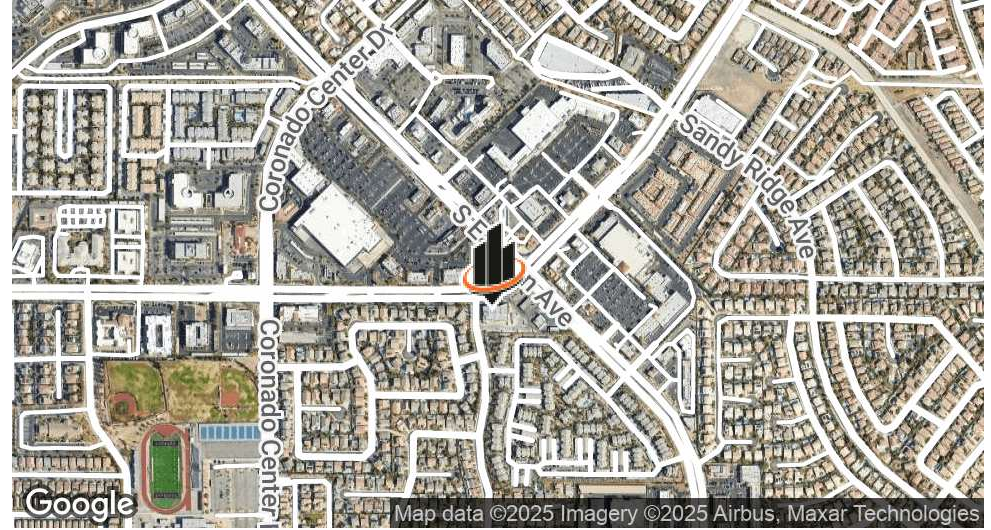


FOR LEASE

2705 W Horizon Ridge Parkway, Henderson, NV 89052



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2.50 SF/month (NNN)
BUILDING SIZE:	48,000 SF
AVAILABLE SF:	2,000 - 16,000 SF
YEAR BUILT:	2009
ZONING:	Neighborhood Commercial (CN)
APN:	177-36-502-020

PROPERTY OVERVIEW

Discover this exceptional leasing opportunity at 2705 West Horizon Ridge Parkway, Henderson, NV, 89052. This property features two full floor plates of Gray Shell vacancy, allowing tenants the freedom to custom design their own space to perfectly suit their needs. Enjoy picturesque views of the Las Vegas Strip, providing an inspiring backdrop for your business. With traffic counts exceeding 45,000 vehicles per day, the property offers excellent visibility and accessibility. Additionally, the presence of a backup generator ensures uninterrupted operations, while the subterranean parking garage provides convenience and security for tenants and visitors. Elevate your business in this remarkable property, designed to enhance your success and provide a distinguished commercial setting.

PROPERTY HIGHLIGHTS

- Landlord offering up to \$50 PSF in TI Allowance
- Two full floor plates of Gray Shell vacancy for customized floorplans
- Over 45,000 vehicles per day traffic counts for high visibility.
- Backup generator for uninterrupted operations.
- Subterranean parking garage for convenience and security.

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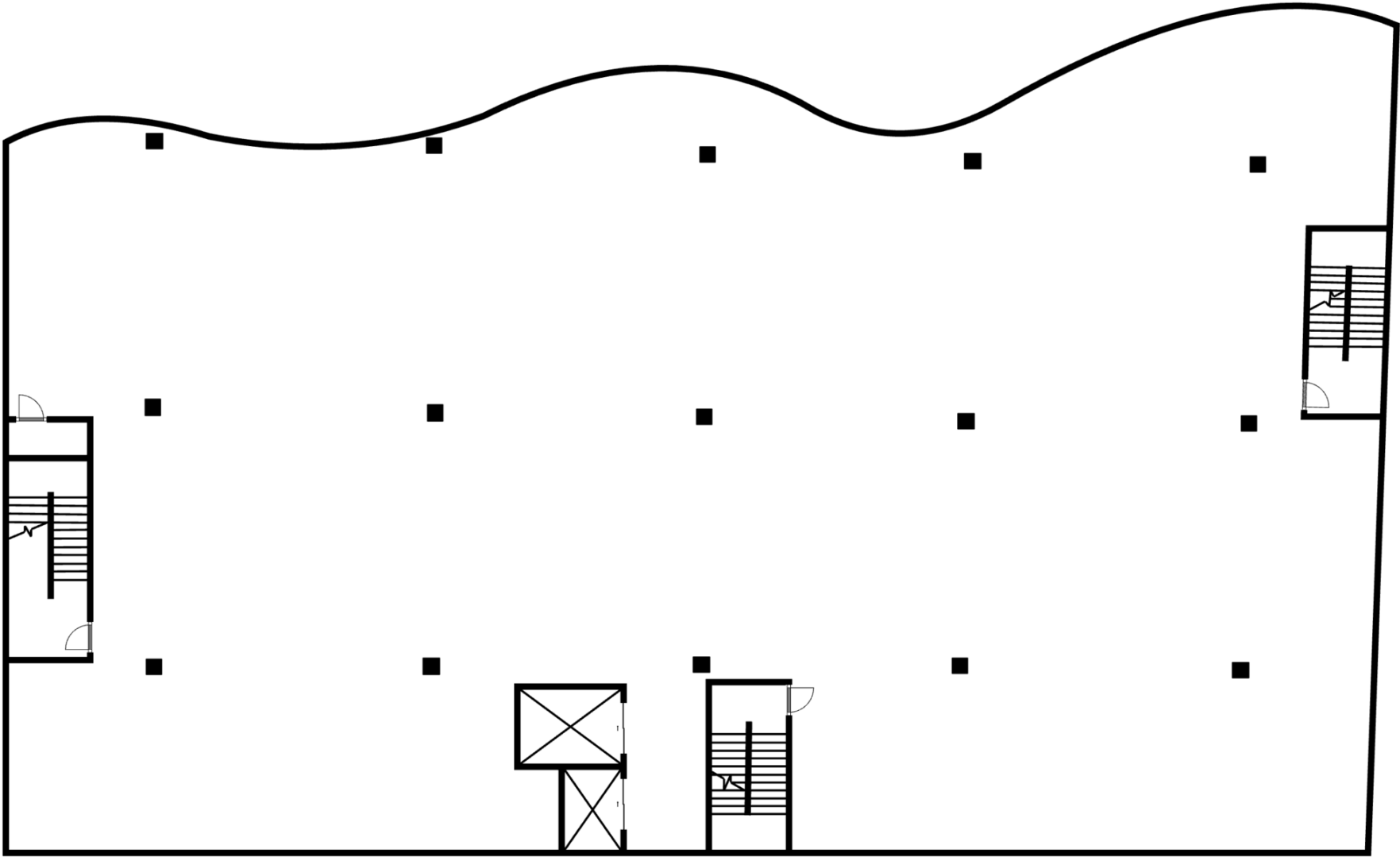
AERIAL



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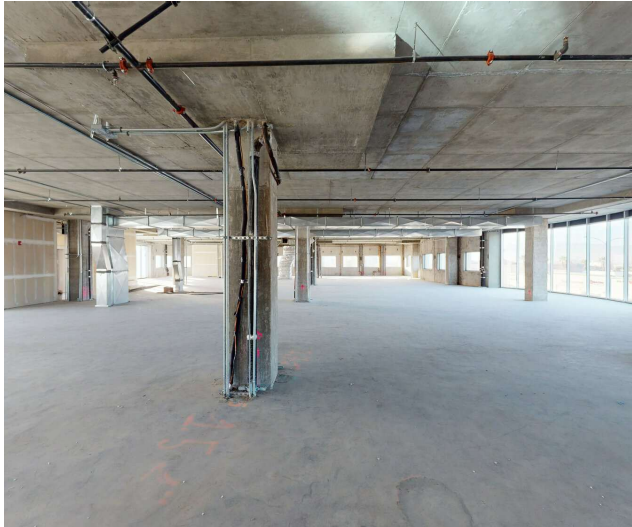
FLOOR PLATE PLAN



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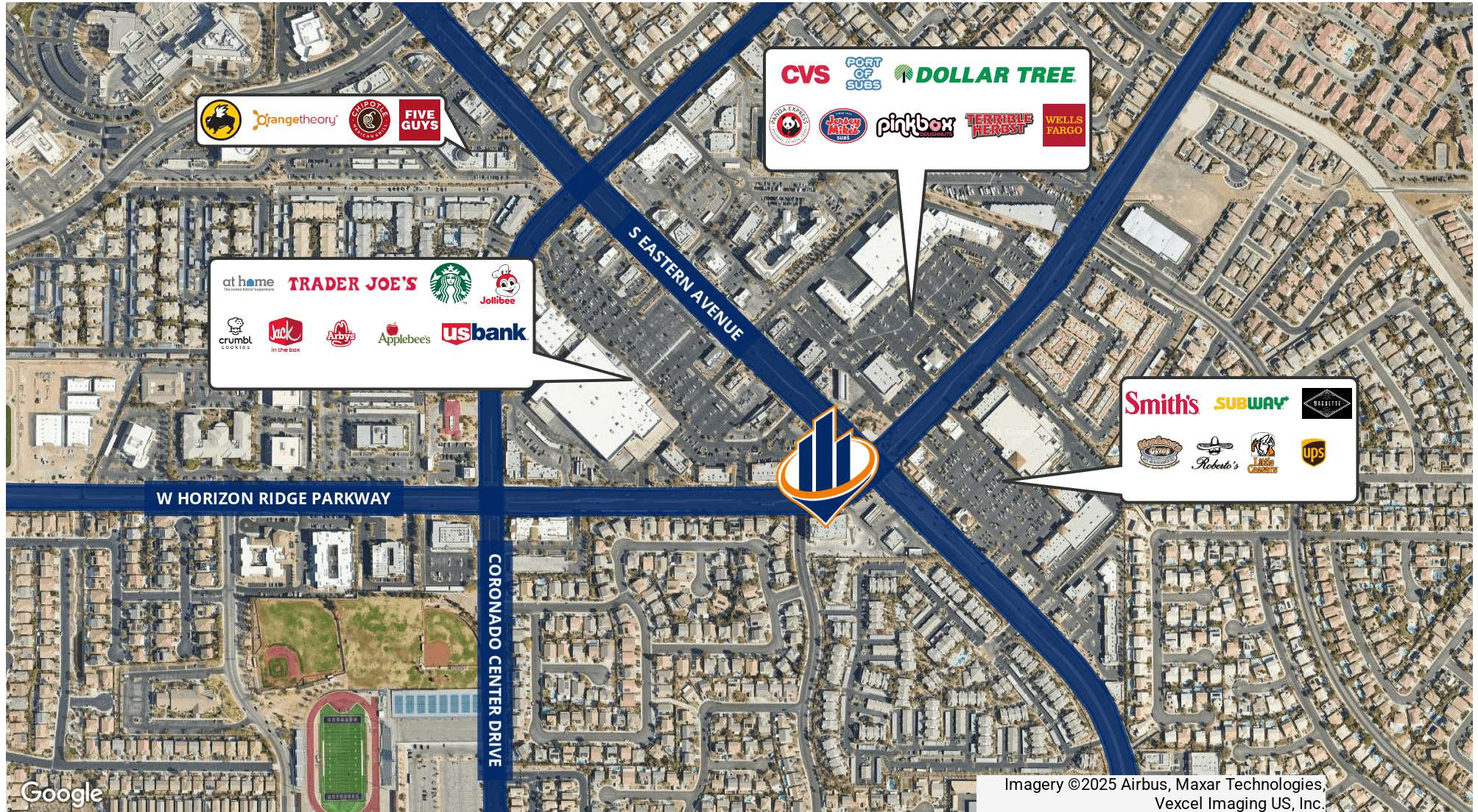
FLOOR PLATE PHOTOS



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RETAILER MAP



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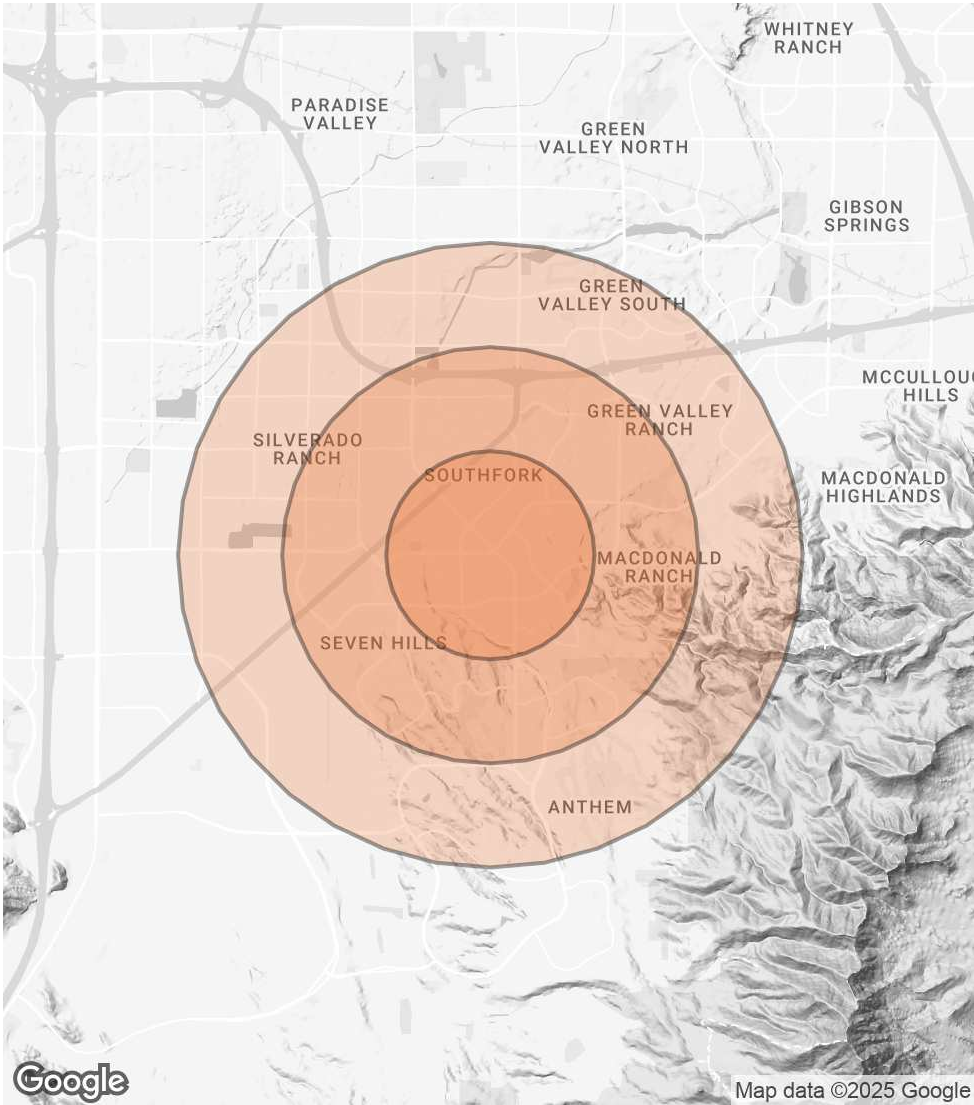
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	19,946	69,466	137,382
AVERAGE AGE	40	42	43
AVERAGE AGE (MALE)	40	41	42
AVERAGE AGE (FEMALE)	41	42	44

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,058	28,270	56,072
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$141,037	\$129,533	\$124,505
AVERAGE HOUSE VALUE	\$606,944	\$575,486	\$559,486

Demographics data derived from AlphaMap



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