

Retail and Office Suites For Lease!



1510 W Horizon Ridge Parkway
Henderson, NV 89012

Serving MacDonald Highlands, Ascaya, Green Valley, Roma Hills,

RE/MAX
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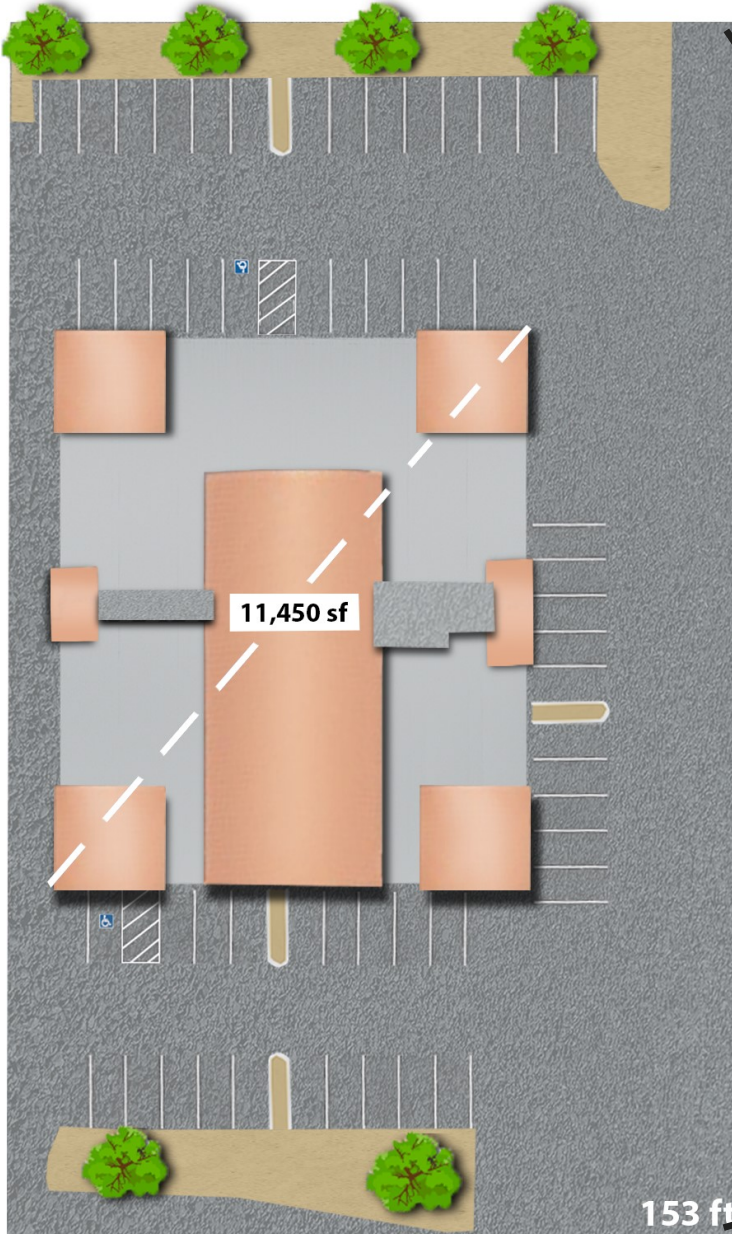


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HORIZON RIDGE PARKWAY



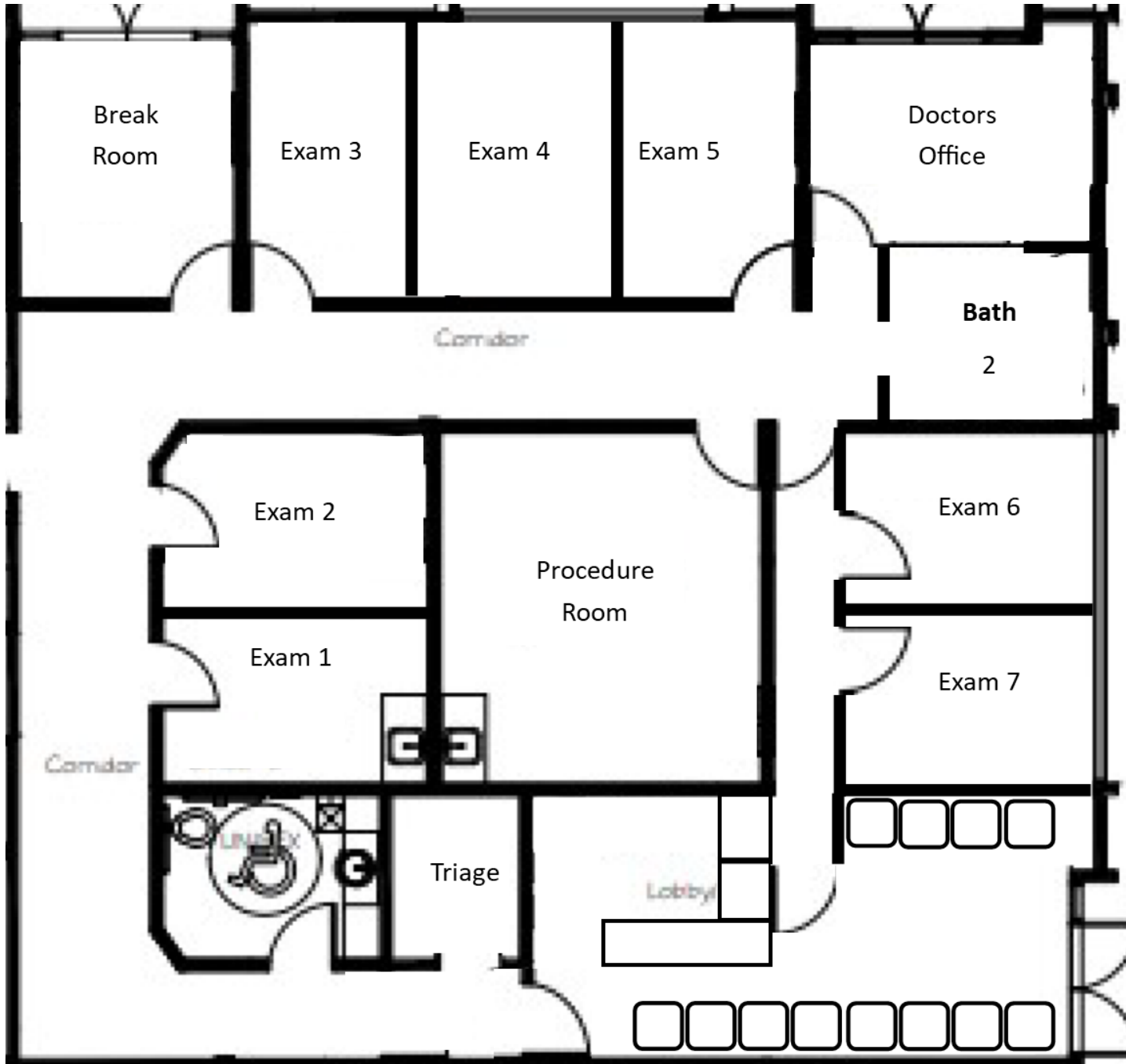
HORIZON RIDGE PARKWAY



Corner Suite 160 can be Retail (Current Configuration) or Office, or Medical Office as proposed on the Next page of this Flyer. Lots of windows and doorways.

Owner is in the Design Phase Now, and should have plans within 60-90 days. (Q1 2025)

Suite 200 on the second floor has a private entrance with stairs and a Private Elevator that leads directly into the Suite's reception area. Suite 200 is an Office Suite, with views all directions, and with proposed rehab as shown on the photos attached. 2 Bathrooms, Break Room, Reception, Unique Conference room set up.



This is a POTENTIAL Medical Build-Out that the Owner is considering. It utilizes the central existing core, and builds Exam Rooms around the loop for 2-3 Providers to use the Suite.

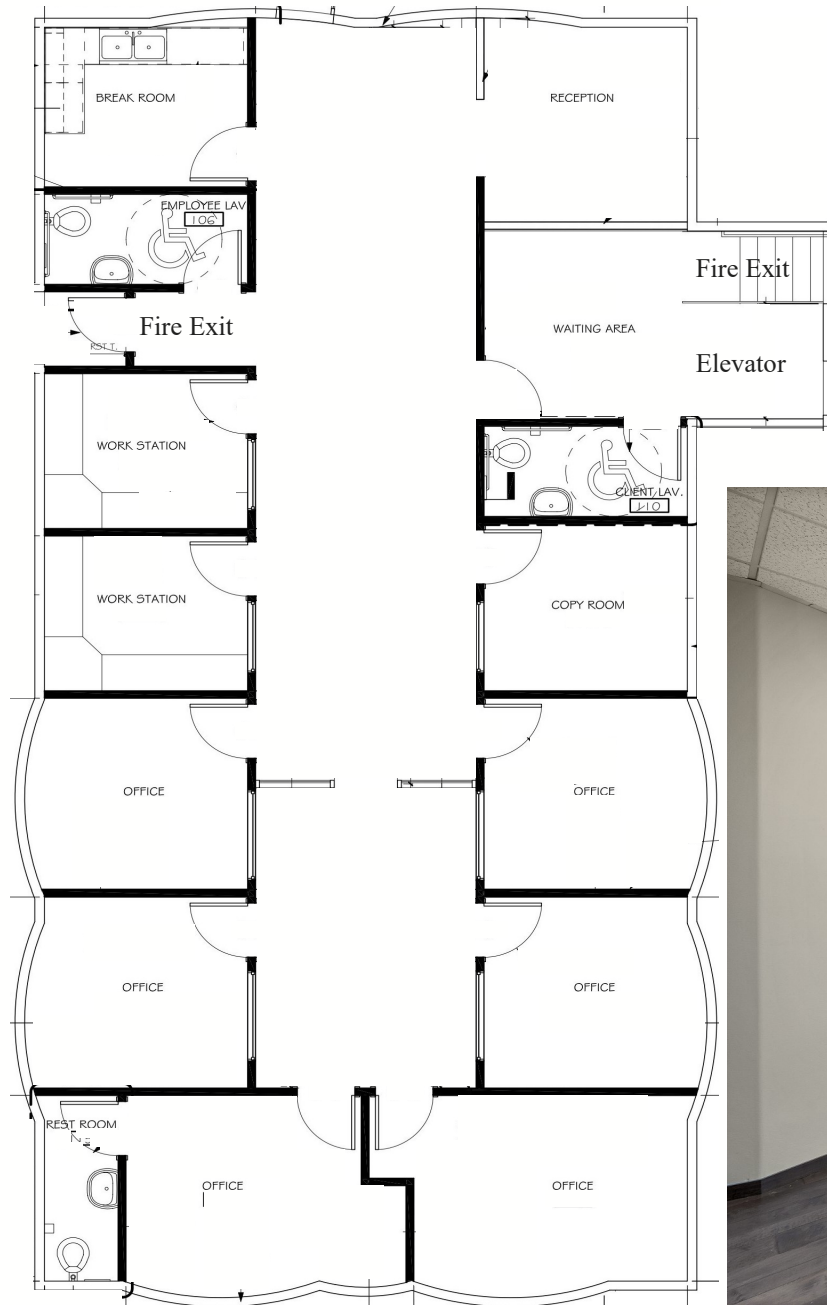


7 exam rooms
1 large procedure room
2 bathrooms
Break room

1510 W Horizon Ridge Suite 200

Second Floor Plan

2493 SF



Private Elevator
Private Entrance
Great Security

REHAB-Update-
Design

Design in process



Additional interior photos
HENDERSON, NV 89012

Design In Progress Now

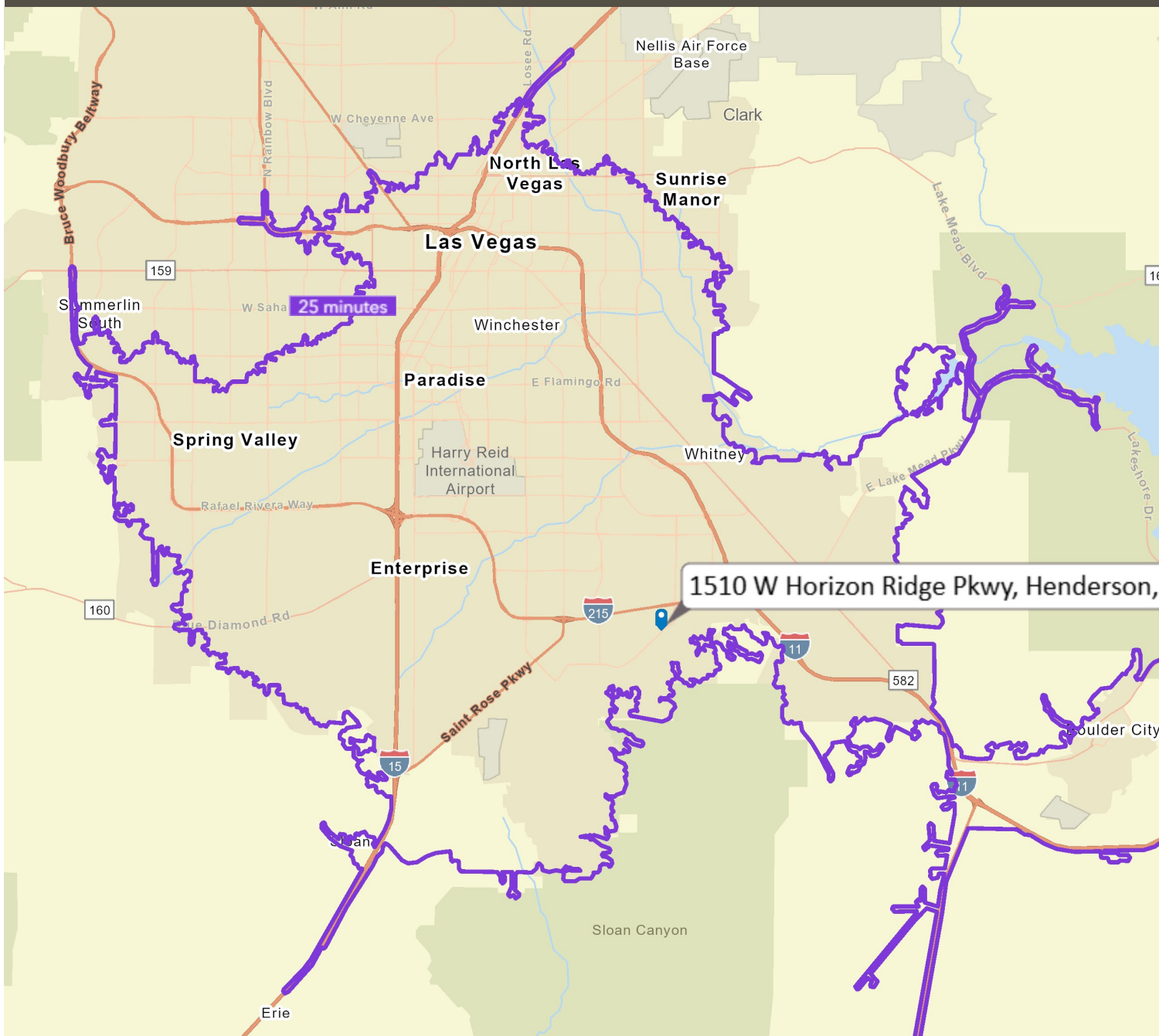
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Quick Freeway access at 215 -Stephanie or 215- Valle Verde makes for an incredible reach.

Easy for your clients to reach you!

To the East of this property is the new Cadence Master-Planned Subdivision, which is only about 1/3 sold. Considered one of the best selling New properties in the US today, with parks, Golf Course, only 10 minutes away. 2200 Acres, Thousands of new residents.

In hills above the property lays Macdonald Ranch and Ascaya Masterplans. Dragon Ridge Golf Course and The Willows are golfers delights, and attract high Net worth individuals in Multi-Million Dollar Homes. Still Building, still growing your client Base!



Expansion Growth Diverse Young Entertainment Sports Aerospace DOD

#1 State and Metro in the West US for Business

New Commercial Construction in all Quadrants.

One Day Drive to 60-million People

Most Secure Area in the US (FEMA)

Prime Tech-Company Migration

Sony and Warner Bro. Studios coming soon.

MSG Sphere OPEN , Universal Studios Under Construction

BORING Company Tunneling in Progress

#1 State for Job Growth

Welcome: NFL, NHL, WNBA, UFC, and the A's

Over 40—Million Visitors in 2023

#1 Best State for Digital Infrastructure

Top Quality of Life

1/3 COLA of San Francisco

3 Times national average for Population Growth

99% Indoor water supply Recycling

7,453 MILES of Fiber Optic Cable-installed

Civilian & DOD Drone proving grounds