



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 15,000+ 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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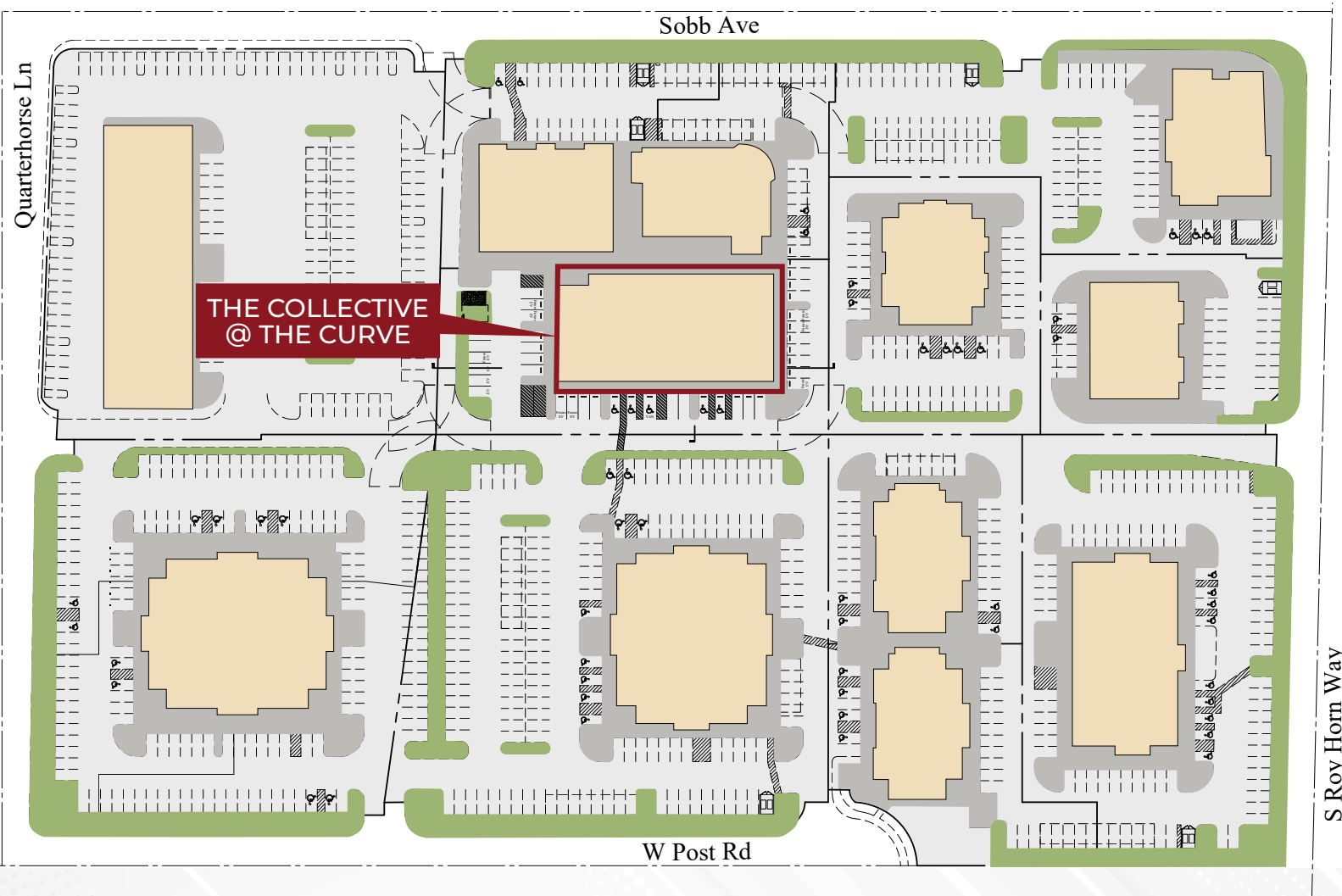


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SITE MAP & PARKING OVERVIEW



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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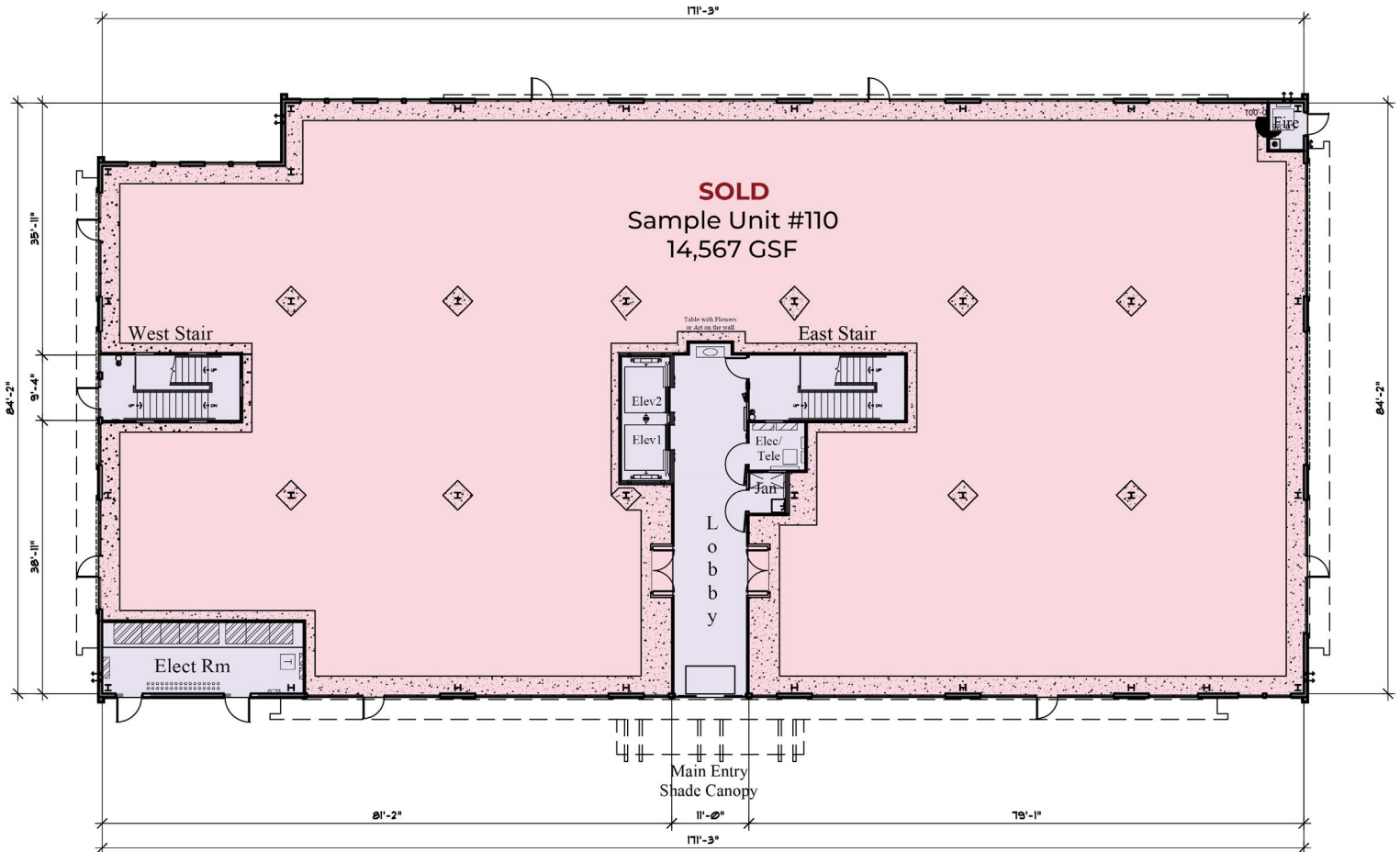
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FLOOR PLANS

LEVEL 1



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

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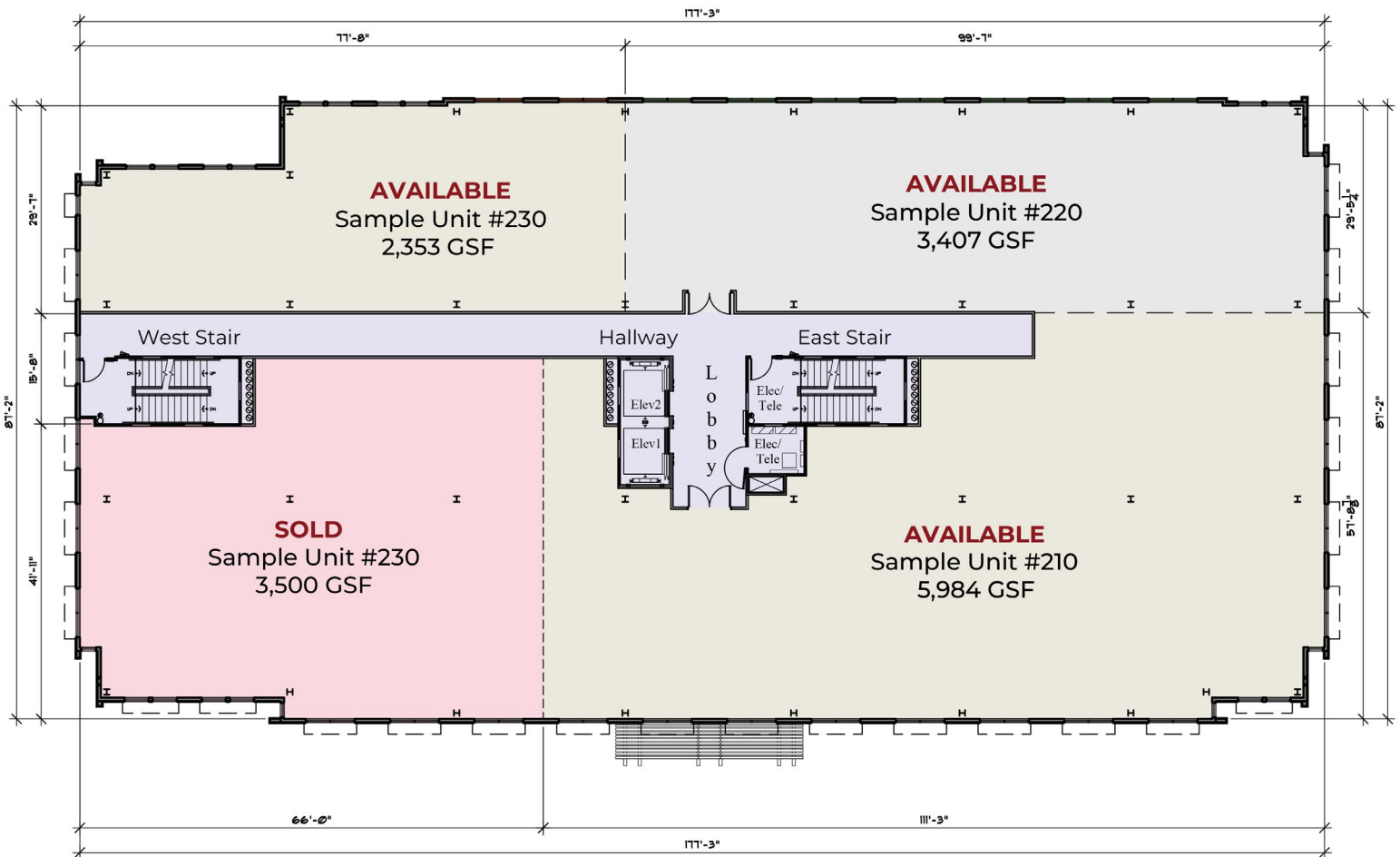
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FLOOR PLANS

LEVEL 2



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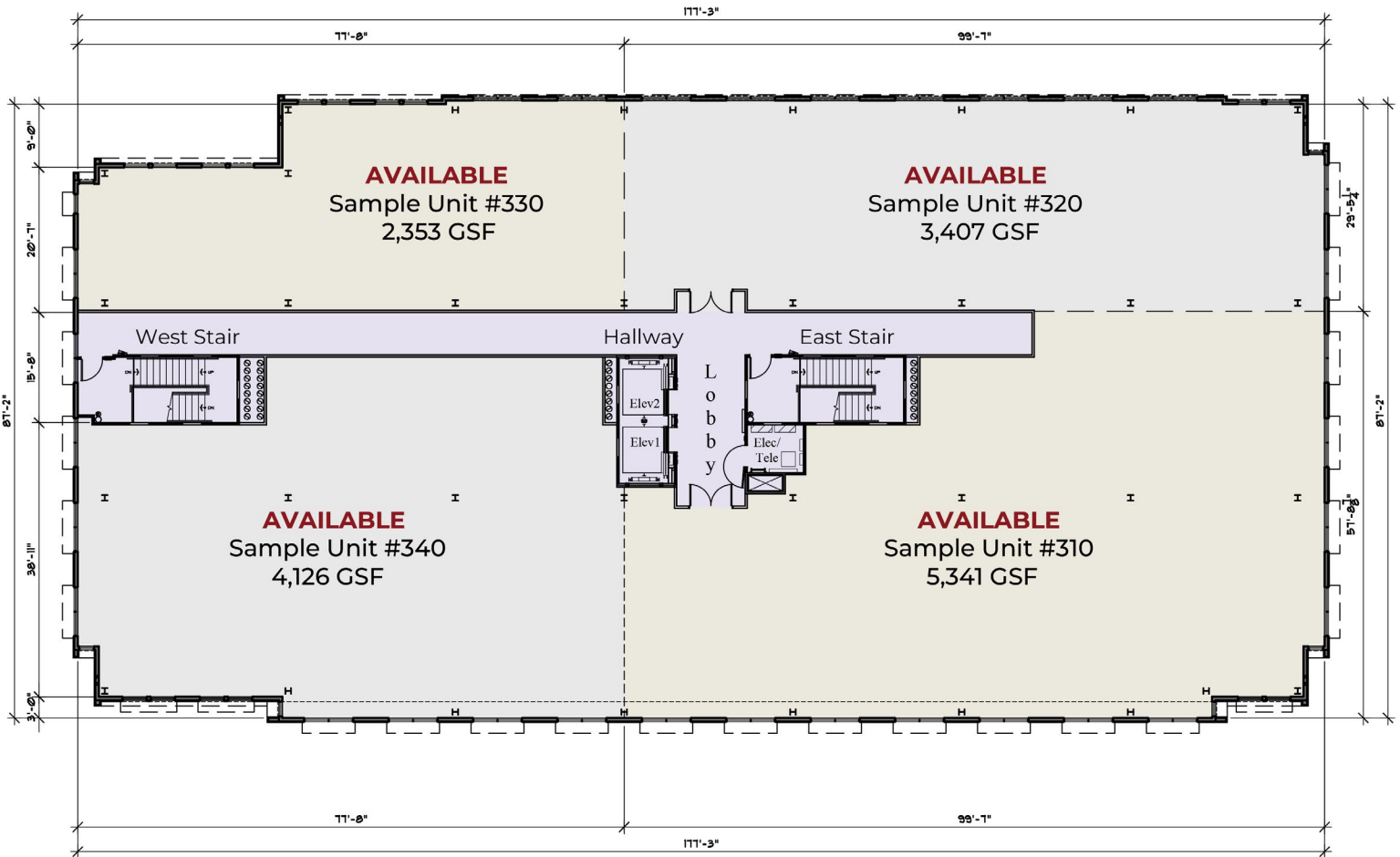
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FLOOR PLANS

LEVEL 3



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 **PROSPECT STREET**

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SURROUNDING OCCUPANCY MAP



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RETAIL MAP



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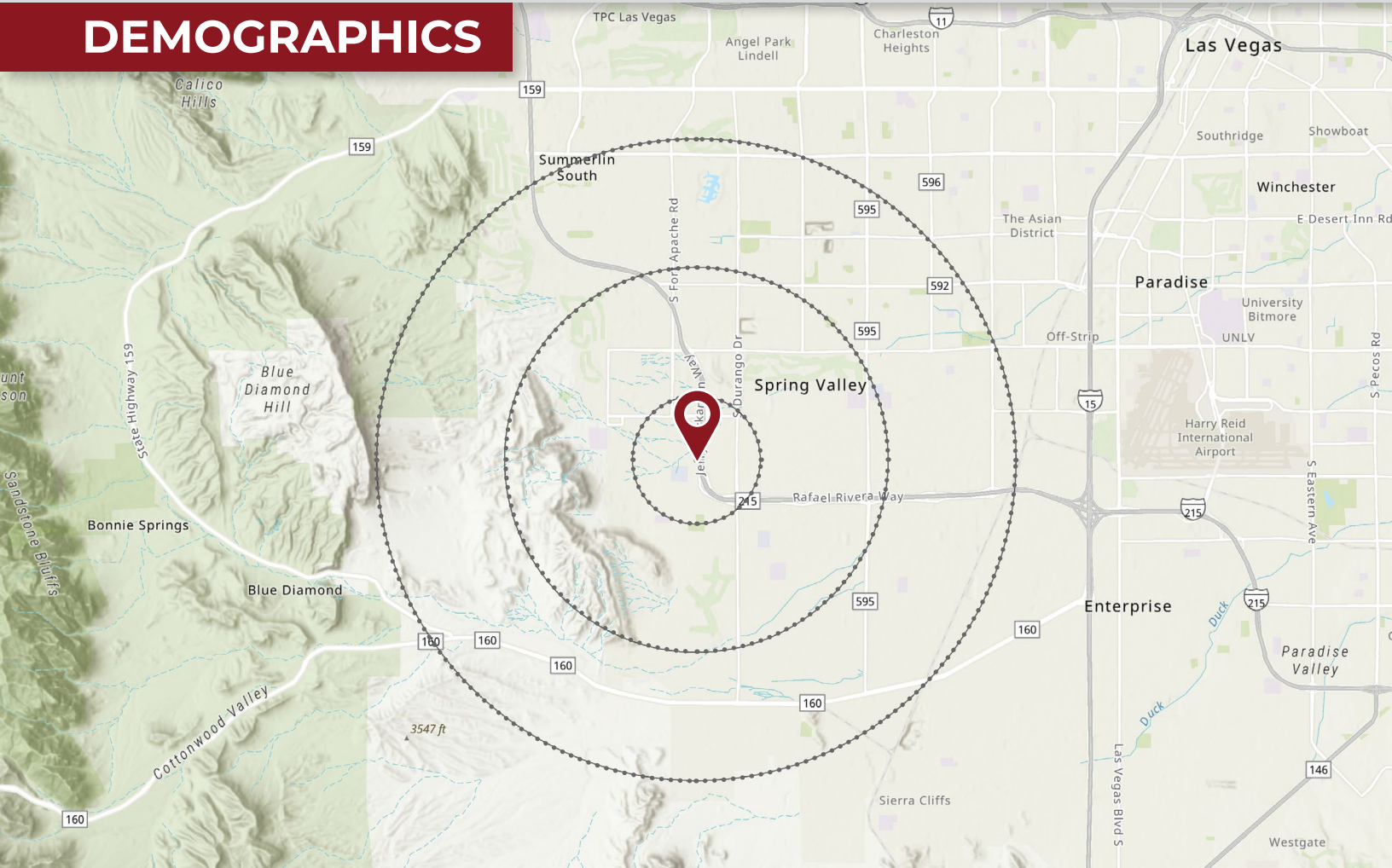
 **PROSPECT STREET**

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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	10%	\$187,250
Estimated Bank Fees	0.75%	\$12,639
Estimated Appraisal and Environmental		\$5,000
Total Cash Required at Closing		\$204,889

MONTHLY COSTS

Mortgage Payment (Monthly/P&I)	5.45%	\$2.94 psf	\$10,299
Taxes and Insurance (Estimate)		\$0.31 psf	\$1,085
Association Fees		\$0.26 psf	\$910
Total Monthly Payment		\$3.51 psf	\$12,294

TOTAL ADJUSTED MONTHLY COSTS

Total Monthly Payment	\$3.51 psf	\$12,294
Less Depreciation	\$1.49 psf	\$(5,201)
Total Adjusted Monthly Costs	\$2.03 psf	\$7,092

Monthly Mortgage Payment Savings in 10 Years	\$749,129
Estimated Equity After 10 Years	\$861,402

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 5.45% as of 01/06/2026

For more information contact us
Your Commercial Real Estate Finance Expert

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