

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

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

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



FIRST FEDERAL REALTY

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NV RE DISCLOSURE
Joseph DeSimone
Principal/Seller

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DISCLAIMER

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



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PROPERTY SUMMARY

Building A at The Park at Horizon Ridge

2990 West Horizon Ridge Parkway | Henderson, NV 89052



FIRST FEDERAL REALTY



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.

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LEASED

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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

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Keynotes

- # Description
- 1 E 10' HIGH SPLICE FACE 1/2" (12.7MM) THICKNESS (14.5MM EXCLUSION) IN TRENCH
- 12 AS PAVING, SEE COVE DRAWINGS
- LANDSCAPING: 30'x10' LANDSCAPE PLANT
- HANDICAP ACCESSIBLE AREA
- 14' x 20' LOADING ZONE
- 4 CONCRETE SIDEWALK, 4" ROCK SALT FINISH
- NEW UNDERGROUND BOXES: SEE COVE DRAWINGS
- EXISTING CUL MALL TO REMAIN
- NEW RESIDENTIAL WALKWAY FROM FENCE TO NATION ALLEGANCE PARK DESIGN: 10' WALKWAY, 4' SPLICE FACE 1/2" (12.7MM) THICKNESS AT 35' (L) WITH DECORATIVE TEE SHOT RETAINING WALL
- COVERED PARKING: SEPARATE PERMIT BY OTHERS
- 12' x 20' LOADING ZONE
- SHARING OF ADJACENT PROPERTY: NOT A PART
- FIRE TRUCK TURNAROUND: 20' WIDE X 12' DEPTH
- DRIVE GATE SUBJECT TO CO-OP APPROVAL
- BRIEF: TERM FEES RACKS PER 30' FT (1.5M) OR TERM (LOCKED INSIDE EFFINGHAM)
- 10000 CURE FEES
- HANDICAP CURB RAMP
- SHAMROCK PARKING AT CROSSWALK
- 14' x 17' PEDESTRIAN ACCESS GATE
- CONCRETE AUTO STOP AT 30' Curb Face

Parking Analysis

Vehicle Parking Analysis					
Building	Use	Area	Rate	Pkg.	Pkg.
Perf. #			\$/sq ft	Per Day	Per Month
Perf. #1	Medical Office	14,900 s.f.			
Perf. #2	Mixed Office	14,900 s.f.			
Perf. #3	Mixed Office	4,750 s.f.			
Perf. #4	Medical Office	4,750 s.f.			
Perf. #5	Medical Office	4,750 s.f.			
Perf. #6	Medical Office	13,660 s.f.			
Total Building		61,510 s.f.			
Mixed		41,810 s.f.	1000	210	210
Mixed Office		18,760 s.f.	1000	210	210
Total Parking			399	990	990

Accessible Parking Spaces Provided:

BICYCLE PARKING	AREA	RAILS	PERCENT	PERIOD
LONG TERM	0.1-1.0 B.F.	0.301,360	19	2K
SHORT TERM	0.1-1.0 B.F.	0.581,000	31	4K

LOADING SPACE ANALYSIS

ITEM	ITEM #	STANDARD GROUP		LUMINOL GROUP	
		RECORDED	GROUP 1	RECORDED	GROUP 2
BLDG B, R	BLDG B, R	(1) 20048-A (10000)		(1) 20048-A (10000)	
		(1) 20048-B (7000)		(1) 20048-B (12000)	

Zoning/Land Use

EXISTING ZONING: C-5
REQUIRED EASEMENT:
EXISTING USE:
PROPOSED USE:

PROPERTY SIZE: 317,304 S.F. (7.23 ACRES)
LOT COVERAGE: 26.3%
RATIO: 127.26-411.251

Location Map





18114006

jdB
architect

Park at Horizon Ridge
Building A
for: DeSimone Companies
N.E.C. Horizon Ridge Plaza, & Jiffy Mart
Horizon Blvd

ST1	ST1	ST1

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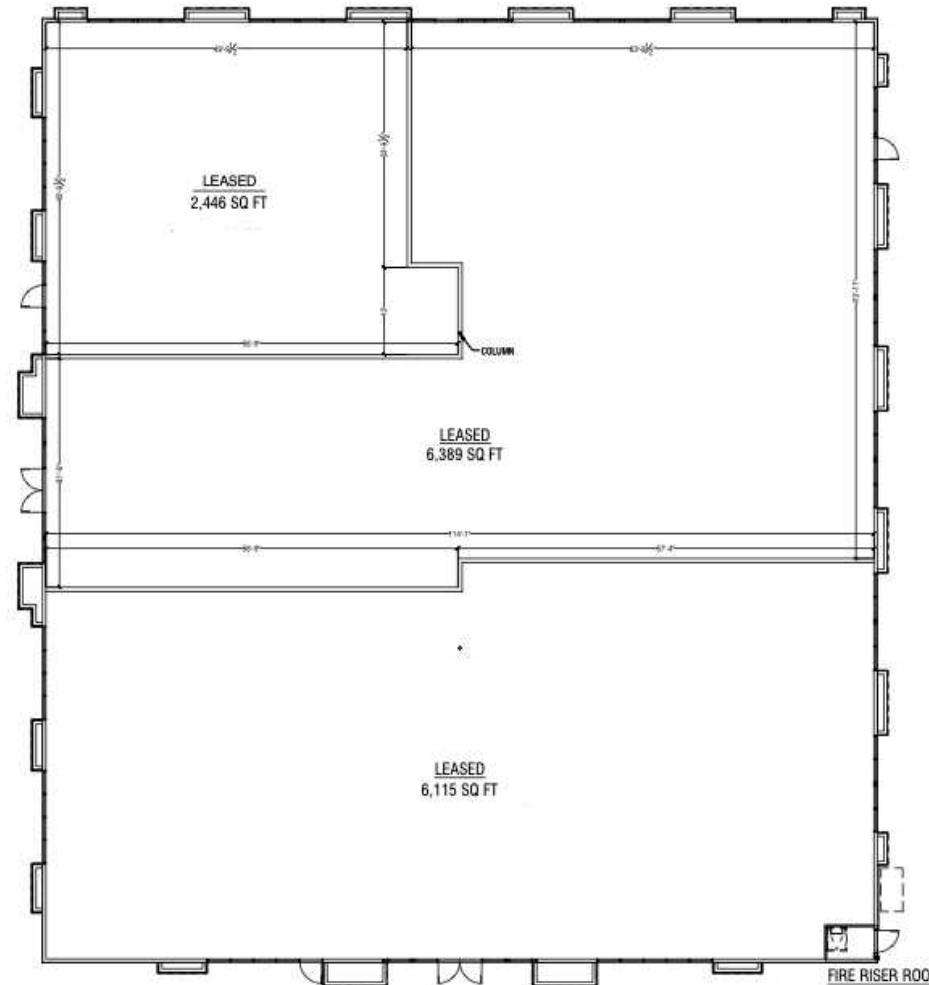
PROPERTY PHOTOS

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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"

atwood
DESIGN

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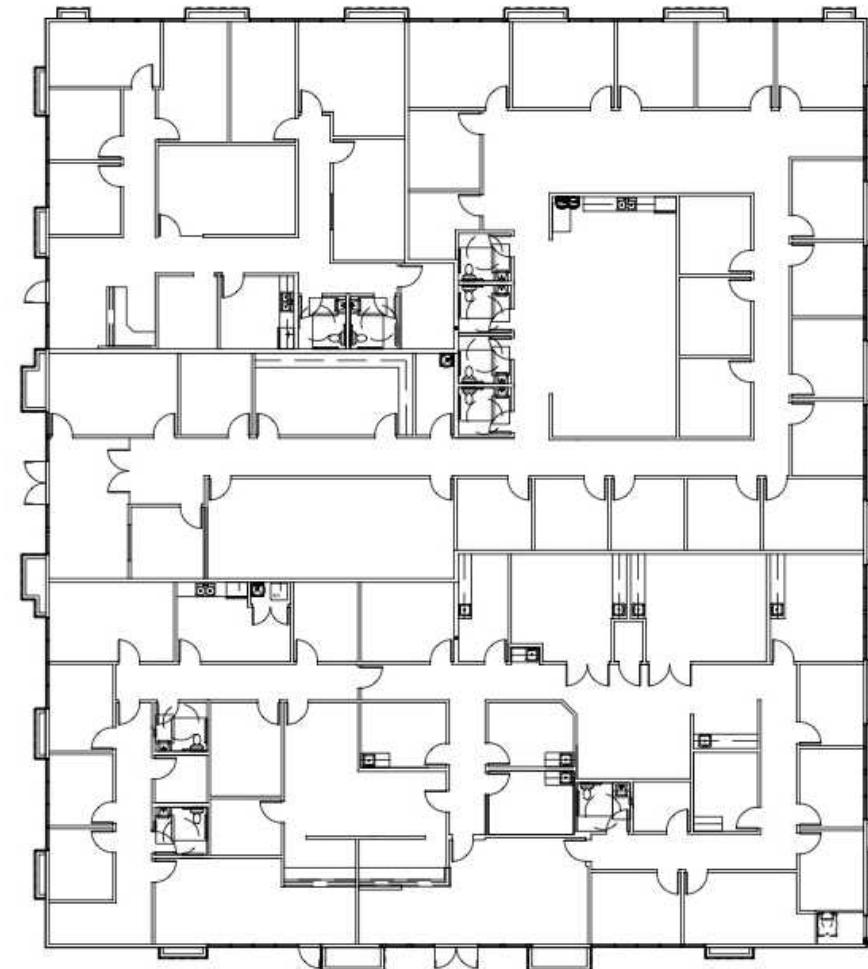
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building A / 14,950 sq ft

10-29-24
1/16"=1'-0"
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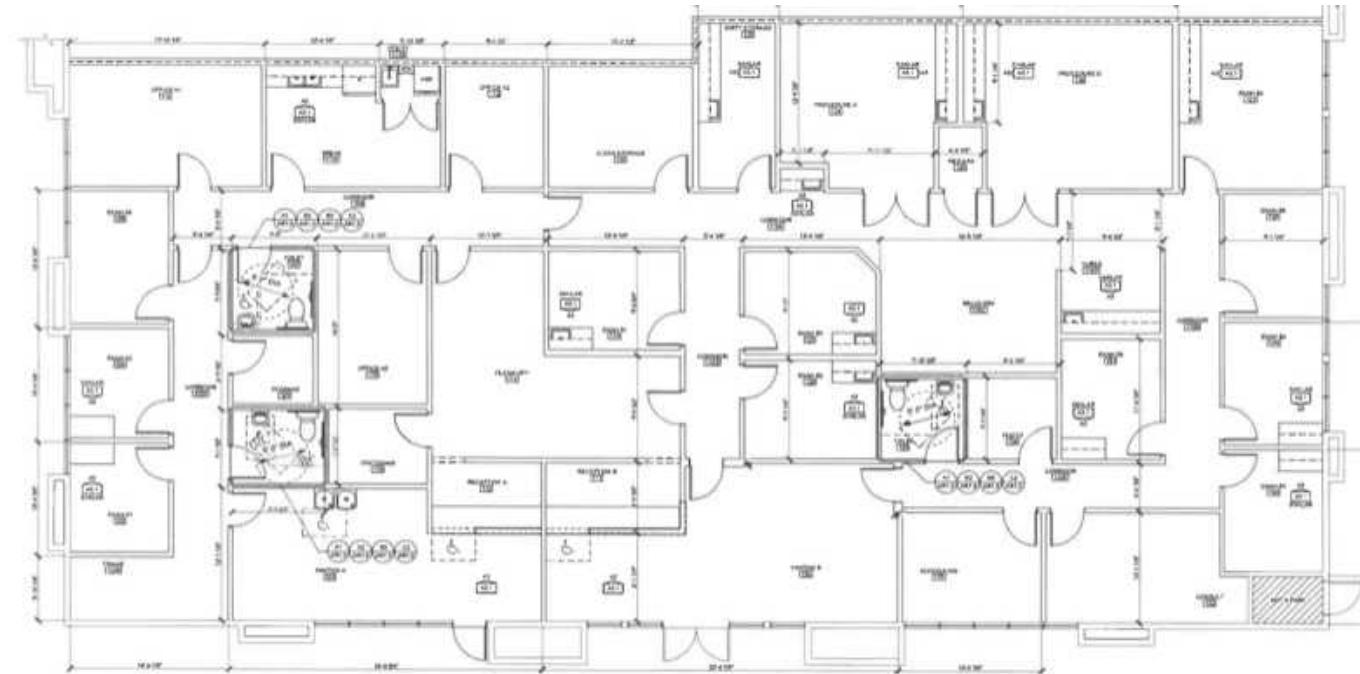
SUITE 100 FLOOR PLAN - MEDICAL

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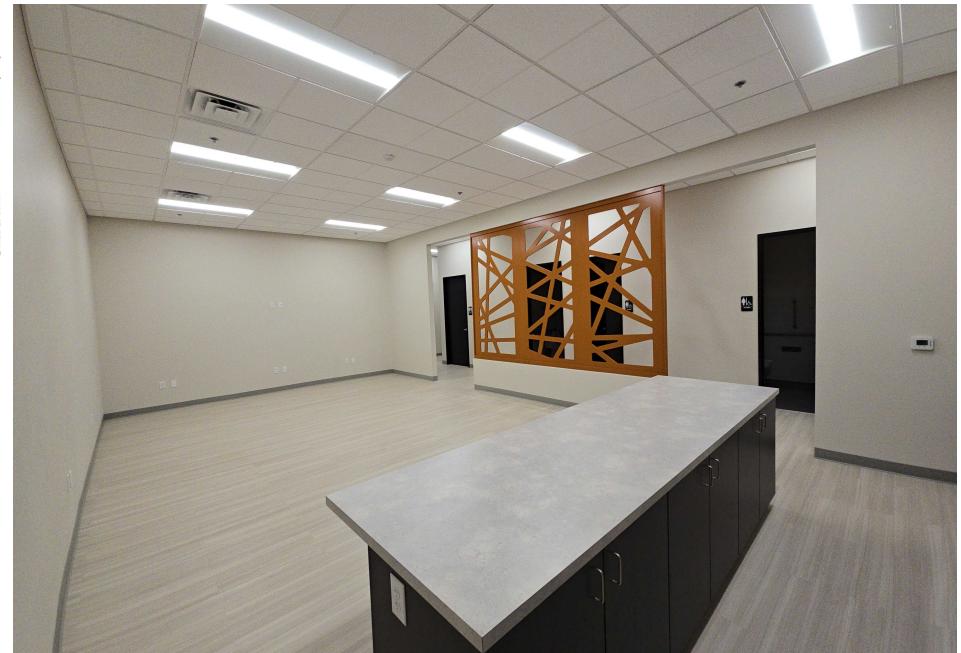
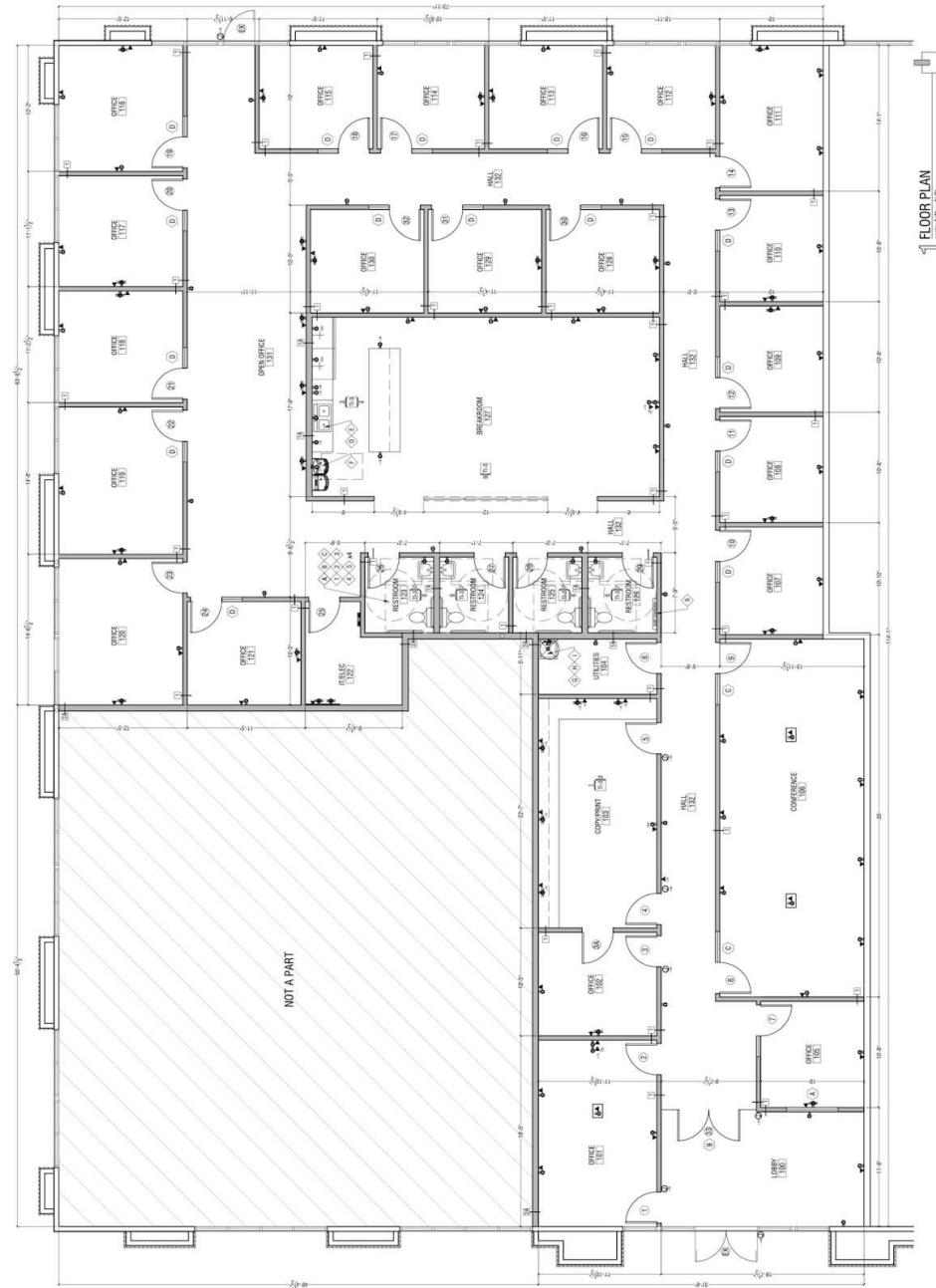
SUITE 110 FLOOR PLAN - OFFICE

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SUITE 120 - OFFICE

Building A at The Park at Horizon Ridge

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FIRST FEDERAL REALTY



1ST FEDERAL REALTY / +/- 2,446 SF

Site plan - 2990 W. Horizon Ridge Pkwy., Ste 120

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

atwood
DESIGN

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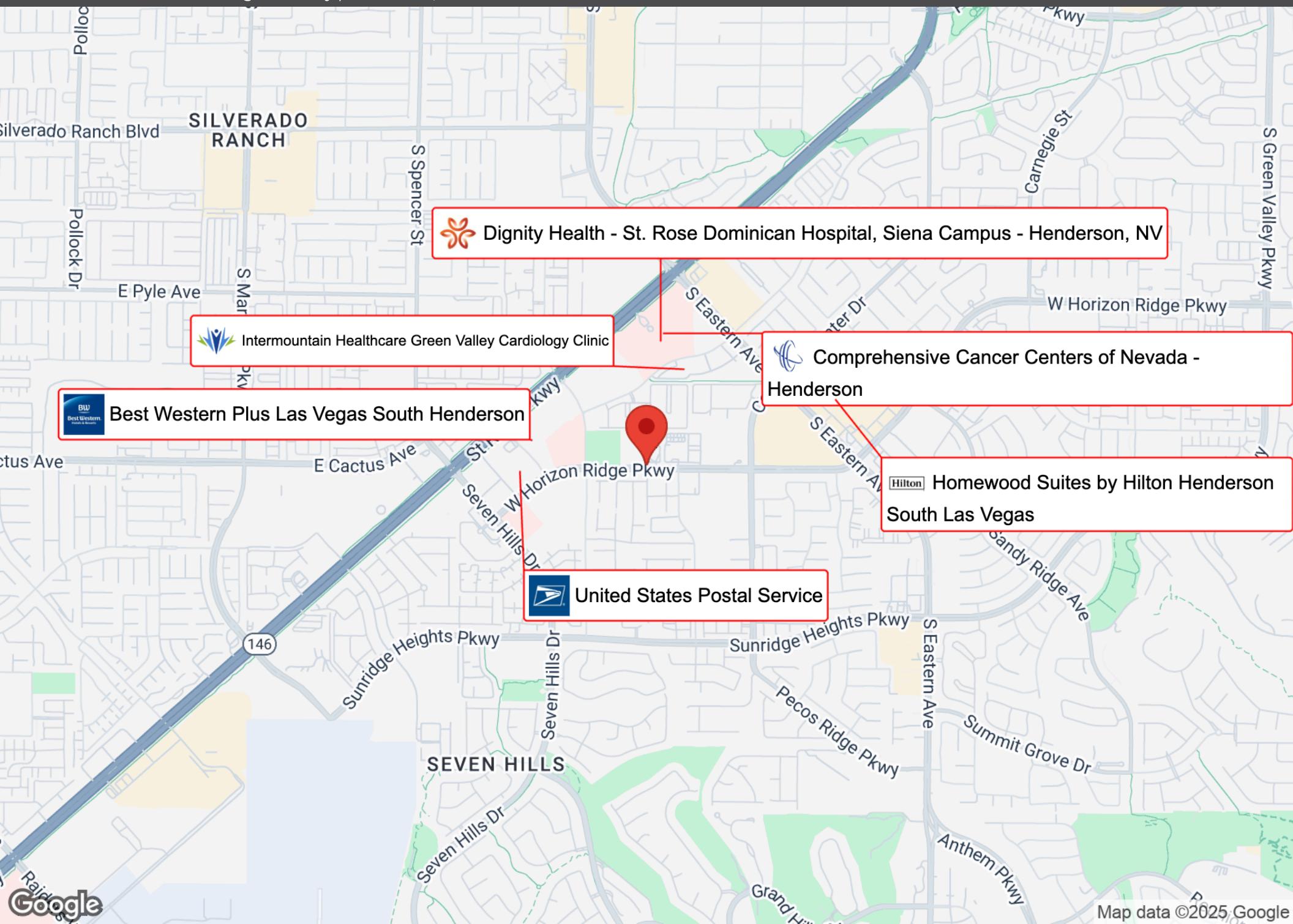


BUSINESS MAP

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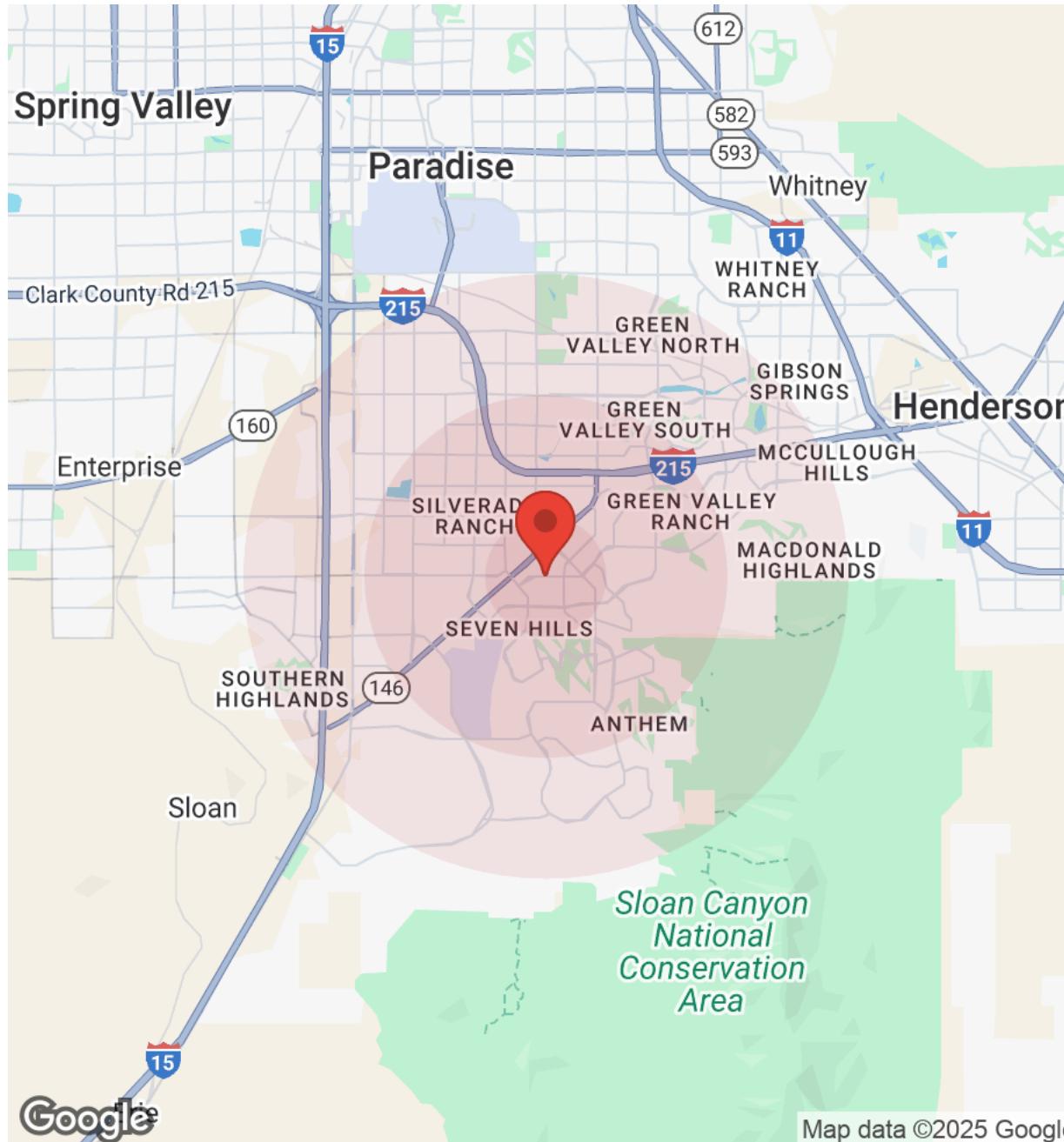


DEMOGRAPHICS

Building A at The Park at Horizon Ridge
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	1 Mile	3 Miles	5 Miles
Population			
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

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