

Fountain Park (Middle)

FOR SALE OR FOR RENT, 4,400
SQFT 14 OFFICES

OFFERING MEMORANDUM

3650 S Eastern ave #100-C
Las Vegas, NV 89169



Fountain Park (Middle)

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FOUNTAIN PARK (MIDDLE)

01 Executive Summary

Investment Summary

OFFERING SUMMARY	
ADDRESS	3650 S Eastern ave #100-C Las Vegas NV 89169
COUNTY	Clark
MARKET	yes
NET RENTABLE AREA (SF)	4,400 SF
YEAR BUILT	1983
YEAR RENOVATED	2024
APN	162-13-213-003,162-13-213-004, 162-13-213-005, 162
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY	
PRICE	\$795,000
PRICE PSF	\$180.68
CAP RATE (CURRENT)	-0.05%

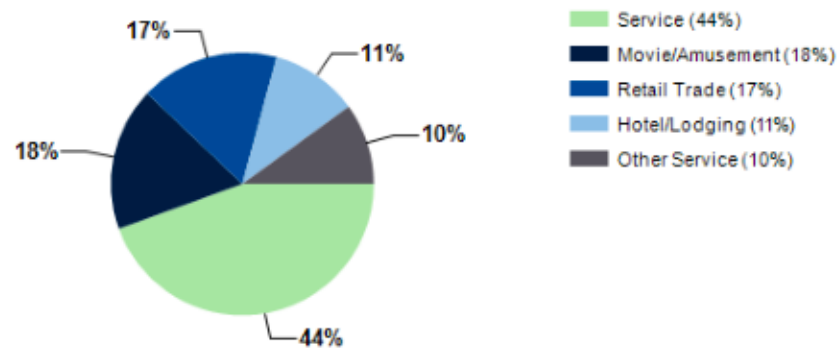
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	17,830	200,365	474,981
2025 Median HH Income	\$64,949	\$53,062	\$54,734
2025 Average HH Income	\$85,504	\$74,445	\$75,179

FOUNTAIN PARK (MIDDLE)

02 Location

Location Summary

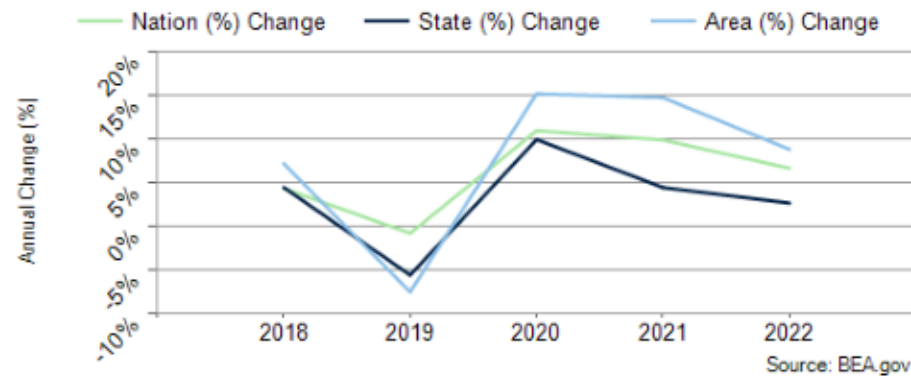
Major Industries by Employee Count



Largest Employers

MGM Resorts International	53,157
Clark County School District	43,786
Caesars Entertainment	30,000
Station Casinos	14,000
Wynn Las Vegas	12,000
Boyd Gaming Corp.	11,700
Las Vegas Sands Corp.	8,600
The Valley Health System	7,463

Clark County GDP Trend



FOUNTAIN PARK (MIDDLE)

03

Property Description

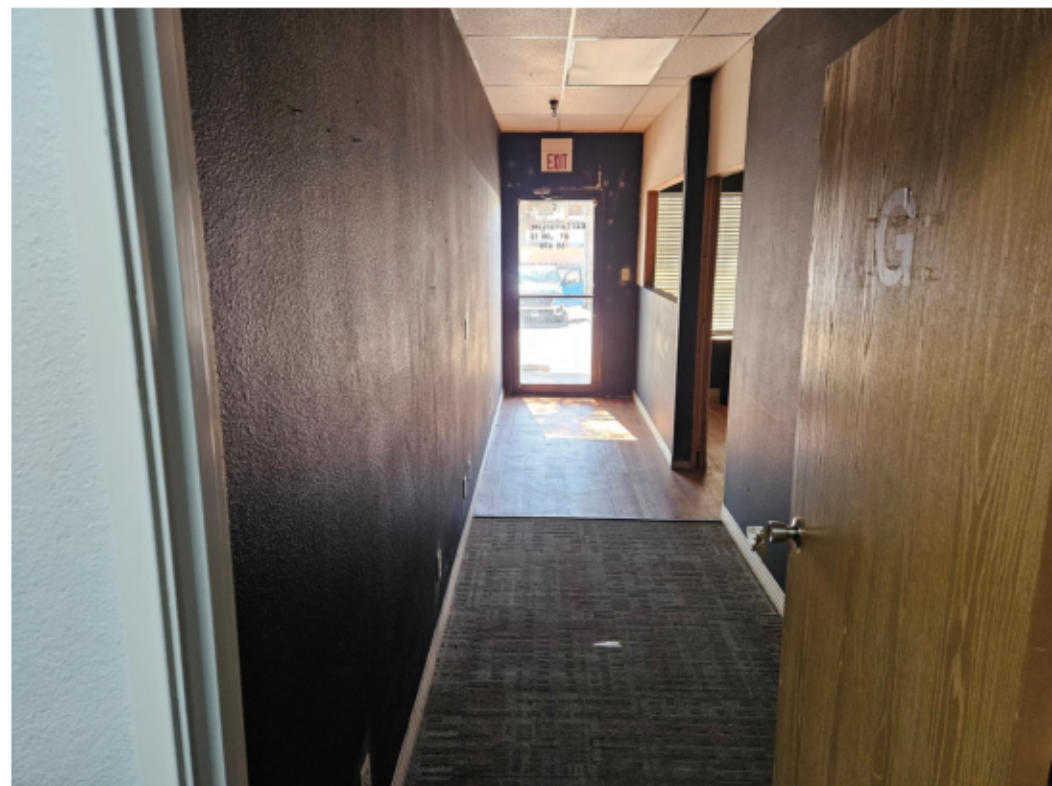
Property Features

Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	1
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
ADA COMPLIANT	yes
ELEVATOR	no

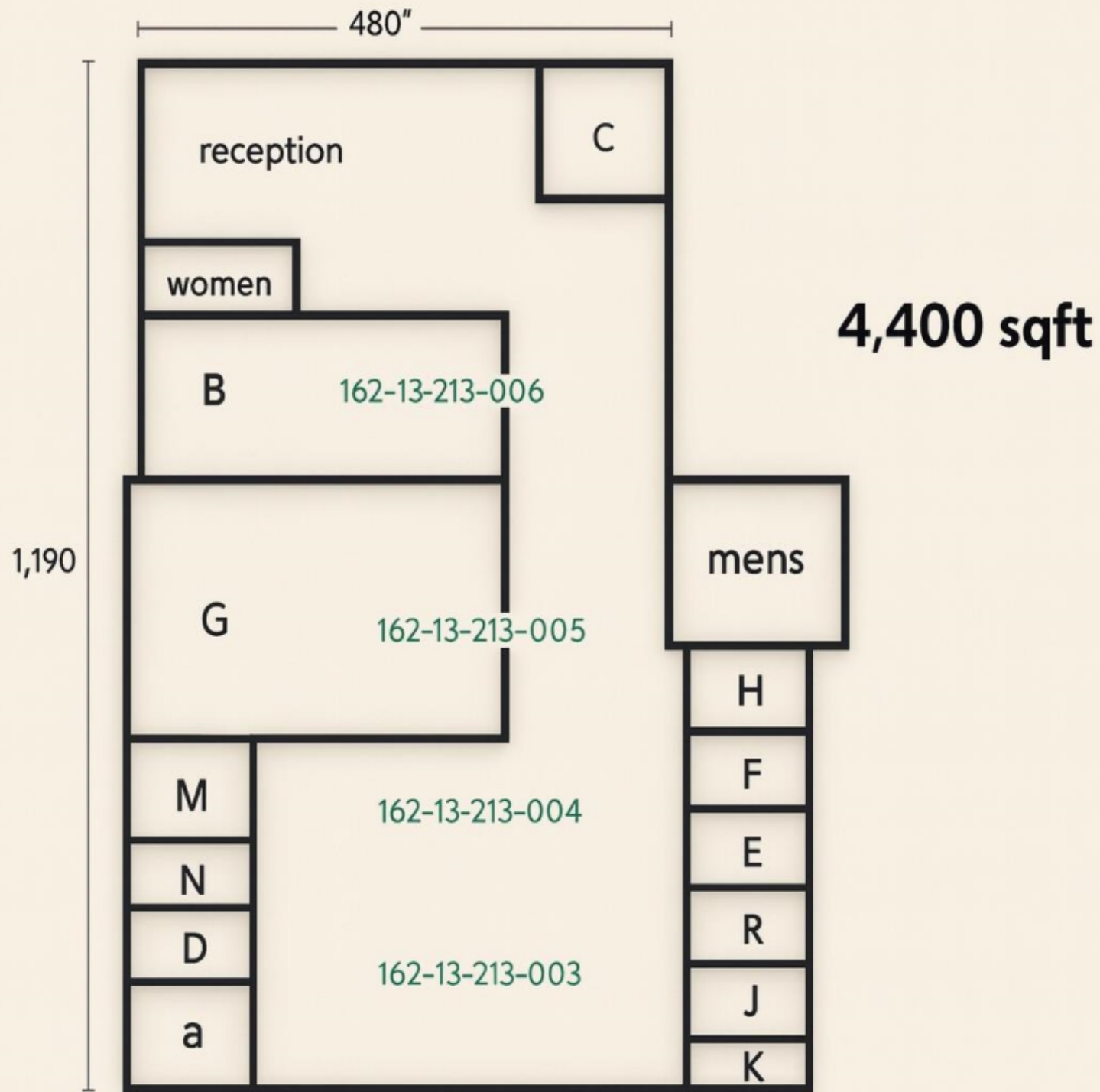












FOUNTAIN PARK (MIDDLE)

04

Rent Comps

- Rent Comparables
- Rent Comparables Summary
- Rent Comparables Map

1

YEAR BUILT	1973
DISTANCE	1.2 miles

1500 E Desert Inn
1500 E Desert Inn
Las Vegas, NV 89169

2

YEAR BUILT	1985
DISTANCE	1.1 miles

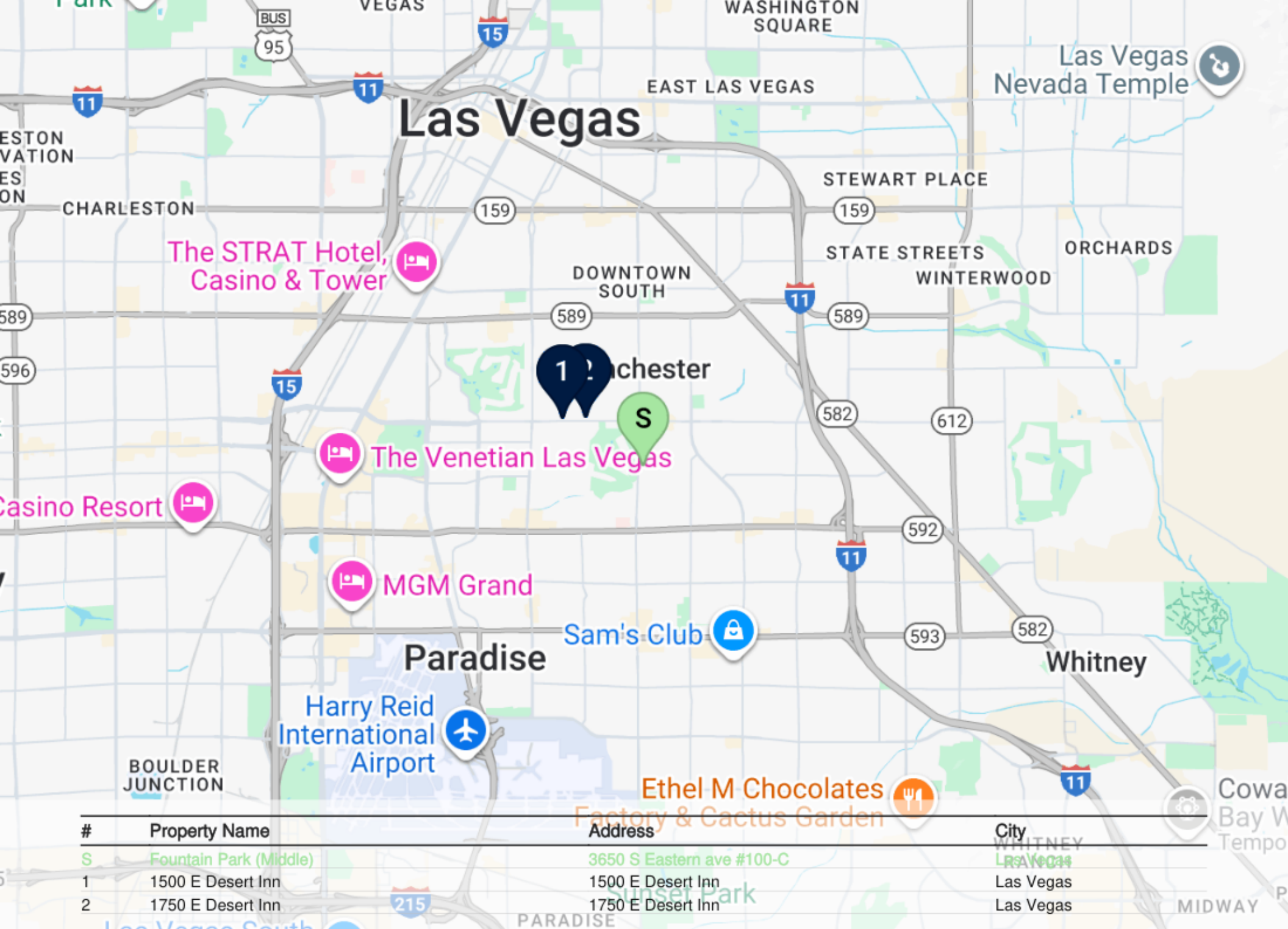
1750 E Desert Inn
1750 E Desert Inn
Las Vegas, NV 89169



BUILDING SF	4,400
YEAR BUILT	1983

Fountain Park (Middle)
3650 S Eastern ave #100-C
Las Vegas, NV 89169

	PROPERTY	BLDG SF	PSF (YR)	PSF (MO)	BUILT	Lease Type	DISTANCE (mi)
1	1500 E Desert Inn 1500 E Desert Inn Las Vegas, NV 89169				1973		1.20
2	1750 E Desert Inn 1750 E Desert Inn Las Vegas, NV 89169				1985		1.10
AVERAGES							
S	 Fountain Park (Middle) 3650 S Eastern ave #100-C Las Vegas, NV 89169	4,400			1983		



FOUNTAIN PARK (MIDDLE)

05

On Market Comps

- On Market Comparables
- On Market Comparables Summary
- On Market Comparables Charts
- On Market Comparables Map

1

BUILDING SF	1,816
YEAR BUILT	2001
ASKING PRICE	\$1,500,000
PRICE PSF	\$825.99
DAYS ON MARKET	24
DISTANCE	2.7 miles



3255 E St Louis Ave
3255 E St Louis Ave
Las Vegas, NV 89104

2

BUILDING SF	4,682
YEAR BUILT	1994
ASKING PRICE	\$2,300,000
PRICE PSF	\$491.24
DAYS ON MARKET	13
DISTANCE	3.1 miles



2458 E Russell Rd
2458 E Russell Rd
Las Vegas, NV 89120

3

BUILDING SF	3,758
YEAR BUILT	1965
ASKING PRICE	\$995,000
PRICE PSF	\$264.77
DAYS ON MARKET	45
DISTANCE	2.5 miles



522 E Twain
522 E Twain
Las Vegas, NV 89169

S



BUILDING SF	4,400
YEAR BUILT	1983
ASKING PRICE	\$795,000
PRICE PSF	\$180.68

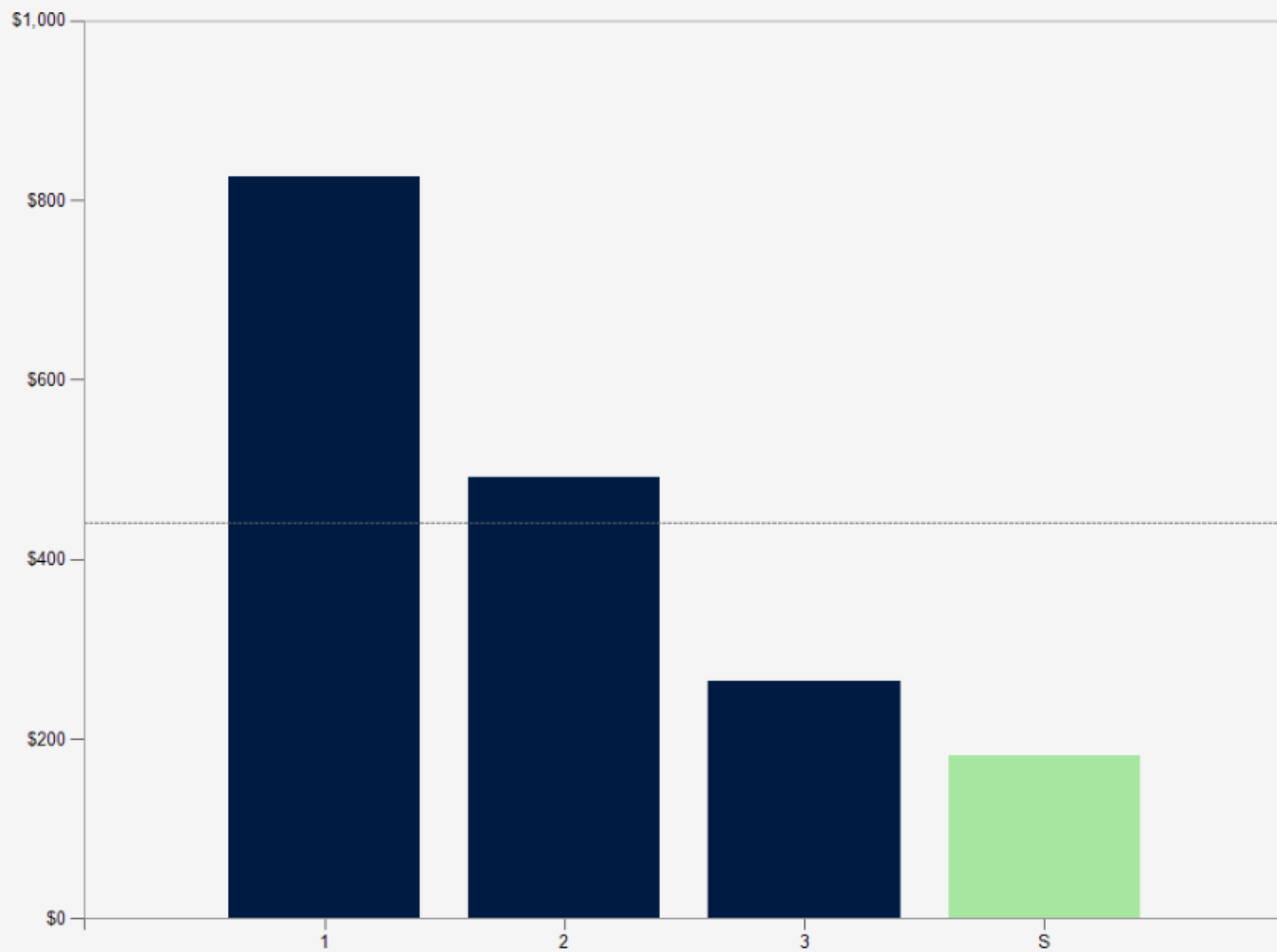


Fountain Park (Middle)
3650 S Eastern ave #100-C
Las Vegas, NV 89169

	PROPERTY	BLDG SF	ASK PRICE	PSF	BUILT	DISTANCE (mi)
1	3255 E St Louis Ave 3255 E St Louis Ave Las Vegas, NV 89104	1,816	\$1,500,000	\$825.99	2001	2.70
2	2458 E Russell Rd 2458 E Russell Rd Las Vegas, NV 89120	4,682	\$2,300,000	\$491.24	1994	3.10
3	522 E Twain 522 E Twain Las Vegas, NV 89169	3,758	\$995,000	\$264.77	1965	2.50
	AVERAGES	3,419	\$1,598,333	\$527.33		
S	 Fountain Park (Middle) 3650 S Eastern ave #100-C Las Vegas, NV 89169	4,400	\$795,000	\$180.68	1983	

Price/SF

Average: \$440.67





FOUNTAIN PARK (MIDDLE)

06

Financial Analysis

Income & Expense Analysis

Multi-Year Cash Flow Assumptions

Cash Flow Analysis

Financial Metrics

REVENUE ALLOCATION

PRO FORMA

INCOME	
Less Expenses	\$420
Net Operating Income	(\$420)

Other

EXPENSES	
HOA	\$420
Total Operating Expense	\$420
Expense / SF	\$0.10

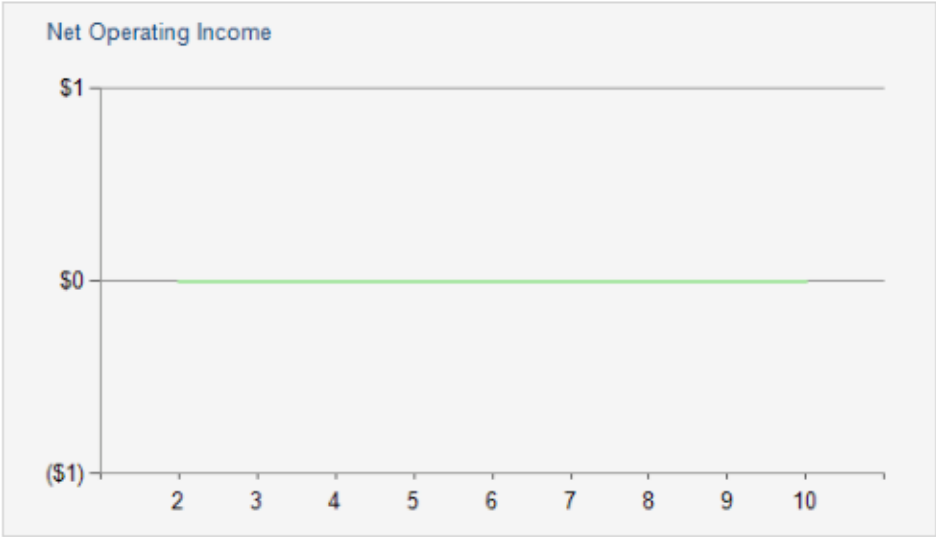
HOA

DISTRIBUTION OF EXPENSES

PRO FORMA

GLOBAL	
Price	\$795,000

Calendar Year	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue									
Operating Expenses									
HOA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Operating Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income									



Calendar Year	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate									
Price / SF	\$180.68	\$180.68	\$180.68	\$180.68	\$180.68	\$180.68	\$180.68	\$180.68	\$180.68
Expense / SF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

FOUNTAIN PARK (MIDDLE)

07

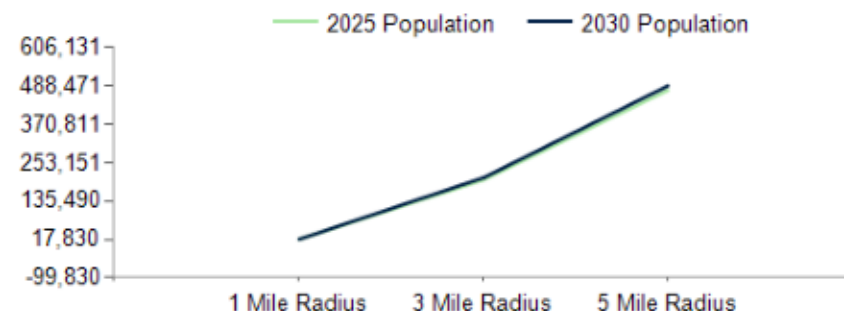
Demographics

General Demographics

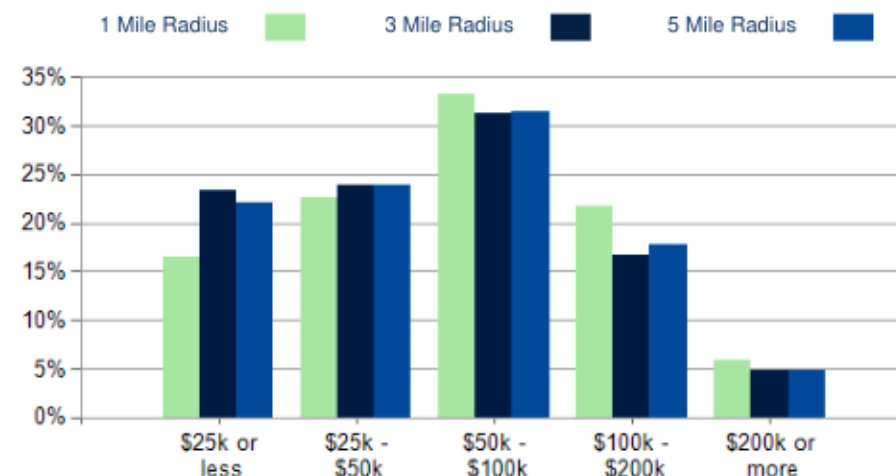
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,991	197,107	443,261
2010 Population	17,277	186,568	454,742
2025 Population	17,830	200,365	474,981
2030 Population	17,980	206,854	488,471
2025 African American	2,293	31,748	72,016
2025 American Indian	232	2,911	7,333
2025 Asian	1,899	15,041	35,223
2025 Hispanic	7,418	89,942	232,584
2025 Other Race	3,890	48,627	131,440
2025 White	6,235	65,995	144,137
2025 Multiracial	3,136	34,469	80,949
2025-2030: Population: Growth Rate	0.85%	3.20%	2.80%

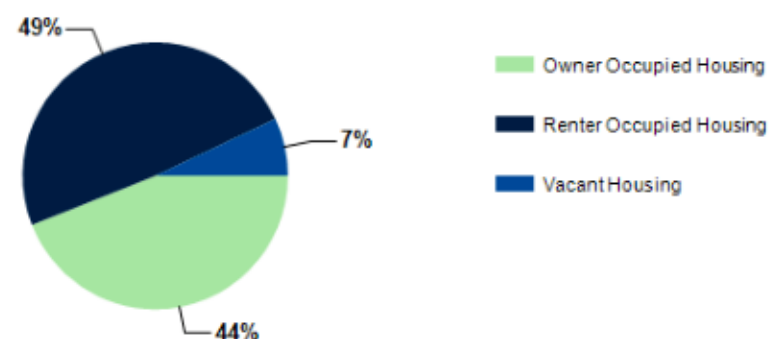
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	586	11,141	23,938
\$15,000-\$24,999	605	8,879	17,844
\$25,000-\$34,999	640	9,372	19,861
\$35,000-\$49,999	994	11,130	25,252
\$50,000-\$74,999	1,295	15,926	35,418
\$75,000-\$99,999	1,112	10,829	24,017
\$100,000-\$149,999	1,064	10,042	24,670
\$150,000-\$199,999	512	4,263	8,972
\$200,000 or greater	427	4,173	9,096
Median HH Income	\$64,949	\$53,062	\$54,734
Average HH Income	\$85,504	\$74,445	\$75,179



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

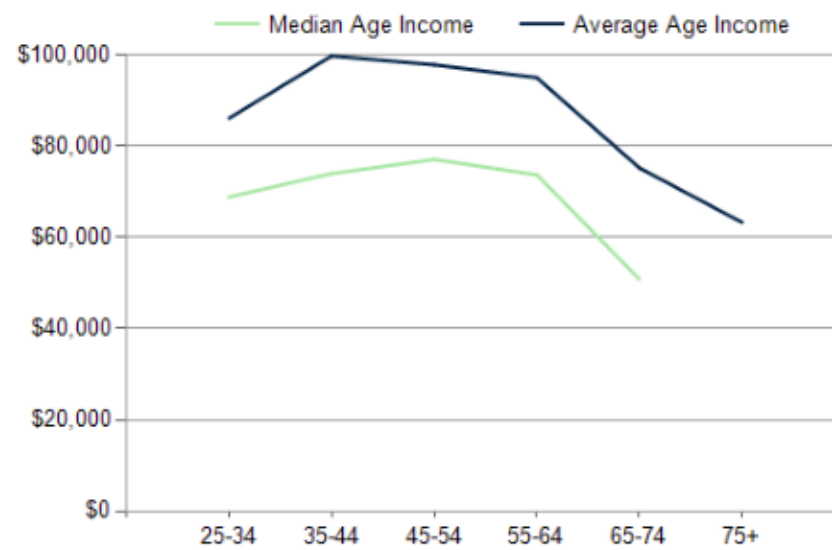
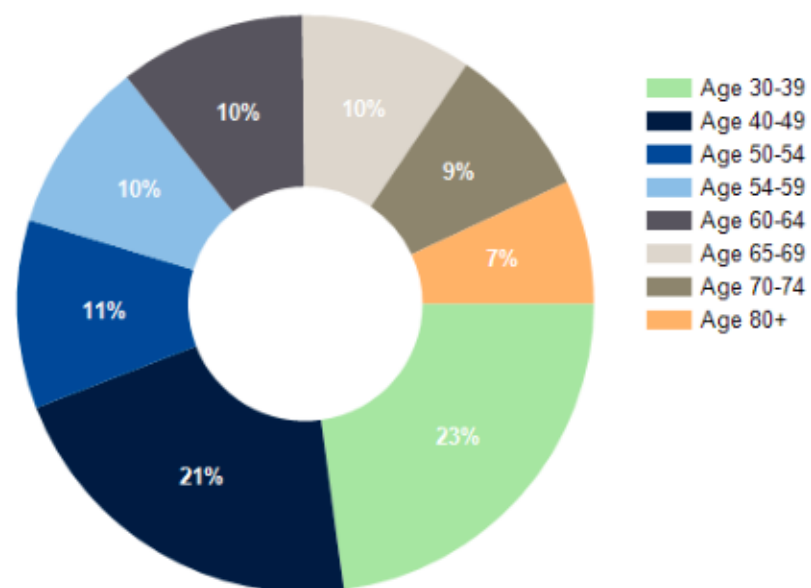


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,258	15,139	36,604
2025 Population Age 35-39	1,264	14,249	33,278
2025 Population Age 40-44	1,177	13,485	31,438
2025 Population Age 45-49	1,169	12,665	29,078
2025 Population Age 50-54	1,165	12,971	29,593
2025 Population Age 55-59	1,069	12,192	27,896
2025 Population Age 60-64	1,153	12,520	27,583
2025 Population Age 65-69	1,058	11,159	24,703
2025 Population Age 70-74	952	9,226	20,161
2025 Population Age 75-79	765	7,067	15,286
2025 Population Age 80-84	458	4,053	8,874
2025 Population Age 85+	389	3,075	6,286
2025 Population Age 18+	14,713	161,527	373,931
2025 Median Age	42	39	38
2030 Median Age	43	40	39

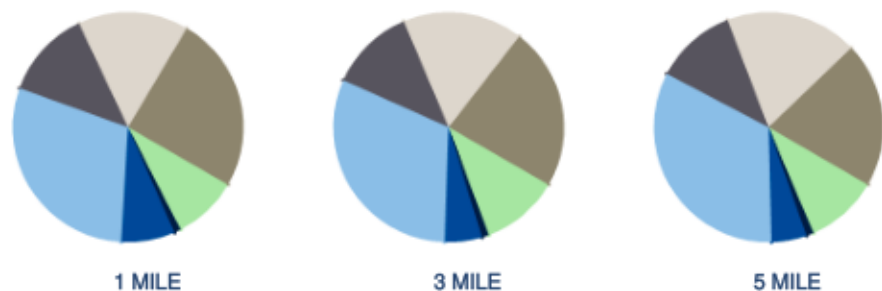
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,893	\$59,450	\$60,104
Average Household Income 25-34	\$86,187	\$77,169	\$76,680
Median Household Income 35-44	\$74,035	\$59,232	\$61,019
Average Household Income 35-44	\$99,843	\$84,409	\$85,260
Median Household Income 45-54	\$77,122	\$60,993	\$63,246
Average Household Income 45-54	\$97,887	\$85,346	\$86,924
Median Household Income 55-64	\$73,766	\$54,416	\$55,712
Average Household Income 55-64	\$95,077	\$79,477	\$79,637
Median Household Income 65-74	\$50,843	\$40,371	\$41,804
Average Household Income 65-74	\$75,268	\$64,399	\$65,258
Average Household Income 75+	\$63,307	\$55,612	\$54,984

Population By Age



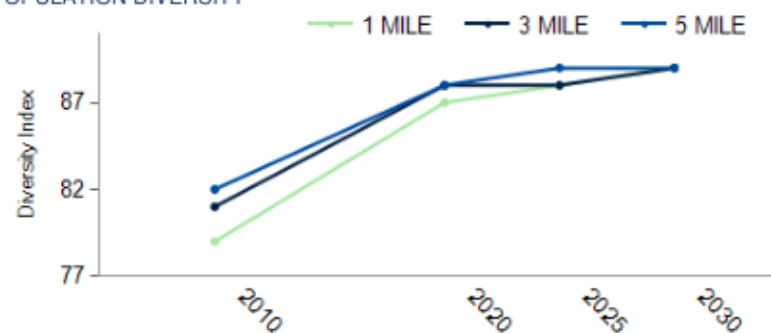
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	89	89	89
Diversity Index (current year)	88	89	89
Diversity Index (2020)	87	88	88
Diversity Index (2010)	79	81	82

POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	9%	11%	10%
American Indian	1%	1%	1%
Asian	8%	5%	5%
Hispanic	30%	31%	33%
Multiracial	12%	12%	12%
Other Race	15%	17%	19%
White	25%	23%	20%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	40	39	36
Median Asian Age	45	47	47
Median Black Age	35	34	34
Median Hispanic Age	34	33	31
Median Multiple Races Age	36	34	32
Median Other Race Age	34	33	31
Median Pacific Islander Age	37	35	34
Median White Age	54	51	49

2025 MEDIAN AGE BY RACE

