

MEDICAL TENANT NNN INVESTMENT

# THE PARK AT HORIZON RIDGE

2960 WEST HORIZON RIDGE PARKWAY, HENDERSON, NV 89052



FIRST FEDERAL REALTY



## MEDICAL AND PROFESSIONAL OFFICE PARK- WEST HENDERSON

FIRST FEDERAL REALTY  
50 S Stephanie Street Suite 101  
Henderson, NV 89012



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*PRESENTED BY:*

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# PROPERTY SUMMARY

2960 WEST HORIZON RIDGE PARKWAY | HENDERSON, NV 89052



## Property Summary

APN:	177-25-412-005
Price:	\$2,490,000
Building SF:	4,750
NOI:	\$163,590
CAP Rate:	6.57%
Floors:	1
Lot Size:	0.68 Acres
Occupancy:	100%
NNN:	\$0.39/sf
Building Class:	B
Year Built:	2023
Tenants/Units:	1

## Property Overview

Built in 2023, this property features a custom-designed floor plan and tailored for an established mental health clinic offering multidisciplinary services, with three locations across Southern Nevada.

The investment is secured by a single NNN lease with 3% annual rent increases, lease guarantee and includes one five-year renewal option.

## Location Overview

\*The Park at Horizon Ridge is a professional park consisting of six freestanding, single-story office and medical buildings ranging from approximately ±4,750 to ±14,950 square feet.

\*The professional park offers including high daily traffic, excellent visibility, proximity to established residential neighborhoods, and increasing commercial demand in West Henderson.

\*The property also benefits from unmatched medical proximity, located just minutes from major healthcare centers including New West Henderson Hospital and St. Rose Dominican Hospital – Siena Campus, just two blocks away.

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# LEASE RENT ROLL

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Tenant	Size	Start	Expires	Renewal Term
Psychiatry	4,750	10/20/23	10/31/28	5 years

Note: Base Rent is \$2.79/sf/m. 3% increase in October. NNN Fee \$0.39/sf/month. Tenant has one 5 year term to renewal.

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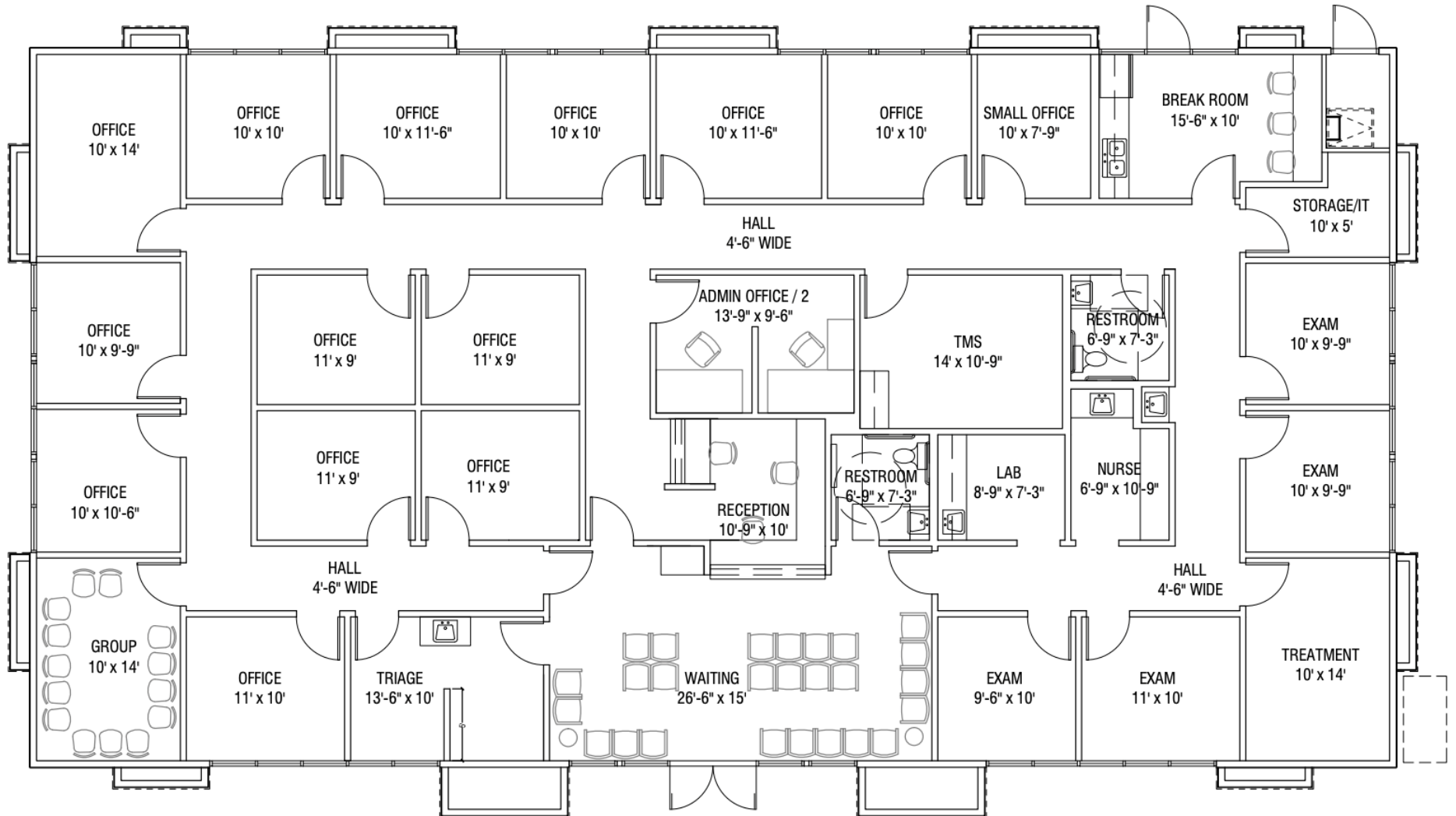
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# FLOOR PLAN

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# PROPERTY PHOTOS

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# BUSINESS MAP

2960 WEST HORIZON RIDGE PARKWAY | HENDERSON, NV 89052




 Dignity Health - St. Rose Dominican Hospital, Siena Campus - Henderson, NV


Del Webb Medical Plaza

Dignity Health Cardiovascular and Thoracic Surgery - Siena

 Best Western Plus Las Vegas South Henderson


St Rose Sienna Hospital

 Comprehensive Cancer Centers of Nevada - Henderson/Siena

 Valley Health Physician Alliance - West Henderson Primary Care

Seven Hills Medical Center

 Seven Hills Hospital

 United States Postal Service



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