



8480 S. Eastern Avenue, Henderson, NV 89123 | For Lease

# ±4,422 SF Medical Space Available

Second Generation Turn-Key Medical Office

**Chris Connell**, SIOR  
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 Virtual Tour



Accelerating success.

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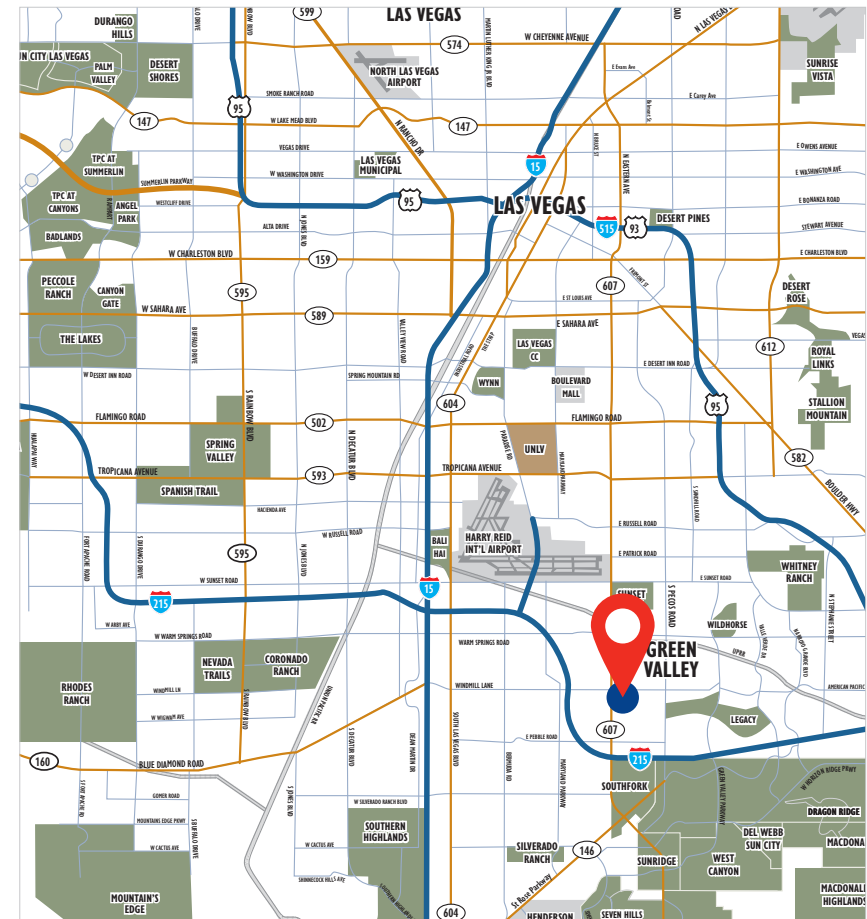
The property is a ±5,653 SF multi-tenant medical office building located at the northeast corner of S. Eastern Avenue and E. Wigwam Parkway. Strategically positioned within minutes from Dignity Health's Siena Hospital campus and the ER at Green Valley Ranch, the property provides convenient access for patients and employees.

## Property Highlights

- Professionally managed
- High visibility with direct street frontage on busy Eastern Avenue with 27,500 cars per day
- Surrounded by an abundance of retail and restaurant amenities
- RTC Bus stop on Eastern Avenue and Wigwam Parkway
- Less than one mile from the I-215 via Eastern Avenue and just over one mile from I-215 via Windmill Lane

## Property Details

Product Type:	Medical
Building Size:	±5,653 SF
# of Floors:	1
Lot Size:	±0.68 Acres
APN:	177-13-216-008
Zoning & Jurisdiction:	CN (Henderson)
Year Built:	1998
Available SF:	±4,422 SF



Lease Rate: \$1.85–\$2.00 PSF/Month NNN

Estimated CAMs: \$0.48 PSF/Month

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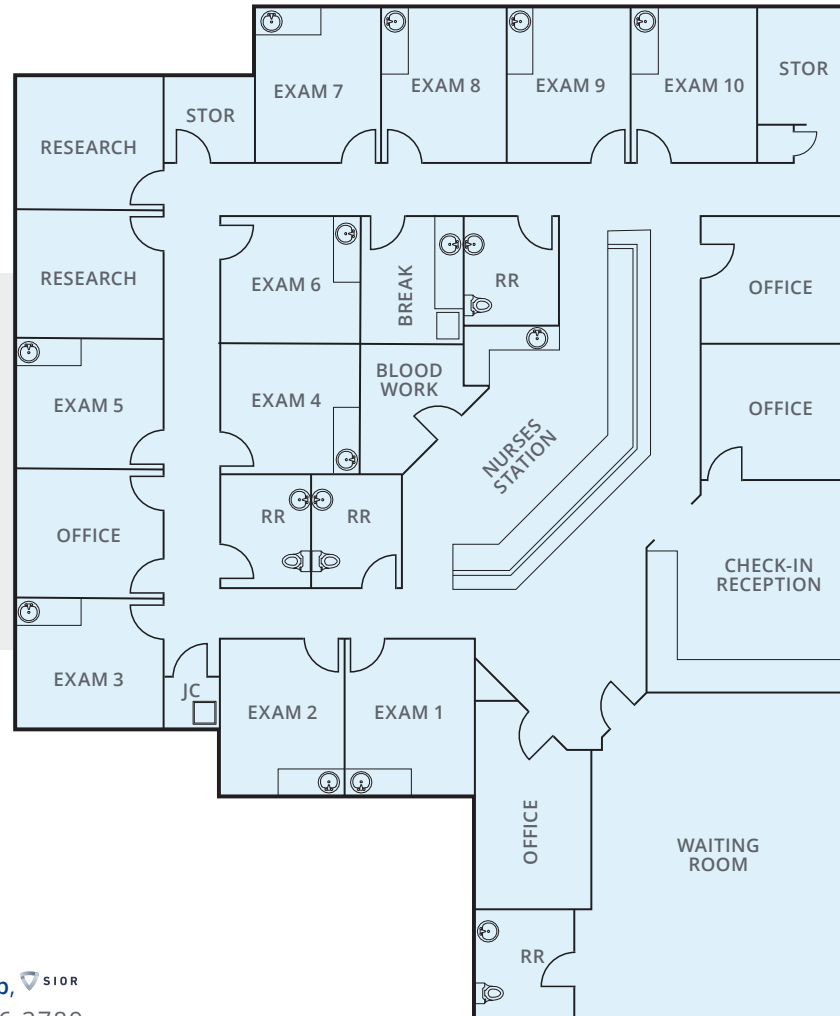
For illustration purposes only. Not to scale.

## Floor Plan Suite E/F

### ±4,422 Total SF

2<sup>nd</sup> Generation  
Turn-Key Medical

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Aerial Map



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## Medical Proximity

Strategically positioned within minutes from Dignity Health's Siena Hospital campus and the ER at Green Valley Ranch, the property provides convenient access for patients and employees.

**★ = SITE**

**HOSPITAL LOCATIONS**

- + Existing Hospitals (15)
- Freestanding ER (6)
- ▲ Micro-Hospitals (6)



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## Demographic Report

### Population

	1-Mile	3-Mile	5-Mile
2023 Population	18,081	153,276	341,568
2028 Total Daytime Population	18,382	156,537	352,639
2023 to 2028 Population Change	1.7%	2.1%	3.2%

### Households

	1-Mile	3-Mile	5-Mile
2023 Total Households	7,529	62,855	138,825
2028 Total Households	7,756	65,005	145,004
2023-2028 Total Projected Household	3.0%	3.4%	4.5%

### Income

	1-Mile	3-Mile	5-Mile
2023 Average Household Income	\$99,963	\$108,328	\$106,692
2023 Median Household Income	\$74,307	\$77,382	\$74,712

### Business Summary

	1-Mile	3-Mile	5-Mile
Total Businesses	1,030	7,127	14,497
Total Employees	8,217	78,893	176,471



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### Property Photos



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## Interior Photos



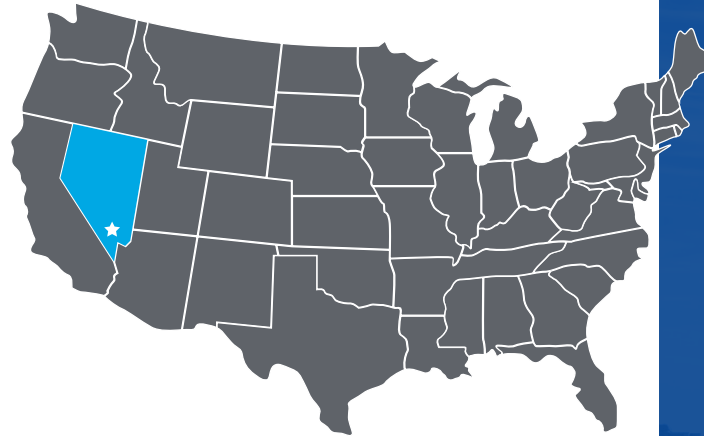


Market Overview

# Las Vegas

**#1 TRADE SHOW DESTINATION  
FOR 26 CONSECUTIVE YEARS**

-Trade Show News Network



## Convention Centers

While Las Vegas has historically been known as a gaming destination, the city's diverse non-gaming allure continues to strengthen and has far surpassed gambling demand. One such demand driver is the unparalleled convention and meeting space capacity available throughout the city. In 2018, Las Vegas held over 21,000 conventions and hosted over 6.5 million convention delegates.

**Las Vegas also hosted 3 of the top 10 and 6 of the top fifteen largest conventions/trade shows held in the U.S.**



**MAGIC**  
THE BUSINESS OF FASHION



## Business Facts

### LABOR

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 55,000 workers in the transportation, logistics and manufacturing industries
- Nearly 65,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada
- All industrial employment sectors in Las Vegas are expected to grow faster than the national averages

### BUSINESS ASSISTANCE PROGRAMS

- Sales And Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement For Recycling
- TRAIN employees now (TEN)
- Silver State Works Employee Hiring Incentives

### NEVADA TAX CLIMATE

- Nevada Tax Abatement Programs
- Workforce Incentive Programs
- No Corporate Income Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inventory Tax
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax
- Competitive Sales and Property Tax Rates
- Minimal Employer Payroll Tax

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\$4.3B Annual revenue

66 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$98B Assets under management

19,000 Professionals

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Exclusive Listing Agents:

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### About Colliers International

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 66 countries, our 19,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 27 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of 20% for shareholders. With annual revenues of \$4.3 billion and \$98 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at [corporate.colliers.com](http://corporate.colliers.com), Twitter @Colliers or LinkedIn.

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