



8,623 SF MULTI TENANT MEDICAL / PROFESSIONAL OFFICE INVESTMENT OPPORTUNITY

ROBINDALE CENTER





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The Barashy Group presents Robindale Center, a multi-tenant, investment, medical office property featuring a dermatology specialist, an attorney, therapy specialist, and a psychiatric specialist.



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY DETAILS



INVESTMENT OVERVIEW

The Robindale Center consists of two identical multi-tenant office buildings. 305 N Pecos currently hosts three healthcare tenants including a dermatologist and therapy specialists, and one legal tenant. Sitting on the corner of Robindale and Pecos, the Robindale Center has excellent visibility with frontage and signage on both streets. Traffic counts for the immediate area are upwards of 25,000 cars daily. The Henderson market continues to grow and expand with more healthcare properties and providers moving to the area.

INVESTMENT HIGHLIGHTS

- Value Add Investment Opportunity.
- 100% Occupied with Four Triple Net Tenants.
- High Visibility Corner Property with Frontage and Signage on both Robindale Road and North Pecos Road.
- Assumptions: Opportunity for Increased Rents and Decreased Expenses in Short Term.

OFFERING SUMMARY

- Listing Price: \$2,098,131
- Cap Rate: 6.24%
- Price/SF: \$243.32
- Building Size: 8,623 SF
- Net Rentable Area: 8,349 SF
- Lot Size: 0.28 AC
- Parking Ratio: 8.21/1,000 SF
- Year Built: 2000



PROPERTY DESCRIPTION

SPECIFICATIONS

ADDRESS:

305 N Pecos Rd
Las Vegas, NV 89074

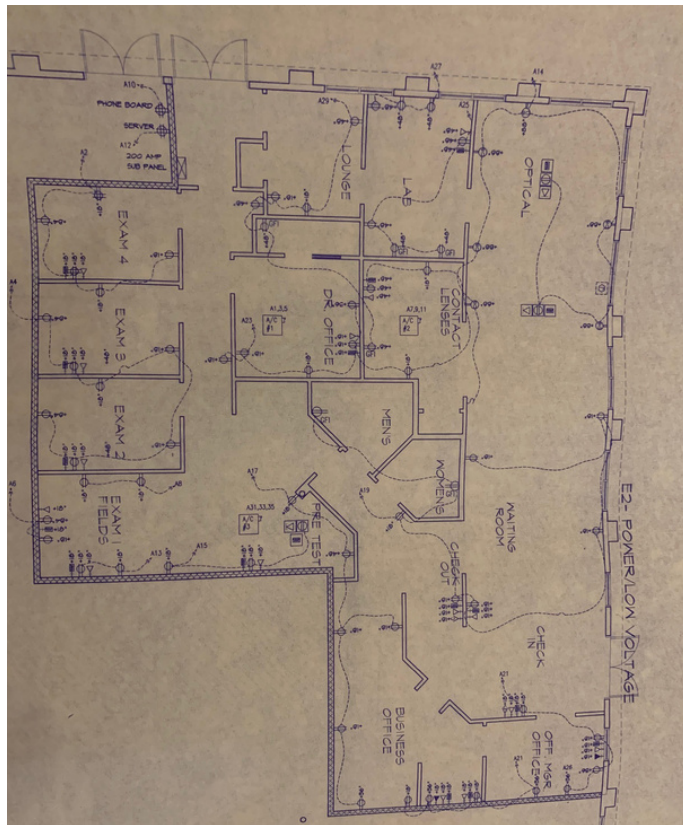
PARCEL:

177-12-620-006

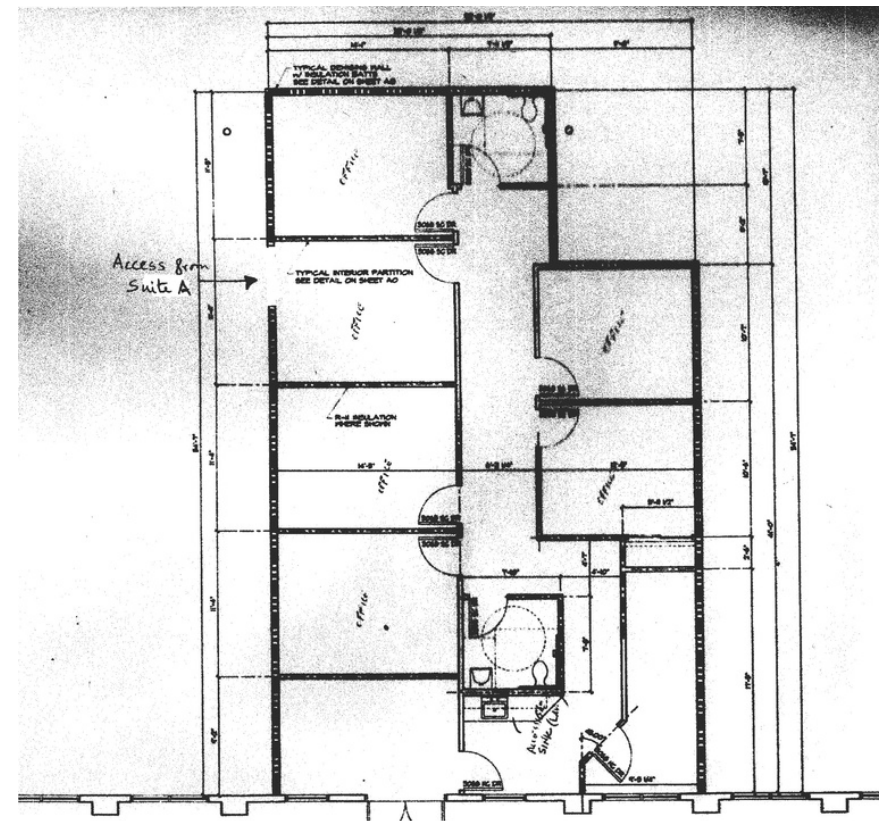
SPECS	
Zoning	Neighborhood Commercial (CN)
Jurisdiction	Clark County
Water	Department of Utility Services
Electric	NV Energy
Gas	Southwest Gas Corporation
Sanitary Sewer	City of Henderson Water Reclamation District
Structural Frame	WD Frame
Windows	Standard windows; glass in aluminum frames
Roof Type/Cover	Flat roof with decorative parapets
HVAC	Heating and cooling are provided by rooftop package units
Exterior Walls	Stucco
Lighting	Interior lighting consists of a mix of LED, incandescent and fluorescent lighting.
Parking	9.23/1,000 or 63 surface stalls and 15 covered stalls

FLOOR PLAN

SUITE A:

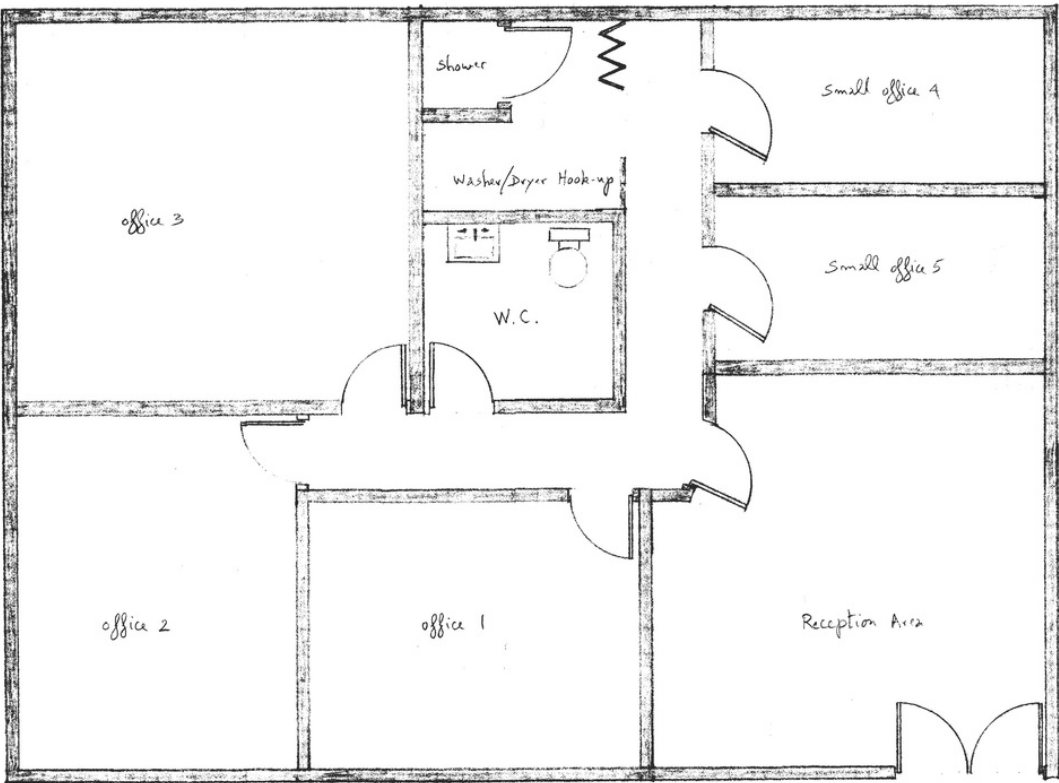


SUITE D:



FLOOR PLAN

SUITE E:



SUITE F:



REGIONAL MAP



RETAILER MAP



TENANT PROFILES



TENANT INFO

- Offices: Las Vegas (1), Henderson (1)
- Website: www.lindawoodsondermatology.com
- Suite B

LINDA WOODSON DERMATOLOGY

Our team of dedicated professionals has been serving the Las Vegas Valley since 1994, with NEARLY 100% patient retention and 5-star patient satisfaction rating, Dr. Linda Woodson and her team of highly skilled Physician Assistants and Nurse Practitioner provide the latest in medical procedures to treat acne, skin cancer, rosacea, psoriasis, eczema and many other skin ailments.

We also offer cosmetic treatments that erase wrinkles, spider veins, sun damage and other signs of aging. We pride ourselves on delivering the best individualized attention to every patient by focusing on their personal needs and concerns

TENANT PROFILES



TENANT INFO

- Website: www.fuhrimanlaw.com
- Suite C

LAW OFFICES OF AMBER R. FUHRIMAN

Amber R. Fuhriman is an experienced Criminal Defense & Immigration Attorney who started her own practice in October of 2017. Her services include Immigration, Removal Defense, Consulting Services, Post-Conviction Relief, and more

TENANT PROFILES



TENANT INFO

- Suite E

ACCESS NEVADA THERAPY

Milton Jones created Access Nevada Therapy because there was a time in his life where “Therapy” wasn’t an easily accessible or favorable option. A.N.T. was created to take the anxiety and fear out of coming to therapy. Access Nevada Therapy is “A Talk Space” for those who want to talk, cry, heal, escape, vent, and sometimes laugh. It’s a place for those who want to work at changing their life one session at a time. A.N.T. is a “Cash Pay” only Therapy provider.

TENANT PROFILES



ACCESS PSYCHIATRIC ASSOCIATES

ACCESS PSYCHIATRIC ASSOCIATES

Linda Hawley, owner of Access Psychiatric Associates, provides psychiatric assessments and care for ADHD, Bipolar, Depression, Anxiety, Panic, Drug/Alcohol Addiction, Schizophrenia, Aspergers, Autism, and Insomnia for ages 5-105.

TENANT INFO

- Website: www.access-psychiatric-associates.business.site
- Suite F



ROBINDALE CENTER

 BARASHY
GROUP

FINANCIAL OVERVIEW

ANNUAL INCOME:

\$175,692.00

ANNUAL EXPENSES:

\$44,786.85

NOI:

\$130,905.15

CAP RATE:

6.24%

DEMOGRAPHICS



POPULATION

In 2021, the population in your selected geography is 396,600. The population has changed by 55.2 percent since 2000. It is estimated that the population in your area will be 412,905 five years from now, which represents a change of 4.1 percent from the current year. The current population is 49.4 percent male and 50.6 percent female. The median age of the population in your area is 39.1, compared with the U.S. average, which is 38.4. The population density in your area is 5,047 people per square mile.



HOUSEHOLDS

There are currently 159,334 households in your selected geography. The number of households has changed by 58.9 percent since 2000. It is estimated that the number of households in your area will be 167,689 five years from now, which represents a change of 5.2 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2021, the median household income for your selected geography is \$61,485, compared with the U.S. average, which is currently \$65,694. The median household income for your area has changed by 21.4 percent since 2000. It is estimated that the median household income in your area will be \$63,626 five years from now, which represents a change of 3.5 percent from the current year.

The current year per capita income in your area is \$34,709, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$86,205, compared with the U.S. average, which is \$94,822.



EMPLOYMENT

In 2021, 203,078 people in your selected area were employed. The 2000 Census revealed that 60.4 percent of employees are in white-collar occupations in this geography, and 39.6 percent are in blue-collar occupations. In 2021, unemployment in this area was 9.0 percent. In 2000, the average time traveled to work was 20.8 minutes.



HOUSING

The median housing value in your area was \$275,674 in 2021, compared with the U.S. median of \$227,827. In 2000, there were 62,339 owner-occupied housing units and 37,913 renter-occupied housing units in your area. The median rent at the time was \$725.



EDUCATION

The selected area in 2021 had a higher level of educational attainment when compared with the U.S. averages. Only 9.7 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.0 percent, and 18.7 percent completed a bachelor's degree, compared with the national average of 19.5 percent.

The number of area residents with an associate degree was lower than the nation's at 8.2 percent vs. 8.3 percent, respectively.

The area had fewer high-school graduates, 27.1 percent vs. 27.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 26.1 percent in the selected area compared with the 20.5 percent in the U.S.

MARKET OVERVIEW

LAS VEGAS

Las Vegas is considered one of the premier entertainment cities of the world thanks to its abundance of resorts, restaurants, shopping and entertainment options. Casino closures and convention cancellations during the health crisis significantly reduced visitor volume and the number of jobs in the metro during 2020. However, Las Vegas is positioned to quickly record historical levels of tourism and job creation once the pandemic lifts.

The Las Vegas-Henderson-Paradise MSA is one of the fastest-growing metros in the nation with a population of nearly 2.3 million. The metro has become a fully diversified economy, with logistics groups, tech firms and manufacturing all taking advantage of Las Vegas' low cost of business and proximity to major West Coast markets.

METRO HIGHLIGHTS



WELL-PAYING JOBS

Office-using positions, most of them within the professional and business services sector, accounted for more than 20 percent of the metro's job count at the onset of 2021.



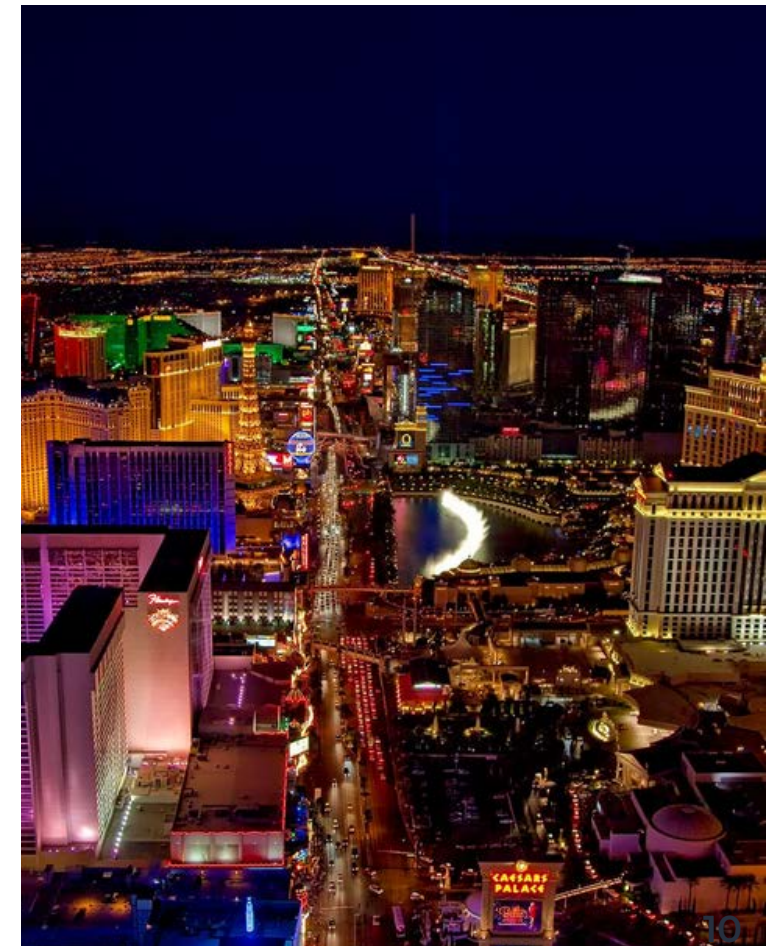
STRONG POPULATION GAINS

The metro continues to draw new residents amid the economic disruption caused by the pandemic. Over the next five years, Las Vegas' populace is forecast to increase by nearly 6 percent.



VAST TOURISM INDUSTRY

Visitor volume fell below 20 million in 2020; however, the prior two years recorded annual totals that each exceeded the 40 million mark.






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BERKSHIRE HATHAWAY
HomeServices
Nevada Properties

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