

SINGLE STORY | MULTI-TENANT NNN INVESTMENT | BUILT IN 2023

THE PARK AT HORIZON RIDGE

2990 W. HORIZON RIDGE PARKWAY, HENDERSON, NV 89052



FIRST FEDERAL REALTY



FOR SALE

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



FIRST FEDERAL REALTY

PRESENTED BY: FIRST FEDERAL REALTY - CONTACT RANDAL OR PATTY FOR MORE INFORMATION

JOSEPH DESIMONE
Developer & Broker
office: (702) 990-8660
cell: (702) 592-2211
jdesimone@desimonecompanies.com
B.28439, Nevada

RANDAL GIBSON
SVP
office: (702) 334-7570
rgibson@desimonecompanies.com
NV#S.0031496

PATTY RYAN
VP
office: (702) 600-0177
pryan@desimonecompanies.com
NV#BS.0144686.LLC

NV RE DISCLOSURE
Joseph DeSimone
Principal/Seller

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

DISCLAIMER

Building A at The Park at Horizon Ridge
2990 West Horizon Ridge Parkway | Henderson, NV 89052



All materials and information received or derived from First Federal Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither First Federal Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. First Federal Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. First Federal Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. First Federal Realty does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by First Federal Realty in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY SUMMARY

Building A at The Park at Horizon Ridge
2990 West Horizon Ridge Parkway | Henderson, NV 89052



Property Summary

Price:	\$7,200,600.00
Building SF:	14,950 SF
Occupancy:	100%
NOI:	\$482,391.12
CAP Rate:	6.69%
Lot Size:	1.40 Acres
Shell Year Built:	2023
Building Class:	B
Zoning:	Office Commercial (CO)
Parcel:	177-25-412-002

Property Overview

Introducing an exceptional new construction investment in Henderson, NV. The 14,950 sf building consist of three suites with custom design floor plans and finishes recently completed for established medical and office tenants. This investment has triple net leases with 3% annual increases and lease guarantees.

Location Overview

The Park at Horizon Ridge is a brand new office and medical park, which consists of six single story buildings. The park is comprised of established medical tenants and medical users in a prime and highly desirable West Henderson location.

The office park is located within close proximity to both major Henderson hospitals; Dignity St. Rose Dominican Hospital and the new West Henderson medical campus, near the 215 Beltway, I-15, several medical facilities, restaurants, and several large retail centers.

Within a 5-15 minute commute from some of Henderson's most distinguishable communities; Seven Hills, Anthem Country Club, Southern Highlands Country Club, Roma Hills, Macdonald Highlands, and Ascaya.

LEASED

Building A at The Park at Horizon Ridge
2990 West Horizon Ridge Parkway | Henderson, NV 89052



FIRST FEDERAL REALTY

Suite	Size	Start	Expires
100	6,115	10/23/23	10/27/34
110	6,389	03/19/24	03/31/29
120	2,446	10/01/24	10/01/27

PROPERTY PHOTOS

Building A at The Park at Horizon Ridge
2990 West Horizon Ridge Parkway | Henderson, NV 89052



FIRST FEDERAL REALTY



JOSEPH DESIMONE
(702) 990-8660
jdesimone@desimonecompanies.com

RANDAL GIBSON
(702) 334-7570
rgibson@desimonecompanies.com

PATTY RYAN
(702) 600-0177
pryan@desimonecompanies.com

PROPERTY PHOTOS

Building A at The Park at Horizon Ridge
2990 West Horizon Ridge Parkway | Henderson, NV 89052



Site Notes

- SEE CIVIL FOR ALL FINAL GRADES, UTILITY HOOK-UPS, OFF SITE IMPROVEMENTS, WETTS & BOUNDS DIMENSIONS ETC.
- ALL ACCESSIBLE ROUTES, LANDED PARKING SPACES, PARKING RAILS TO BE 120 INCH LONGITUDINAL SLIPES & 18 INCH TRANSVERSE SLIPES.
- MAXIMUM SLOPE IN ANY DIRECTION FOR HANDICAPPED PARKING SPACES & ACCESSIBLE ROUTES IS TO BE 2%.
- ACCESSIBLE ROUTE IS REQUIRED TO HAVE A FINISH SLOPE OF LESS THAN 1% AND A CROSS SLOPE NO MORE THAN 1/4 INCH PER FOOT.
- PLATFORM IN CONCRETE MINIMUMS TO BE TYPICAL AS SHOWN FOR RAMPING & PITS ON TYPICAL SLOPES.
- SEE SOILS REPORT & STRUCTURAL FOUNDATION PLAN FOR STRUCTURAL INFORMATION.
- PARKING LOT LIGHTING OF BUILDING REQUIRES SEPARATE PERMIT SEE DRAWINGS BY ELECTRICAL ENGINEER.
- A MINIMUM 5' HAMP SHALL BE MAINTAINED AT ALL ENTRIES AND EXITS AND 3' HAMP AT ALL PARKING AREAS AND SEE THROUGH DIMENSIONS.
- POLY LIGHTING & BARS - COMBINED OVERALL HEIGHT NOT TO EXCEED 26 INCHES FOR LIGHT POLE LOCATIONS AND 18 INCHES FOR BARS.
- ALL SIGNAGE TO BE UNDER A SEPARATE PERMIT.

Keynotes

#	Description
1	8" HIGH SPOT FACE 12" WIDE TRANSVERSE ENCLOSURE IN TRAILER
2	ALL PARKING - SEE CIVIL DRAWINGS
3	LANDSCAPING - SEE LANDSCAPE PLAN
4	HANDICAP ACCESSIBLE & RAMP
5	12" X 30" LANDING ZONE
6	4" CONCRETE SIDEWALK - MINIMUM 1/4" SLOPE
7	NEW INTERLOCKING ASPH. SEE CIVIL DRAWINGS
8	EXISTING 6" W.U. WALL TO REMAIN
9	NEW EXISTING WALL WITH 10" FINISH TO MATCH ADJACENT PARK DRIVE IN 14" SQUARE SPOT FACE 12" WIDE PLASTER AT 30" R.C. WITH EXISTING CAP SEE SHEET 5071.45
10	COVERED RAMP - SEPARATE PERMIT BY OTHERS
11	12" X 30" LANDING ZONE
12	SHARED LINE OF ADJACENT PROPERTY - NOT A PART
13	FREE TRUCK TURNING RADIUS - 20' WIDE & 10' OUTSIDE
14	DRIVEWAY GATE SUBJECT TO CIVIL APPROVAL
15	SHARED TRUCK RACKS PER DETAIL 1111.1 (SEE FORM LOCATED WHERE SERVICES)
16	2000 CURB RACK
17	HANDICAP CURB RACK
18	BARRICADES PLACED AT CROSSWALK
19	4" X 10" PEDESTRIAN ACCESS GATE
20	CONCRETE AUTO STOP AT 2000 CURB RACK

Parking Analysis

VEHICLE PARKING ANALYSIS

Building	Use	Area	Ratio	Pkg. Req.	Pkg. Prov.
Part A	Medical Office	14,950 S.F.			
Part B	Medical Office	14,950 S.F.			
Part C	Medical Office	4,750 S.F.			
Part D	Medical Office	4,750 S.F.			
Part E	Medical Office	8,450 S.F.			
Part F	Medical Office	13,660 S.F.			
Total Building		61,510 S.F.			

Medical	41,810 S.F.	1,000	210	210
Medical Office	19,700 S.F.	5,000	75	82
Total Parking			285	290

Covered Parking: 48 spaces
Accessible Parking Spaces Required: 7 Spaces
Accessible Parking Spaces Provided: 15 Spaces

BICYCLE PARKING ANALYSIS

BICYCLE PARKING	AREA	RATIO	PURCH.	PROVID.
LONG TERM	41,810 S.F.	1:200	10	24
SHORT TERM	41,810 S.F.	1:500	31	40

LOADING SPACE ANALYSIS

AREA	LOADING GROUP	LOADING GROUP
GROUP 1	GROUP 2	GROUP 3
11,110 S.F. (11,110 S.F.)	11,110 S.F. (11,110 S.F.)	11,110 S.F. (11,110 S.F.)

Zoning/Land Use

EXISTING ZONING	CO
REQUIRED ZONING	CO
EXISTING USE	UNDEVELOPED
PROPOSED USE	MIXED OFFICE PARK
PROPERTY SIZE	217,804 S.F. (4.99 ACRES)
LOT COVERAGE	26.7%
AREA	177,26,421,301

Location Map



Scale: 1" = 30'-0"



jdB architect
for: Desimone Companies
N.E.C. Horizon Ridge Pkwy. & Jefferys
Henderson, Nevada

Park at Horizon Ridge
Building A
for: Desimone Companies
N.E.C. Horizon Ridge Pkwy. & Jefferys
Henderson, Nevada

ST1

PROPERTY PHOTOS

Building A at The Park at Horizon Ridge
2990 West Horizon Ridge Parkway | Henderson, NV 89052



FIRST FEDERAL REALTY



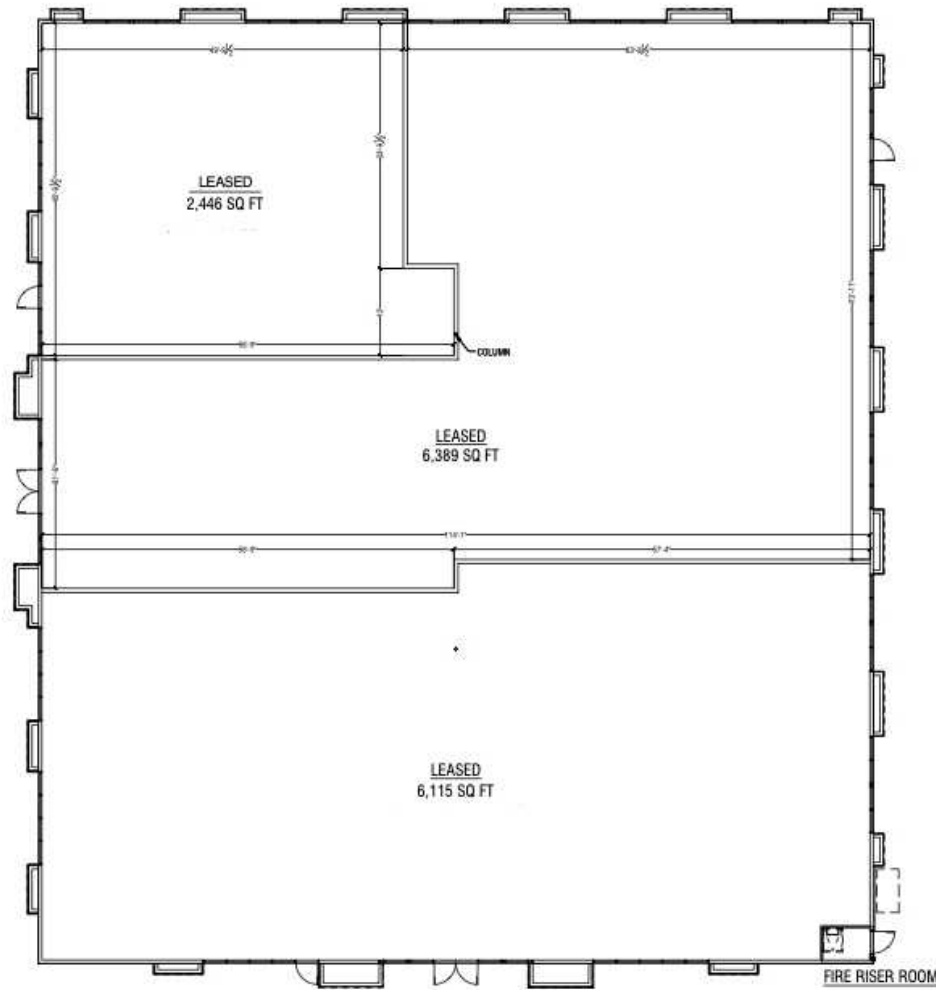
JOSEPH DESIMONE
(702) 990-8660
jdesimone@desimonecompanies.com

RANDAL GIBSON
(702) 334-7570
rgibson@desimonecompanies.com

PATTY RYAN
(702) 600-0177
pryan@desimonecompanies.com

PROPERTY PHOTOS

Building A at The Park at Horizon Ridge
2990 West Horizon Ridge Parkway | Henderson, NV 89052



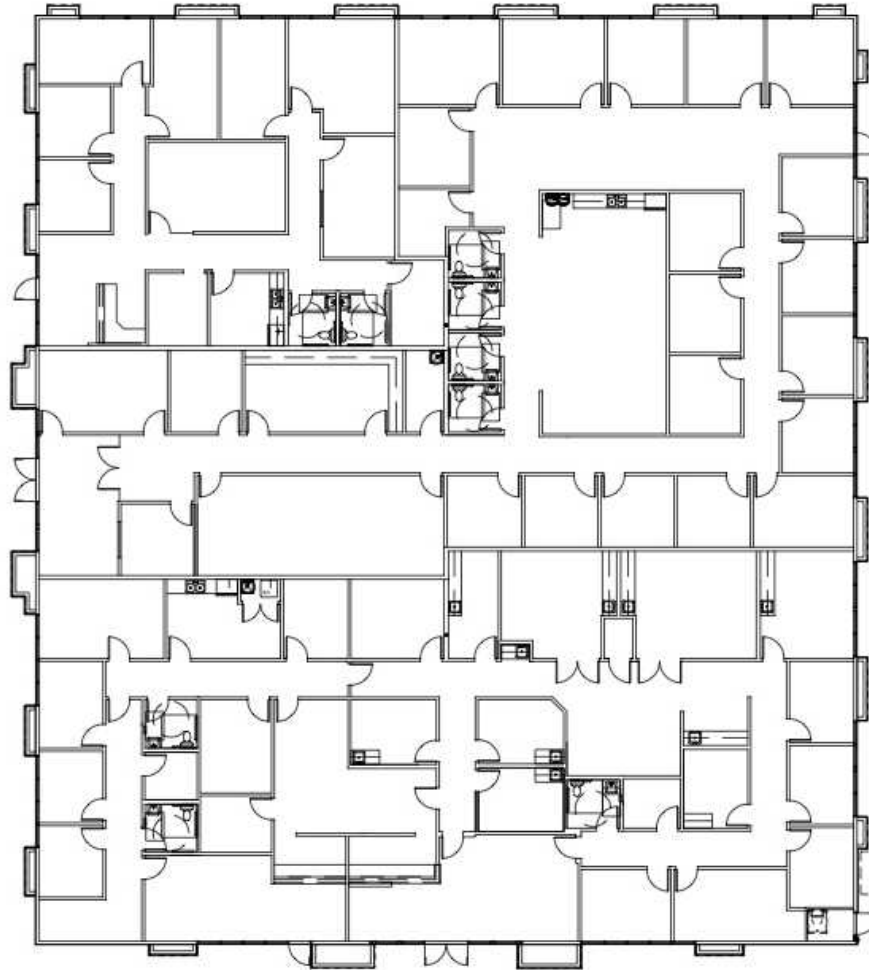
THE PARK AT HORIZON RIDGE

building A / 14,950 sq ft / 2990 W. Horizon Ridge Pkwy.

DATE 08-03-23
SCALE 1/16"=1'-0" 

PROPERTY PHOTOS

Building A at The Park at Horizon Ridge
2990 West Horizon Ridge Parkway | Henderson, NV 89052



THE PARK AT HORIZON RIDGE

building A / 14,950 sq ft

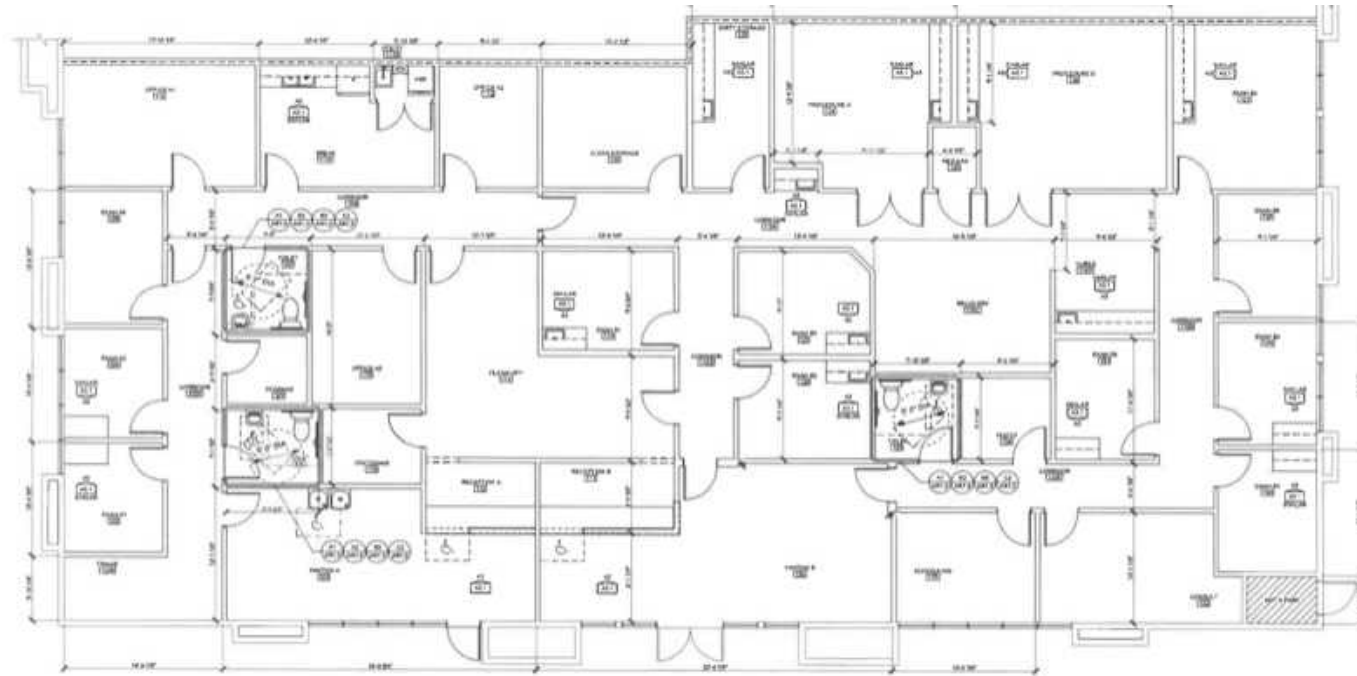
DATE 10-29-24
SCALE 1/16"=1'-0"

atwood
DESIGN

SUITE 100 FLOOR PLAN - MEDICAL

Building A at The Park at Horizon Ridge

2990 West Horizon Ridge Parkway | Henderson, NV 89052



JOSEPH DESIMONE
(702) 990-8660
jdesimone@desimonecompanies.com

RANDAL GIBSON
(702) 334-7570
rgibson@desimonecompanies.com

PATTY RYAN
(702) 600-0177
pryan@desimonecompanies.com

Building A at The Park at Horizon Ridge
2990 West Horizon Ridge Parkway | Henderson, NV 89052

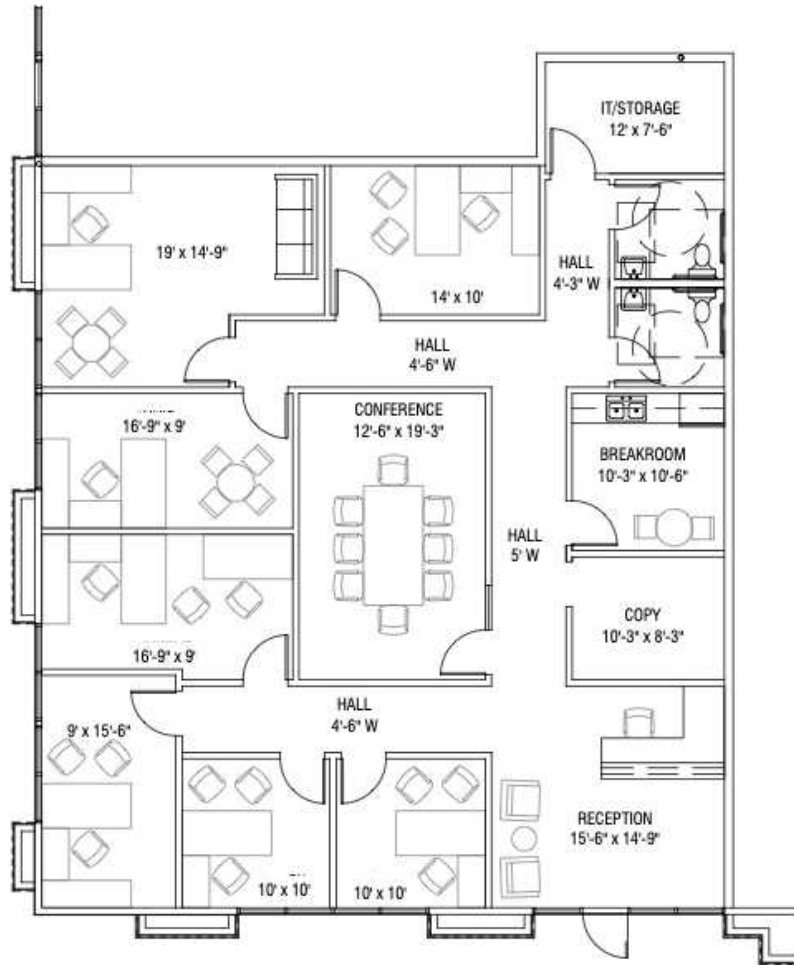


RANDAL GIBSON
(702) 334-7570
rgibson@desimonecompanies.com

PATTY RYAN
(702)600-0177
pryan@desimonecompanies.com

SUITE 120 - OFFICE

Building A at The Park at Horizon Ridge
2990 West Horizon Ridge Parkway | Henderson, NV 89052



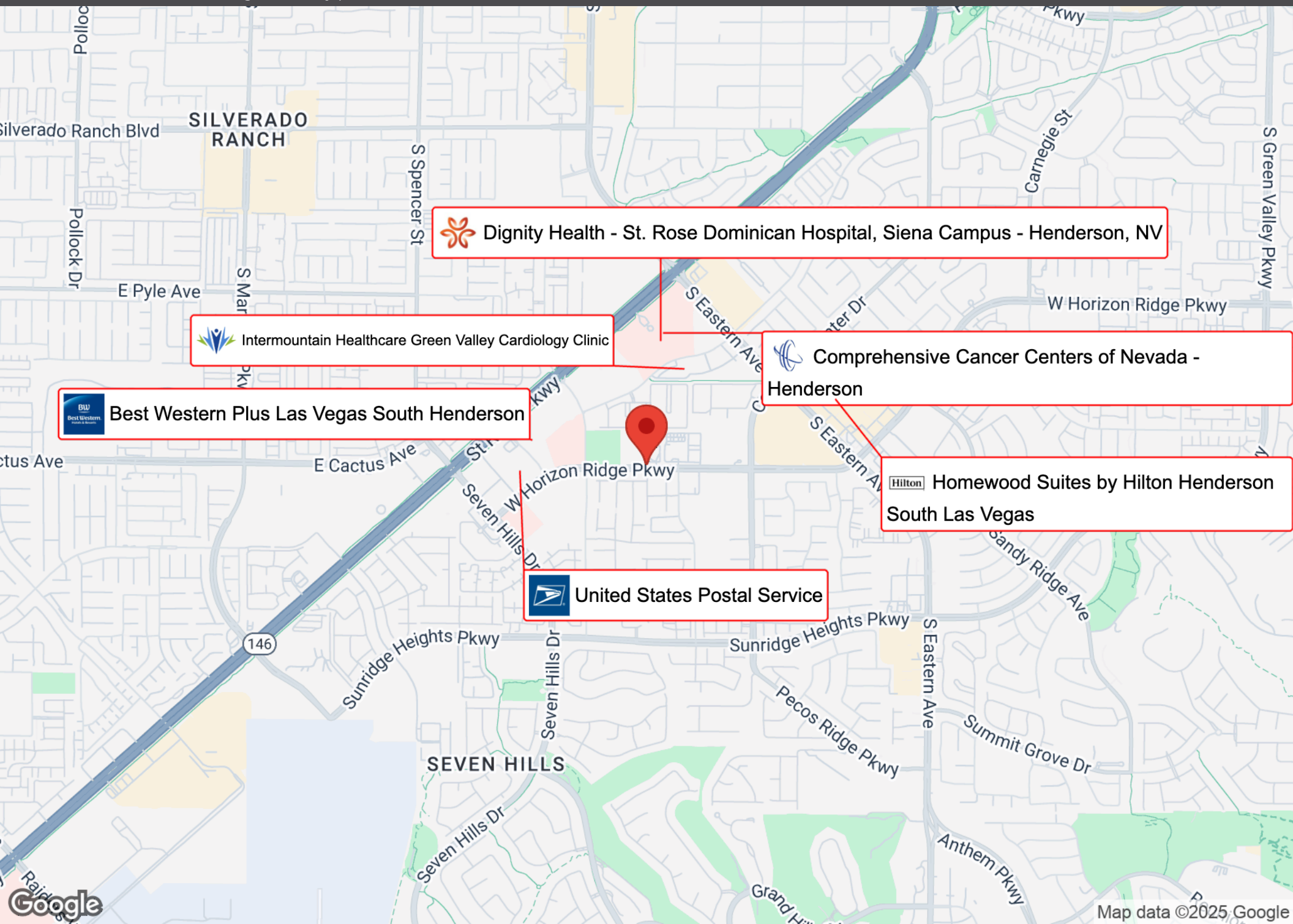
FIRST FEDERAL REALTY / +/- 2,446 SF
Floor plan - 2990 W. Horizon Ridge Pkwy., Ste 120

DATE: 08-22-23
SCALE: 1/8" = 1'-0"
atwood
DESIGN



BUSINESS MAP

Building A at The Park at Horizon Ridge
2990 West Horizon Ridge Parkway | Henderson, NV 89052



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



Intermountain Healthcare Green Valley Cardiology Clinic



Comprehensive Cancer Centers of Nevada - Henderson



Best Western Plus Las Vegas South Henderson



United States Postal Service



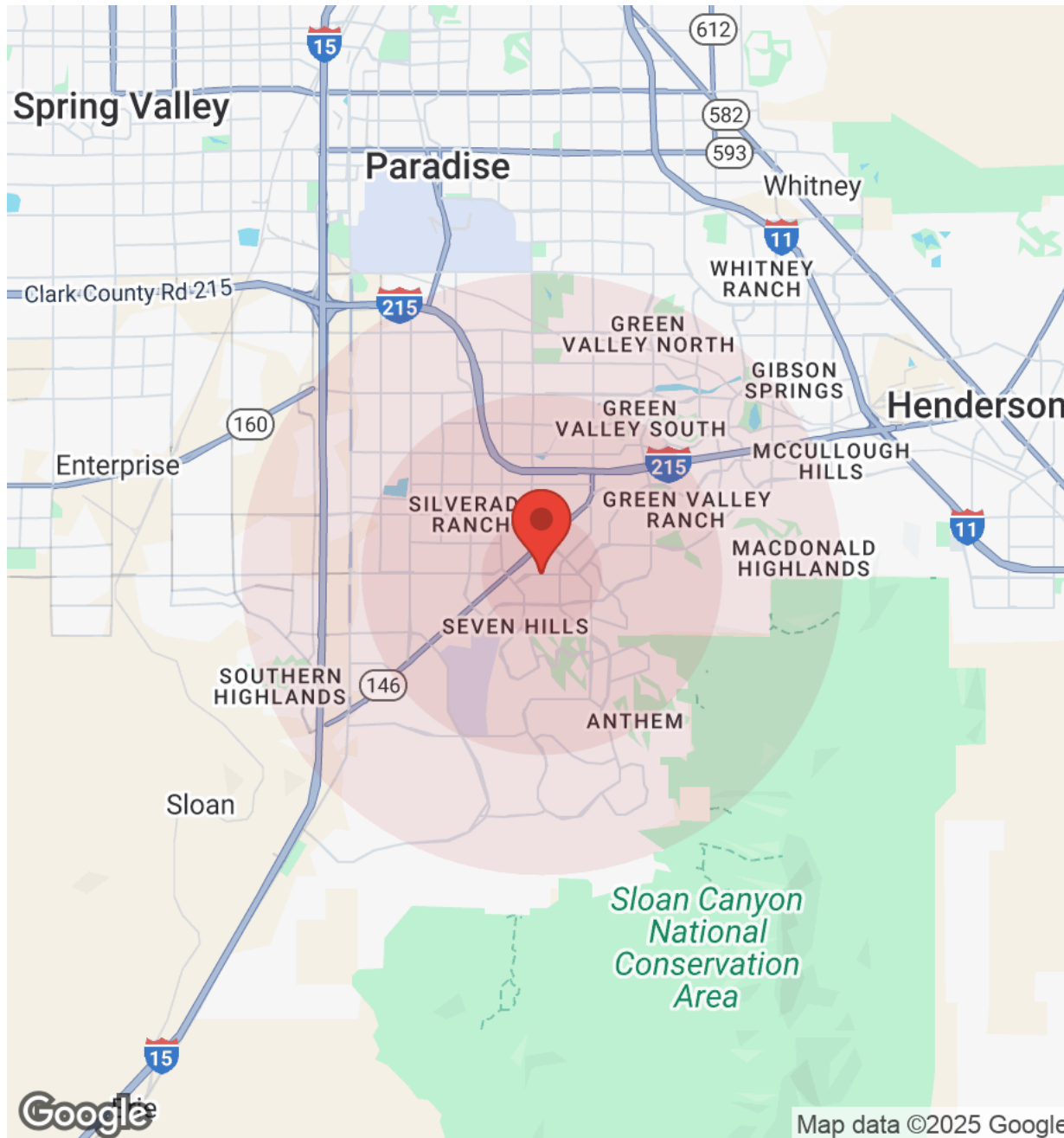
Homewood Suites by Hilton Henderson South Las Vegas

DEMOGRAPHICS

Building A at The Park at Horizon Ridge
2990 West Horizon Ridge Parkway | Henderson, NV 89052



FIRST FEDERAL REALTY



Population	1 Mile	3 Miles	5 Miles
Male	10,704	69,717	157,684
Female	11,058	72,493	161,414
Total Population	21,762	142,210	319,098

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,667	22,175	49,803
Ages 15-24	2,744	15,469	32,567
Ages 25-54	9,663	57,426	129,368
Ages 55-64	2,382	17,950	41,114
Ages 65+	3,307	29,189	66,247

Race	1 Mile	3 Miles	5 Miles
White	10,008	69,868	159,358
Black	2,163	11,633	27,283
Am In/AK Nat	59	341	798
Hawaiian	248	1,436	2,712
Hispanic	4,753	30,248	66,500
Asian	3,308	21,033	45,344
Multi-Racial	1,173	7,295	16,242
Other	50	370	862

Income	1 Mile	3 Miles	5 Miles
Median	\$80,070	\$91,262	\$93,682
< \$15,000	722	3,873	8,438
\$15,000-\$24,999	416	2,062	4,992
\$25,000-\$34,999	645	3,018	6,774
\$35,000-\$49,999	1,260	5,544	11,405
\$50,000-\$74,999	1,395	9,682	21,840
\$75,000-\$99,999	1,089	8,040	17,449
\$100,000-\$149,999	1,643	11,039	25,037
\$150,000-\$199,999	666	6,021	14,920
> \$200,000	1,481	9,538	22,121

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,890	62,554	141,913
Occupied	9,317	58,817	132,976
Owner Occupied	3,656	33,433	77,651
Renter Occupied	5,661	25,384	55,325
Vacant	573	3,737	8,938

JOSEPH DESIMONE
(702) 990-8660
jdesimone@desimonecompanies.com

RANDAL GIBSON
(702) 334-7570
rgibson@desimonecompanies.com

PATTY RYAN
(702)600-0177
pryan@desimonecompanies.com