

OFFERING MEMORANDUM

1050

PAIN CLINIC **URGENT CARE**
LAS VEGAS PAIN INSTITUTE PLAZA

SPRING VALLEY
SURGERY CENTER

100

**SURGICAL CENTER
& MEDICAL PLAZA**

1050 E SAHARA AVE | LAS VEGAS, NEVADA

Marcus & Millichap

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OFFERING SUMMARY

Marcus & Millichap is pleased to present this exclusive opportunity to acquire a Class B surgical center and medical facility.

This surgical center and medical office building also provides incredible value-add potential with **three floors of vacant space** in a deferred maintenance condition. Located just blocks from the Las Vegas Strip and one block west of Maryland Parkway, the Sahara location serves a very dense population exceeding **182,481 residents in the surrounding 3-mile radius** with an average household income of \$51,180.

The entire first floor features a successful medical practice including multi-doctrine uses, including a Class B surgical center with one operating room, anesthesia and pain management equipment, an in-house radiology center including an open-sided MRI, CT, x-ray and ultrasound, as well as a pain clinic and primary care patient rooms.

The second through fourth stories are vacant. The elevator is not currently in working condition.

Built in 1984 and situated upon **.5 acres of land**, this roughly **±34,736 square foot building** also features an additional **±29,072 square feet in an above-ground, gate-secured, 3-story parking facility** featuring 65 parking spaces.

A digital signboard is located at the front of the building on East Sahara. Although currently in need of maintenance, it is functional to some degree and provides additional visibility to the 50,000 vehicles per day who travel this busy corridor.

Building is being delivered vacant.

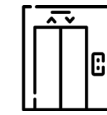
Excellent location **just one mile from Sunrise Hospital Medical Center, one mile the Las Vegas Strip, and two miles to the Las Vegas Convention Center.**

Current ownership utilizes the first floor while operating the Las Vegas Pain Institute, but in an effort to downsize its existing portfolio of businesses would like to sell the entire building and plans to cease business activity at this location once sold.

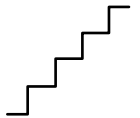


INVESTMENT OVERVIEW

1ST FLOOR	±6,238	SURGICAL CENTER/ PAIN CLINIC
2ND FLOOR	±6,238	VACANT
3RD FLOOR	±6,238	VACANT
4TH FLOOR	±16,022	VACANT
PARKING GARAGE	±29,072	FINISHED



1 ELEVATOR



2 STAIRCASES

±34,736
TOTAL BUILDING SF

±29,072 SF
PARKING GARAGE

0.50 ACRES
LOT SIZE

65 SPACES
PARKING GARAGE

**C1 (LIMITED
COMMERCIAL)**
ZONING



INVESTMENT HIGHLIGHTS

- CLASS B AAAASF SURGICAL FACILITY
- ANESTHESIA AND PAIN MANAGEMENT
- IN-HOUSE RADIOLOGY WITH OPEN-SIDED MRI, CT SCAN, X-RAY AND ULTRASOUND
- NEW RETAIL DINING PROJECTS CURRENTLY UNDER CONSTRUCTION ONE BLOCK FROM THE SUBJECT PROPERTY
- EXCITING REDEVELOPMENT ACTIVITY BEING BOOSTED DIRECTLY ACROSS THE STREET BY THE CLARK COUNTY COMMISSION
- JUST ONE MILE FROM SUNRISE HOSPITAL
- THREE FLOORS OF ADDITIONAL VACANT SPACE PROVIDES SIGNIFICANT UPSIDE POTENTIAL
- TRAFFIC ON EAST SAHARA AVENUE EXCEEDS 50,000 VEHICLES PER DAY
- HIGH-DENSITY RESIDENTIAL COMMUNITY IN THE SURROUNDING 3-MILE RADIUS EXCEEDS 182,481 RESIDENTS
- LOCATED JUST 1.5 MILES EAST OF THE LAS VEGAS STRIP, ONE BLOCK WEST OF MARYLAND PARKWAY

CLICK FOR LINK TO 3D MATTERPORT TOUR OF ENTIRE FIRST FLOOR

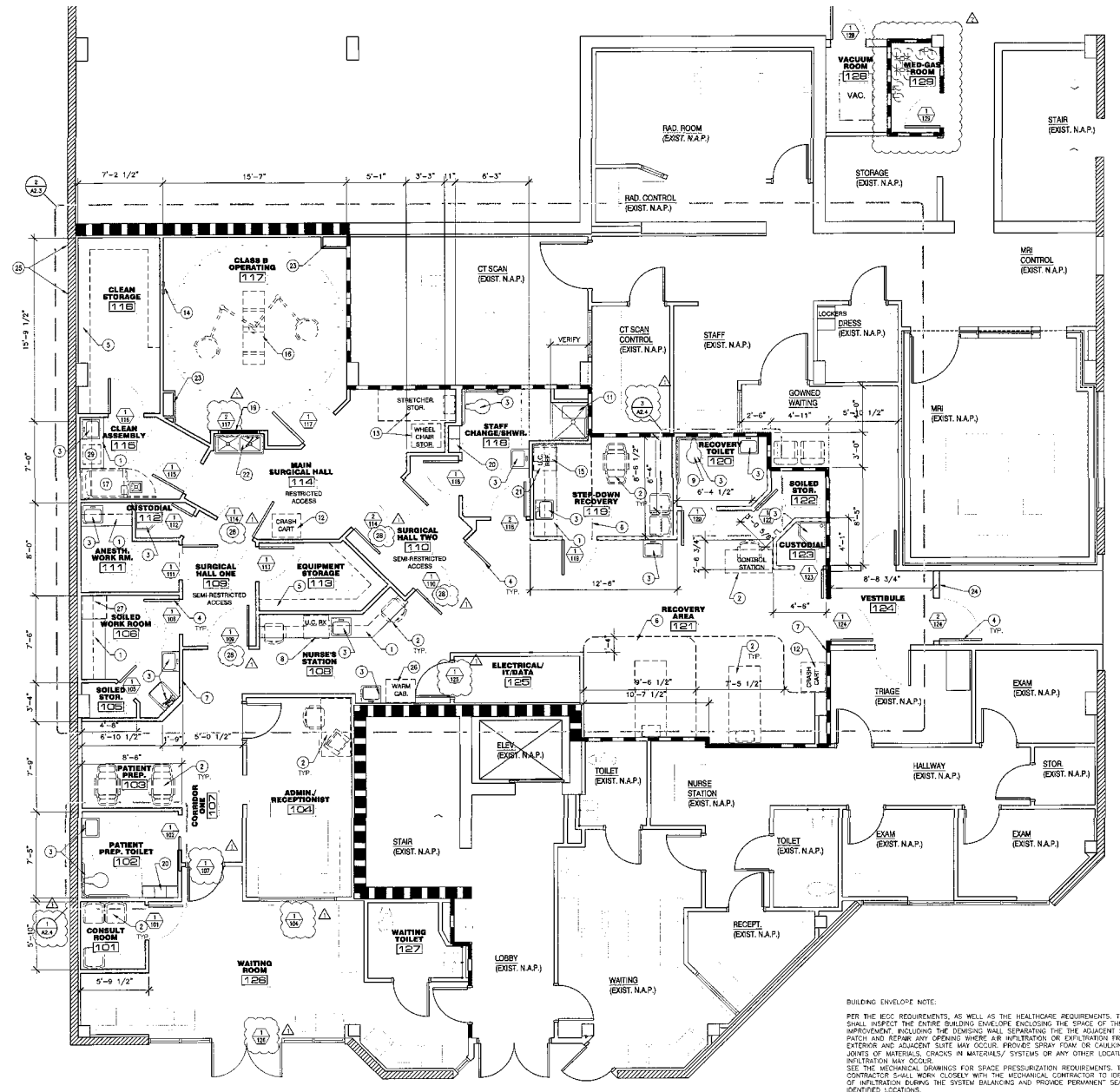


LAS VEGAS STRIP





FIRST LEVEL FLOOR PLAN



HAZARDOUS MATERIALS INVENTORY	
THE CLEAN STORAGE ROOM SHALL CONTAIN THE FOLLOWING CHEMICALS:	
14 GALLONS OF CAROLINE IN 1 GALLON PLASTIC BOTTLES (FLAMMABLE LIQUID, CLASS IC)	
1 CASE, 12 CANS CANWIPES (APPROX. 1 GALLON OF LIQUID) (FLAMMABLE LIQUID, CLASS IC)	
32 GALLONS (266LBS) OF METRICIDE IN 1 GALLON PLASTIC BOTTLES (TOXIC) (FLAMMABLE LIQUID, CLASS IB)	
3 GALLONS OF ALCOHOL (ISOPROPYL 70% IN 1 GALLON PLASTIC BOTTLES) (FLAMMABLE LIQUID, CLASS IB)	
THE MED-GAS STORAGE ROOM SHALL CONTAIN THE FOLLOWING:	
(8) 220 CUFT. OXYGEN TANKS, (2) 250 CUFT. NITROGEN TANKS AND (2) 488 CUFT. NITROUS OXIDE TANKS	
TOTAL OF 18 GALLONS OF FLAMMABLE LIQUIDS CLASS IC/IB (120 GALLONS ALLOWED PER CONTROL AREA, IBC TABLE 307.1(1))	
TOTAL OF 266LBS OF TOXIC MATERIAL (EGGLES ALLOWED PER CONTROL AREA, IBC TABLE 307.1(2))	
TOTAL OF 2,478 CUFT. OF OXIDIZING GAS (3000 CUFT. ALLOWED PER CONTROL AREA, IBC TABLE 307.1(1))	
SEE MSDS DATA ATTACHED WITH THIS SUBMITTAL FOR MORE INFORMATION.	

* Emergency Generator located within the parking garage.

FLOOR PLAN (ALTERED)

BUILDING ENVELOPE NOTE:
 PER THE ICC REQUIREMENTS, AS WELL AS THE HEALTHCARE REQUIREMENTS, THE CONTRACTOR SHALL INSPECT THE ENTIRE BUILDING ENVELOPE ENVELOPING THE SPACE OF THE TENANT IMPROVEMENT INCLUDING THE DIVING WALL SEPARATING THE ADJACENT SITES, PERMANENTLY PATCH AND REPAIR ANY OPENING WHERE AIR INFILTRATION OR EXFILTRATION FROM THE BUILDING EXTERIOR AND ADJACENT SITES MAY OCCUR. PROVIDE STRIP FOAM OR CHALKING SEALANT AT ALL JOINTS OF MATERIALS, CRACKS IN MATERIALS/ SYSTEMS OR ANY OTHER LOCATION WHERE AIR INFILTRATION MAY OCCUR.
 SEE THE MECHANICAL DRAWINGS FOR SPACE PRESSURIZATION REQUIREMENTS. THE GENERAL CONTRACTOR SHALL WORK CLOSELY WITH THE MECHANICAL CONTRACTOR TO VERIFY ANY LOCATIONS OF INFILTRATION DURING THE SYSTEM BALANCING AND PROVIDE PERMANENT SEALINGS AT THE IDENTIFIED LOCATIONS.

EXISTING CONCRETE SLAB INFILL NOTE:
 AFTER BACKFILL AND COMPLETION OF PLUMBING TRENCHES, NEW CONCRETE SLAB INFILL SHALL BE POURED TO A THICKNESS MATCHING THE EXISTING SLAB AND REINFORCED OVER 2" OF SAND AND 2 LAYERS OF 10#M. VISIBLE PROVIDE #3 DOWELS @ 18" O.C. DOUBLED @ INTO EXISTING SLAB CENTER.

RECEIVED
 SEP 08 10 32 47 9 4
 CITY OF LAS VEGAS







FINANCIAL ANALYSIS (PROFORMA RENT ROLL)

	SUITE	SQUARE FEET	PROFORMA RENT/MONTH	PROFORMA RENT/SF/MONTH	PROFORMA RENT/YEAR	PROFORMA RENT/SF/YEAR
SURGICAL CENTER/ PAIN CLINIC (VACANT)	100	6,238	\$13,783	\$3.50	\$261,996	\$42.00
VACANT	201	1,382	\$1,106	\$0.80	\$13,267	\$9.60
VACANT	202	2,443	\$1,954	\$0.80	\$23,453	\$9.60
VACANT	204	622	\$498	\$0.80	\$5,971	\$9.60
VACANT	206	1,156	\$925	\$0.80	\$11,098	\$9.60
VACANT	207	304	\$243	\$0.80	\$2,918	\$9.60
VACANT	208	332	\$266	\$0.80	\$3,187	\$9.60
VACANT	300	1,811	\$1,449	\$0.80	\$17,386	\$9.60
VACANT	301	1,787	\$1,430	\$0.80	\$17,155	\$9.60
VACANT	304	1,579	\$1,263	\$0.80	\$15,158	\$9.60
VACANT	306	718	\$574	\$0.80	\$6,893	\$9.60
VACANT	307	344	\$275	\$0.80	\$3,302	\$9.60
VACANT	400	751	\$601	\$0.80	\$7,210	\$9.60
VACANT	401	6,506	\$5,205	\$0.80	\$62,458	\$9.60
VACANT	407	375	\$300	\$0.80	\$3,600	\$9.60
VACANT	408	275	\$220	\$0.80	\$2,640	\$9.60
VACANT	409	438	\$350	\$0.80	\$4,205	\$9.60
VACANT	410	1,064	\$851	\$0.80	\$10,214	\$9.60
VACANT	411	1,126	\$901	\$0.80	\$10,810	\$9.60
VACANT	412	3,253	\$2,602	\$0.80	\$31,229	\$9.60
VACANT	415	1,627	\$1,302	\$0.80	\$15,619	\$9.60
VACANT	417	605	\$484	\$0.80	\$5,808	\$9.60
TOTAL: 22 UNITS		34,736	\$44,631	\$1.05	\$535,577	\$15.42



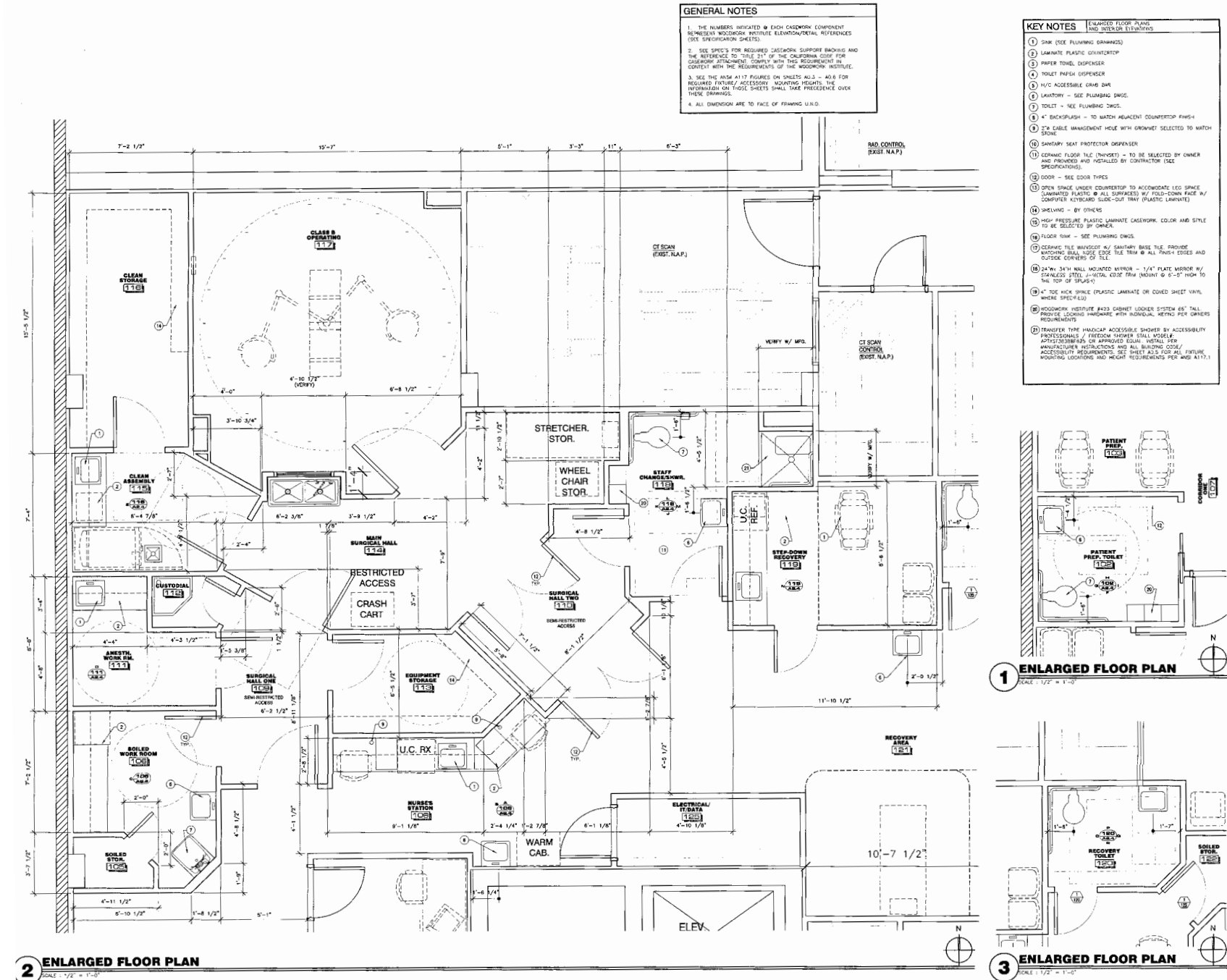
CLASS B OPERATING FACILITY

IN A CLASS B FACILITY SURGICAL, ENDOSCOPIC, AND/OR PAIN MANAGEMENT PROCEDURES MAY BE PERFORMED IN THE FACILITY UNDER:

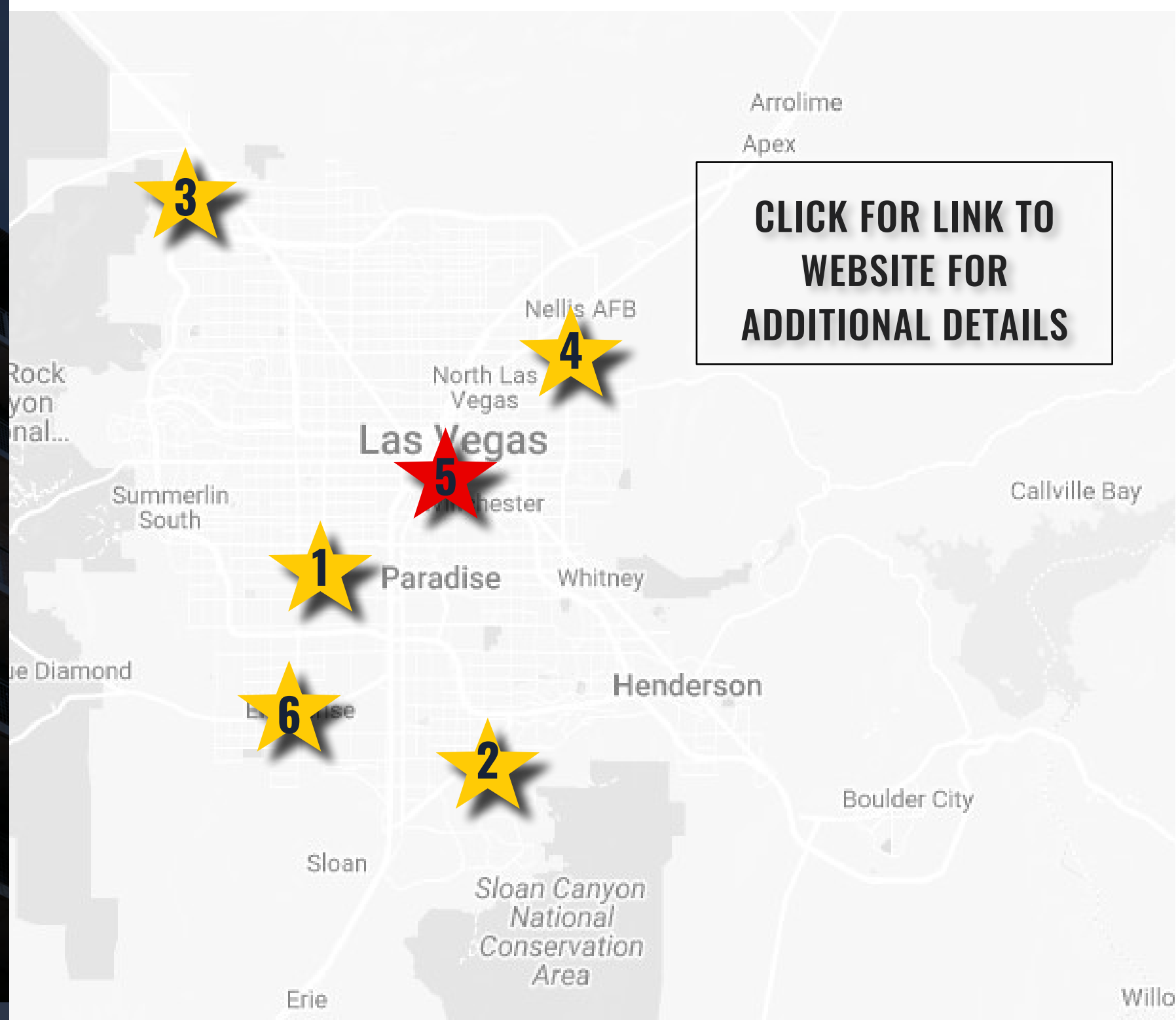
1. Intravenous sedation, and/or
2. Parenteral sedation, and/or
3. Regional anesthesia, and /or
4. Dissociative drugs (excluding Propofol)

These agents may be administered by a physician, a Certified Registered Nurse Anesthetist (CRNA under physician supervision if required by state or federal law, or by policy adopted by the facility), an anesthesia assistant (as certified by the National Commission for the Certification of Anesthesiologist Assistants), under direct supervision of an anesthesiologist, or by a registered nurse under the supervision of a qualified physician. The use of propofol, endotracheal intubation anesthesia, laryngeal mask airway anesthesia, and/or inhalation general anesthesia (including nitrous oxide) is prohibited in a Class B facility.

Class B facilities must meet all Class A and Class B standards.







CLICK FOR LINK TO WEBSITE FOR ADDITIONAL DETAILS



1 FLAGSHIP FIRST LOCATION 3835 S JONES BLVD, LAS VEGAS

Experience the epitome of excellence at the Las Vegas Pain Institute & Medical Center. Our flagship center, located at 3835 S Jones Blvd, Las Vegas, NV 89103, stands as the main headquarters, established in 2001 on a sprawling acre of land. This impressive ±13,490-square-foot, single-story medical center sets the standard for comprehensive care.



2 HORIZON RIDGE 2705 W HORIZON RIDGE PKWY, HENDERSON

Step into the future of medical facilities at our award-winning second location in Henderson. Situated at 2705 W Horizon Ridge Pkwy, Henderson, NV 89052, this custom-designed three-story building spans an expansive ±42,124 square feet. Complete with an underground ±48,293 square foot secure parking garage and stunning views of the city.



3 CENTENNIAL HILLS 7175 N DURANGO DRIVE, LAS VEGAS

Embrace the vibrant growth of the Centennial neighborhood at our third location. Found at 7175 N Durango Drive, Las Vegas, NV 89149, this two-story, ±22,038 square-foot building is located within the prestigious Montecito Town Center Mixed-Use Commercial and Medical Center nearby the Centennial Hills Hospital at the convergence of the Centennial Bowl.



4 NELLIS 1900 N NELLIS BLVD, LAS VEGAS

Discover our fourth location near the notable Nellis Air Force Base. Situated at 1900 N Nellis Blvd, Las Vegas, NV 89115, this fully custom-designed, two-story building spans an impressive ±42,174 square feet. It is a top-producing clinic catering to the unique needs of our patients in this under-served community.



5 LAS VEGAS STRIP 1050 E SAHARA AVE, LAS VEGAS

Just over a mile east of the world-famous Las Vegas Strip lies our fifth location. Found at 1050 E Sahara Ave, Las Vegas, NV 89104, this four-story building encompasses approximately ±34,736 square feet plus a ±29,072 square foot secured, private parking garage. It provides additional space for other medical specialties and rehabilitation services.



6 BLUE DIAMOND 8828 MOHAWK RD, LAS VEGAS

Embrace the future of medical excellence at our sixth location in the city's hottest submarket of Southwest Las Vegas. Situated at 8828 Mohawk Rd, Las Vegas, NV 89139, is a newly constructed, custom-designed ±27,755 square foot two-story building. It includes dedicated spaces for research and seminars, reflecting our commitment to advancing medical knowledge.

POPULATION
2,322,985

LAS VEGAS

NEVADA

CITY OF LAS VEGAS

Las Vegas is considered one of the top entertainment cities of the world, thanks to its abundance of resorts, restaurants, shopping and entertainment options. While casinos temporarily closed during the health crisis and there were sweeping convention cancellations, travel to the market began to revive in 2021 and has now recovered near nationally prominent levels of tourism. In addition to temporary stays, the Las Vegas-Henderson-Paradise MSA is one of the fastest-growing metros in the nation, with a population of nearly 2.3 million. The metro has become a fully diversified economy, with logistics groups, tech firms and manufacturing all taking advantage of Las Vegas' low cost of business and proximity to major West Coast markets.

With approximately 300 days of sunshine annually and an average temperature near 80 degrees, Clark County offers residents and visitors plenty to do, besides enjoying the resorts and casinos. Water sports enthusiasts can take advantage of various activities at Lake Mead and the Colorado River, including boating, fishing, water skiing and sailing. The Red Rock Canyon Conservation Area, located off the Strip, offers outstanding hiking and mountain climbing opportunities. Las Vegas is home to the University of Nevada, Las Vegas, which has received national recognition for its hotel management, criminal justice and social work programs. The metro is also home to the NFL's Raiders, who play at the recently-constructed Allegiant Stadium.

METRO HIGHLIGHTS



WELL-PAYING JOBS

Office-using positions, most of them within the professional and business services sector, accounted for more than 20 percent of the metro's job count at the onset of 2023.



STRONG POPULATION GAINS

The metro continues to draw new residents with its warm climate and proximity to other major West Coast Markets. Over the next five years, Las Vegas' populace is forecast to increase by around 5.5 percent.



VAST TOURISM INDUSTRY

Tourism volumes in 2022 set airport and gaming records as Las Vegas welcomed 38.8 million visitors, more than a 20.5 percent increase from 2021 when many international travel restrictions were still in place.

Super Bowl LVIII

Super Bowl LVIII took place at the recently opened Allegiant Stadium and marked the first time Las Vegas and the state of Nevada have welcomed the Super Bowl.

ALLEGIANT STADIUM

Located adjacent to the world-famous Las Vegas Strip, Allegiant Stadium is a global events destination, highlighted by the arrival of the NFL's iconic Raiders in 2020. Allegiant Stadium is conveniently located for both visitors and locals, fully enclosed and climate-controlled with a capacity of 65,000. The technologically-advanced Stadium is the home of the Las Vegas Raiders NFL team and will host world-class entertainment including concerts and special sporting events such as the Pac-12 Championship Game and Las Vegas Bowl. Allegiant Stadium also serves as the home of UNLV Football. The stadium project is expected to generate an economic benefit of \$620 million annually while creating 6,000 permanent jobs in Southern Nevada.



LAS VEGAS STRIP

The Las Vegas Strip is a stretch of Las Vegas Boulevard in Clark County, Nevada, that is known for its concentration of resort hotels and casinos. The Strip, as it is known, is about 4.2 mi (6.8 km) long, and is immediately south of the Las Vegas city limits in the unincorporated towns of Paradise and Winchester, but is often referred to simply as "Las Vegas". Many of the largest hotel, casino, and resort properties in the world are on the Strip, known for its contemporary architecture, lights, and wide variety of attractions. Its hotels, casinos, restaurants, residential high-rises, entertainment offerings, and skyline have established the Strip as one of the most popular and iconic tourist destinations in the world and is one of the driving forces for Las Vegas's economy.


38.8M
VISITOR VOLUME


\$44.9B
DIRECT VISITOR SPENDING

SURGICAL CENTER & MEDICAL PLAZA

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