



**6.5 INTEREST
30% DOWN**

St. Rose Dominican Medi al Plaza



Bamboo Sunrise
FOSTER CARE

98 E Lake Mead
\$ 6,250,000

**OWNER WILL CARRY
OWNER FINANCING**

PROPERTY INFORMATION

- 41,676 SF
- 3 FLOORS
- 17 TENANTS | 17 SUITES
- LOT SIZE: 0.70 ACRES
- PARKING: 221 SPACES (5:1000 SF RATIO)
- YEAR BUILT: 1992
- ROOF UNDER WARRANTY

KEY HIGHLIGHTS

- ON ST. ROSE DOMINICAN DE LIMA HOSPITAL CAMPUS
- MIXED-USE ZONING + GRANT PROGRAM ELIGIBILITY
- PRIME CORNER VISIBILITY (LAKE MEAD PKWY & BOULDER HWY)
- 1 MILE FROM CADENCE MASTER-PLANNED COMMUNITY
- ADJACENT REDEVELOPMENT SITE FOR QSR RETAIL
- DIRECT ACCESS TO DOWNTOWN HENDERSON (WATER ST.)
- ATTRACTIVE DEPRECIATION ADVANTAGES



**OWNER WILL CARRY
OWNER FINANCING**

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.






BOULDER HIGHWAY TRAIL

W LAKE MEAD PKY

St. Rose Dominican Medical Plaza

Handso Scientific

AERIAL VIEW

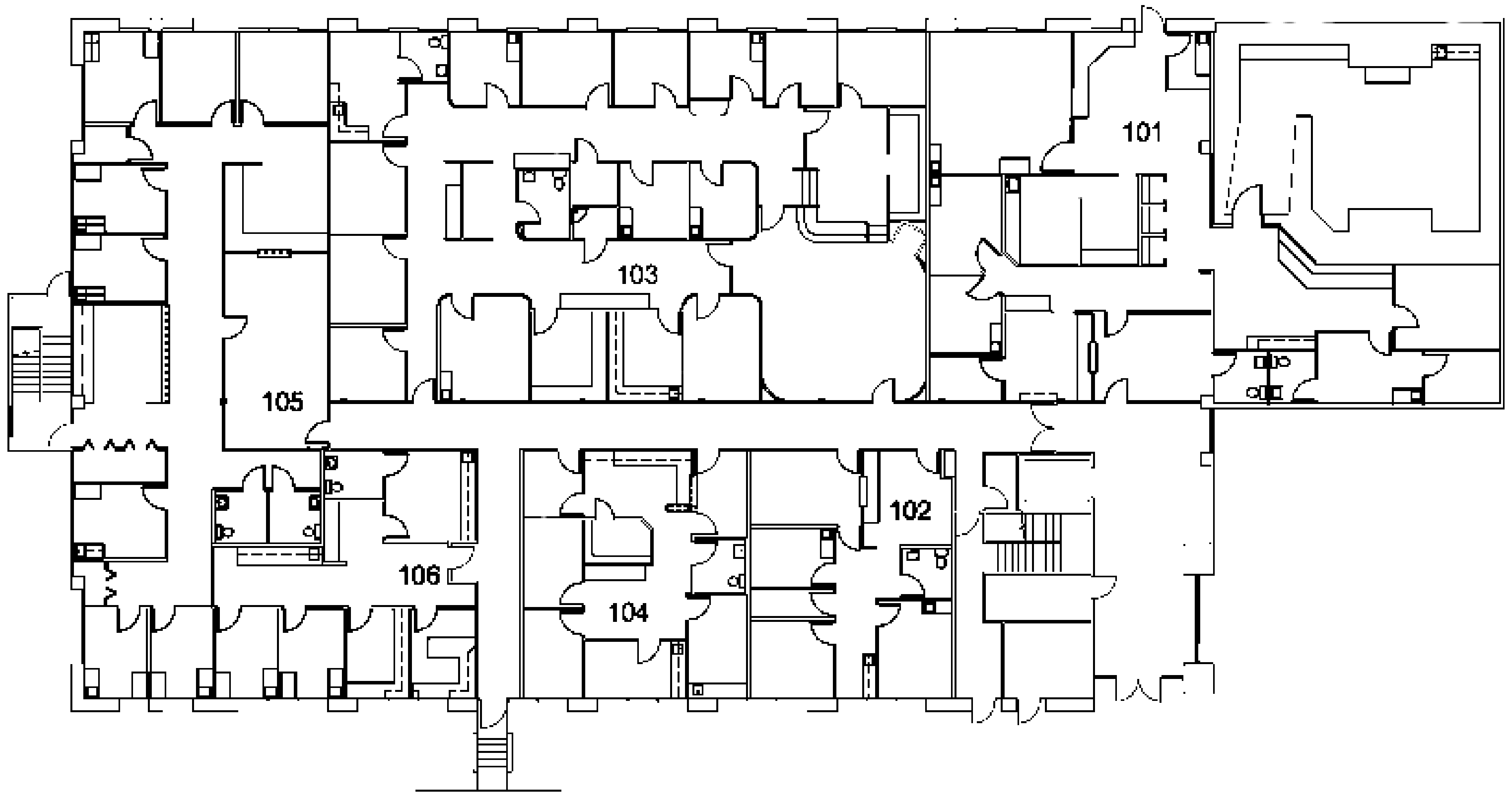
An aerial photograph of a property. A yellow line outlines the entire property area, which includes a large parking lot and a central building. A cyan line outlines the building itself. The property is situated next to a multi-lane highway on the right side. The surrounding area includes residential houses and other commercial buildings.

**OWNER WILL CARRY
OWNER FINANCING**

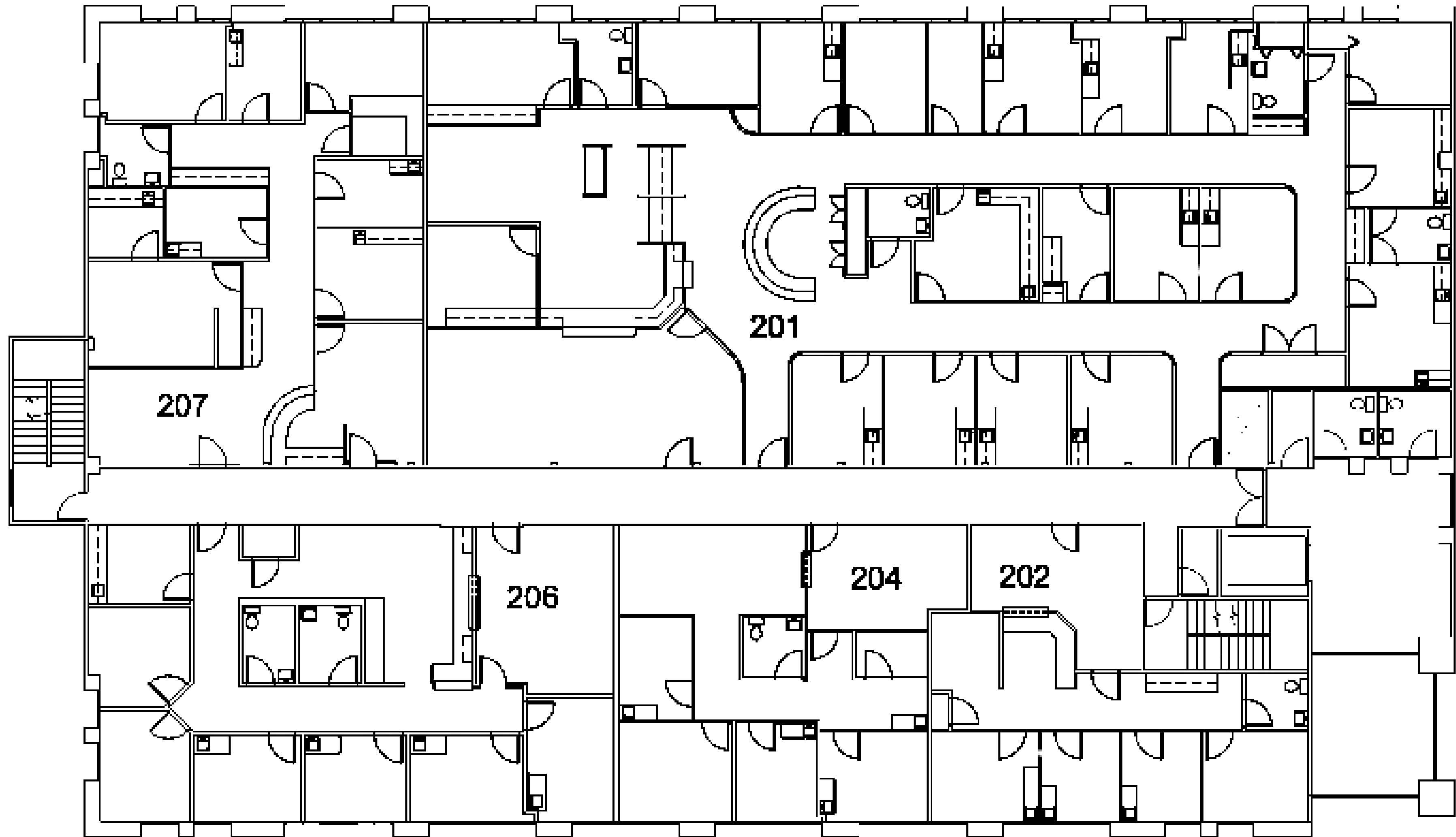
**6.5 INTEREST
30% DOWN**

PROPERTY LINE

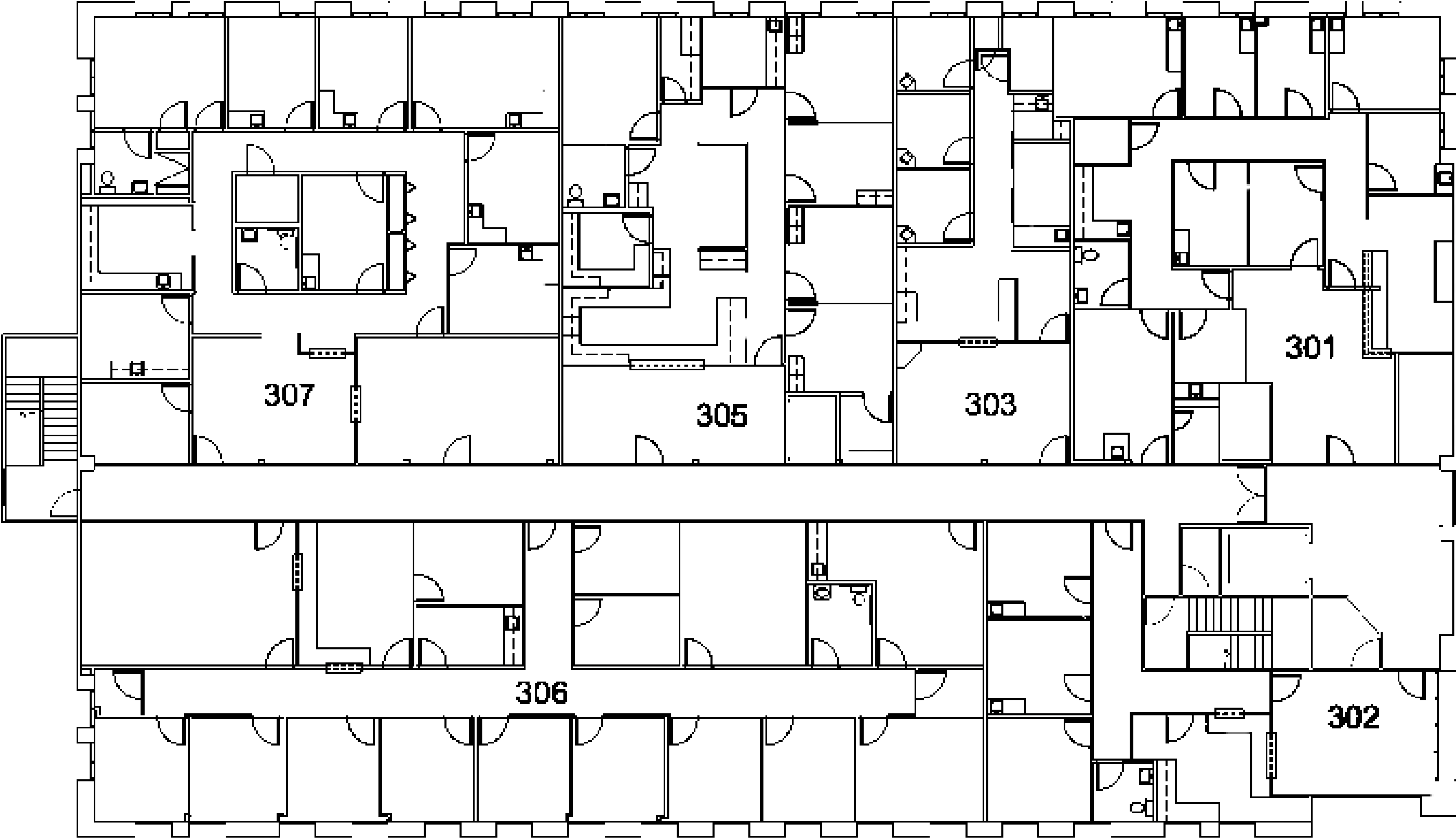
1ST FLOOR



2ND FLOOR



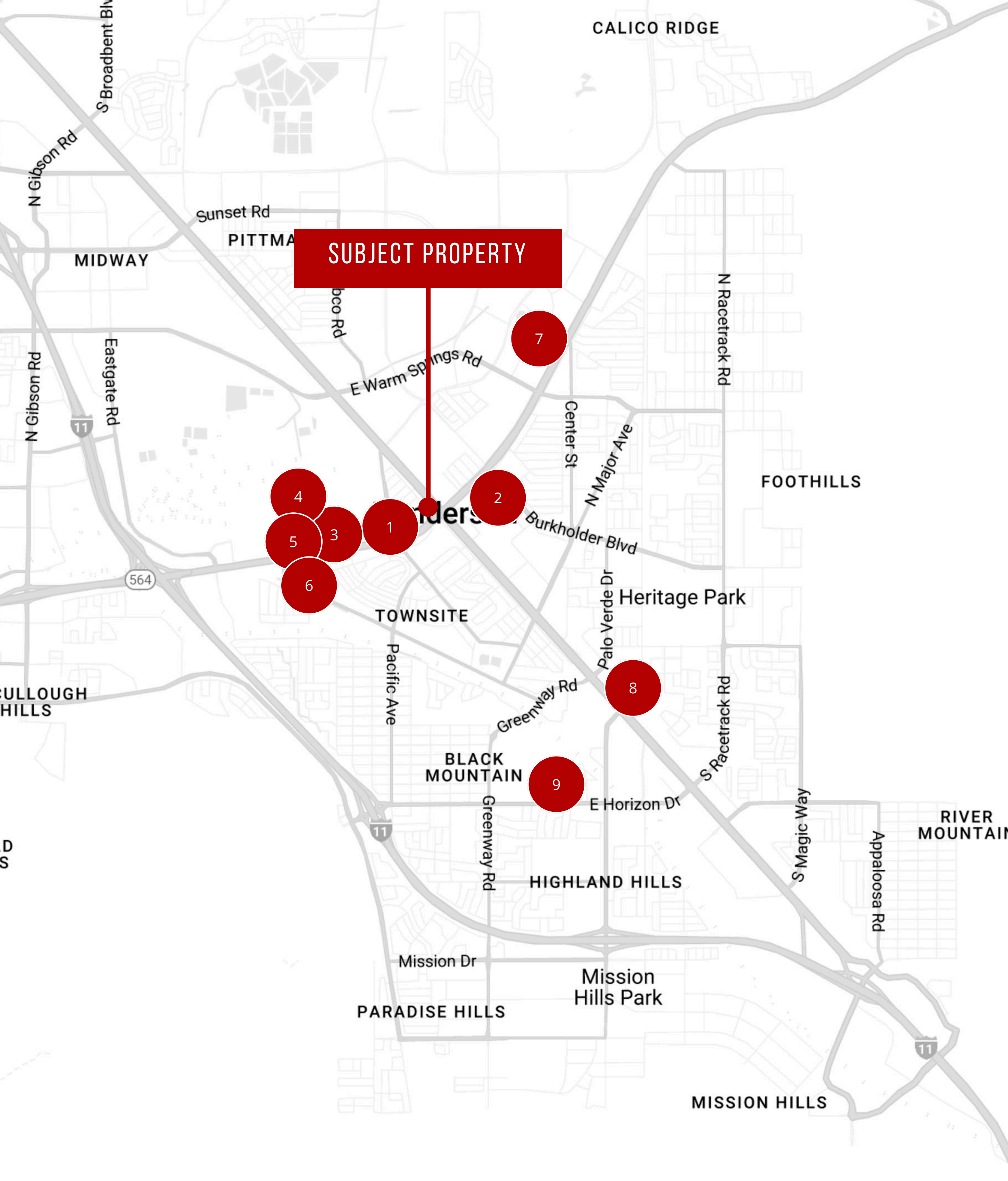
3RD FLOOR



**OWNER WILL CARRY
OWNER FINANCING**

**6.5 INTEREST
30% DOWN**





NEARBY CENTER & HOSPITALS

1. ST ROSE DOMINICAN HOSPITAL
2. FAMILY MEDICAL CENTER
3. LAKE MEAD HEALTHCARE CENTER
4. HENDERSON BOULDER HEALTHCARE CENTER
5. PDS MEDICAL GROUP HENDERSON
6. INTERMOUNTAIN HEALTH WEST LAKE MEAD CLINIC
7. ER AT CADENCE
8. VA SOUTHERN NEVADA HEALTHCARE SYSTEM
9. CARE NOW: URGENT CARE

David Houle

Managing Director

(702) 273-7377

davidh@kwcommercial.com

NV# S.0169547

Jesse Chipoletti, CCIM

Director

(702) 445-9835

jchipp@kwcommercial.com

NV# S.0183946

Grant Butak

Associate

(702) 810-6217

grant.butak@kw.com

NV# S.0185283