

SERENE VIEW PROFESSIONAL CENTER - FOR SALE OR LEASE

NEW DEVELOPMENT | TWO STORY CLASS A MEDICAL & OFFICE BUILDING

2480 VILLAGE VIEW DRIVE | HENDERSON, NV 89074



FIRST FEDERAL REALTY



PRE- LEASING | 3,000 SF - 9,687 SF

PRESENTED BY:

JOSEPH DESIMONE

Developer & Broker

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50 S Stephanie Street Suite 101
Henderson, NV 89012



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LOCATION OVERVIEW

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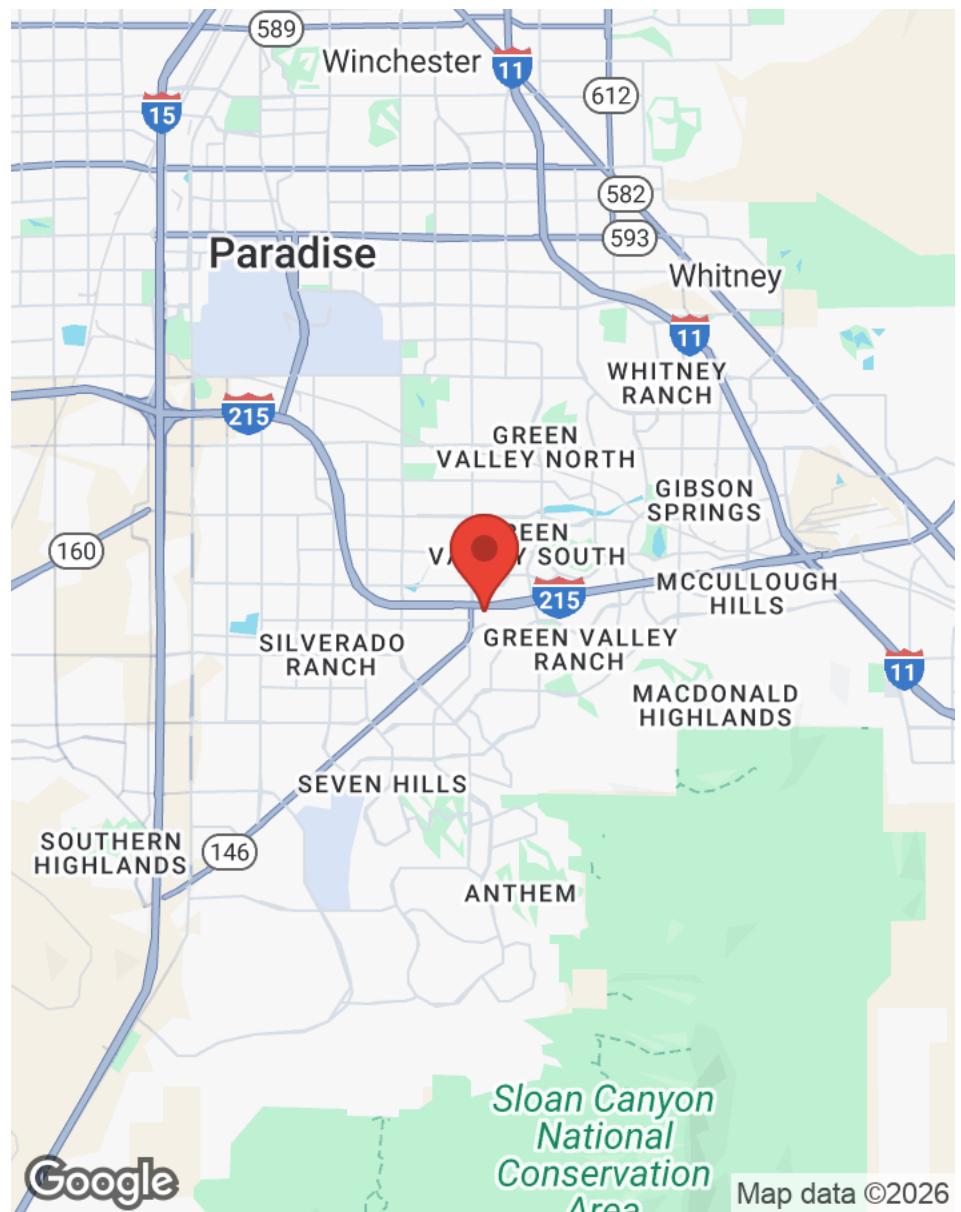
First Federal Realty is pleased to announce the development of a new class A two-story 19,800 SF medical and professional office building situated within Green Valley Ranch.

This prestigious location offers a prime location for businesses looking for convenient access, professional surroundings, and nearby amenities. Its location ensures seamless connectivity to the greater Las Vegas area and its minutes from the I-215 beltway, I-15 freeway, and Harry Reid International Airport.

The site delivers easy access to premier amenities, including retail, dining, and entertainment. It is within walking distance to Green Valley Ranch Resort, The District at Green Valley Ranch, Lee's Family Forum, Life Time Fitness, and the proposed multi-use 100k sf redevelopment project, The Cliff coming Q2 2026, located just across the street.

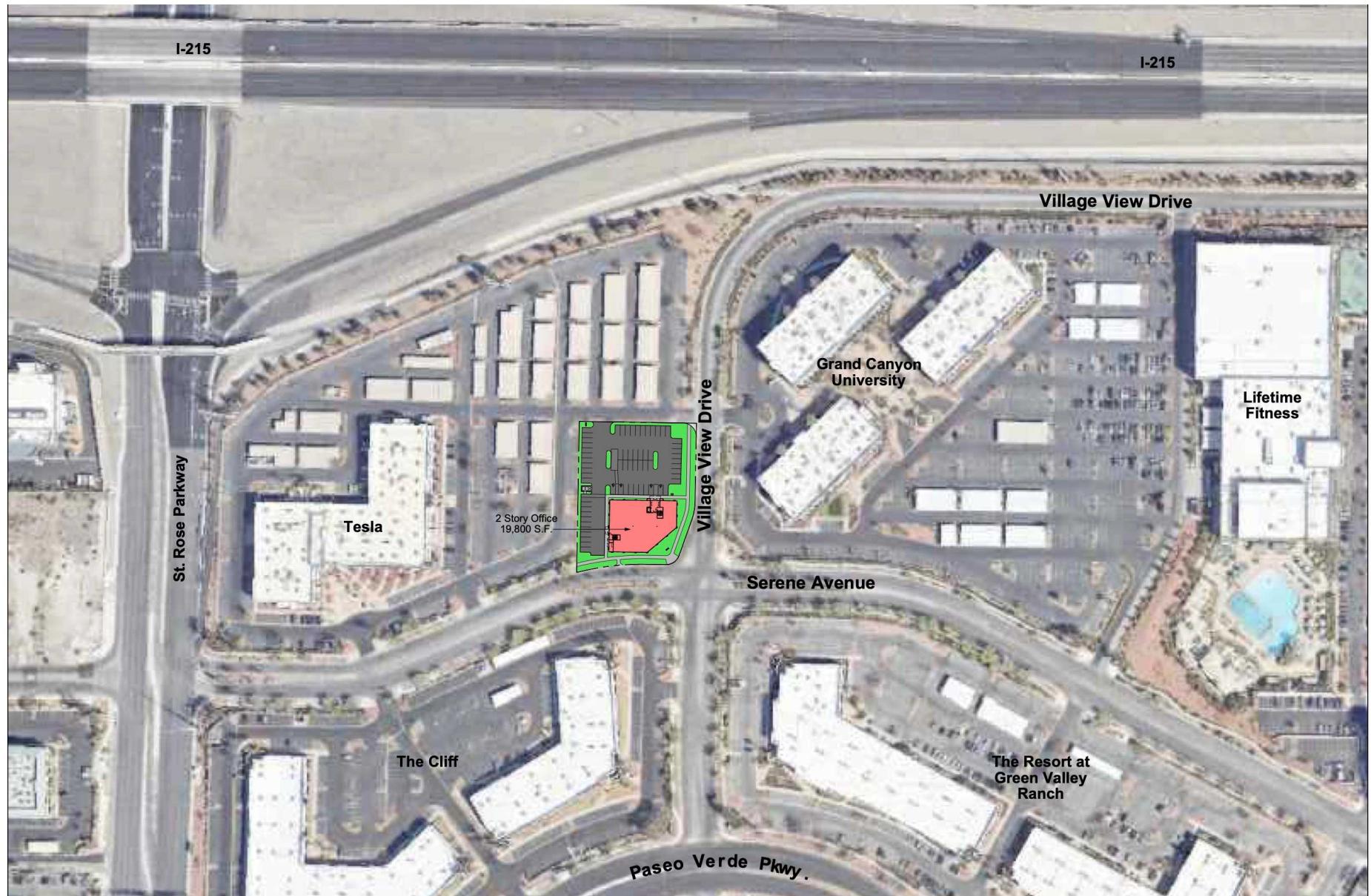
The location is a five-minute drive to St. Rose Hospital—Siena Campus, West Henderson Hospital and is surrounded by prestigious, high-income master-planned communities, including Green Valley Ranch, MacDonald Highlands, Ascaya, Anthem, and Seven Hills.

The developer is experienced and well known in the community having ±80 professional medical and office buildings. Recently completed commercial developments in Las Vegas and Henderson including The Park at Horizon Ridge and Fort Apache Professional Park.



AERIAL LOCATION

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AVAILABLE SPACES

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
1st Floor	10,113	SOLD		Office/Medical	Grey-Shell	Q4 2026
2nd Floor	9,687	5-10 years	\$3.00 /sf/mo	Office/Medical	Grey-Shell	Q4 2026

FOR SALE

- \$425/SF for 9,687 SF 2nd floor grey shell.
- 277/480V, 3 phase
- Zoning: CC
- High-potential commercial real estate opportunity

FOR LEASE

- Custom build-out options are available for tenant's specifications.
- Available space 3,000 SF up to 9,687 SF - 2nd floor.
- \$100/SF tenant improvement allowance for qualified tenants.
- Monument signage available
- Triple Net (NNN) lease.

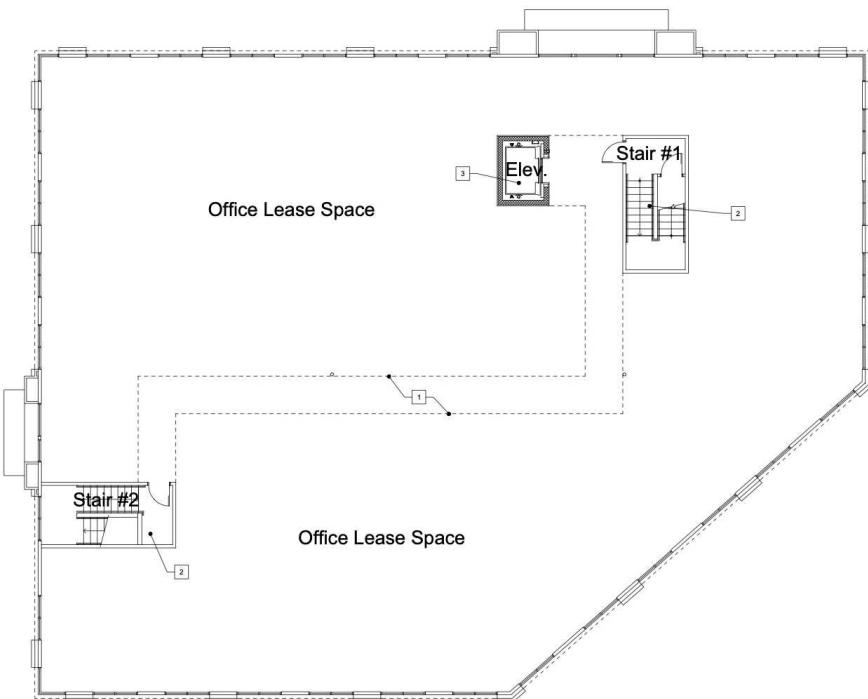


FLOOR PLAN

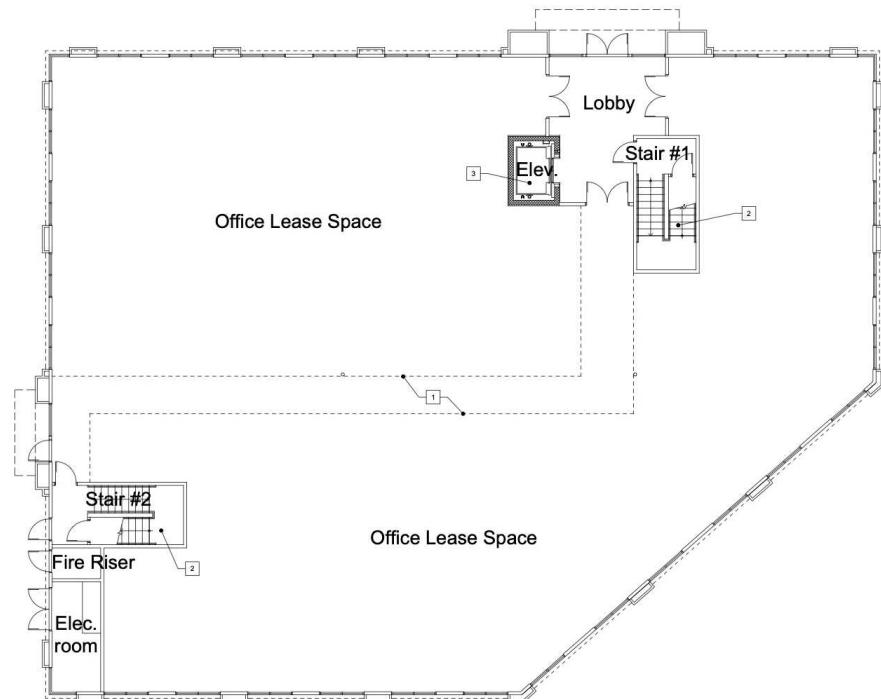
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2nd Floor



1st Floor

1 Floor Plans

Scale: 1/8" = 1'-0"

1st Floor = 10,113 s.f.
2nd Floor = 9,687 s.f.
Total Bldg. = 19,800 s.f.

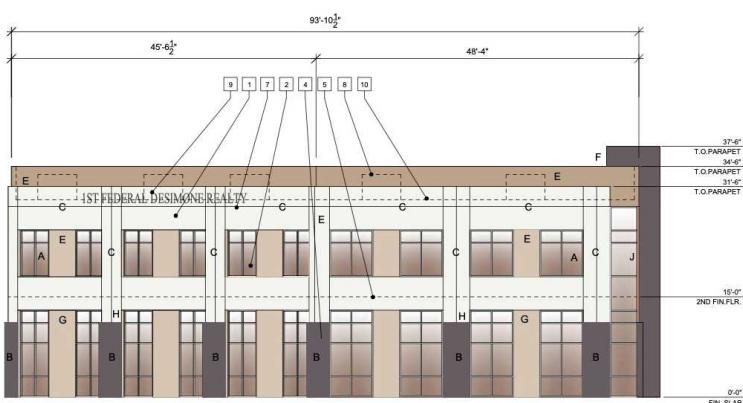
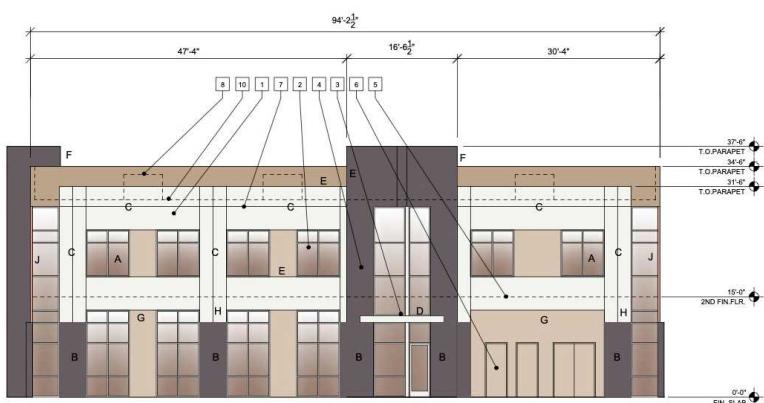


ELEVATION

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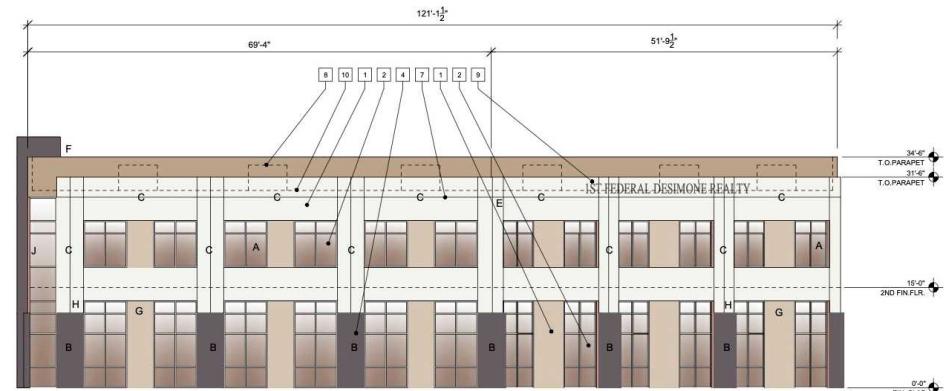
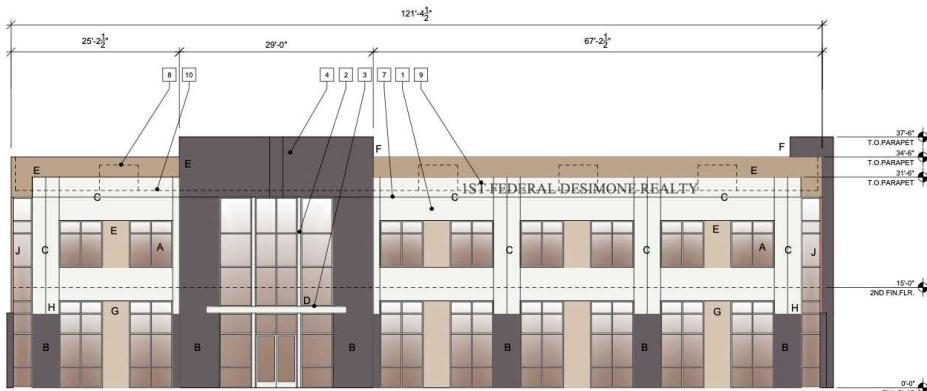


Color & Materials

EF1	STUCCO FIELD: SHELL WHITE, SW 6817 RGB CODE: 240, 235, 224 COLOR INTEGRAL @ EIFS
EF2	STUCCO FIELD: SAND DOLLAR, SW 6099 RGB CODE: 215, 197, 179 COLOR INTEGRAL @ EIFS
EF3	STUCCO FIELD: SANDS OF THE SEA, SW 6101 RGB CODE: 186, 161, 139 COLOR INTEGRAL @ EIFS
EF4	DAV-TILE POLISHED GRANITE ABSOLUTE BLACK
SF1	STOREFRONT SYSTEM CLEAR ANODIZED ALUMINUM GLAZING: PPG SOLARSHADE 90 SOLARBRONZE

West

East



North

South

1 Exterior elevations

scale: 1/8" = 1'-0"

CONCEPT PHOTO

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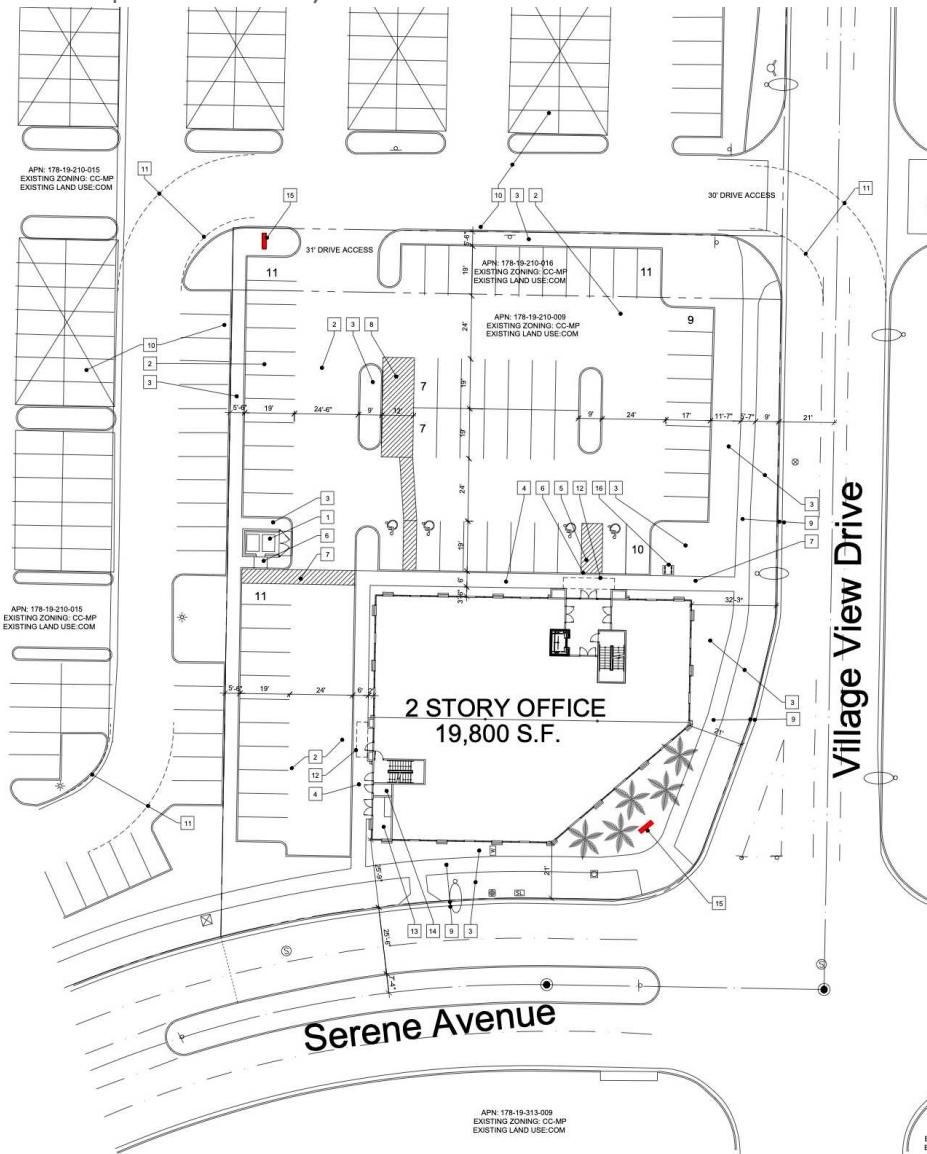


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SITE PLAN

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1 Site plan (showing site signage)

scale: 1" = 20'0"

revision	1
12	LINE OF OVERHANG ABOVE
13	ELECTRICAL ROOM
14	FIRE RISER ROOM
15	MONUMENT SIGN - NOT A PART. MASTER SIGN APPLICATION BY OTHERS
16	BIKE RACK - SEE DETAIL.



Project Data

EXISTING USE: UNDEVELOPED OFFICE PAD
PROPOSED USE: MEDICAL OFFICE
EXISTING ZONING: CC-MP
PROPOSED ZONING: CC-MP
EXISTING LAND USE: COM
PROPOSED LAND USE: COM

AREA/PARKING SUMMARY

USE	AREA	FACTOR	PARKING REQUIRED	PARKING PROVIDED
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MEDICAL OFFICE	19,800 S.F.	1/300 GFA	66	66
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HANDICAP SPACE SUMMARY

USE	TOTAL PARKING	FACTOR	HANDICAP SPACES REQUIRED	HANDICAP SPACES PROVIDED
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OFFICE	66 SPACES	3: 51 to 75	3	4
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LOADING SPACE SUMMARY

USE	AREA	FACTOR	LOADING SPACE REQUIRED	LOADING SPACE PROVIDED
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OFFICE	19,800 S.F.	10,000-20,000 GFA	1 - TYPE B	1 - TYPE B
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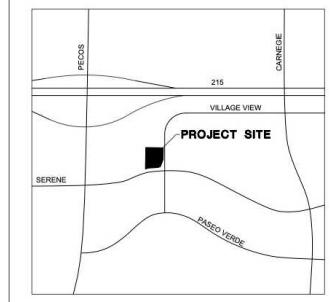
BICYCLE PARKING SUMMARY

USE	AREA	FACTOR	SPACES REQUIRED	SPACES PROVIDED
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OFFICE	19,800 S.F.	SHORT TERM - 4 MIN. or 5% LONG TERM - 2 MIN. or 1%	4 2	4 2
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SITE ACRESAGE: 52.434 S.F. (1.2 AC)
F.A.T. AREA: 38.36 S.F.
LAND COVERAGE: 19.3%
APN: 178-19-210-009.016

Location Map



OFFICE PROJECT
NWC Serene & Village View
for Joseph DeSimone, Jr. & Phil Ralston
HENDERSON, NEVADA

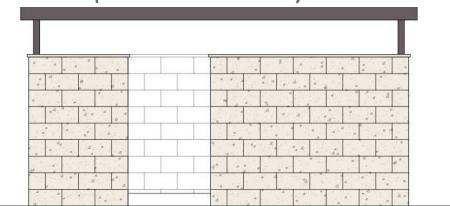
date: 6/15/2025
proj. no. 2025-27
drwn. by ST1
chd. by

MONUMENT SIGN

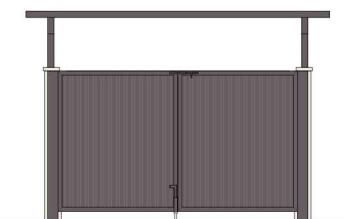
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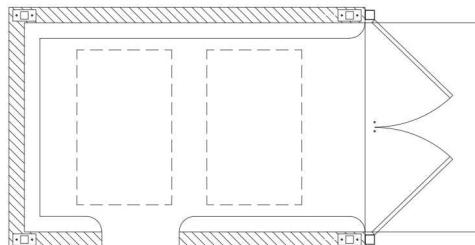
Left Side (right side & rear similar)



Front

② Trash Enclosure Elevations

No Scale



Top View



Elevation

② Trash Enclosure Plan

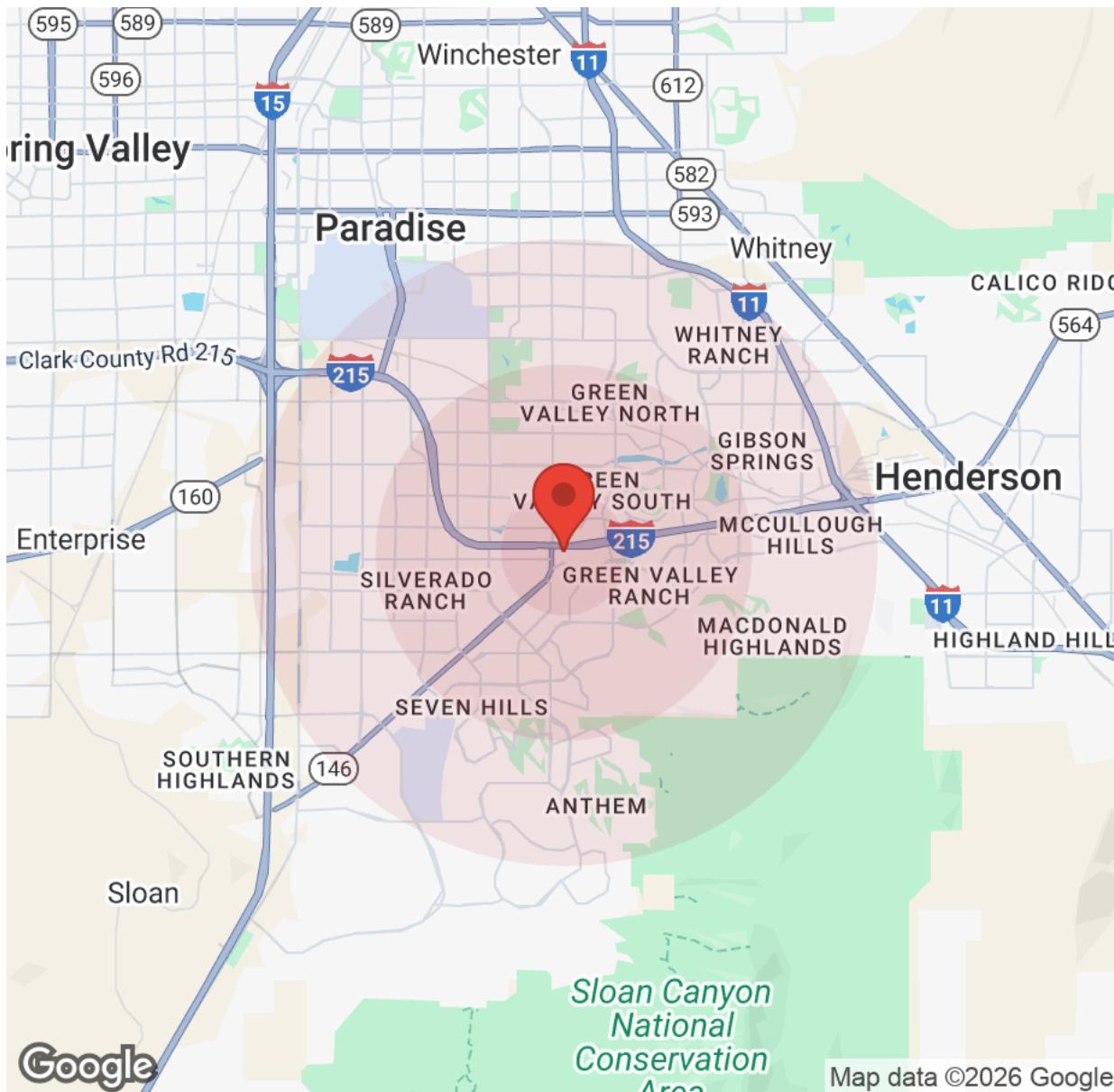
No Scale

① Monument Sign

Scale: 1/2" = 1'-0"

DEMOCRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	6,967	78,705	154,629
Female	7,136	81,655	158,593
Total Population	14,103	160,359	313,222
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,209	24,880	47,754
Ages 15-24	1,368	17,395	34,097
Ages 25-54	5,386	65,112	128,942
Ages 55-64	2,008	21,095	40,292
Ages 65+	3,132	31,878	62,137
Race	1 Mile	3 Miles	5 Miles
White	7,624	78,416	146,932
Black	928	13,775	28,691
Am In/AK Nat	45	417	814
Hawaiian	69	1,299	2,788
Hispanic	3,007	36,818	74,641
Asian	1,709	21,280	42,692
Multi-Racial	694	8,002	15,880
Other	28	337	814
Income	1 Mile	3 Miles	5 Miles
Median	\$102,519	\$91,726	\$88,745
< \$15,000	289	4,115	8,867
\$15,000-\$24,999	212	2,718	5,730
\$25,000-\$34,999	326	3,384	7,267
\$35,000-\$49,999	322	6,226	12,737
\$50,000-\$74,999	879	10,174	20,664
\$75,000-\$99,999	818	9,877	18,252
\$100,000-\$149,999	996	12,042	24,117
\$150,000-\$199,999	660	7,582	14,297
> \$200,000	1,313	10,333	18,672
Housing	1 Mile	3 Miles	5 Miles
Total Units	6,228	70,854	139,906
Occupied	5,817	66,452	130,605
Owner Occupied	3,567	36,834	70,084
Renter Occupied	2,250	29,618	60,521
Vacant	411	4,402	9,301

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