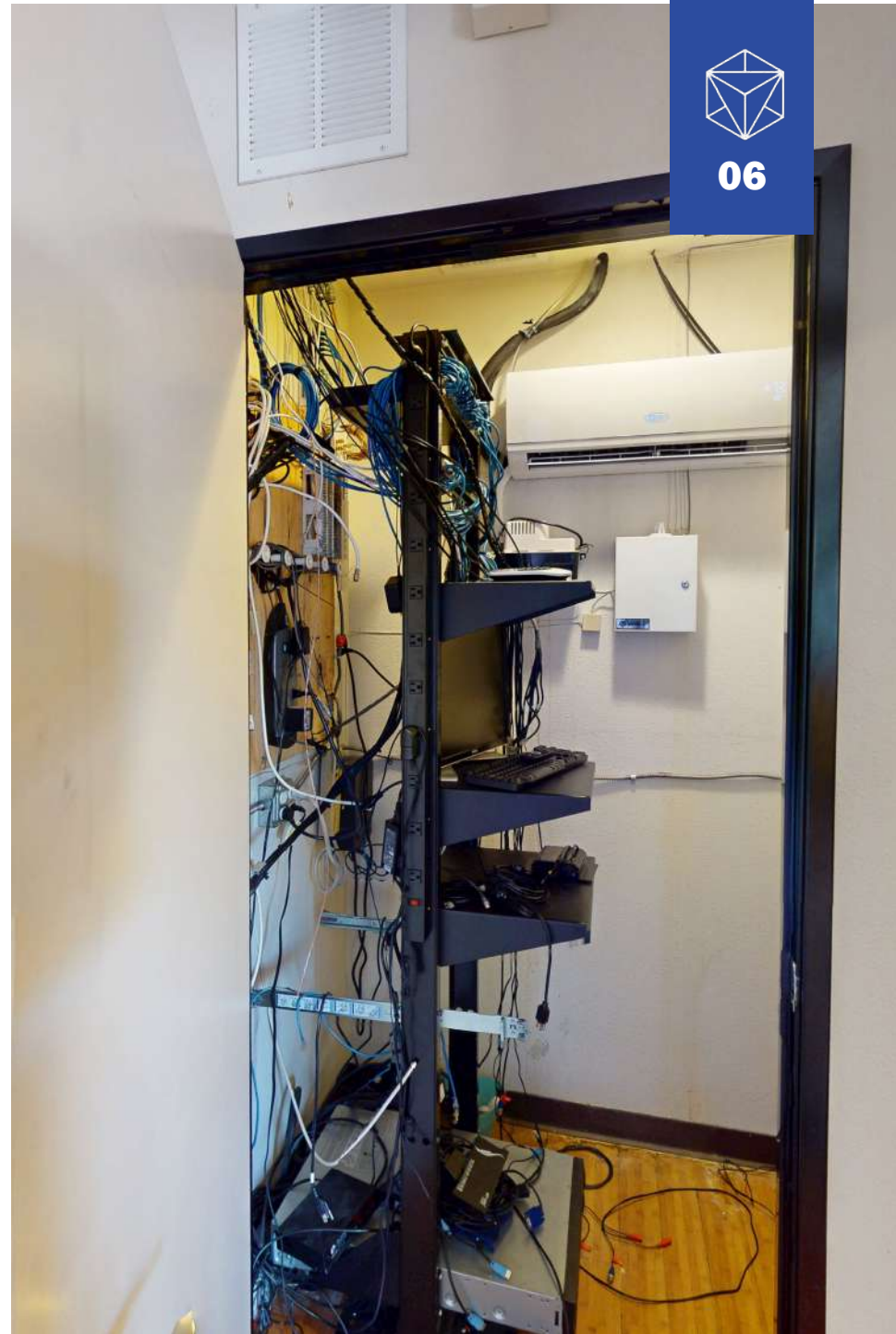


Gold Investigator Powder





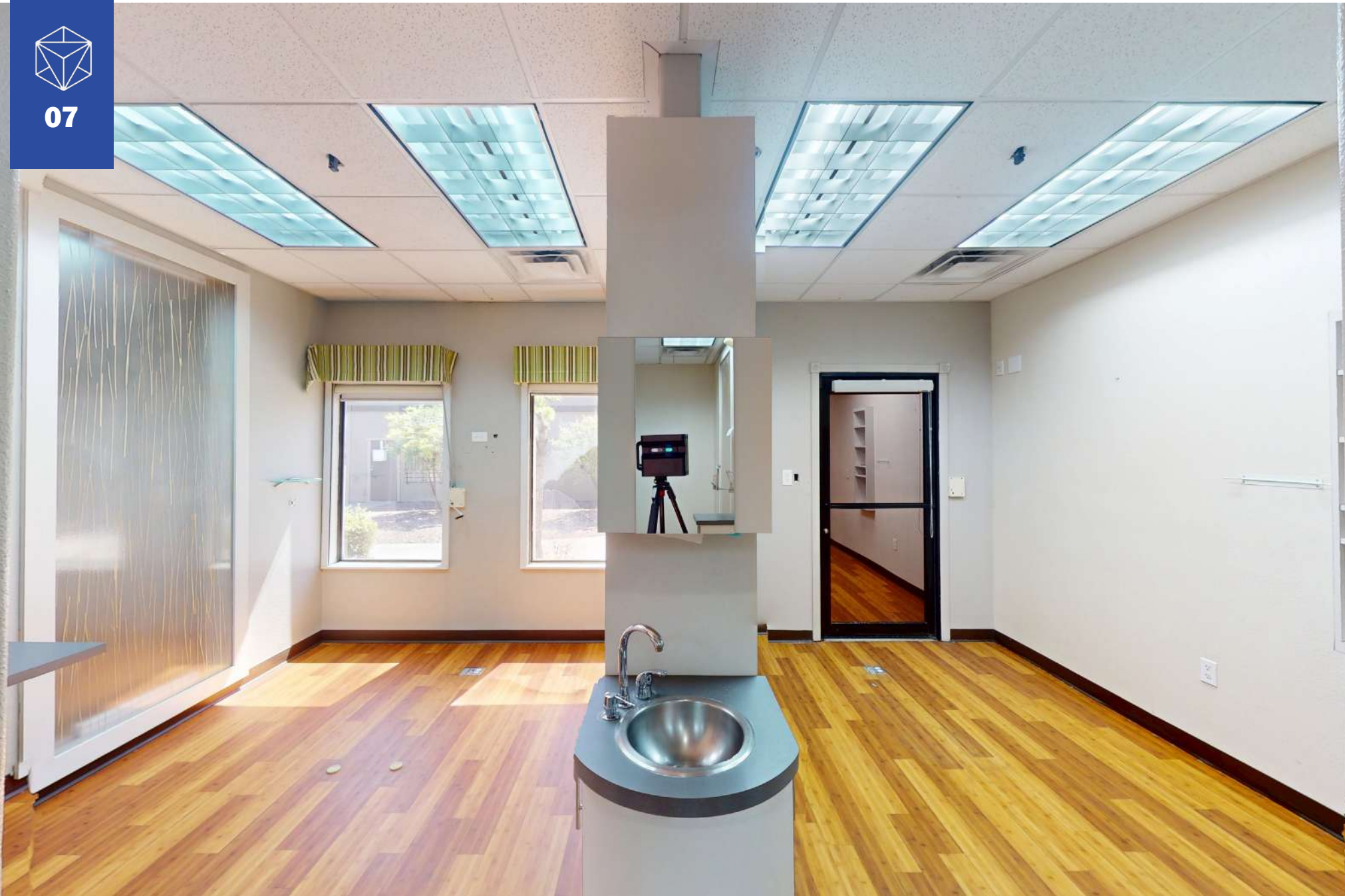
|                  |   |
|------------------|---|
| Property Address | 3650 S. Eastern Ave. Suite 220<br>Las Vegas, NV 89121 |
| Property Type    | Medical/Dental Office                                 |
| Parcel Number    | 162-13-213-014  |
| Parcel Size      | .04 Acres   |
| Rentable Sq. Ft. | +/-2,016  |
| Zoning           | Commercial Professional (C-P)                         |
| Parking          | Private Lot   |
| Parking Ratio    | 4:1000 SF   |
| Year Built       | 1983  |



06



07



# OPPORTUNITY OVERVIEW



08

Asking Price

**\$669,825**

Square Feet

**2,061**

PPSF

**\$325**

Product Type

**Medical/Dental**

Jurisdiction

**Clark County**

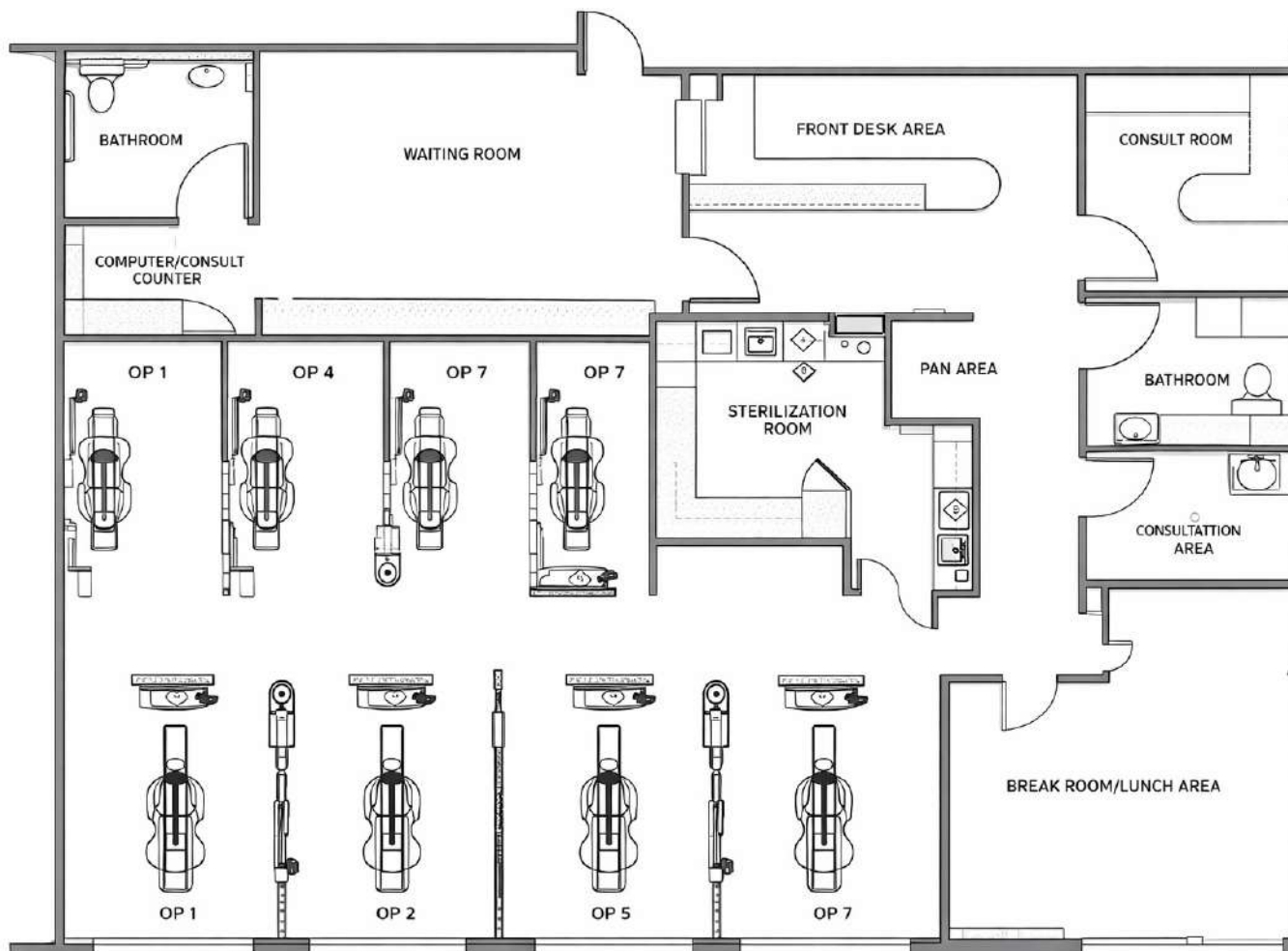
## OFFERED BELOW REPLACEMENT COST WITH EXISTING DENTAL BUILD-OUT IN PLACE

- ±2,061 SF fully built-out dental office within an established professional office park. Efficiently designed suite configured for dental use, offering a functional layout that supports patient flow and day-to-day operations.
- Turnkey 7-operator layout designed for immediate usability. The existing build-out allows for immediate occupancy with minimal downtime, ideal for an owner-user or practice expansion.
- Well-balanced floor plan with clear separation of clinical and administrative areas. Features include a reception and waiting area, multiple operatories, central sterilization room, consultation space, lab/panoramic area, restrooms, and break room.
- Existing infrastructure in place to support dental operations. Improvements include built-in cabinetry, plumbing throughout operatories, and defined workstations, reducing upfront capital expenditure.
- Efficient workflow and patient experience design. The layout promotes smooth staff movement while maintaining a comfortable and professional environment for patients.
- Located in a professionally zoned (C-P) corridor with convenient access. Positioned within a central Las Vegas submarket with a parking ratio of approximately 4:1,000, providing accessibility for both staff and patients.



09






# FLOORPLAN





---

# Professional Transaction Management

-  *Clear and timely communication throughout the transaction.  
Buyers can expect prompt updates, direct access, and transparent communication at every stage of the process.*
-  *Organized and efficient due diligence process  
All property information is structured and readily accessible, allowing buyers to move through due diligence with clarity and confidence.*
-  *Straightforward timelines and defined next steps  
Each phase of the transaction is clearly outlined, helping buyers understand expectations and maintain momentum toward closing.*
-  *Responsive support from contract to closing  
Hands-on oversight ensures questions are addressed quickly and issues are resolved efficiently as they arise.*
-  *Coordinated execution to ensure a smooth and predictable closing experience  
All parties are aligned and managed throughout the transaction to minimize friction and deliver a seamless path to closing.*







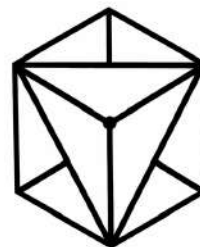
11





# DEMOGRAPHIC HIGHLIGHTS

|                  |   | 1 Mile                        | 3 Mile   | 5 Mile   |          |
|------------------|---|-------------------------------|----------|----------|----------|
| population       |    | 2025 Projection               | 22,087   | 144,238  | 357,485  |
|                  |   | 2019 Estimate                 | 18,782   | 124,713  | 320,311  |
|                  |   | 2010 Census                   | 10,766   | 87,548   | 255,560  |
|                  |   | Growth 2019 - 2024            | 3.29%    | 2.95%    | 2.22%    |
|                  |   |                               | 6.20%    | 3.90%    | 2.47%    |
| households       |    | 2025 Projection               | 7,945    | 54,951   | 146,705  |
|                  |   | 2019 Estimate                 | 6,818    | 47,782   | 123,374  |
|                  |   | 22010 Census                  | 3,993    | 34,287   | 100,480  |
|                  |   | Growth 2019 - 2024            | 3.11%    | 2.84%    | 2.07%    |
|                  |   |                               |          |          |          |
| household income |   | 2025 Average Household Income | \$72,787 | \$88,325 | \$86,469 |
|                  |   |                               |          |          |          |
| businesses       |  | # of Businesses               | 749      | 4,323    | 9,658    |
|                  |   | # of Employees                | 8,281    | 42,331   | 91,762   |



**KINETIC**<sup>®</sup>

Property Advisors


Energy Behind Every Deal

PRESENTED BY

**David Livingston**

lic. NV B.0146519.LLC

Founder | Broker

 702-533-9562

 [david.livingston@kineticpropertyadvisors.com](mailto:david.livingston@kineticpropertyadvisors.com)