

9055 W POST RD

LAS VEGAS, NV 89148

STANDALONE OFFICE BUILDING FOR SALE | ± 5,103 SF



CORONADO MEDICAL CAMPUS | SOUTHWEST SUBMARKET

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9420 W Sahara Ave Ste 100
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PROPERTY SUMMARY

APN	163-32-410-025
ZONING	CG (Commercial General)
SUBMARKET	Southwest Las Vegas
BUILDING TYPE	Medical Office Building
BUILT	2005
TOTAL RSF	5,103 SF
LOT SIZE	.55 AC
OCCUPANCY	100%
TENANCY	Multi
ASKING PRICE	\$2,100,000 (\$411.52 PSF)
CAP RATE	5.15%

HIGHLIGHTS

- Visibility and easy access from the 215 Freeway 215 Sunset Entrance/Exit 215 Freeway
- Located in the Southwest Submarket
- Close proximity to Southern Hills Hospital
- Fully leased including a publicly traded company tenant



SUITE OVERVIEW

SUITE A

TENANT Onetop Center

LEASE EXPIRATION August 31, 2027

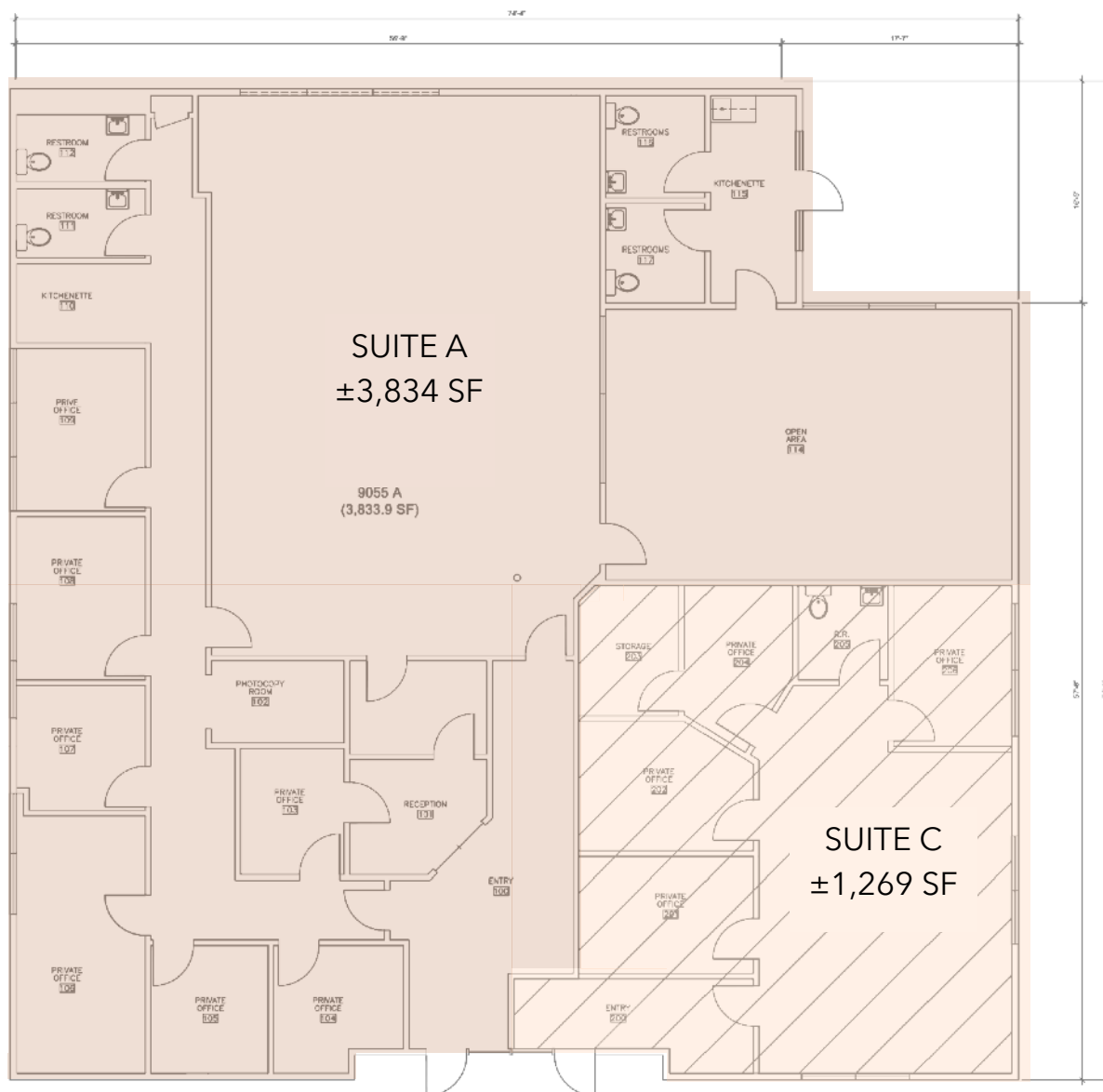
WEBSITE onetopcenter.com

SUITE C

TENANT Lucid Diagnostics, Inc

LEASE EXPIRATION October 31, 2024

WEBSITE luciddx.com



1 EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"

Suite	Tenant	Rentable Size (SF)	Share	Lease Commencement	Lease Expiration	Current Montly Base Rent	Current Annual Base Rent	Future Base Rent Increases		
								Date	Monthly	Annual
A	OneTop Center (personal guarantee)	3,834	75%	9/1/22	8/31/27	\$5,924	\$71,082	9/1/24	\$6,102	\$73,229
								9/1/25	\$6,285	\$75,415
								9/1/26	\$6,473	\$77,677
C	Lucid Diagnostics Inc (Nasdaq: LUCD)	1,269	25%	11/1/22	10/31/24	\$2,741	\$32,892	N/A		
Total		5,103	100%			\$8,665	\$103,975			

Proforma P&L and CAP Rate			Operating Expenses - 2023		
Rental Income			Expense:		
Ste A		\$72,335	Property Tax		\$11,660
Ste C		\$34,176	Insurance		\$2,787
NNN		\$35,740	Gas		\$1,439
Total Rental Income		\$142,251	Sewer		\$2,153
			Association Dues		\$10,965
Expense		\$33,804	Management Fees		\$4,800
			Total		\$33,804
Net Operating Income		\$108,447	Admin Fee (10% of Operating Ex)		\$1,936
			Total NNN		\$35,740
Price		\$2,100,000	NNN/sf/mo		\$0.58
CAP Rate Year 1		5.15%			

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PHOTOS



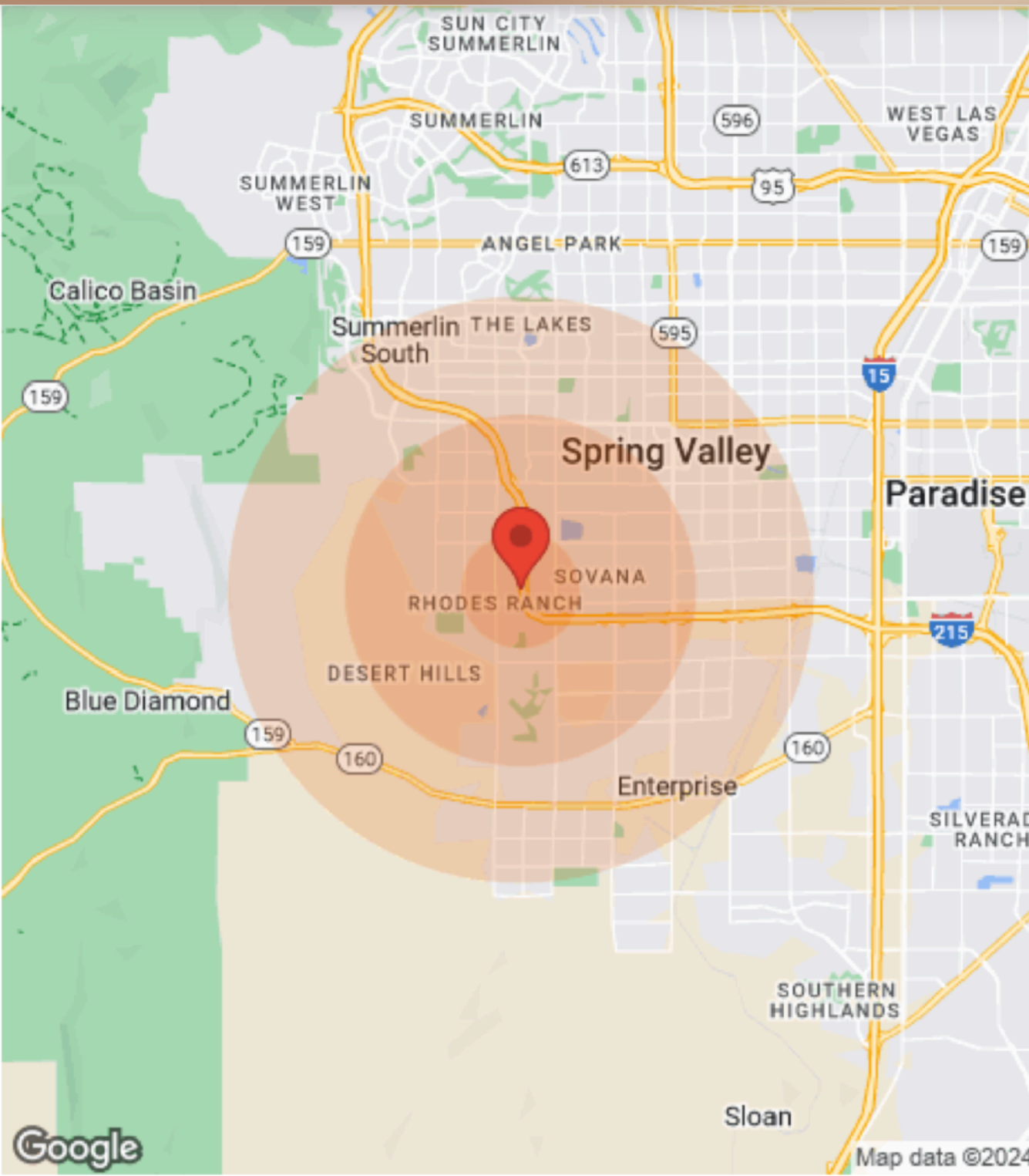
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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	5,530	47,187	142,743
Female	5,858	50,783	148,041
Total Population	11,388	97,970	290,784
Income	1 Mile	3 Miles	5 Miles
Median	\$59,927	\$69,423	\$65,024
< \$15,000	295	2,454	7,851
\$15,000-\$24,999	345	2,259	7,458
\$25,000-\$34,999	436	3,516	11,538
\$35,000-\$49,999	688	5,848	16,914
\$50,000-\$74,999	1,180	8,622	25,588
\$75,000-\$99,999	536	6,183	18,032
\$100,000-\$149,999	451	6,085	16,915
\$150,000-\$199,999	155	1,761	5,432
> \$200,000	114	1,749	4,537
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,387	42,988	132,092
Occupied	3,959	36,938	113,715
Owner Occupied	1,783	21,063	64,527
Renter Occupied	2,176	15,875	49,188
Vacant	428	6,050	18,377

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