

# SIENA PAVILION VI

**FOR LEASE**  
MEDICAL OFFICE BUILDING

2865 SIENA HEIGHTS DRIVE, HENDERSON, NV 89052



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Remedy  **CBRE**

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# Property Highlights

The property, known as Siena Medical Pavilion VI, is a top-tier medical building situated at the intersection of Eastern Avenue and St. Rose Parkway. It is centrally located in the Henderson Medical Corridor.

- Prime location across from Dignity Health - St. Rose Dominican Hospital Siena Campus and close proximity to UHS's West Henderson Hospital
- Move-in ready medical spec suites or custom-designed suites
- Generous tenant improvement allowance available



**LEASE RATE**  
CONTACT BROKER



**SQUARE FEET**  
±2,044 - ±5,381 RSF

SUITE #	RSF	CONDITION
Suite 240	±511 RSF	Built Out
Suite 260	±3,366 RSF	Shell Space
Suite 300	±5,381 RSF	Can be redesigned for a tenant's desired layout. Currently 2nd gen office.



## MULTI-TENANT MEDICAL OFFICE BUILDING

2865 SIENA HEIGHTS DRIVE, HENDERSON, NV

**CBRE**

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# Property Overview



**PROPERTY NAME**  
Siena Medical Pavilion VI



**IDEAL USE**  
Medical



**BUILDING SIZE**  
±62,140 SF



**# OF FLOORS**  
3



**ZONING**  
CO (Henderson)



**ESTIMATED CAMS 2026**  
\$1.10 NNNs



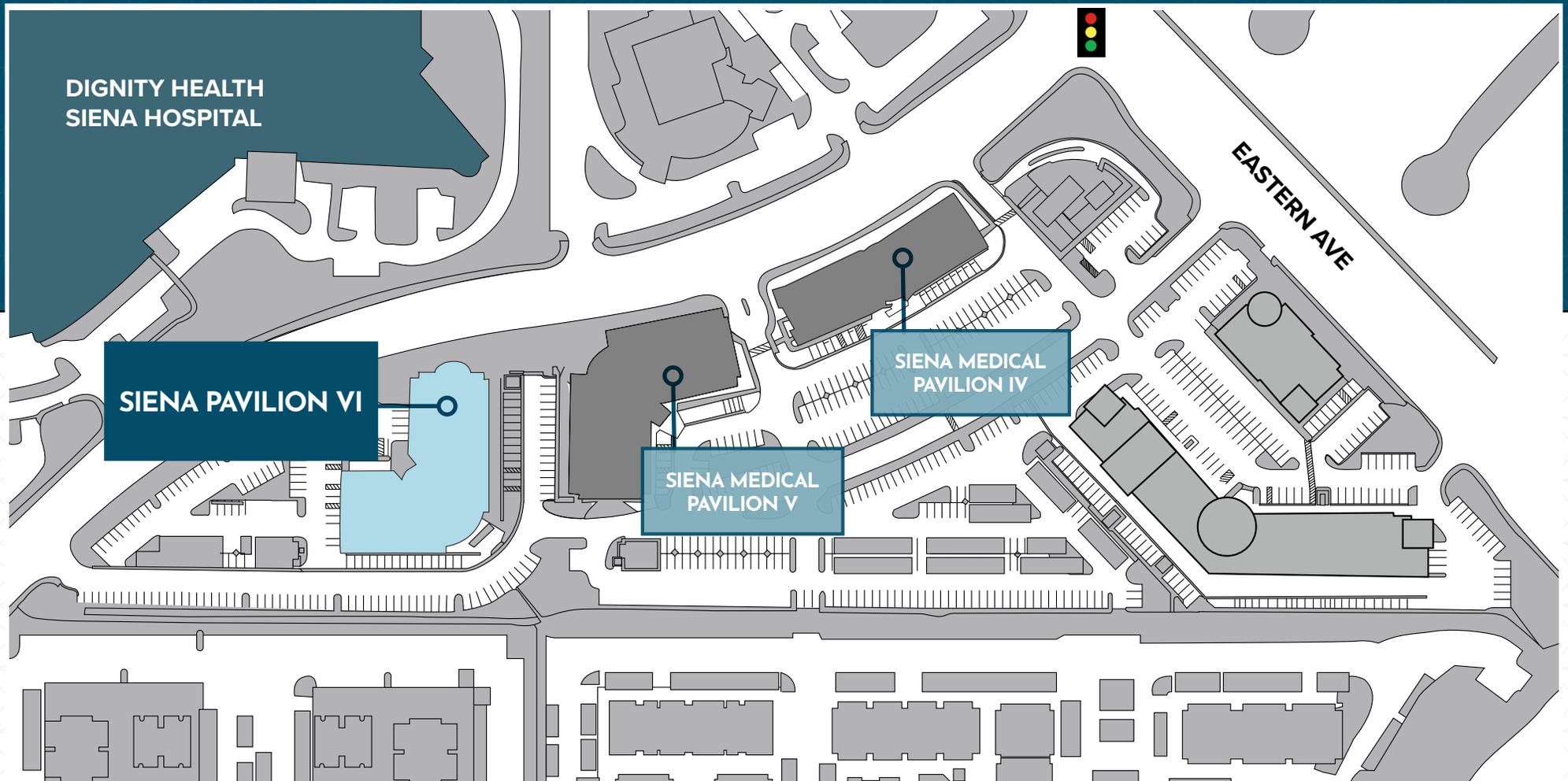
**GENEROUS TI ALLOWANCE**  
for customized floor plan



**PARKING RATIO**  
4.50/1000

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# Site Plan



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# Suite 240 & 260

AVAILABLE

SUITE 240 | ±511 RSF (BUILT OUT)

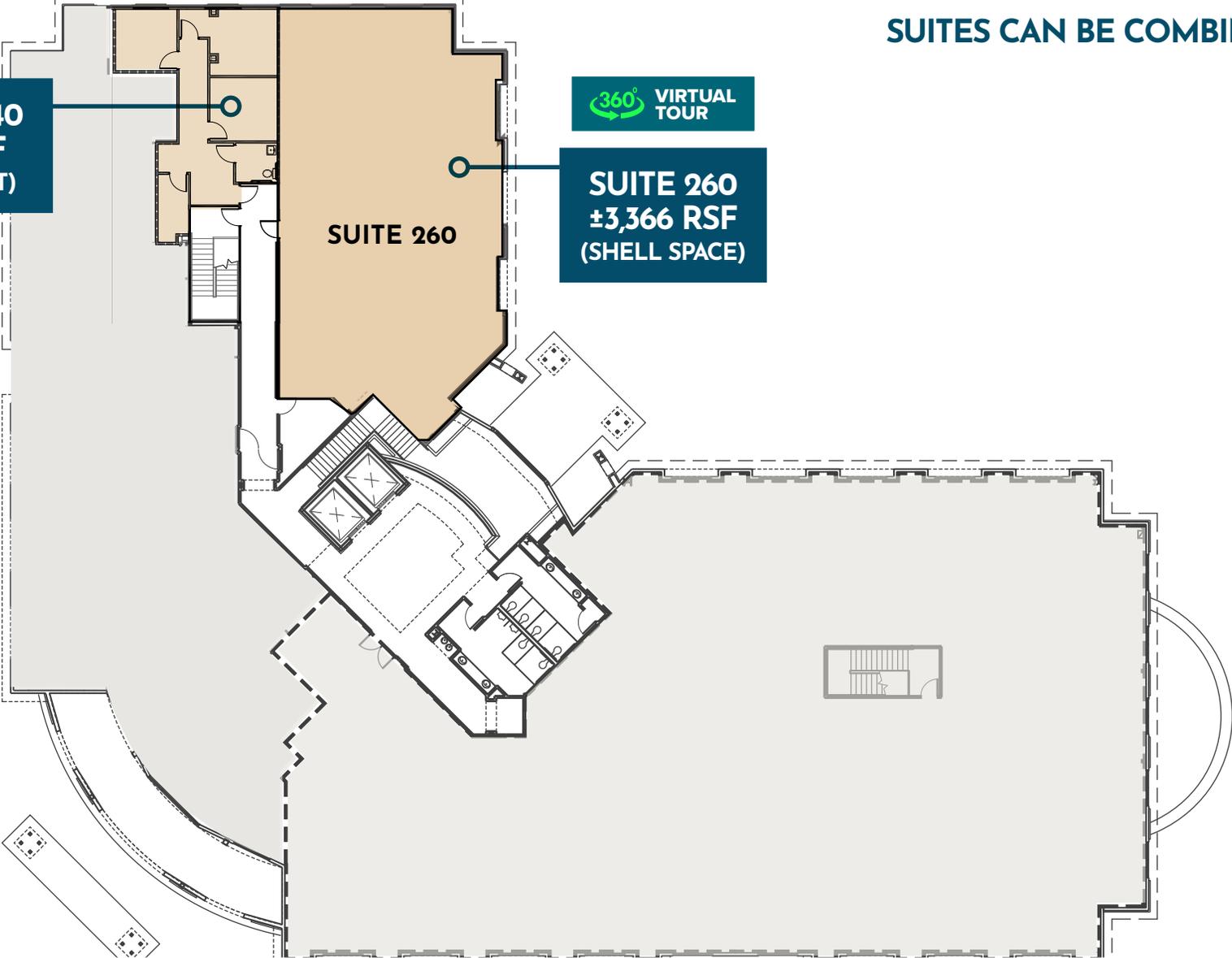
SUITE 260 | ±3,366 RSF (SHELL SPACE)

SUITES CAN BE COMBINED

SUITE 240  
±511 RSF  
(BUILT OUT)

360° VIRTUAL TOUR

SUITE 260  
±3,366 RSF  
(SHELL SPACE)



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# Suite 300

AVAILABLE  
SUITE 300 | ±5,381 RSF  
(2ND GEN OFFICE)



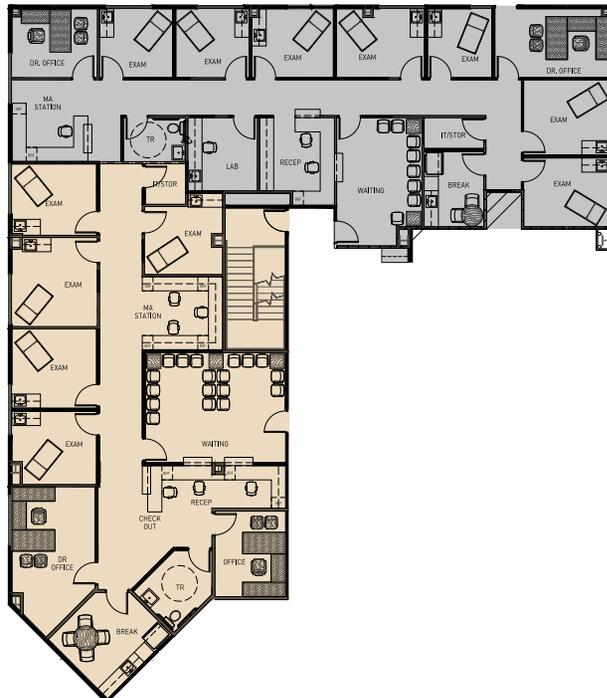
ORIGINAL FLOOR PLAN



PROPOSED SPEC PLAN A



PROPOSED SPEC PLAN B





**EASTERN BELTWAY**

- Walmart
- petco
- OLD NAVY
- SAM'S CLUB
- Dutch Bros
- BURGER KING
- Wendy's
- DEL-TACO
- ROSS DRESS FOR LESS

- IN-N-OUT BURGER
- WINGSTORY
- CULPOPE
- RED ROBIN
- BJ'S RESTAURANT
- FIREHOUSE SUBS
- BIG G SPORTING GOODS

**GVR**

**GREEN VALLEY RANCH**

RESORT · SPA · CASINO  
LAS VEGAS

**SILVERADO RANCH**

- Michaels
- TARGET
- FIVE BELOW
- PET SMART
- Bath & Body Works
- NIKE

**Dignity Health**

St. Rose Dominican

- CARRABBA'S ITALIAN GRILL
- chili's
- McDonald's
- IT'S JUST WINGS
- Rebel Walls

**THE DISTRICT**

- WHOLE FOODS MARKET
- KREI
- POTTERY BARN
- chico's
- Panera
- SEPHORA
- WILLIAMS SONOMA
- cheesecake factory
- Bath & Body Works
- SHAKE SHACK
- lululemon
- ANTHROPOLOGIE

- LOWE'S
- HomeGoods
- Chick-fil-A
- JJ

- at home
- TRADER JOE'S
- Applebee's
- Arby's
- Jack in the Box

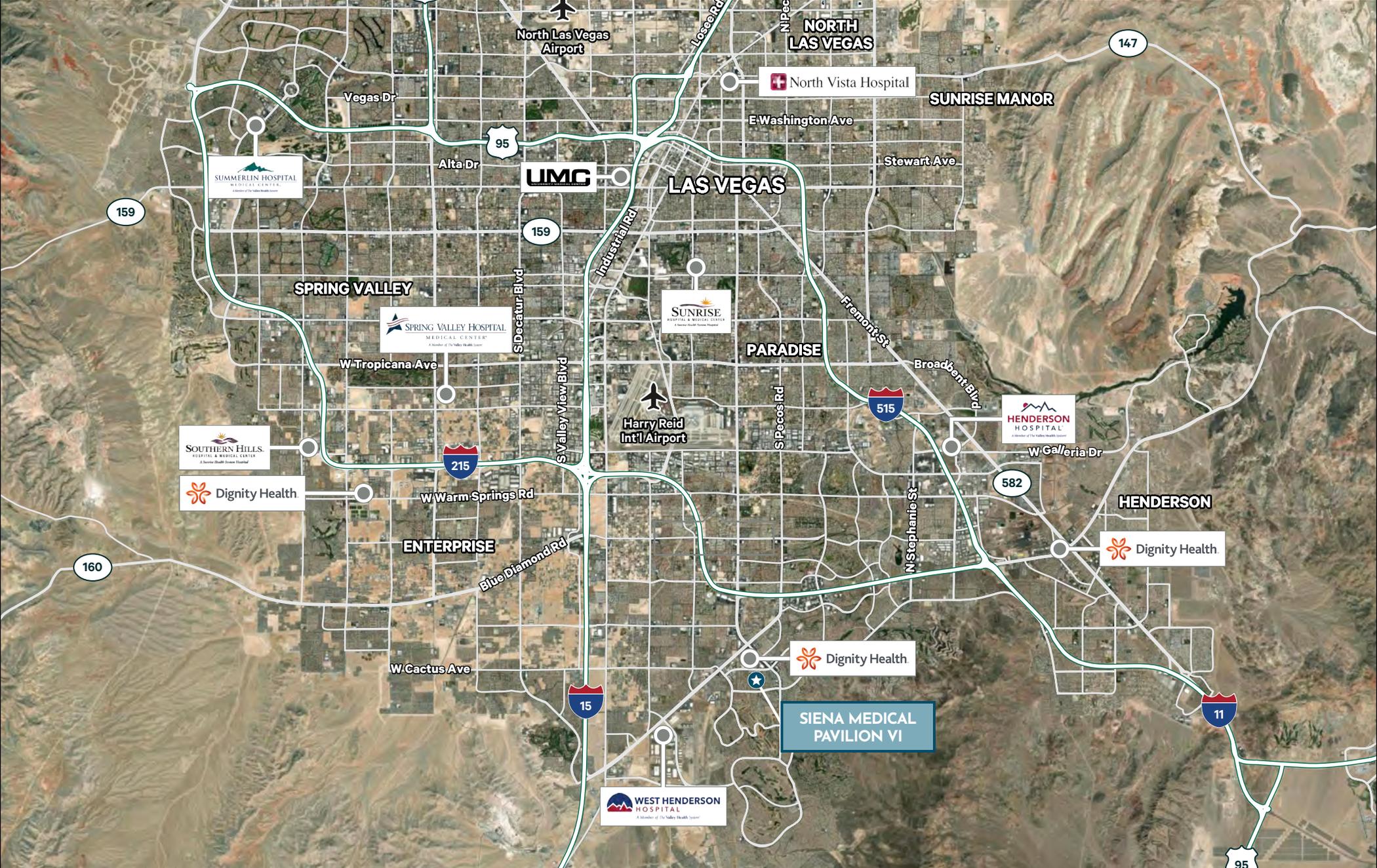
- CVS pharmacy
- Jersey Mike's
- BLAZE
- PANDA EXPRESS

**SIENA MEDICAL PAVILION VI**

- FIVE GUYS
- BUFFALO WILD WINGS
- CULPOPE

- Smith's FOOD & DRUG STORES
- SUBWAY
- Starbucks

# Hospital Map



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# Area Demographics

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2023 Population - Current Year Estimate	23,060	149,981	314,341
2028 Population - Five Year Projection	23,986	155,135	327,194
2023-2028 Annual Population Growth Rate	0.79%	0.68%	0.80%
2023 Median Age	36.30	40.20	40.80
<b>HOUSEHOLDS</b>			
2023 Households - Current Year Estimate	9,995	61,089	129,240
2023-2028 Annual Household Growth Rate	1.08%	0.93%	1.02%
<b>HOUSEHOLD INCOME</b>			
2023 Average Household Income	\$105,111	\$115,468	\$118,193
2028 Average Household Income	\$124,039	\$134,017	\$137,559
2023 Median Household Income	\$68,310	\$80,120	\$82,542
2028 Median Household Income	\$81,808	\$93,512	\$97,164
<b>DAYTIME POPULATION</b>			
2023 Daytime Population	28,661	134,041	280,130

The medical services in Las Vegas, NV offer a wide range of healthcare options. Services include primary care physicians, specialists, urgent care centers, hospitals, and medical clinics. Las Vegas is home to several renowned hospitals and medical centers. With a diverse healthcare landscape, Las Vegas ensures access to quality medical services for its population.



## Healthcare Expenditures

(5 Mile Radius)

**\$1.0B**

Total Annual Healthcare

**\$198M**

Total Annual Medical Services

**\$65M**

Total Annual Dental Care

**\$13M**

Total Annual Eye Care

**\$11M**

Total Annual Lab Test

**\$40M**

Total Annual Physician Services



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