



OFFERING MEMORANDUM

CHARLESTON BLVD.

6212 W. Charleston Blvd., Las Vegas, NV 89146



PRESENTED BY:
PAUL CHAFFEE, CCIM
Vice President
C: 702.218.8404
paul.chaffee@svn.com
NV #BS.1000874.LLC

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6212 W CHARLESTON BOULEVARD

LAS VEGAS, NEVADA 89146

OFFICE SUMMARY

Sale Price:	\$1,995,000
Total SF:	11,672
Price/SF:	\$170.92
Parcel #:	138-35-803-003
Lot Size:	±0.77 Acres
Year Built:	1985
Zoning:	(C-1) Limited Commercial



PROPERTY SUMMARY

6212 W. Charleston Boulevard is a well-maintained freestanding office building positioned along a high-visibility corridor in Las Vegas. Built in 1985 and previously operated as a chiropractic practice, the property features a functional layout suited for medical or professional office use, including reception, private offices or treatment rooms, and a dedicated waiting area. Located directly across from the College of Southern Nevada West Charleston campus, the building offers excellent access, exposure, and long-term usability for an owner-user or investor.

PROPERTY HIGHLIGHTS

- PRIME W CHARLESTON FRONTAGE
- FREESTANDING PROFESSIONAL OFFICE
- ACROSS FROM CSN CAMPUS
- MOVE-IN READY CONDITION



FREESTANDING
IDENTITY



FUNCTIONAL
OFFICE LAYOUT



EXCELLENT
ACCESSIBILITY

PROPERTY PHOTOS

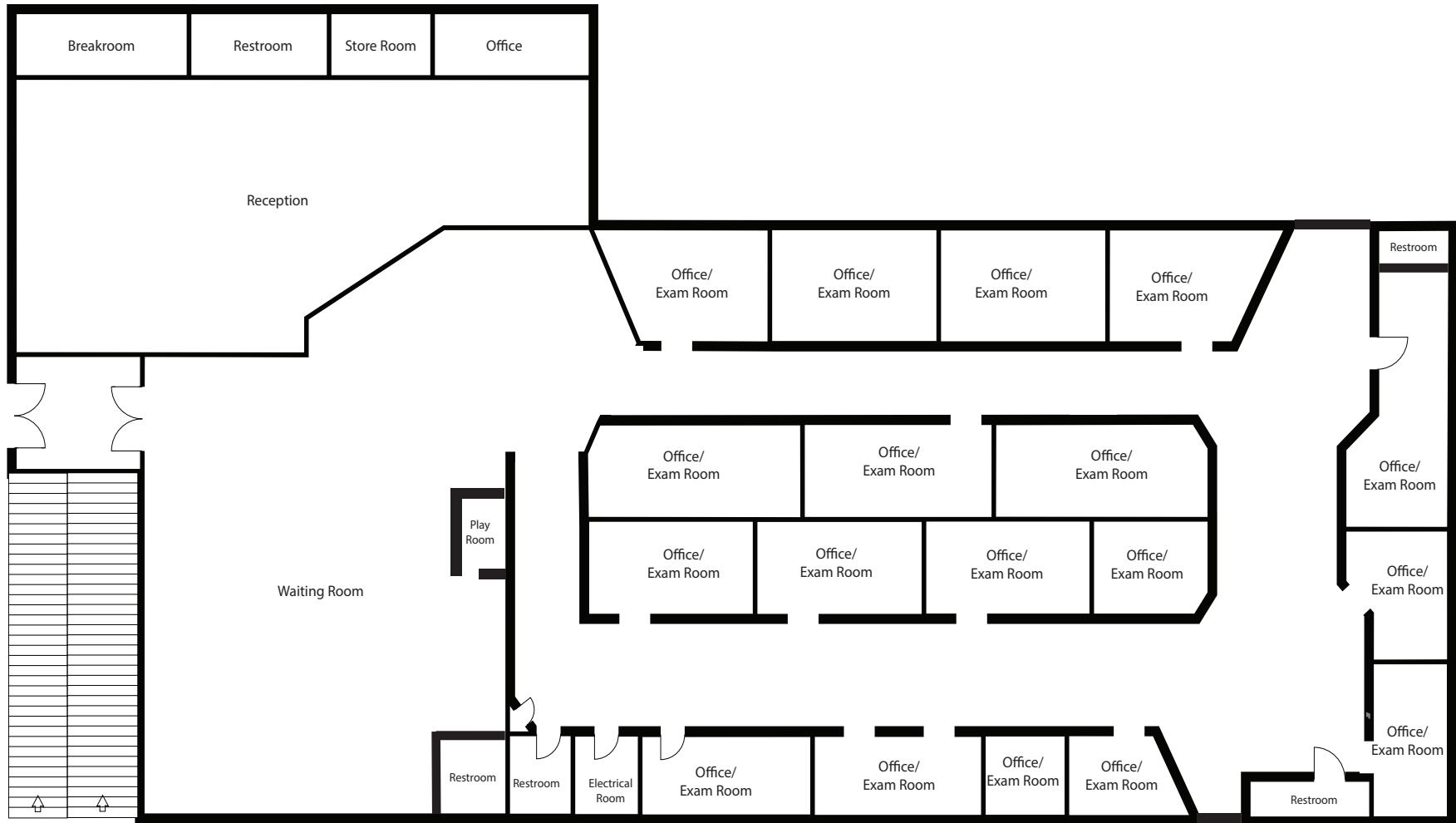


PROPERTY PHOTOS



FLOOR PLAN

FIRST FLOOR



6212 West Charleston Blvd

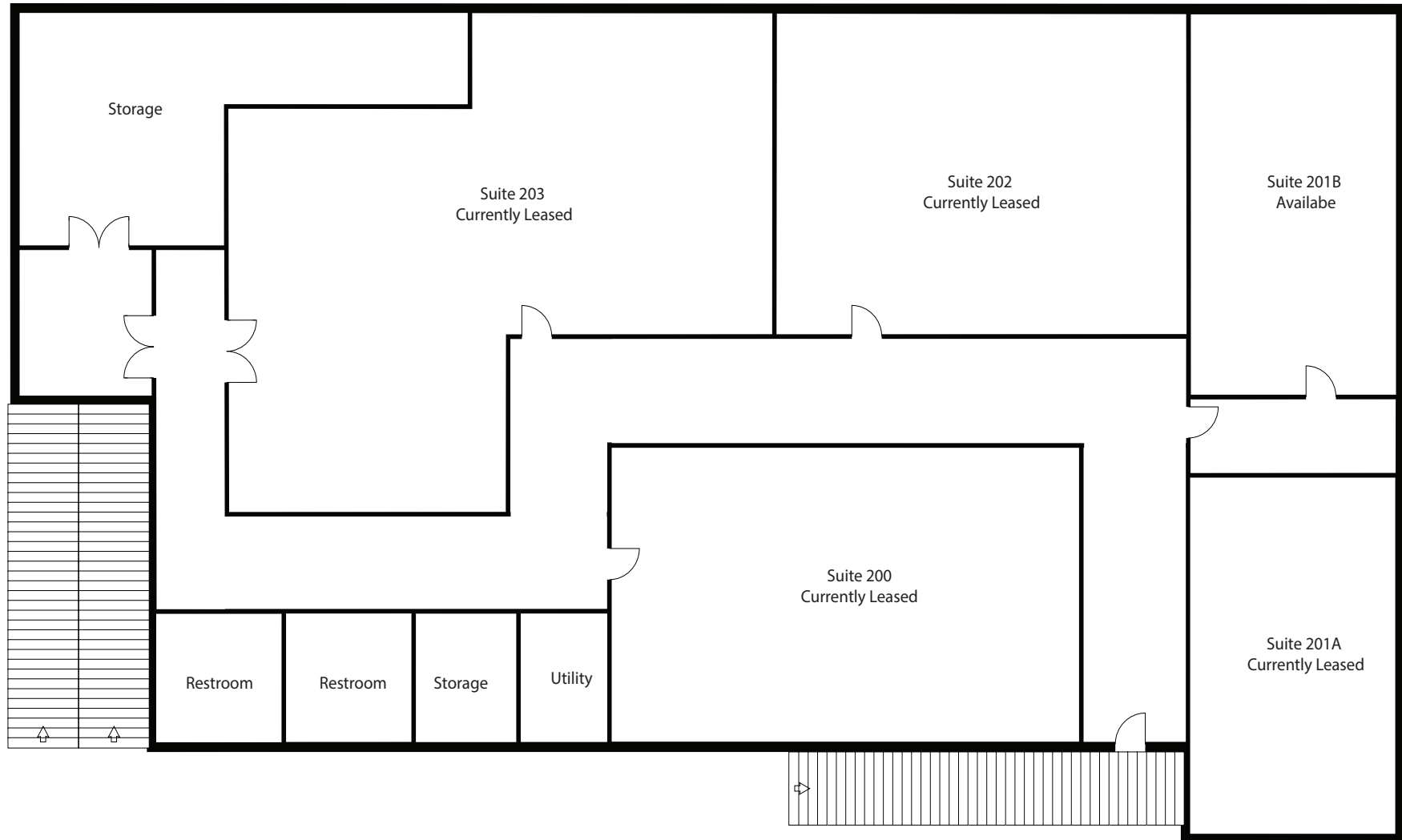
Las Vegas, NV 89146

1st Floor

NOT TO SCALE

FLOOR PLAN

SECOND FLOOR

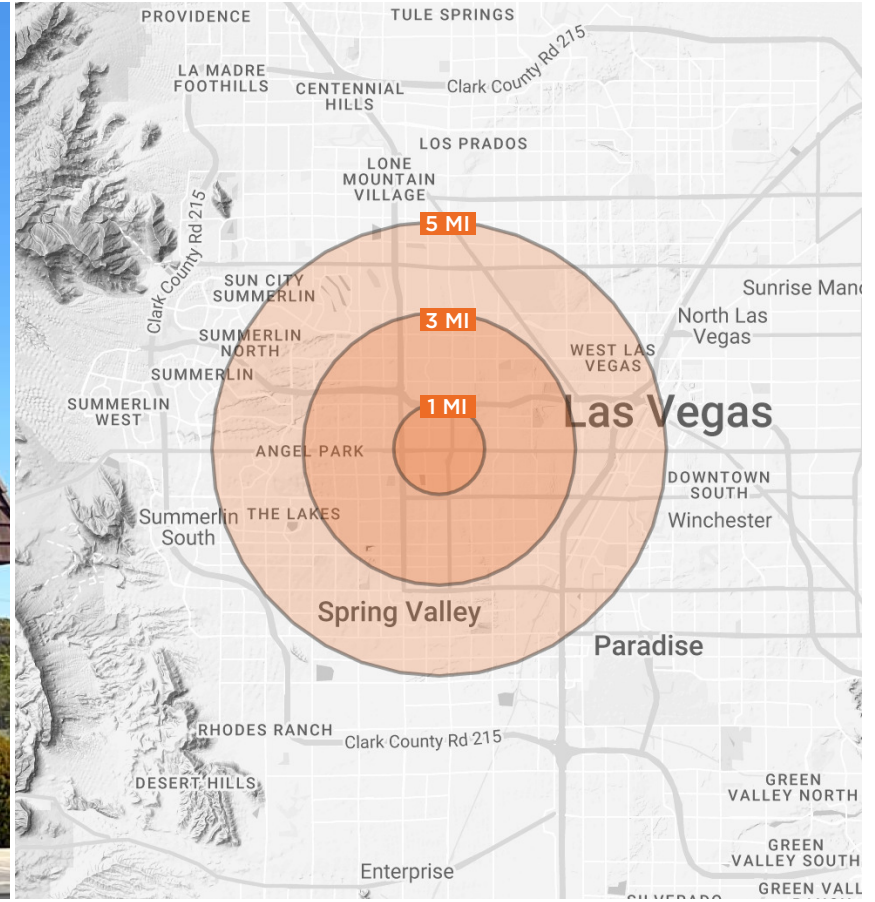


6212 West Charleston Blvd
Las Vegas, NV 89146
2nd Floor
NOT TO SCALE

AERIAL MAP



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES	HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	21,392	194,262	470,218	TOTAL HOUSEHOLDS	7,457	73,989	187,728
AVERAGE AGE	39	40	41	# OF PERSONS PER HH	2.9	2.6	2.5
AVERAGE AGE (MALE)	38	39	40	AVERAGE HH INCOME	\$70,652	\$73,420	\$79,036
AVERAGE AGE (FEMALE)	40	41	41	AVERAGE HOUSE VALUE	\$366,762	\$386,615	\$438,046

RENT ROLL

CURRENT PHYSICAL TENANTS

TENANT	MONTHLY RENT	ANNUAL RENT	EXPIRATION DATE
#200 Country Financial	\$950	\$11,400	Month to Month
#201-A Weightloss	\$550	\$6,660	Month to Month
#201-B Blue Water Pool Pros LLC	\$400	\$4,800	Month to Month
#202 Reset Reiki Holistic Healing	\$950	\$11,400	Month to Month
#203 Latter House of God	\$1,200	\$14,400	Month to Month

TOTAL Rental Income	\$4,050	\$48,660
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FINANCIAL ANALYSIS



Income

CURRENT TOTAL INCOME	MONTHLY RENT	ANNUAL RENT
Physical Tenants	\$4,050.00	\$48,660.00
TOTAL INCOME	\$4,050.00	\$48,660.00

Expense

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)	(\$20,076.00)

DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

Paul Chaffee, CCIM

Executive Vice President

O: 702.527.7769 | C: 702.218.8404

paul.chaffee@svn.com

Lic. BS.1000874, BUSB.0006977

6018 S DURANGO DRIVE, STE 110, LAS VEGAS, NV 89113

SVN-THEEQUITYGROUP.COM | 702.369.4300