

St. Rose Dominican Medical Plaza

98 EAST LAKE MEAD PARKWAY



\$1.25/PSF + 68¢ NNN
3-STORY MEDICAL OFFICE SPACES FOR LEASE

KW COMMERCIAL

a division of Keller Williams Realty Las Vegas

9420 W. Sahara Ave. #100
Las Vegas, NV 89117
U.S.A.

PRESENTED BY:

DAVID HOULE

Director
C: (702) 212-2222
O: (702) 273-7377
davidh@kwcommercial.com
NV#: S.0169547

JESSE CHIPPOLETTI, CCIM

Director
C: (702) 212-2222
O: (702) 445-9835
jchipp@kwcommercial.com
NV#: S.0183946

GRANT BUTAK

Associate
C: (702) 212-2222
O: (702) 810-6217
grant.butak@kw.com
NV#: S.0185283

Each office is independently owned and operated.

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98 EAST LAKE MEAD PARKWAY



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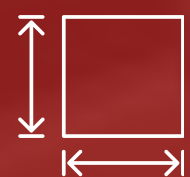
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EXECUTIVE SUMMARY

98 EAST LAKE MEAD PARKWAY



BUILDING SF:
41,676 SF



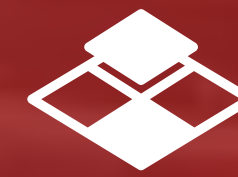
LOT SIZE
0.70 ACRES



PARKING
221 SPACES



TENANTS
17



FLOORS
3



YEAR BUILT
1992

OFFERING SUMMARY

98 EAST LAKE MEAD PARKWAY



St. Rose Dominican Medical Plaza

Base Rental Rate	\$ 1.25 PSF/MO
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Triple Net Rate	68¢ PSF/MO
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Utilities & HVAC	Included in NNN
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Build-out	2nd Gen Medical
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Zoning	DTWN Mixed-Use
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Permissible Uses	Medical & ancillaries
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Bldg Occupancy	90%
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Parking Ratio	5:1000
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Traffic Count	EST 43,000 VPD
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PROPERTY OVERVIEW

98 EAST LAKE MEAD PARKWAY



St. Rose Dominican Medical Plaza, located at 98 E Lake Mead Parkway, is a premier medical office building situated in the thriving healthcare corridor of Henderson, Nevada. This modern facility spans approximately 41,676 SqF and is strategically positioned near the highly-regarded St. Rose Dominican Hospital, providing seamless access to a diverse range of medical services. The property boasts state-of-the-art infrastructure, designed to accommodate a wide variety of medical specialties, making it an ideal location for healthcare providers seeking to establish or expand their presence in the rapidly growing Henderson area.

The medical plaza is surrounded by a robust network of amenities, including pharmacies, laboratories, and diagnostic centers, all within close proximity, enhancing the convenience for both patients and healthcare professionals. With its prime location along the busy Lake Mead Parkway and ample parking facilities, St. Rose Dominican Medical Plaza offers excellent visibility and accessibility. The property is fully leased with a strong tenant mix, ensuring a stable and attractive investment opportunity in one of Nevada's most sought-after medical hubs.



98 EAST LAKE MEAD PARKWAY

TENANT MIX

98 EAST LAKE MEAD PARKWAY



Suite	Size	Tenant
101	4,390	Varian (Radiology)
102	1,044	Nevada Health Centers
103	4,431	Nevada Health Centers
104	1,121	Maximum Billing
105	3,022	Dr Kalen
106	1,040	VACANT
201	6,084	Bamboo Sunrise LLC
202	1,198	VACANT
204	1,341	Skin City Laser
206	2,158	City of Henderson
207	2,306	City of Henderson
301	2,277	Bamboo Sunrise LLC
302	1,248	Bamboo Sunrise LLC
303	1,059	VACANT
305	1,999	VACANT
306	3,688	Bamboo Sunrise LLC
307	3,270	Bamboo Sunrise LLC

FIRST FLOOR

98 EAST LAKE MEAD PARKWAY



SUITE 106 AVAILABLE FOR LEASE



LEGEND:

AVAILABLE 

OCCUPIED 

FIRST FLOOR INFORMATION

98 EAST LAKE MEAD PARKWAY



Lease Information

Lease Type: NNN (68¢ SF/month)

Lease Term: Negotiable

Total Space: 1,040 - 4,390 SF

Base Rent Rate: \$1.25 SF/month

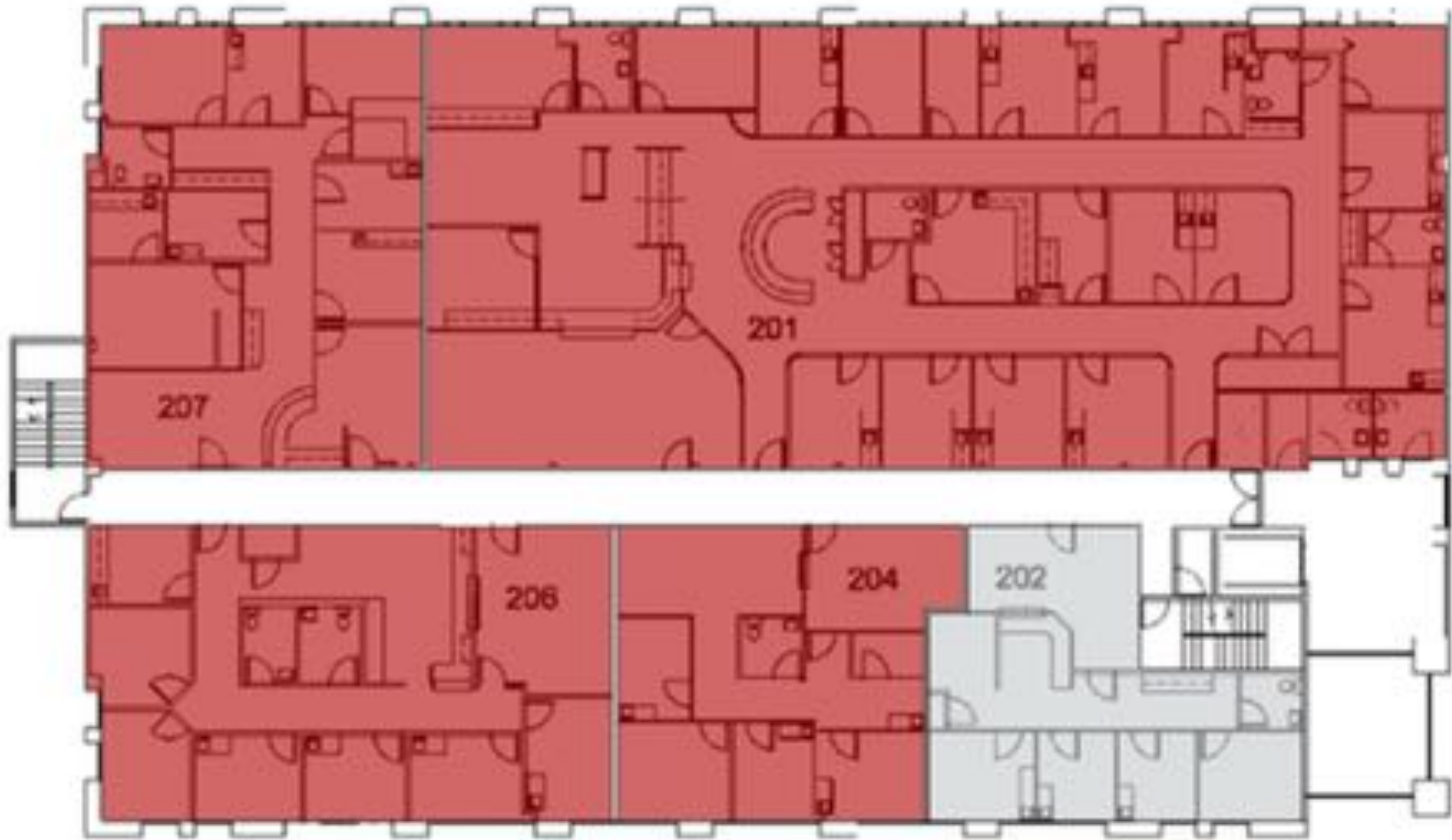
SUITE	TENANT	SIZE	TOTAL RENT / MO. (YR1)
98 E. Lake Mead Pkwy #101	Varian (Radiology)	4,390 SF	Leased
98 E. Lake Mead Pkwy #102	Nevada Health Centers - Behavioral Health	1,044 SF	Leased
98 E. Lake Mead Pkwy #103	Nevada Health Centers - Family Medicine	4,431 SF	Leased
98 E. Lake Mead Pkwy #104	Maximum Reimbursement - Medical Billing	1,121 SF	Leased
98 E. Lake Mead Pkwy #105	Dr. Chemanthi Kalen, MD	3,022 SF	Leased
98 E. Lake Mead Pkwy #106	VACANT	1,040 SF	\$2,007.02

SECOND FLOOR

98 EAST LAKE MEAD PARKWAY



SUITE 202 AVAILABLE FOR LEASE



LEGEND:

AVAILABLE 

OCCUPIED 

SECOND FLOOR INFORMATION

98 EAST LAKE MEAD PARKWAY



Lease Information

Lease Type: NNN (68¢ SF/month)

Lease Term: Negotiable

Total Space: 1,040 - 4,390 SF

Base Rent Rate: \$1.25 SF/month

SUITE	TENANT	SIZE	TOTAL RENT / MO. (YR1)
98 E. Lake Mead Pkwy #201	Bamboo Sunrise - Psychiatric Clinic	6,084 SF	Leased
98 E. Lake Mead Pkwy #202	VACANT	1,196 SF	\$2,308.28
98 E. Lake Mead Pkwy #204	Skin CIty Laser	1,341 SF	Leased
98 E. Lake Mead Pkwy #206	City of Henderson	2,158 SF	Leased
98 E. Lake Mead Pkwy #207	City of Henderson	2,308 SF	Leased

THIRD FLOOR

98 EAST LAKE MEAD PARKWAY



SUITE 303 AND 305 AVAILABLE FOR LEASE



LEGEND:

AVAILABLE 

OCCUPIED 

THIRD FLOOR INFORMATION

98 EAST LAKE MEAD PARKWAY



Lease Information

Lease Type: NNN (68¢ SF/month)

Lease Term: Negotiable

Total Space: 1,040 - 4,390 SF

Base Rent Rate: \$1.25 SF/month

SUITE	TENANT	SIZE	TOTAL RENT / MO. (YR1)
98 E. Lake Mead Pkwy #301	Bamboo Behavioral Health	2,277 SF	Leased
98 E. Lake Mead Pkwy #302	Bamboo Sunrise - Corporate Office	1,248 SF	Leased
98 E. Lake Mead Pkwy #303	VACANT	1,059 SF	\$2,043.87
98 E. Lake Mead Pkwy #305	VACANT	1,999 SF	\$3,858.07
98 E. Lake Mead Pkwy #306	Bamboo Sunrise - Case Management	3,688 SF	Leased
98 E. Lake Mead Pkwy #307	Bamboo Family Clinic - Pediatrics	3,270 SF	Leased

PROPERTY LINE

98 EAST LAKE MEAD PARKWAY



PROPERTY PHOTOS

98 EAST LAKE MEAD PARKWAY



PROPERTY PHOTOS

98 EAST LAKE MEAD PARKWAY



LOCATION HIGHLIGHTS

98 EAST LAKE MEAD PARKWAY



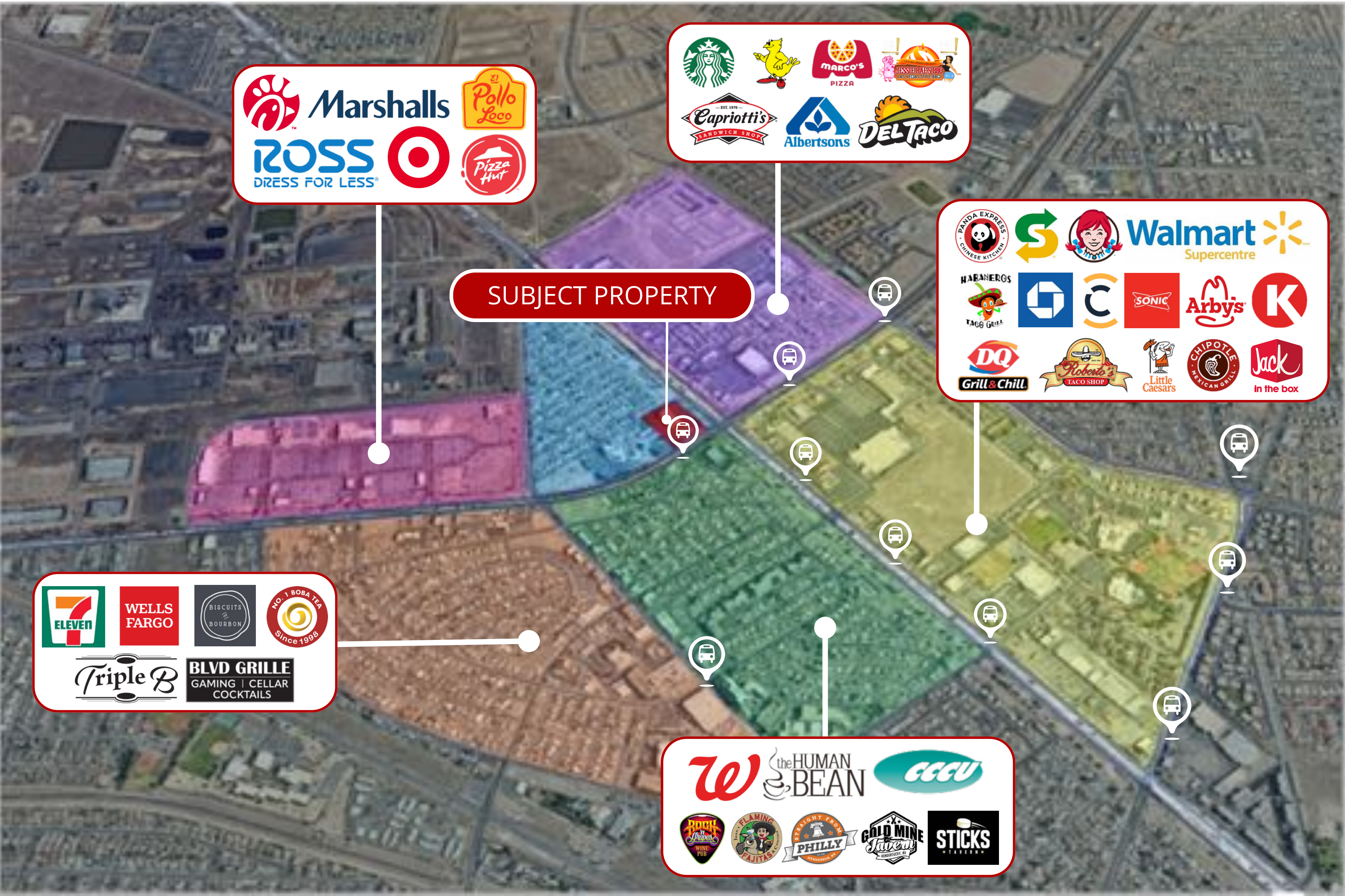
High-Traffic Location with Superior Accessibility in Henderson

St. Rose Dominican Medical Plaza is strategically situated at 98 E Lake Mead Parkway in Henderson, Nevada, an area known for its robust growth and connectivity. Positioned at the intersection of East Lake Mead Parkway and Boulder Highway, this location benefits from high visibility and accessibility, with a combined traffic count of approximately 44,000 vehicles per day. The intersection serves as a major thoroughfare connecting residential, commercial, and medical facilities in the rapidly expanding Henderson area. Proximity to major highways such as I-515 also ensures easy access for patients and medical professionals coming from surrounding communities and Las Vegas.

The surrounding area is a thriving healthcare hub, anchored by the nearby St. Rose Dominican Hospital, which attracts a steady stream of patients and healthcare providers. The location is further enhanced by its proximity to numerous amenities, including pharmacies, diagnostic centers, and retail establishments, making it convenient for both tenants and visitors. The ongoing infrastructure improvements along Boulder Highway and the continual development in Henderson underscore the long-term value and growth potential of this prime medical plaza location.

SITES OF INTEREST

98 EAST LAKE MEAD PARKWAY



SUBJECT PROPERTY

Marshalls
ROSS DRESS FOR LESS
Target
El Pollo Loco
Pizza Hut

Starbucks
Chick-fil-A
MARCO'S PIZZA
MISSISSIPPI'S BBQ
Capriotti's SANDWICH SHOP
Albertsons
DEL TACO

PANDA EXPRESS CHINESE KITCHEN
S
Walmart Supercentre
HABANEROS TACO GRILL
SONIC
Arby's
K
DQ Grill & Chill
Roberto's TACO SHOP
Little Caesars
CHIPOTLE MEXICAN GRILL
Jack in the box

7 ELEVEN
WELLS FARGO
BISCUITS & BOURBON
NO. 1 BOBA TEA Since 1998
Triple B
BLVD GRILLE GAMING | CELLAR COCKTAILS

the HUMAN BEAN
CCCU
Rock & Grapes WINE PUB
FLAMING FAJITAS
PHILLY
GOLD MINE
STICKS

HOSPITAL VICINITY MAP

98 EAST LAKE MEAD PARKWAY



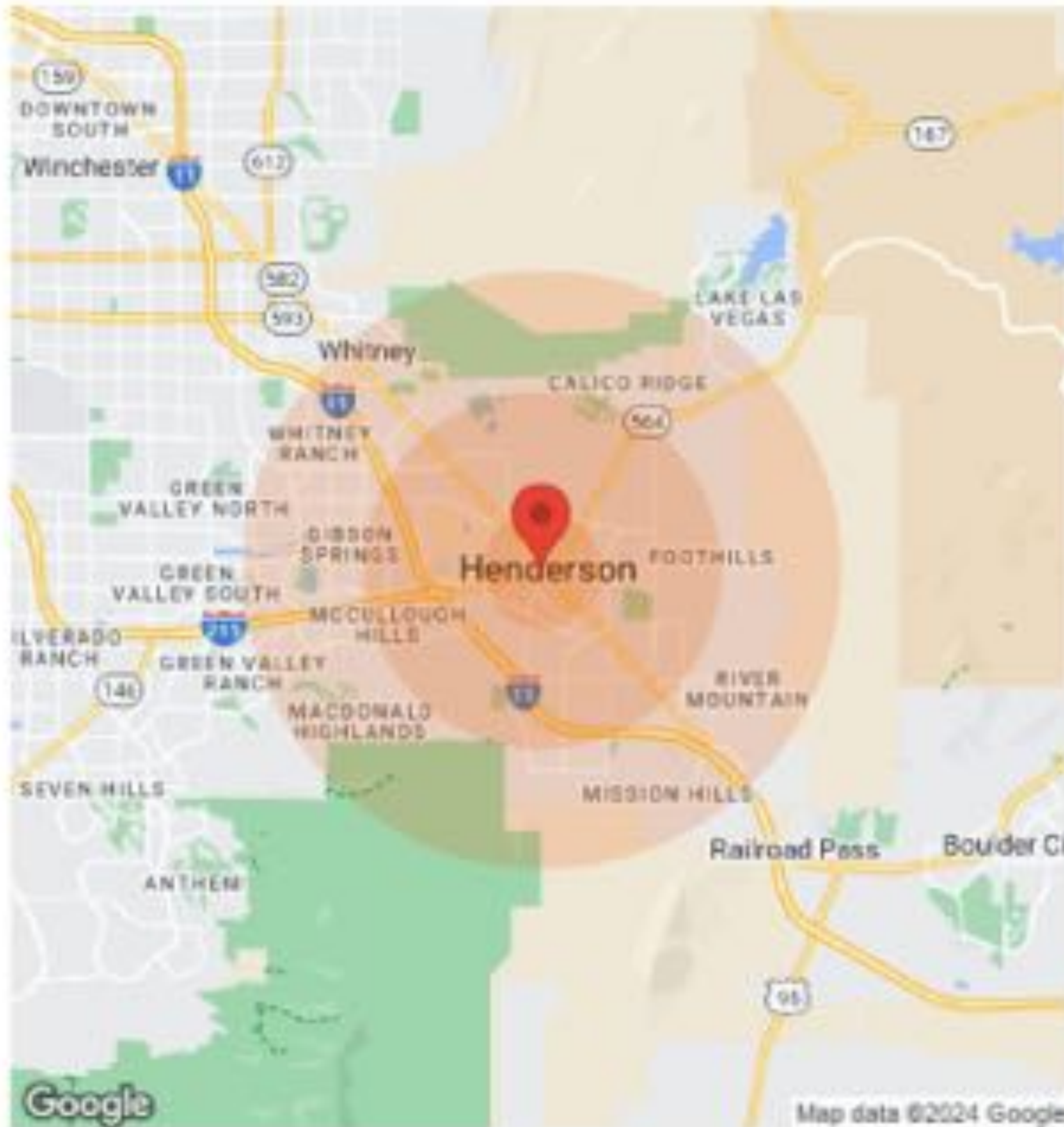
LOCATION MAPS

98 EAST LAKE MEAD PARKWAY



DEMOGRAPHICS

98 EAST LAKE MEAD PARKWAY



Population	1 Mile	3 Miles	5 Miles
Male	4,472	15,266	32,124
Female	4,271	16,206	34,282
Total Population	8,743	31,472	66,406
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,853	14,968	35,404
Ages 15-24	1,174	9,406	22,352
Ages 25-54	2,894	27,476	61,888
Ages 55-64	975	8,699	20,080
Ages 65+	1,257	11,023	27,480
Race	1 Mile	3 Miles	5 Miles
White	6,997	57,512	128,944
Black	505	2,014	8,246
Am Ind/Alk Nat	33	164	333
Hispanic	23	143	324
Hipertic	2,211	14,056	32,694
Multi-Racial	2,428	16,248	39,248
Income	1 Mile	3 Miles	5 Miles
Median	\$43,327	\$41,792	\$66,619
< \$15,000	726	2,448	4,783
\$15,000-\$24,999	370	2,245	4,542
\$25,000-\$34,999	315	2,287	5,238
\$35,000-\$49,999	990	3,472	8,238
\$50,000-\$74,999	635	5,837	13,616
\$75,000-\$99,999	305	4,026	9,955
\$100,000-\$149,999	278	4,297	10,027
\$150,000-\$199,999	90	1,128	3,297
> \$200,000	13	577	1,946
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,110	21,096	70,845
Occupied	3,711	18,054	63,719
Owner Occupied	1,601	17,921	49,707
Renter Occupied	2,110	10,133	23,912
Vacant	399	3,042	7,126

Google

Map data ©2024 Google