



The Collective @ The Curve

Medical & Professional Office Condos For Sale

PRIME SOUTHWEST CENTER OF GRAVITY LOCATION



\$415 PSF

ASKING PRICE

PROPERTY HIGHLIGHTS

- Immediate Adjacency to Southern Hills Hospital (+/- 600 Feet)
- Three-Story, +/- 45,000 SF office building
- For Sale 1,500 to 7,500+ SF
- Brand New Construction
- Modern building ideal for Medical, Professional, Tech, or Studio uses
- Ample Parking Ratio +/- 4.29/1,000
- Signage visibility from the I-215

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PERRY GUEST
COMPANIES

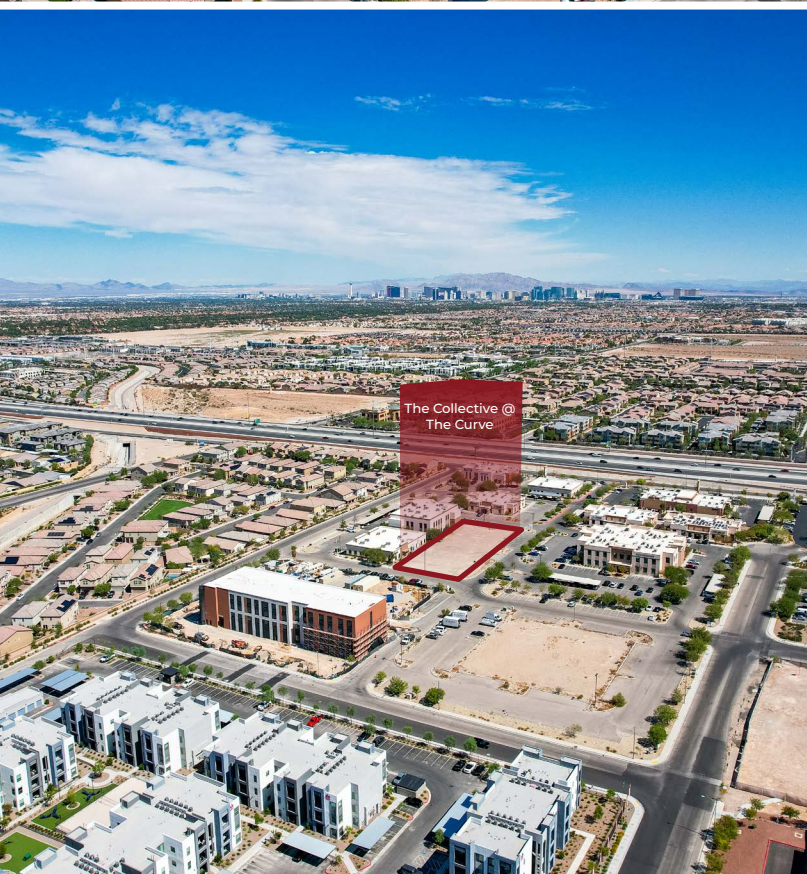
 **PROSPECT
STREET**

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PHOTOS



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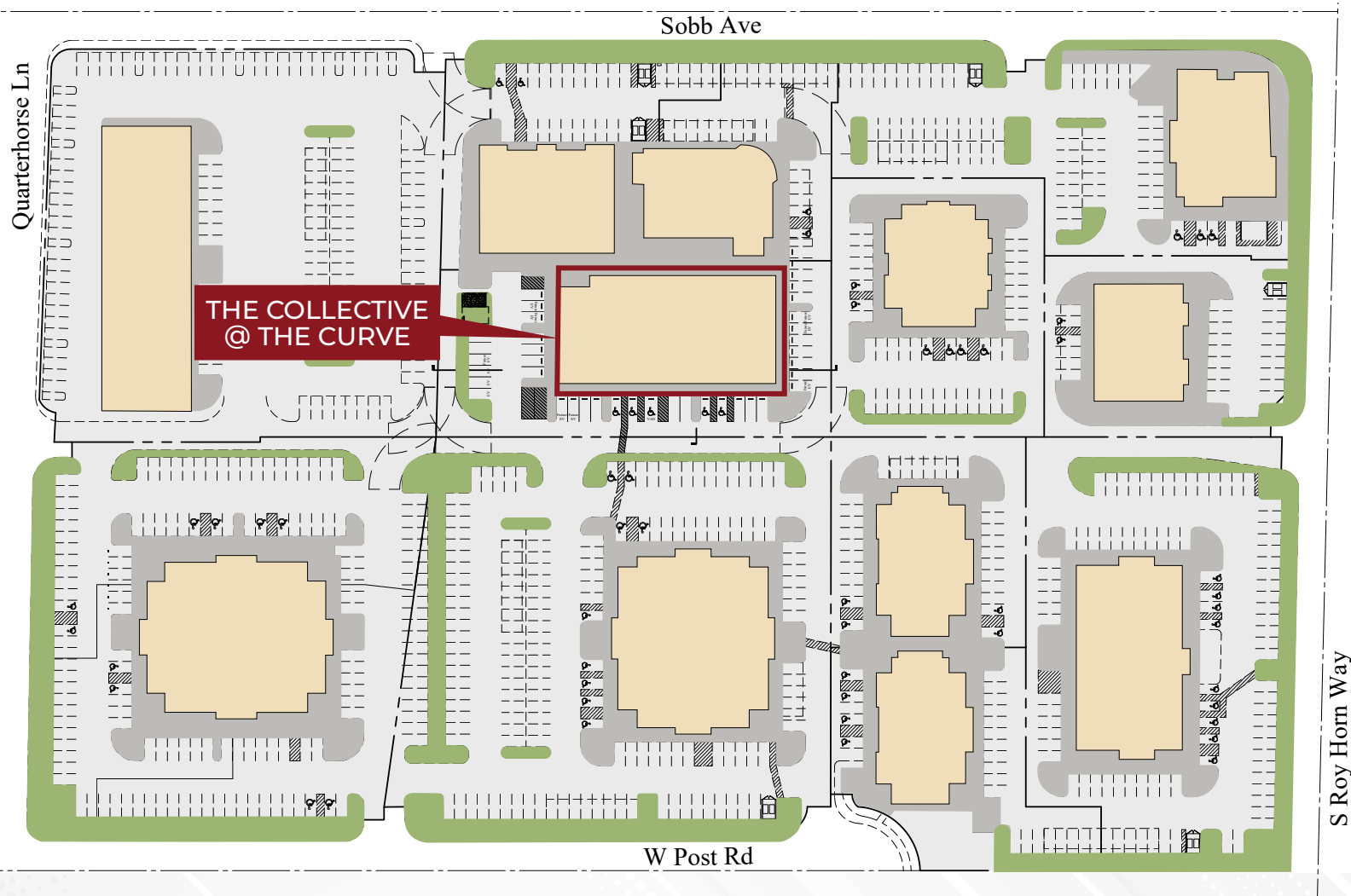
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SITE MAP & PARKING OVERVIEW



THE COLLECTIVE
@ THE CURVE



**769 total
parking spaces
on the office
campus**

**Excellent Accessibility for Patients, Clients,
and Customers**



Abundant reciprocal parking with estimated
+/- 4.29/1,000 SF ratio



Central location for users throughout Las
Vegas, with immediate access to I-215

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PREMIER FREEWAY VISIBILITY



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DESERT DENTAL SUNSET DERMATOLOGY

CLARK COUNTY RD 215



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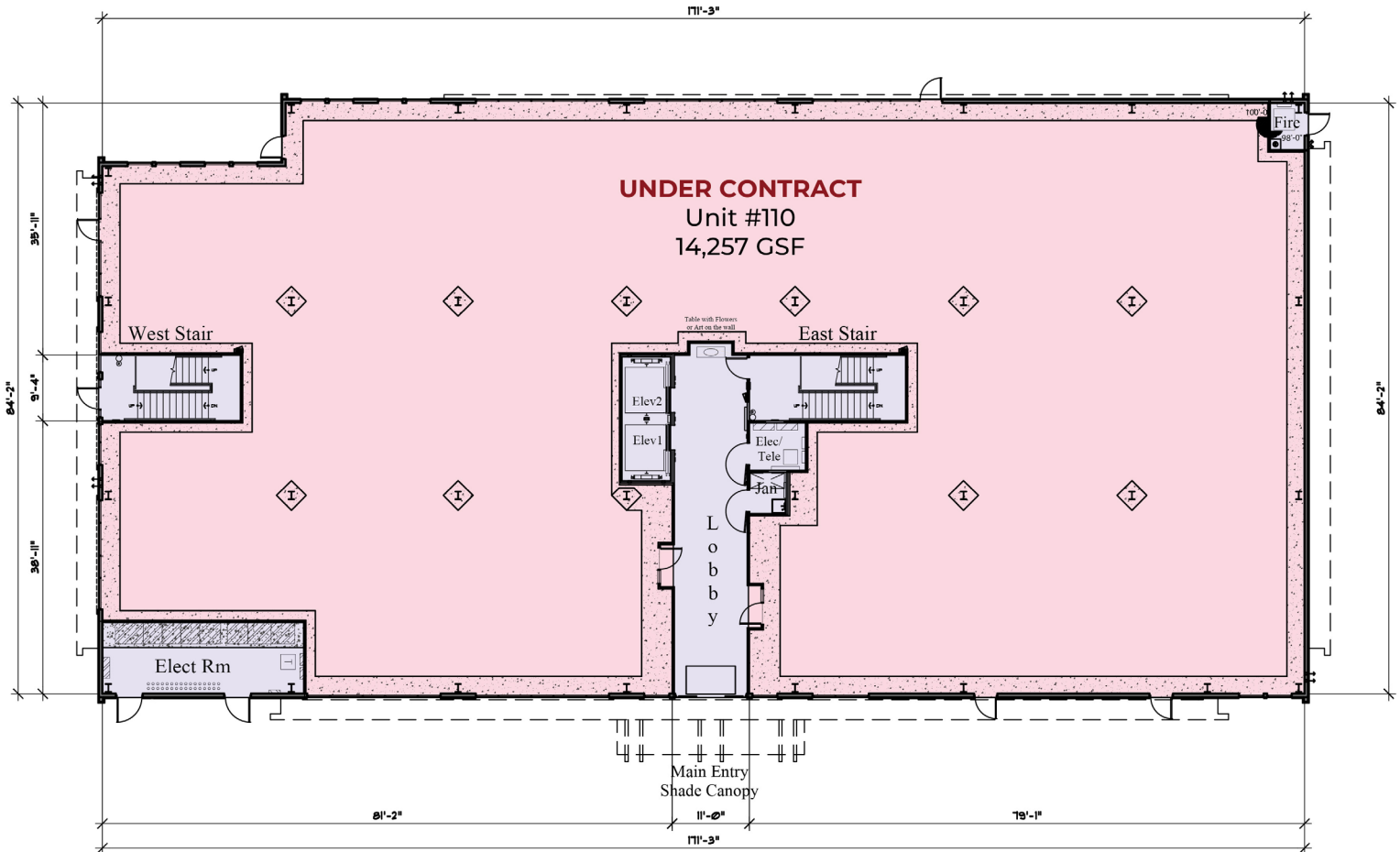
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FLOOR PLANS

LEVEL 1



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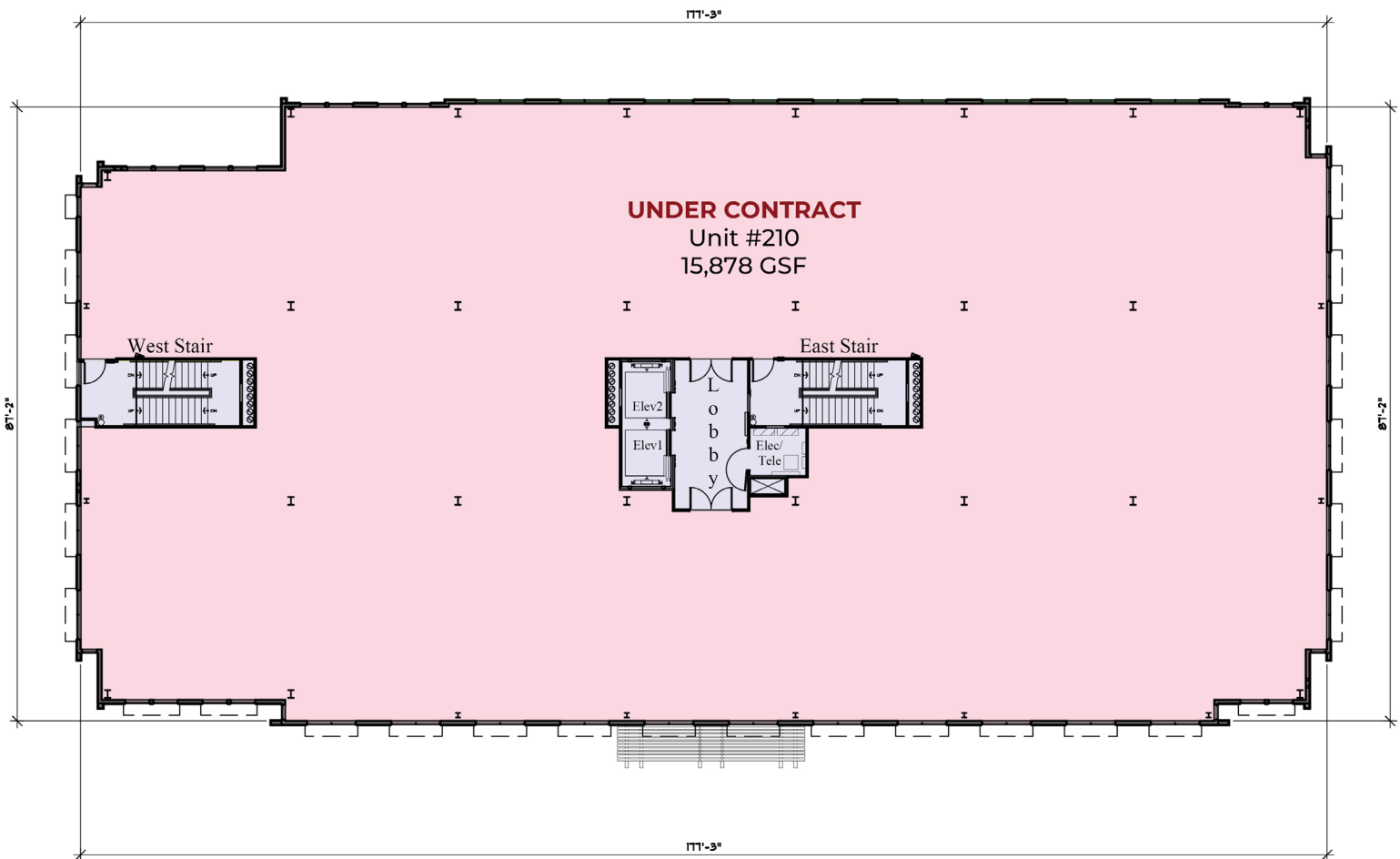


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FLOOR PLANS

LEVEL 2



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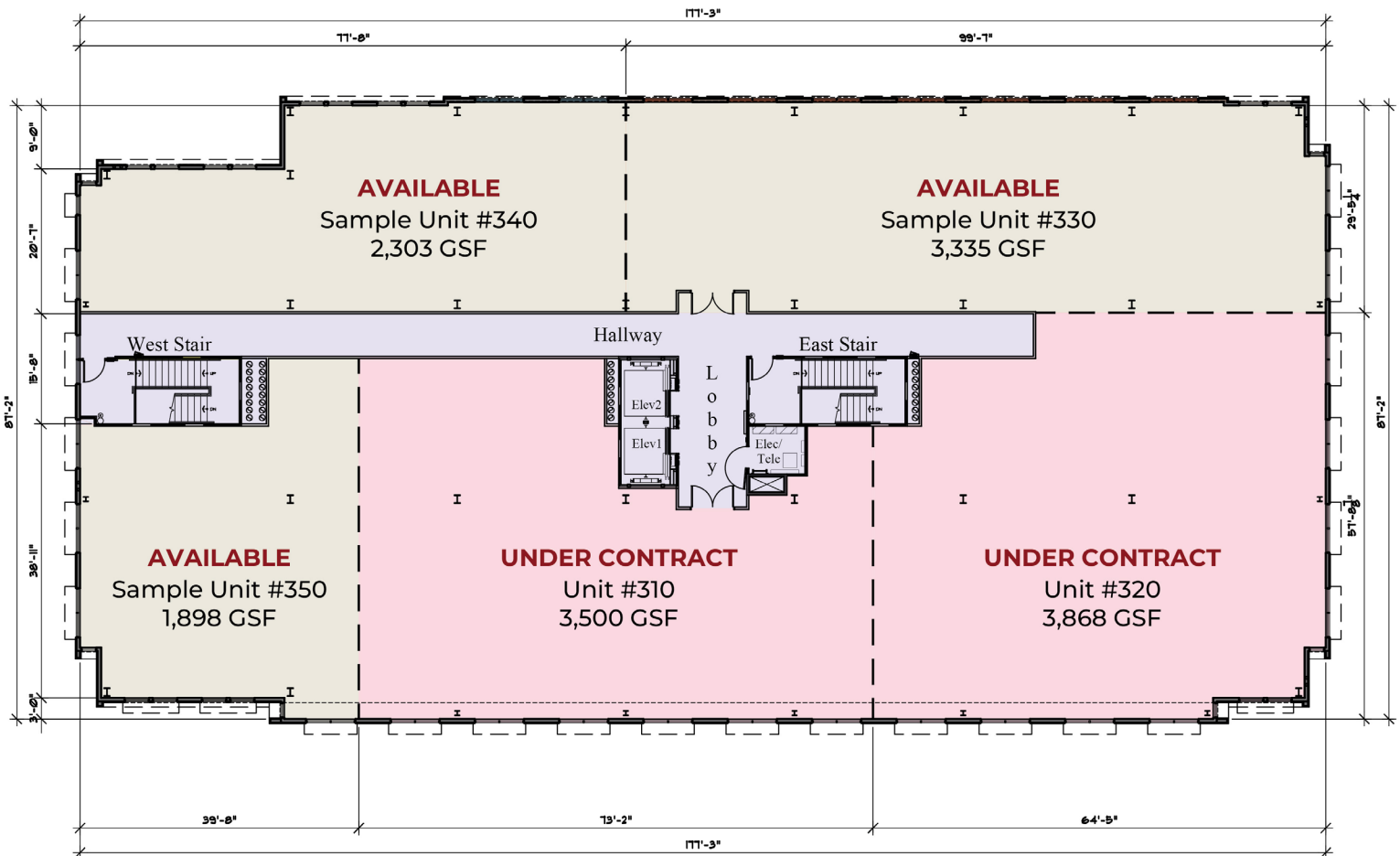
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FLOOR PLANS

LEVEL 3



***Sample Unit layouts are for illustrative purposes only. Unit sizes/layouts can be customized to fit user's exact needs.**

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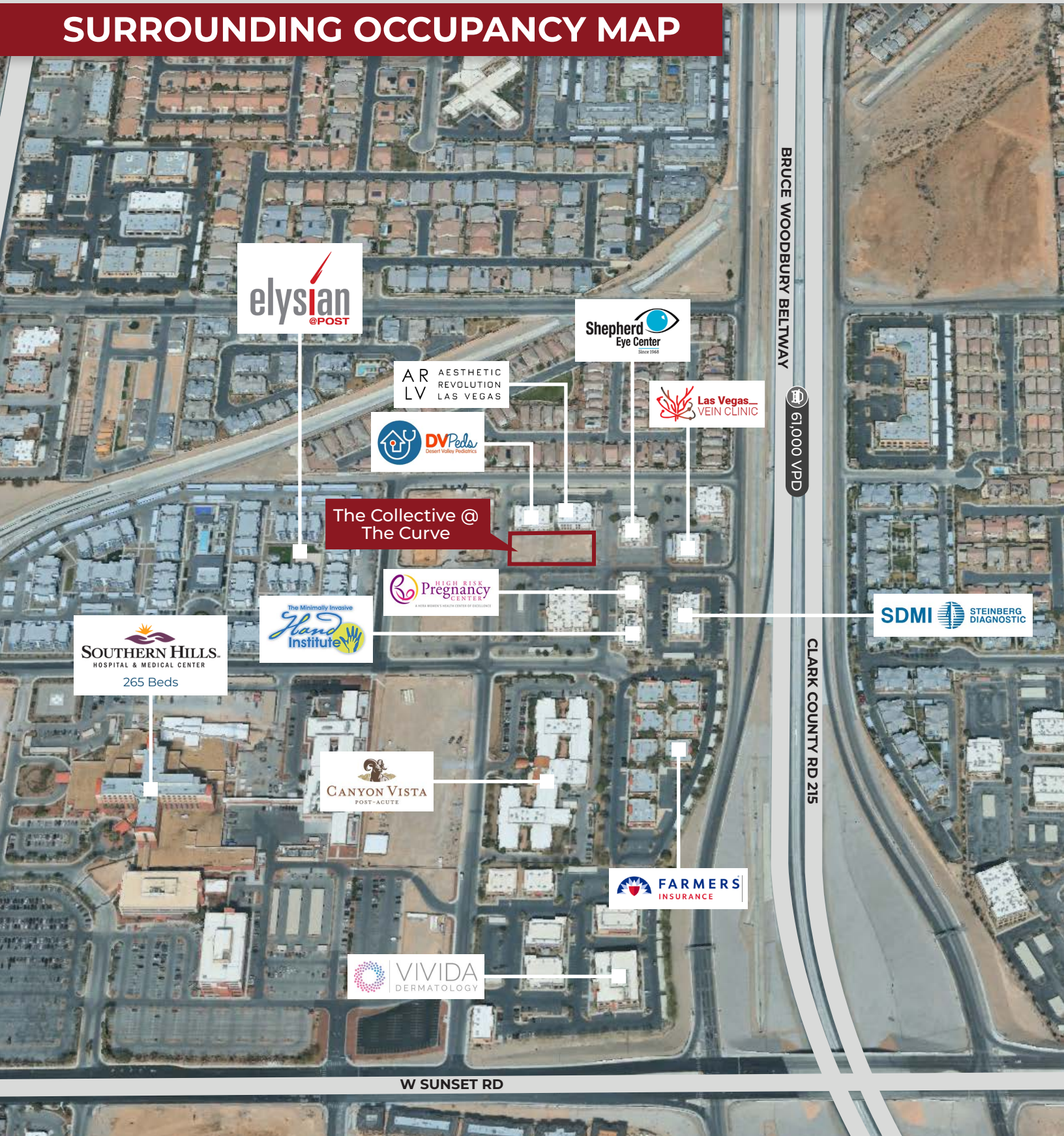
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SURROUNDING OCCUPANCY MAP



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RETAIL MAP



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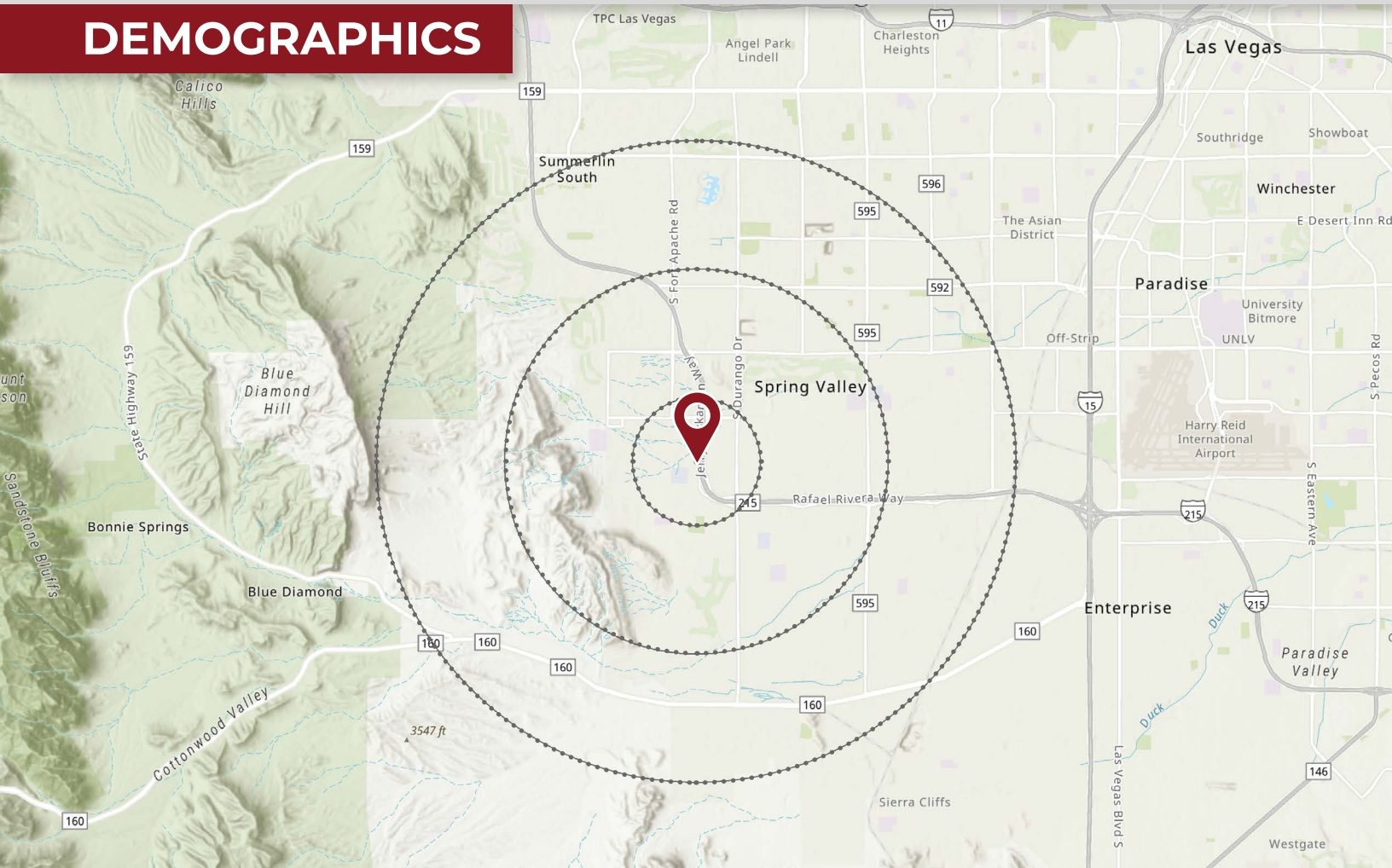
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DEMOGRAPHICS



2025 SUMMARY

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	23,136	139,618	354,360
Households	9,338	55,571	138,485
Families	5,467	34,108	85,957
Avg HH Size	2.48	2.51	2.55
Median Age	36.2	38.8	39.4
Median HH Income	\$97,968	\$94,458	\$88,243
Avg HH Income	\$118,522	\$122,039	\$121,011



11,634
TOTAL BUSINESSES



120,953
TOTAL EMPLOYEES



\$47,205
PER CAPITA INCOME



\$191,636
MEDIAN NET WORTH

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LEASE VS. OWN



Own

Building Shell Price	\$415	psf	\$1,452,500
Interior Improvements (estimate)	\$120	psf	\$420,000
Total Project Cost			\$1,872,500

START-UP COSTS

Capital Injection	15%		\$280,875
Estimated Bank Fees	0.75%		\$11,937
Estimated Appraisal and Environmental			\$5,000
Total Cash Required at Closing			\$297,812

MONTHLY COSTS

Mortgage Payment (Monthly/P&I)	5.75%	\$3.19	psf	\$11,175
Taxes and Insurance (Estimate)		\$0.10	psf	\$350
Association Fees		\$0.50	psf	\$1,750
Total Monthly Payment		\$3.79	psf	\$13,275

TOTAL ADJUSTED MONTHLY COSTS

Total Monthly Payment	\$3.79	psf	\$13,275
Less Depreciation	\$1.49	psf	\$(5,201)
Total Adjusted Monthly Costs	\$2.31	psf	\$8,073

Monthly Mortgage Payment Savings in 10 Years	\$631,422
Estimated Equity After 10 Years	\$907,944



Lease

Monthly Lease Rate	\$3.00	psf	\$10,500
Interior Improvements Loans (\$50/SF)	\$0.50	sf	\$1,750
Total Lease (Monthly)			\$12,250

START-UP COSTS

Prepaid Lease	3	month rent	\$31,500
Security Deposit	1	month rent	\$10,500
Total Cash Required (Pre Leasing)			\$42,000

MONTHLY COSTS

Lease Payment (Monthly)	\$3.00	psf	\$10,500
Operating Expenses/CAM Fees	\$0.50	psf	\$1,750
Interior Improvement Loans	\$0.50	psf	\$1,750
Total Monthly Payment	\$4.00	psf	\$14,000

TOTAL ADJUSTED MONTHLY COSTS

Total Monthly Payment	\$4.00	psf	\$14,000
Less Depreciation	\$0.19	psf	\$(665)
Total Adjusted Monthly Costs	\$3.81	psf	\$13,335

Monthly Mortgage Payment Savings in 10 Years	\$0
Equity After 10 Years	\$0

Assumptions:

% Depreciation using a straight line method of 30 years. Cash savings estimate based on fixed mortgage payments vs. lease payments

% Terms of own scenario is based on 20 year amortization and interest rate of 5.75% as of 08/06/2026

For more information contact us
Your Commercial Real Estate Finance Expert

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