

Fountain Park – Professional Office

\$200,000 SELLER IMPROVEMENT
ALLOWANCE AVAILABLE

OFFERING MEMORANDUM

3650 S Eastern ave
Las Vegas, NV 89169



Fountain Park – Professional Office

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01	Executive Summary
	Investment Summary

OFFERING SUMMARY	
ADDRESS	3650 S Eastern ave Las Vegas NV 89169
COUNTY	Clark
MARKET	Las Vegas
NET RENTABLE AREA (SF)	4,400 SF
YEAR BUILT	1983
YEAR RENOVATED	2024
APN	162-13-213-001 thru 003
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY	
PRICE	\$1,650,000
PRICE PSF	\$375.00

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	17,108	200,195	475,876
2025 Median HH Income	\$65,746	\$53,053	\$54,671
2025 Average HH Income	\$86,388	\$74,415	\$75,103

02

Property Description

Property Features

Property Images

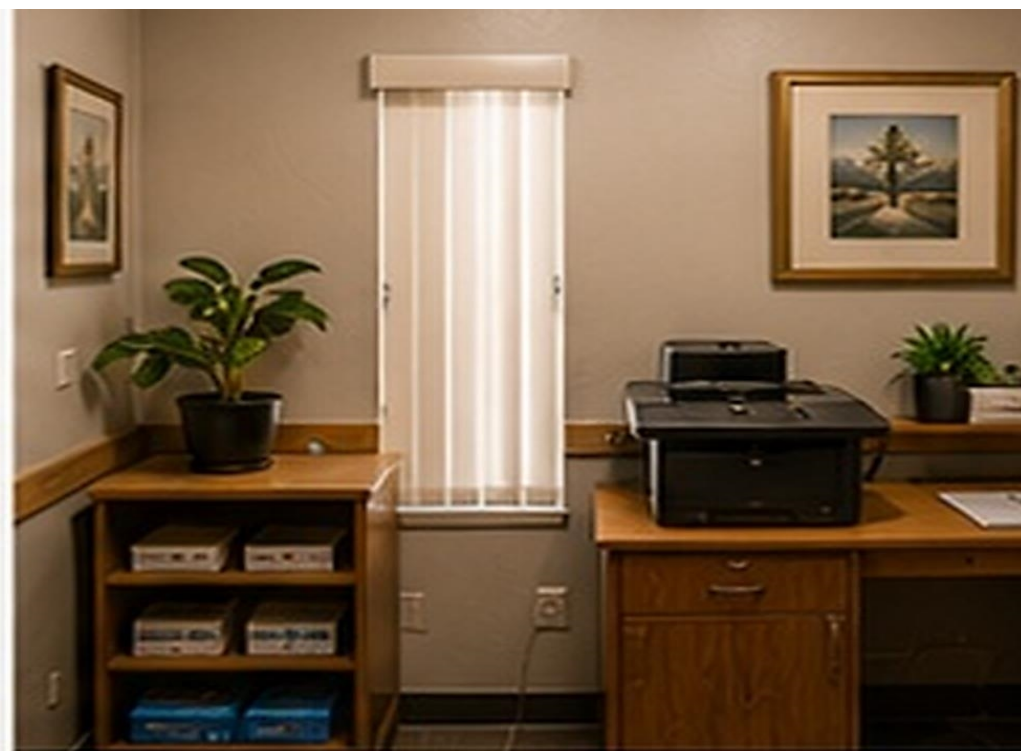
PROPERTY FEATURES	
NET RENTABLE AREA (SF)	4,400
YEAR BUILT	1983
YEAR RENOVATED	2024
# OF PARCELS	4
ZONING TYPE	C-P
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	20











47 restrooms in

20 conference room in



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

03

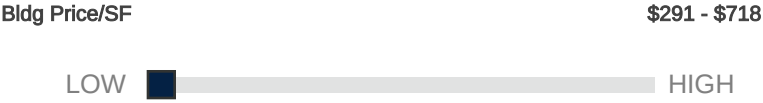
Sale Comps

Sale Comps

Sale Comps Summary

1

BUILDING SF	5,000
LAND ACRES	.51
YEAR BUILT	2004
SALE PRICE	\$1,455,000
PRICE PSF	\$291.00
DISTANCE	13.6 miles



Notes Medical office owner-user sale.

2471 Professional Court

2471 Professional Court
Las Vegas, NV 89128

2

BUILDING SF	5,136
LAND ACRES	.41
SALE PRICE	\$3,100,000
PRICE PSF	\$603.58
OCCUPANCY	100%
DISTANCE	5.0 miles



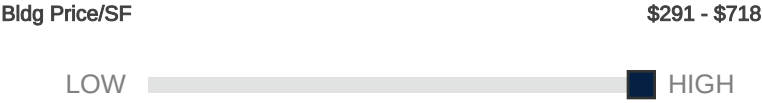
Notes 2025 office sale. Fully occupied at time of sale.

2970 W Sahara Ave

2970 W Sahara Ave
Las Vegas, NV 89102

3

BUILDING SF	4,176
LAND ACRES	.35
YEAR BUILT	2006
SALE PRICE	\$3,000,000
PRICE PSF	\$718.39
CLOSING DATE	5/1/2025
DISTANCE	12.6 miles



Notes Owner-user office sale. Buyer planned to occupy the building.

10781 W Twain Ave
10781 W Twain Ave
Las Vegas, NV 89135

S



BUILDING SF	4,400
YEAR BUILT	1983
ASKING PRICE	\$1,650,000
PRICE PSF	\$375.00



Fountain Park – Professional Office
3650 S Eastern ave
Las Vegas, NV 89169

	PROPERTY	BLDG SF	SALE PRICE	PSF	BUILT	CLOSE DATE	DISTANCE (mi)
1	2471 Professional Court 2471 Professional Court Las Vegas, NV 89128	5,000	\$1,455,000	\$291.00	2004		13.60
2	2970 W Sahara Ave 2970 W Sahara Ave Las Vegas, NV 89102	5,136	\$3,100,000	\$603.58			5.00
3	10781 W Twain Ave 10781 W Twain Ave Las Vegas, NV 89135	4,176	\$3,000,000	\$718.39	2006	5/1/2025	12.60
AVERAGES		4,771	\$2,518,333	\$537.66			
S	 Fountain Park – Professional Office 3650 S Eastern ave Las Vegas, NV 89169	4,400	\$1,650,000	\$375.00	1983		

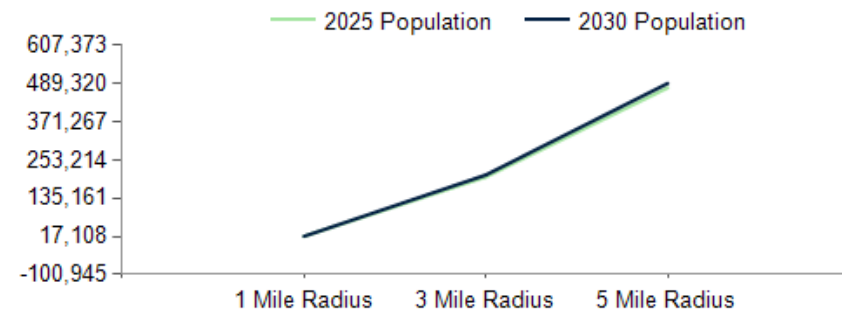
04

Demographics

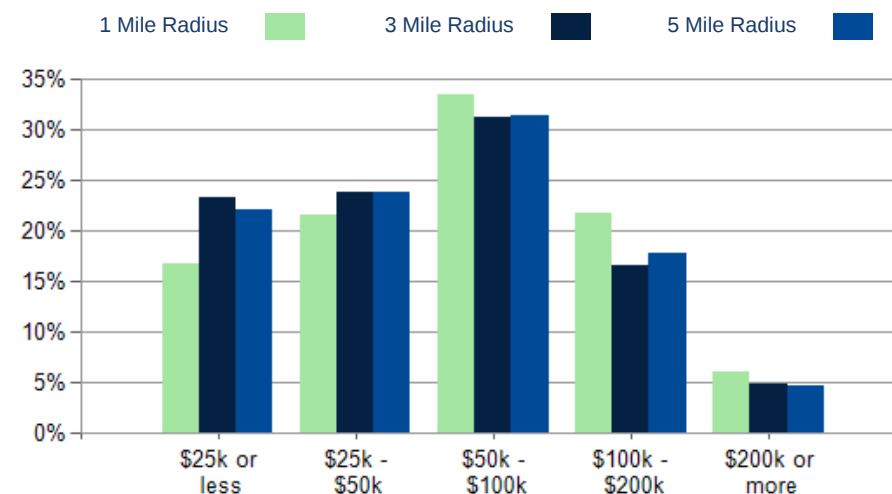
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,257	196,977	444,406
2010 Population	16,635	186,416	455,598
2025 Population	17,108	200,195	475,876
2030 Population	17,259	206,693	489,320
2025 African American	2,201	31,740	72,276
2025 American Indian	224	2,908	7,352
2025 Asian	1,868	15,030	35,266
2025 Hispanic	7,041	89,835	233,205
2025 Other Race	3,657	48,569	131,915
2025 White	5,991	65,941	144,133
2025 Multiracial	3,025	34,434	81,046
2025-2030: Population: Growth Rate	0.90%	3.20%	2.80%

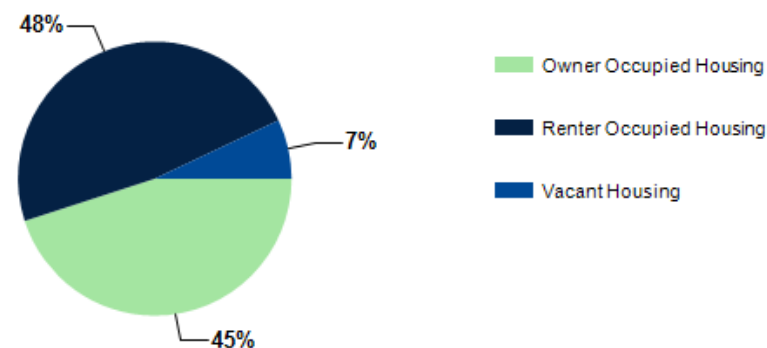
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	583	11,139	23,977
\$15,000-\$24,999	587	8,878	17,877
\$25,000-\$34,999	585	9,366	19,936
\$35,000-\$49,999	919	11,119	25,353
\$50,000-\$74,999	1,251	15,916	35,487
\$75,000-\$99,999	1,079	10,826	24,063
\$100,000-\$149,999	1,006	10,031	24,664
\$150,000-\$199,999	510	4,258	8,968
\$200,000 or greater	423	4,166	9,090
Median HH Income	\$65,746	\$53,053	\$54,671
Average HH Income	\$86,388	\$74,415	\$75,103



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

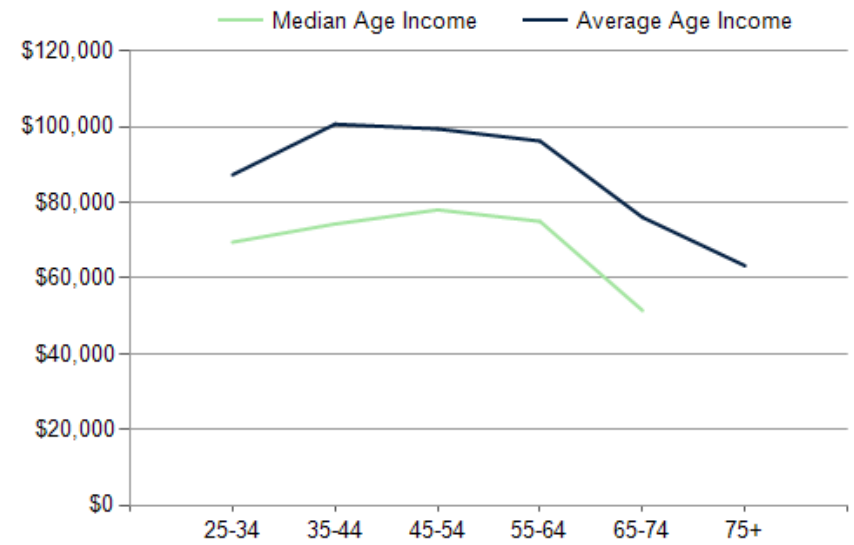
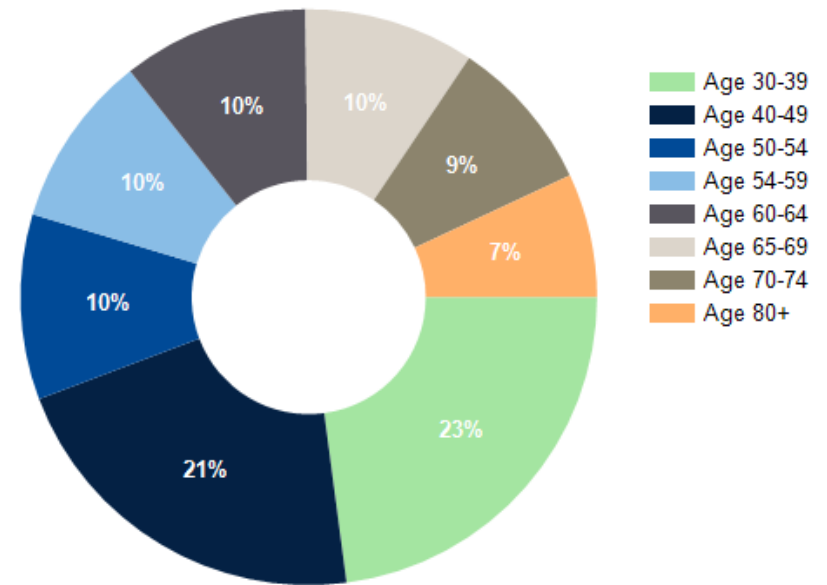


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,202	15,130	36,690
2025 Population Age 35-39	1,223	14,240	33,347
2025 Population Age 40-44	1,132	13,476	31,501
2025 Population Age 45-49	1,127	12,656	29,130
2025 Population Age 50-54	1,101	12,961	29,633
2025 Population Age 55-59	1,029	12,182	27,932
2025 Population Age 60-64	1,106	12,511	27,604
2025 Population Age 65-69	1,014	11,150	24,729
2025 Population Age 70-74	916	9,218	20,170
2025 Population Age 75-79	736	7,059	15,291
2025 Population Age 80-84	448	4,047	8,877
2025 Population Age 85+	377	3,070	6,288
2025 Population Age 18+	14,135	161,400	374,541
2025 Median Age	42	39	38
2030 Median Age	43	40	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,515	\$59,446	\$60,043
Average Household Income 25-34	\$87,307	\$77,136	\$76,598
Median Household Income 35-44	\$74,314	\$59,220	\$60,939
Average Household Income 35-44	\$100,710	\$84,378	\$85,143
Median Household Income 45-54	\$78,040	\$60,972	\$63,145
Average Household Income 45-54	\$99,421	\$85,302	\$86,815
Median Household Income 55-64	\$75,000	\$54,401	\$55,648
Average Household Income 55-64	\$96,226	\$79,444	\$79,564
Median Household Income 65-74	\$51,443	\$40,354	\$41,764
Average Household Income 65-74	\$76,071	\$64,370	\$65,203
Average Household Income 75+	\$63,285	\$55,591	\$54,960

Population By Age



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